

MINUTES OF MEETING:

Time and Place: 7:00 PM in Room B, Circle City Center

Those Present: Mr. Mel Aou, Developer

Mr. Michael Kim, P.E., Engineer of Record

Mr. Don Schweitzer, AIA, Architect of Record

Distribution: Ms. Sandra Yang, Senior Planner, City of Corona

Subject: Community Information Meeting for Tract 36634 and PM 36667

The purpose of the meeting was to introduce and inform the surrounding neighbors regarding propose development of 11-unit detached residential condominiums (Tract No. 36634) and 4-parcel subdivision and development of 4 single family residences (Parcel Map No. 36667), located on each side of Fullerton Avenue at Tabor Street.

Meeting was attended by 17 residents near the proposed projects. Notice of the meeting was sent to all residents within 500' radius of the proposed projects. All those attending were asked to sign and provide their contact information.

Mr. Mel Aou, Developer, began the meeting and introduced the Projects. Mr. Aou provided detailed information as to the type of development projects, number of proposed homes, mixture of one story and two story homes architectural styles of homes, landscaping and visual impacts to existing homes. In answer to resident's questions, Mr. Aou pointed out that the proposed project will be sited 8-10 feet below the existing homes to the southwest. Discussed that the existing retaining wall along the southwest property line will not be disturbed and there is no plan to build on the existing wall.

Attendees asked if there will be another wall built next to existing retaining wall.

Mr. Michael Kim, Engineer, explained that it is undesirable to build another wall right next to existing wall as it will be difficult to build and could cause nuisance. Mr. Kim said another retaining wall will be built 6 feet away from the existing retaining wall in an terraced manner, and the slope in between the walls will be landscaped

Attendee asked about traffic impacts at Hudson and Poppyseed. Mr. Kim explained that a comprehensive traffic study was performed for this project. Conclusion of the study was that the proposed project can be accommodated within existing circulation system without impact.

Attendee asked if any mitigations were being considered to during construction in regards to disbursement of rodent population, dust, runoff during rain. Mr. Kim explained that detailed Erosion Control Plan will be prepared to deal with runoff and

pollution during construction. Also dust will be controlled by watering. Rodent problem, if identified, will be professionally mitigated.\

Attendee asked about the roof color and architectural style. Mr. Schweitzer explained that the architectural styles will be generally Spanish and Craftsman style per City master plan. Roof styles will vary respectively.

Mr. Howard Lombardi from HOA ask about next meeting. Mr. Kim explained that the Projects are tentatively scheduled for Planning Commission hearing. Mr. Kim offered to meet with the members of HOA to resolve any questions or issues.

Meeting adjourned 8:11 pm

COMMUNITY MEETING FOR TRACT NO. 36634 AND PM 36667

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