

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, December 9, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
David Hooks, Commissioner
Viren Shah, Commissioner
Craig Siqueland, Commissioner

ROLLCALL

Present 4 - Vice Chair Tim Jones, Chair Karen Alexander, Commissioner Craig Siqueland, and Commissioner David Hooks
Absent 1 - Commissioner Viren Shah

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Commissioner Hooks led the Pledge of Allegiance.

3. ELECTION OF CHAIR (position effective January 6, 2020) - conducted by Planning and Housing Commission Secretary

Motion was made by Siqueland, seconded by Hooks, to continue with Karen Alexander as Chair.

Aye: 3 - Vice Chair Jones, Commissioner Siqueland, and Commissioner Hooks

Excused: 1 - Chair Alexander

Absent: 1 - Commissioner Shah

4. ELECTION OF VICE CHAIR (position effective January 6, 2020) - conducted by Chair

Motion was made by Jones, seconded by Hooks, to elect Craig Siqueland as Vice Chair.

Aye: 3 - Vice Chair Jones, Chair Alexander, and Commissioner Hooks

Excused: 1 - Commissioner Siqueland

Absent: 1 - Commissioner Shah

5. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

6. MEETING MINUTES

[19-1006](#) Approval of minutes for the Planning and Housing Commission meeting of November 12, 2019.

Attachments: [20191112-P&H Minutes - DRAFT](#)

A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that the Planning and Housing Commission approve the meeting minutes of November 12, 2019. The motion carried by the following vote:

Aye: 4 - Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

Absent: 1 - Commissioner Shah

7. CONSENT ITEMS

None.

8. PUBLIC HEARINGS

19-1005

ZTA2019-0004: Zone text amendment to Title 17 of the Corona Municipal Code (CMC) amending Chapter 17.85 to update the regulations pertaining to Accessory Dwelling Units to be in accordance with state law, Chapter 17.04 regarding the definitions for accessory dwelling units and junior accessory dwelling units, CMC Sections 17.06.110, 17.08.110, 17.10.110, 17.11.110, 17.12.110, 17.14.110, 17.16.110, 17.18.110, 17.20.110, and 17.22.110 regarding the distance between buildings for various single family residential zones, Chapter 17.66 regarding development standards for accessory buildings, and amendment to Chapter 16.23 of the CMC regarding Development Impact Fees for accessory dwelling units.

Attachments: [Staff Report](#)

[Exhibit A - Amended CMC Chapter 17.85.](#)

[Exhibit B - Amended CMC Chapter 17.04.](#)

[Exhibit C - Amended CMC Chapter 17.06.110, 17.08.110, 17.10.110, 17.11.110, 17.12.110, 17.14.110, 17.16.110, 17.18.110, 17.20.110, 17.22.110; and 17.66.010 and 17.66.015.](#)

[Exhibit D - Assembly Bill 881.](#)

[Exhibit E - Environmental documentation.](#)

[ZTA2019-0004 PP Presentation](#)

At the request of Chair Alexander, Joanne Coletta, Director, reviewed the staff report for ZTA2019-0004. At the conclusion of her presentation, Ms. Coletta offered to answer any questions of the Commission.

Commissioner Hooks expressed his concerns for this amendment and asked if the mailing address and electric meters can be changed to operate like a duplex.

Ms. Coletta responded yes. The ADU is allowed to be independent from the primary dwelling unit.

Commissioner Hooks asked if there could be more than one Accessory Dwelling Units (ADU) in a single family residence.

Ms. Coletta responded that two ADUs are now allowed on property that is

single family.

Commissioner Siqueland asked what will the city see in the future with multi-family residence.

Ms. Coletta explained the requirements for a multi-family residence and where space within multiple family buildings can be converted to an ADU. However, existing living quarters are not allowed to be converted to an ADU.

Vice Chair Jones asked how will these changes effect new construction for single family residential and if new construction can now plan for these units.

Ms. Coletta responded yes. The city currently has a builder, Griffin Homes, building single family residences with detached ADU's. She also stated multi-generation housing has been occuring more often over the last couple of years as well.

Vice Chair Jones asked if the city has anything in place regarding the parking.

Ms. Coletta responded that the new state law prevents the city from requiring replacement parking for garages converted to an ADU.

Commissioner Hooks commented that the lack of parking requirements for some of these ADUs will likely impact the city's streets.

Commissioner Siqueland asked for confirmation that the building codes applicable to these units have not changed.

Ms. Coletta confirmed they have not changed.

Commissioner Siqueland asked if there are mechanisms within the building code to ensure that codes are being enforced.

Ms. Coletta responded the plan check review of the ADU will remain in place.

Commissioner Siqueland asked what will happen if the Commissioners choose not to approve this amendment.

Ms. Coletta said the city would be subject to the state law on ADUs starting January 1.

Chair Alexander thanked Ms. Coletta for her presentation.

Chair Alexander expressed her concern regarding the parking and the impact it will have to the city.

Chair Alexander asked if there would be any circumstances where the applications would come before the Planning Commission.

Ms. Coletta responded only if a variance is needed from a development standard.

A discussion ensued among the Commissioners and Ms. Coletta regarding the mandated state legislation.

Chair Alexander opened the public hearing.

NICHOLAS HERMANN, FUTURE RESIDENT, thanked Ms. Coletta for her presentation and spoke about the provisions for this amendment.

Mr. Hermann explained his current layout situation for the property he is purchasing in Corona.

Vice Chair Jones asked for clarification on the layout of the property he is purchasing.

Mr. Hermann responded the property currently has one primary house with an attached ADU. His desire to create a junior ADU inside the existing residence and wanted to make sure the language in the city's ordinance would allow him to that. He asked that the city consider this combination when it comes to allow two ADUs on the property.

Commissioner Siqueland asked if the amendment influenced Mr. Hermann to purchase the property.

Mr. Hermann responded yes.

Mr. Hermann asked for verbiage to be included in the amendment to include if the setbacks of the property are within the boundaries an ADU can be allowed.

Ms. Coletta responded she will speak to the city attorney on the combination of allowing two ADUs on property and what is within the parameters of the state law.

Chair Alexander closed the public hearing.

A motion was made by Commissioner Siqueland, seconded by Vice Chair Jones, that the Planning and Housing Commission recommend **APPROVAL** of ZTA2019-00047 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 3 - Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

Absent: 1 - Commissioner Shah

Abstain: 1 - Commissioner Hooks

9. WRITTEN COMMUNICATIONS

None.

10. ADMINISTRATIVE REPORTS

None.

11. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

12. APPOINTMENT OF TWO ADVISORY MEMBERS AND ALTERNATES TO INFRASTRUCTURE COMMITTEE

The Commissioners agreed to continue with the current Infrastructure Committee advisory members, Chair Alexander and Vice Chair Jones with Commissioner Hooks as an alternate.

13. ADJOURNMENT

Chair Alexander adjourned the meeting at 6:52 p.m. to the Planning and Housing Commission meeting of Monday, January 6 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.