

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, March 9, 2020

6:00 PM

Council Chambers

Planning and Housing Commission

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

ROLLCALL

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

CALL TO ORDER

Chair Alexander called the meeting to order.

PLEDGE OF ALLEGIANCE

Vice Chair Siqueland led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of February 24, 2020.

Attachments: [20200224-P&H Minutes - DRAFT](#)

A motion was made by Commissioner Jones, seconded by Vice Chair Siqueland, that the Planning and Housing Commission approve the meeting minutes of February 24, 2020. The motion carried by the following vote:

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

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. CZ16-002: Application to change the zoning of approximately 6 acres from A (Agricultural) to R-1-7.2 (Single Family Residential, 7200 square foot minimum lot size) located at the northeast corner of Lincoln Avenue and Highgrove Street. (Applicant: David Claudon, Fontana San Sevaine, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

Attachments: [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Proposed Change of Zone Map.](#)[Exhibit B - Existing General Plan Map and South Corona CPF Maps](#)[Exhibit C - Applicant's letter, dated February 21, 2014, requesting a change of zone.](#)[Exhibit D - Legal Description of the change of zone project site.](#)[Exhibit E - Environmental Documentation.](#)[PowerPoint Presentation](#)

A motion was made by Commissioner Jones, seconded by Vice Chair Siqueland, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of CZ16-002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

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

3. TTM 36608: Tentative Tract Map application to subdivide 6 acres into 23 numbered lots for single family residential purposes and 4 lettered lots for street dedication and landscape purposes in the proposed R-1-7.2 zone located on the east side of Lincoln Avenue, north of Highgrove Street. (Applicant: David Claudon, Fontana San Sevaine, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

Attachments: [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Tentative Tract Map 36608.](#)[Exhibit B - Conditions of Approval.](#)[Exhibit C - Conceptual Grading Plan and Utility Plan.](#)[Exhibit D - Applicant's letter dated February 21, 2014 giving required subdivision information.](#)[Exhibit E - Environmental Documentation.](#)

A motion was made by Vice Chair Siqueland, seconded by Commissioner Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of TTM 36608 to the City Council, based on the findings contained in the staff report and conditions of approval, and the added conditions that the applicant implement a vector control plan prior to issuance of a grading permit and construction traffic shall not access existing residential streets. The motion carried by the following vote:

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

4. TTM 36605: Tentative Tract Map application to subdivide 1.4 acres into five numbered lots for single family residential purposes and two lettered lots for street dedication and landscape purposes located on the west side

of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaire, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

Attachments: [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Tentative Tract Map 36605.](#)

[Exhibit B - Conditions of Approval.](#)

[Exhibit C - Preliminary Grading Plan and Utility Plan.](#)

[Exhibit D - Aerial Map of Project Site and City ROW Property](#)

[Exhibit E - Applicant's letter dated February 21, 2014 giving required subdivision information.](#)

[Exhibit F - Environmental Documentation.](#)

A motion was made by Vice Chair Siqueland, seconded by Commissioner Jones, that the Planning and Housing Commission CONTINUE item TTM 36605 to the Planning and Housing Commission meeting of April 6, 2020. The motion carried by the following vote:

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

5. V2019-0001: Variance application to reduce the minimum lot depth requirement under CMC § 17.18.070 for the R-1-7.2 zone from 100 feet to 91 feet for Lot 5 of Tentative Tract Map 36605 located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaire, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92627).

Attachments: [Staff Report](#)

[Resolution No. 2552](#)

[Locational and Zoning Map.](#)

[Exhibit A - TTM 36605.](#)

[Exhibit B - Conditions of Approval.](#)

[Exhibit C - Aerial Map of 1.4-acre Project Site.](#)

[Exhibit D - Applicant's letter dated June 18, 2019, requesting the variance.](#)

[Exhibit E - Environmental Documentation.](#)

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for CZ16-002, TTM 36608, TTM 36605 and V2019-0001. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Vice Chair Siqueland asked who owns the small piece of land between Lincoln Avenue and Waterfall Lane and who will be responsible for installing a sidewalk.

TOM KOPER, ACTING PUBLIC WORKS DIRECTOR, responded the city owns that piece of property and explained the developer is required for all improvements and landscaping for that specific area.

Vice Chair Siqueland asked for confirmation that the area between the sidewalks will be landscaped.

Mr. Koper responded yes.

Commissioner Jones asked if the homes to the west of the proposed smaller project site (TTM 36605) is the correct alignment of lots.

Mr. Koper explained the alignment of the homes west of the proposed project.

Commissioner Hooks asked if the proposed new homes on the east lot (TTM 36608) will be smaller in square footage than the existing homes to the north.

Ms. Yang responded they will be similar.

Commissioner Hooks asked for explanation on the different lot ranges.

Ms. Yang explained the lot ranges refers to the proposed project not the existing homes.

Chair Alexander asked what are the plans for the two vacant lots directly to the north of the larger site (TTM 36608).

Mr. Koper responded the developer will build homes on both lots.

Chair Alexander asked if lots 12 and 19 within the larger project site (TTM 36608) will be conjoined with the two vacant lots.

Mr. Koper explained the developer is sub-dividing the 23 homes but ultimately since the developer owns the other two lots it will be 25 new homes.

Commissioner Jones asked when the two additional lots start being built, will there be an additional application.

Mr. Koper responded no, they are legal existing lots and the developer is entitled to build on them.

Ms. Yang responded the two lots are not part of this proposed project.

Commissioner Jones commented on the proposed smaller lot homes having less square footage than the existing homes in the surrounding area.

Chair Alexander opened the public hearing.

CHARLES GRIMSLEY, RESIDENT, spoke about his concerns with this project.

DAVE WOELFEL, RESIDENT, spoke about his concerns regarding the project.

ANTONIO ESPINOZA, RESIDENT, spoke about his concerns regarding the project.

MELINA ALONZO, RESIDENT, spoke about her concerns regarding the project.

SCOTT NICHOLS, RESIDENT, spoke about his concerns regarding the project.

TOM RICHINS, RESIDENT, spoke about his concerns and his recommendations for the project.

JERRY CASTILO, RESIDENT, spoke about his concerns regarding the project.

Chair Alexander closed the public hearing.

Vice Chair Siqueland asked how will traffic be regulated.

Mr. Koper explained the process on how traffic will be regulated during and after construction.

Chair Alexander asked how traffic will be regulated for the two vacant lots to the north of the site.

Mr. Koper responded the two vacant lots cannot be developed until the street is built through with the appropriate emergency access.

A discussion ensued between Mr. Koper and Chair Alexander regarding the traffic flow for both proposed project sites.

Chair Alexander asked if the construction will effect the water pressure and/or the electricity for the nearby residents.

Mr. Koper responded no.

Mr. Koper commented sidewalks will be built on Lincoln Avenue, Highgrove Street and Montoya Drive.

Chair Alexander asked if the conditions of approval included dust control measures.

Mr. Koper responded those conditions will be included in the grading permit.

Chair Alexander asked if a traffic study was included in the staff report.

Ms. Yang responded a traffic study was completed and it is explained in the staff report.

Mr. Koper responded the traffic study was reviewed and it was determined a traffic signal at Cajon Drive and Montoya Drive is not warranted.

DENNIS ARMSTRONG, ARMSTRONG & BROOKS CONSULTING ENGINEERS, gave a brief background on the proposed projects sites.

Commissioner Jones expressed his concerns for the smaller lot sizes proposed by TTM 36605 surrounding the existing bigger lot sizes to the west.

A discussion ensued between Mr. Armstrong, Commissioners and Ms. Yang regarding the size of the proposed lots versus the existing lot sizes.

Vice Chair Siqueland asked in regards to the variance, what alternatives have been analyzed for this project site.

Mr. Armstrong explained the alternatives that were discussed for the proposed project site.

Chair Alexander shared her concerns and recommendations for the smaller project site.

Commissioner Jones shared his concerns and recommendations for the smaller project site.

Chair Alexander asked if the existing grade at the corner of Cajon Drive be

lowered so that it doesn't impede traffic visibility on Lincoln Avenue.

Chair Alexander gave a brief description on traffic statistics for Lincoln Avenue and Highgrove Street and Cajon Drive and Lincoln Avenue.

Vice Chair Siqueland asked if there are other options can be discussed for the smaller lot.

Mr. Koper gave an explanation for other options for the smaller property that is owned by the city.

JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR, gave a brief description on what is being proposed for the proposed project sites.

A discussion ensued among the Commissioners regarding the lot sizes for the smaller proposed project site.

A motion was made by Commissioner Jones, seconded by Commissioner Hooks, that the Planning and Housing Commission CONTINUE item V2019-0001 to the Planning and Housing Commission meeting of April 6, 2020. The motion carried by the following vote:

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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

PLANNING AND HOUSING COMMISSION REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

None.

ADJOURNMENT

Chair Alexander adjourned the meeting at 7:10 p.m. to the Planning and Housing Commission meeting of Monday, March 23, 2020, commencing at 6:00 p.m. in the City Hall Council Chambers.

