

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Monday, August 24, 2020

6:00 PM

Council Chambers - 6:00 p.m.

## Planning and Housing Commission

*Karen Alexander, Chair*  
*Craig Siqueland, Vice Chair*  
*David Hooks, Commissioner*  
*Timothy Jones, Commissioner*  
*Diana Meza, Commissioner*

**EXHIBIT 4**

Rollcall

**Present** 5 - Chair Karen Alexander, Vice Chair Craig Siqueland, Commissioner David Hooks, Commissioner Tim Jones, and Commissioner Diana Meza

## CALL TO ORDER

## PLEDGE OF ALLEGIANCE

Commissioner Meza led the Pledge of Allegiance.

## COMMUNICATIONS FROM THE PUBLIC

Saied Asbagh spoke regarding his concerns for a six-foot high fence that his neighbor erected behind his property. The fence is blocking his view and affecting the value of his property.

## MEETING MINUTES

**These minutes were approved.**

1. [20-0743](#) Approval of minutes for the Planning and Housing Commission meeting of August 10, 2020.

**Attachments:** [20200810-P&H Minutes - DRAFT](#)

**A motion was made by Commissioner Jones, seconded by Commissioner Hooks, that these minutes be approved. The motion carried by the following vote:**

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

**Abstain:** 1 - Commissioner Meza

## CONSENT ITEMS

None.

## PUBLIC HEARINGS

2. [20-0680](#) PP2020-0001: Precise Plan application for the review of an apartment complex consisting of 15 units on 1.13 acres in the R-3 (Multiple Family Residential) zone located on the north side of West 8th Street, approximately 170 feet east of Sherman Avenue. Applicant is Hannibal Petrossi of Petrossi & Associates, Inc., 1300 Bristol Street North, Suite 270, Newport Beach, CA 92660.

**Attachments:** [Staff report](#)[Exhibit 1 - Resolution No. 2559](#)[Exhibit 2 - Locational and zoning map](#)[Exhibit 3.A - Site plan](#)[Exhibit 3.B - Conditions of Approval](#)[Exhibit 3.C - Elevations](#)[Exhibit 3.D - Floor & roof plans](#)[Exhibit 3.E - Conceptual landscape plan](#)[Exhibit 3.F - Fence and wall plan](#)[Exhibit 3.G - Signage](#)[Exhibit 3.H - Trash enclosure](#)[Exhibit 3.I - Preliminary Grading and Utility Plans](#)[Exhibit 3.J - Applicant's letter dated May 20, 2020](#)[Exhibit 4 - Environmental documentation](#)[PP2020-0001 PowerPoint Presentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for PP2020-0001.

Hannibal Petrossi, architect and representative for the developer, addressed the Planning Commission's questions regarding the project.

David Yablonsky, resident, spoke in opposition of the project.

Lilly Rodriguez, resident, spoke in opposition of the project.

A motion was made by Vice Chair Siqueland, seconded by Commissioner Jones, to adopt Resolution No. 2559 granting PP2020-0001 based on the findings contained in the staff report and conditions of approval with the following added conditions of approval: 1) The applicant shall provide additional landscaping in the form of mature Cyprus trees or solid screen landscaping to screen the common open space along the northerly boundary of the project site, adjacent to the commercial buildings to the north. The trees shall be shown on the landscape plans, shall be of a size that creates near-term screening, and shall be planted according to the recommendations of a licensed landscape architect; 2) The apartment complex lease agreements shall include language requiring garages to be used and remain available for parking at all times, and neither garage parking space shall be used for storage; 3) The lease agreement shall limit the number of tenant occupants within each unit to the maximum occupancy permitted based on number and size of bedrooms, as determined under the Building Code; and 4) The property owner shall install, maintain and enforce signage in the guest parking lot to restrict guest spaces to tenant's guests. The motion carried by the following vote:

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

3. [20-0608](#) PPM2020-0002: Modification to Precise Plan 2018-0002 originally approved on May 7, 2018 to add two new single family floorplans with various architectural themes for the remaining 137 lots within Tract 36541 located south of Green River Road and Sierra Bella Drive, in the LDR-1 designation of the Sierra Bella Specific Plan (SP04-001). (Applicant: Jennifer Johnson with Lennar Homes of California, Inc., 980 Montecito Drive, Suite 302, Corona, CA 92879)

**Attachments:** [Staff report](#)

[Exhibit 1 - Resolution No. 2560](#)

[Exhibit 2 - Locational map](#)

[Exhibit 3.A - Site plan](#)

[Exhibit 3.B - Conditions of Approval](#)

[Exhibit 3.C - Toccata floor plans](#)

[Exhibit 3.D - Lennar's sloping ceiling feature](#)

[Exhibit 3.E - Toccata elevation plans](#)

[Exhibit 3.F - Toccata color schemes](#)

[Exhibit 3.G - Crescendo floor plans](#)

[Exhibit 3.H - Crescendo elevation plans](#)

[Exhibit 3.I - Crescendo color schemes](#)

[Exhibit 3.J - Sonata elevation plans \(previously approved plan\)](#)

[Exhibit 3.K - Adagio - elevation plans \(previously approved plan\)](#)

[Exhibit 3.L - Conceptual landscape plan](#)

[Exhibit 3.M - Typical front yard landscape plan](#)

[Exhibit 3.N. - Conceptual wall and fence plan](#)

[Exhibit 3.O - Slope exhibit](#)

[Exhibit 3.P - Applicant's letter dated August 6, 2020](#)

[Exhibit 4 - Environmental documentation](#)

[PPM2020-0002 PowerPoint Presentation](#)

Lupita Garcia, Associate Planner, reviewed the staff report and exhibits for PPM2020-0002.

Jennifer Johnson and William Sacriste, representatives for Lennar Homes, addressed the Planning Commission's questions regarding the proposal.

Cameron Garnier, resident, spoke in opposition to the project.

Monica Abrew, resident, spoke in opposition to the project.

**A motion was made by Vice Chair Siqueland, seconded by Commissioner Meza**

to adopt Resolution No. 2560 granting PPM2020-0002 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

**Nay:** 1 - Chair Alexander

## WRITTEN COMMUNICATIONS

None.

## ADMINISTRATIVE REPORTS

4. [20-0744](#) Report on hotel parking required by Chapter 17.76, Off-Street Parking, of the Corona Municipal Code and comparison to other cities.

Attachments: [Staff report](#)

## PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

## ADJOURNMENT

Chair Alexander adjourned the meeting at 8:11 p.m. to the Planning and Housing Commission meeting of Tuesday, September 8, commencing at 6:00 p.m. in the City Hall Council Chambers.