

# City of Corona

*400 S. Vicentia Ave.  
Corona, CA 92882*

## **Planning and Housing Commission Minutes - Final**

**Monday, May 22, 2023**

**Council Chambers - 6:00 p.m.**



**Chair Craig Siqueland  
Vice Chair Bridget Sherman  
Commissioner Karen Alexander  
Commissioner Matt Woody  
Commissioner, Vacant**

## ROLLCALL

**Present** 3 - Chair Craig Siqueland, Vice Chair Bridget Sherman, and Commissioner Matt Woody

**Absent** 1 - Commissioner Karen Alexander

## CALL TO ORDER

Chair Siqueland called the meeting to order.

## PLEDGE OF ALLEGIANCE

Commissioner Woody led the Pledge of Allegiance.

## COMMUNICATIONS FROM THE PUBLIC

None.

## MEETING MINUTES

1. [23-0467](#) Approval of minutes for the Planning and Housing Commission meeting of May 8, 2023.

**Attachments:** [050823 - P&H Minutes - DRAFT](#)

**A motion was made by Vice Chair Sherman, seconded by Commissioner Woody, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 3 - Chair Siqueland, Vice Chair Sherman, and Commissioner Woody

## CONSENT ITEMS

2. [23-0361](#) **GPDC2023-0001:** Request for a General Plan Consistency Determination regarding the City of Corona's FY 2023/24 Capital Improvement Program (CIP). (Applicant: City of Corona)

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

[Exhibit 1 - Resolution No. 2610](#)

[Exhibit 2 - FY 2023-24 Capital Improvement Program General Plan Consistency Table](#)

Consent Item GPDC2023-0001 was pulled from the Consent Calendar for discussion.

Jay Eastman, Planning Manager, reviewed the staff report for GPDC2023-0001. Mr. Eastman clarified that a number of the items on the Capital Improvement Program (CIP) list for the upcoming fiscal year were deemed consistent by the Commission in prior years, but are on the CIP because they are multi-year projects. He stated that projects previously deemed consistent are not subject to this year's consistency review. Mr. Eastman also clarified that some projects have already started construction, and he

cited various reasons for this, such as emergency repairs, on-going projects that have been modified mid-construction, additional phasing of projects that were previously deemed consistent, etc.

Discussion ensued between Commissioners and staff regarding the details of projects in the CIP, and the criteria used to include projects in the CIP. Mr. Eastman responded to questions related to multi-year capital improvement programs, and stated that the Commission is still required to annually review projects for the upcoming fiscal year.

Additional comments from Commissioners included suggestions for a workshop to allow more time to review projects on the CIP table, and to add information to the exhibit that notes the dollar value of projects, in order to get a better sense of fiscal impact along with General Plan consistency.

**A motion was made by Commissioner Woody, seconded by Vice Chair Sherman, that the Planning and Housing Commission adopt Resolution No. 2610 and report to the City Council that the FY 2023/24 Capital Improvement Program (CIP) is consistent with the City of Corona 2020-2040 General Plan Goals and Policies. The motion carried by the following vote:**

**Aye:** 3 - Chair Siqueland, Vice Chair Sherman, and Commissioner Woody

## PUBLIC HEARINGS

3. [23-0390](#) **TTM 36864:** Tentative Tract Map application to subdivide 2.09 acres into seven lots for residential purposes and one lettered lot for street dedication purpose, located on the south side of Corona Avenue and west of Interstate 15, in the R-1-7.2 Zone (Single Family Residential, 7,200 square feet minimum lot size). (Applicant: Fathi Manasrah, 9319 Alta Cresta Avenue, Riverside, CA 92508)

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

[Exhibit 1 - Locational and Zoning Map](#)

[Exhibit 2 - Tentative Tract Map 36864](#)

[Exhibit 3 - Conditions of Approval](#)

[Exhibit 4 - Conceptual Grading Plan](#)

[Exhibit 5 - Applicant's letter dated May 5, 2023, giving required subdivision information](#)

[Exhibit 6 - Environmental Documentation](#)

Eva Choi, Associate Planner, reviewed the staff report and exhibits for TTM 36864.

Staff answered Chair Siqueland's questions regarding the correlation of a Tentative Tract Map and a Precise Plan application, and why a tract map project may or may not include a Precise Plan application. Commissioner Woody asked about the correlation between the environmental documents, potential environmental impacts, and project revisions to address potential impacts. Planning Manager Eastman explained the

process of reviewing project's pursuant to the California Environmental Quality Act (CEQA). The Commission inquired about the modified street design, and discussed the process by which an increase in the maximum permitted length of a cul-de-sac street is approved.

Chair Siqueland opened the public hearing.

The project engineer spoke in regards to the cul-de-sac street features, and answered Commission questions regarding the history of this application, and whether or not the applicant will bring a Precise Plan for future Commission review.

Chair Siqueland closed the public hearing.

It was clarified that the applicant is proposing a wrought iron fence along the property lines that are parallel and closest to the freeway, and staff is recommending a solid block wall along these property lines. It was clarified that the conditions of approval attached to the staff report do not include staff's solid block wall recommendation for the east perimeter property line. Staff stated the solid block wall was recommended for security purposes. The applicant would like to construct a wrought iron fence, not a block wall.

Issues of noise mitigation and security were discussed by the Commission as possible deciding factors for rear yard fencing parallel to the freeway. Whether a Precise Plan is submitted could also determine the fencing for the project. Chair Siqueland motioned that a condition of approval be added that a decorative masonry wall be constructed at the east perimeter property line, and that the rest of the development be approved as presented.

Chair Siqueland re-opened the public hearing to allow the property owner to describe the uniqueness of the project site, his desire of having a wrought-iron fence, and the possible drawbacks of a six feet high masonry wall along the rear slope. Directional discrepancies were noted in reference to the exhibit maps provided. It was also clarified that the PowerPoint provided by City staff erroneously indicates that a proposed wrought iron fence is proposed along the easement abutting the residential properties to the west; but in fact the applicant does not wish to construct a fence adjacent to the easement, and staff does not recommend a fence at this location. Staff clarified that recommended Planning Division condition number 8 was intended to establish a block wall along the eastern property line, consistent with the wording in the body of the staff report, but incorrectly states "west" property line. Chair Siqueland amended his motion to approve the application presented with the understanding that the wrought iron fencing on the west and east are to be reviewed by staff and the applicant, and that the determination of what is to be constructed shall be determined by City staff. Planning Manager Eastman stated that staff would confer with Police and Fire Departments as to whether a decorative wall is to be constructed along the east property line.

Chair Siqueland closed the public hearing.

Chair Siqueland revised his motion to approve the application as proposed, with a requirement that the staff determine if a block wall is needed along the east perimeter property line, after analysis and consultation with the Police and Fire Departments, but only if the applicant does not submit a Precise Plan to develop five or more of the lots.

**A motion was made by Chair Siqueland, seconded by Commissioner Woody, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of TTM 36864 to the City Council, based on the findings contained in the staff report and conditions of approval, with the added condition that requires the Director of Planning and Development Department to determine if a block wall is needed along the east perimeter property line, after analysis and consultation with the Police and Fire Departments, if the applicant does not submit a Precise Plan to develop five (5) or more of the lots.**

**Aye:** 3 - Chair Siqueland, Vice Chair Sherman, and Commissioner Woody

## **WRITTEN COMMUNICATIONS**

None.

## **ADMINISTRATIVE REPORTS**

Mr. Eastman informed Commission of requirements of the Brown Act that are in effect due to recent changes in state law and the fact that the COVID-19 State of Emergency was lifted on Feb 28, 2023. Members of the Planning Commission are required to attend public meetings in person unless there is 'Just Cause' or "Emergency Circumstances". Mr. Eastman will follow up with an email to Commission.

## **PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS**

Chair Siqueland noted the upcoming appointment of a new Planning and Housing Commissioner. Their appointment is scheduled for the June 7 Council Meeting. The Chair stated that he would be looking to conduct elections of the Chair and Vice Chair after the new Commissioner is appointed.

## **FUTURE AGENDA ITEMS**

None at this time.

## **ADJOURNMENT**

Chair Siqueland adjourned the meeting at 7:30 p.m. to the Planning and Housing Commission meeting of Monday, June 12, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.