

City of Corona

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



Minutes - Final

Monday, November 6, 2017

6:00 PM

Council Chambers

Planning and Housing Commission

*Yolanda Carrillo, Chair
Kirk D. Bennett, Vice Chair
Timothy Jones, Commissioner
Mitchell Norton, Commissioner
Jeff Ruscigno, Commissioner*

ROLLCALL

Present 4 - Kirk Bennett, Tim Jones, Mitchell Norton, and Jeff Ruscigno

Absent 1 - Yolanda Carrillo

1. CALL TO ORDER

Vice Chair Bennett called the meeting to order.

2. PLEDGE OF ALLIGIANCE

Commissioner Ruscigno led the Pledge of Allegiance.

3. MEETING MINUTES

[17-1276](#) Approval of minutes for the Planning and Housing Commission meeting of October 23, 2017.

Attachments: [20171023-Planning and Housing Commission minutes-DRAFT.pdf](#)

Approval of minutes for the Planning and Housing Commission meeting of October 23, 2017.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

JOE MORGAN, RESIDENT, stated he was contacted by some residents who are Spanish-speaking about attending the meeting this evening. Mr. Morgan stated Spanish speakers should be allowed twice the time to speak since they need the assistance of an interpreter.

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

[17-1275](#) PM 37152: A Parcel Map application to subdivide 3.6 acres into two parcels for light industrial purposes in the Business Park (BP) designation of the Dos Lagos Specific Plan (SP99-03) located on the east side of Temescal Canyon Road and south of Cajalco Road and consideration to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of PM 37152 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval (Applicant: Pat Tritz, Griffco Land LLC, 2518 N. Santiago Blvd., Orange, CA 92867). (Continued Public Hearing from September 25, 2017)

Attachments: [Locational and Zoning Map](#)
[Exhibit A - Parcel Map 37152](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Site Plan, Revised](#)
[Exhibit D - Applicant's letter dated July 26, 2016](#)
[Exhibit E - Environmental Documentation](#)

At the request of Vice Chair Bennett, Terri Manuel, Planning Manager, reviewed the staff report for items PM 37152 and PP16-011. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Vice Chair Bennett opened the public hearing.

JAMI MERCHANT, RESIDENT, stated she is the Vice President of the Citrus Springs Homeowners Association (HOA). The HOA board has been working closely with Griffco, as well as with city staff. The developer has been addressing the HOA concerns. Ms. Merchant stated that she submitted a copy of an email to the Commissioners this evening from Griffco regarding the various changes. The only issue that has not been addressed, which is out of Griffco's hands, is the traffic. The HOA met with a traffic expert and understands the traffic issue goes beyond the developer's capacity. The HOA is requesting the city to continue to evaluate the situation to see if there are options to alleviate the traffic. However, the homeowners and HOA support the approval of this project.

TOM RICHINS, RESIDENT, thanked the Planning and Housing Commission, Ms. Manuel, and the developer for meeting with the HOA. Most people do not realize the cost of upgrading certain building materials, in addition to architecture fees, design fees, study fees, etc. As a result of the developer working with city staff and the citizens, this will be a better project.

PAT TRITZ, REPRESENTING GRIFFCO, stated he is available to answer any other questions. It was a different, but good experience working with the HOA. The developer has tried to accommodate all the concerns and needs. The goal is to make the project good for the community and the residents.

Commissioner Ruscigno stated he appreciates the developer working with the residents, for example, implementing the LED lighting upgrade and the landscape.

Mr. Tritz stated it was a pleasure working with the HOA.

Commissioner Ruscigno stated, according to the email that Ms. Merchant referenced, the developer is also working diligently with the golf course for the fencing.

Mr. Tritz stated one of the concerns that surfaced during the meeting with the HOA was people having access to the community from the intervening golf course area. The developer has a good relationship with the management of the golf course and together they decided an iron gate would best address the concern, in addition to allowing the Fire Department to still have access to the area.

Commissioner Norton stated he would also like to thank everyone for taking the time to work out these items and come to a resolution.

Vice Chair Bennett closed the public hearing.

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of PM 37152 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Bennett, Jones, Norton, and Ruscigno

Absent: 1 - Carrillo

[17-1248](#)

PP16-011: A Precise Plan application to review the site plan, architecture, and landscaping associated with two light industrial buildings totaling 62,721 square feet proposed in the BP (Business Park) designation of the Dos Lagos Specific Plan (SP99-03) located on the east side of Temescal Canyon Road and south of Cajalco Road and consideration to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2502 GRANTING PP16-011, based on the findings contained in the staff report and conditions of approval (Applicant: Pat Tritz, Griffco Land LLC, 2518 N. Santiago Blvd., Orange, CA 92867). (Continued Public Hearing from September 25, 2017)

Attachments: [Resolution No. 2502.pdf](#)
[Locational and Zoning Map](#)
[Exhibit A - Site Plan, Revised](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Parcel Map 37152](#)
[Exhibit D1 - Building 1 Floor Plan](#)
[Exhibit D2 - Building 2 Floor Plan](#)
[Exhibit E1 - Building 1 Elevations](#)
[Exhibit E2 - Building 2 Elevations](#)
[Exhibit E3 - Color and Material Palette](#)
[Exhibit F1 - Building 1 Landscape Plan](#)
[Exhibit F2 - Building 2 Landscape Plan](#)
[Exhibit G1 - Aerial View of golf course trees.](#)
[Exhibit G2 - Street View of golf course trees.](#)
[Exhibit H - Applicant's letter dated July 11, 2016, addressing criteria for Precise Plans](#)
[Exhibit I1 - Photometric Analysis for Building 1](#)
[Exhibit I2 - Photometric Analysis for Building 2](#)
[Exhibit J - Lighting Specifications](#)
[Exhibit K - Noise Analysis](#)
[Exhibit L - Public correspondence from the public](#)
[Exhibit M - Environmental Documentation](#)

A motion was made by Jones, seconded by Norton, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2502 GRANTING PP16-011, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Bennett, Jones, Norton, and Ruscigno

Absent: 1 - Carrillo

17-1214

GPA17-001: An application to amend the General Plan Land Use Map on 2.14 acres from MDR (Medium Density Residential, 6-15 du/ac) to HDR (High Density Residential, 15-36 du/ac) located on the east side of Buena Vista Avenue approximately 480 feet north of Bollero Place and north of State Route 91 and consideration to adopt the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of GPA17-001, based on the findings contained in the staff report and adopt Resolution No. 2505 granting GPA17-001 as part of Cycle 2 of General Plan Amendments for 2017 (Applicant: Rowdy Williamson on behalf of Pete Nyiri).

Attachments: [Resolution No. 2505.pdf](#)
[Locational and Zoning Map](#)
[Exhibit A - Existing and proposed General Plan designation](#)
[Exhibit B - Applicant's letter dated June 14, 2017](#)
[Exhibit C - Community flyer for project](#)
[Exhibit D - Correspondence in support of the project](#)
[Exhibit E - Environmental Documentation](#)
[Exhibit F - Aerial exhibit](#)

At the request of Vice Chair Bennett, Ms. Manuel reviewed the staff report and exhibits for the three related public hearing items GPA17-001, CZ17-002, and CUP17-004. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Ruscigno referred to affordability asking if the funding is private or provided by the city.

Ms. Manuel stated that the reference in the staff report is text from the General Plan. It is a broad category recognizing that affordability is an important component of housing. This project is market rate, to staff's understanding. But because the project involves seniors with limited incomes, the affordability will be somewhat self-fulfilling.

Commissioner Ruscigno asked about the minimum age requirement to be considered a resident at this complex.

Ms. Manuel stated the conditions of approval recommend a covenant agreement keeping the age at 55 years and older.

Commissioner Ruscigno stated to confirm, the conditions of approval will keep that requirement steadfast.

Ms. Manuel stated yes in perpetuity.

Commissioner Jones stated he drove through the proposed site earlier that day and tried to imagine a 3-story complex behind the residential properties. It would be nice to include some kind of street view to this project. Also, he asked how tall the Italian Cypress trees can grow.

Ms. Manuel stated they can grow up to 25 feet.

Vice Chair Bennett opened the public hearing.

CHARLES CERVANTES, RESIDENT, stated he is in favor of this project.

TIFFANY NYIRI, RESIDENT, stated her father is the developer for this project. The idea for the project came about because a friend of Ms. Nyiri's lost her husband and needed senior housing because she could no longer afford her home. She was put on a lengthy waiting list and had to move in with family for 18 months.

SANDY MCGINNIS, RESIDENT, stated she is the daughter of that friend that needed housing. She stated that senior housing is all full, and the wait is 1.5 years. She is in favor of this project.

JOE MORGAN, RESIDENT, stated the four surrounding properties should be included in this project. At the very least, this project should have two phases. The increased traffic, due to this project, will decrease the value of the immediate surrounding properties.

TOM RICHINS, RESIDENT, stated he took a drive by the proposed project earlier today. He would like to know the overall width of the road. The road was not designed to handle high-density residential. This complex will look out of place compared to the surrounding properties. The city staff claims that Corona is a funnel city. Most vehicles that drive through Corona are from other cities. Building a high-density project in a funnel city does not seem ideal.

PETE NYIRI, APPLICANT, stated this is going to be a good project for the community. The developer did not ask for any subsidies from the city. It will be market rents. The feedback received from the community outreach was positive, and there are already people who are interested in renting.

Commissioner Ruscigno asked, other than support of the project, were there other types of feedback from the community outreach.

Mr. Nyiri stated the target occupancy will be from the area. There has not been a senior housing project in Corona since 2005. There are no senior projects between north of Sixth Street and south of River Road. This is the only project of its kind for seniors - active seniors.

Vice Chair Bennett asked if the city has conducted any studies for the need for senior housing.

Mr. Nyiri stated the senior projects that are available are subsidized and have a waiting list.

WES SPEAK, RESIDENT, stated he is in favor of this project. Sometimes people become attached to where they live and they do not want to move

elsewhere.

OSCAR ROMERO, RESIDENT, stated he lives on DeAnza Circle which is immediately to the left of the proposed project. The location for the proposed project is not ideal. He is concerned about the traffic, the impact to the property values in the surrounding area, and the size of the project. He is opposed to the location of this project.

Ms. Manuel stated to clarify, DeAnza Circle is to the northeast of the project, and the properties touch corners.

Vice Chair Bennett closed the public hearing.

Commissioner Ruscigno asked for clarification on the location of the Cypress trees.

Ms. Manuel stated from the residential properties that are in the central portion, the trees will be along those rear property lines and the back portion of the side yard. The property to the north of the exit only, the trees will be to the rear property line of that one as well, and wraps around the side. The layout is on the landscape plan.

Commissioner Ruscigno asked how tall will the African Sumac trees grow along the easterly edge.

Ms. Manuel stated the applicant can address that question.

DOUG ANDRESEN, ARCHITECT, stated the landscape can certainly be adjusted. The goal was to be mindful of the two properties in the center. The trees on the easterly side will all be 15 gallons.

Commissioner Ruscigno asked how tall the trees can grow.

Mr. Andresen stated the trees are shown as the mature size. They can get 25-30 feet tall with about a 15-20 foot top.

Commissioner Ruscigno asked what is the life span of these trees.

Mr. Andresen stated that they reach maturity in approximately 7-10 years. The idea was to keep the building centralized and away from the neighbors. The building is almost 200 feet off the street. It is very difficult to see the building from the street.

Commissioner Ruscigno stated he wanted to make sure some of the comments were addressed.

Mr. Andresen stated the heavy screening is on the rear of the single-family units.

Commissioner Ruscigno asked if DeAnza Circle is contiguous to this property.

Mr. Romero stated the project will not be immediately next to his house. There are several houses that are closer but he is within 500 feet and this project is something he will be able to see immediately to the west. In addition, there is a liquor store located at the corner of Buena Vista Avenue and Railroad. Many people stop at this store, and because vehicles cannot park on Buena Vista at that location, the traffic will eventually creep up towards his property.

Vice Chair Bennett closed, then re-opened the public hearing with there being more speakers.

ILEENA FLORES, RESIDENT, stated she lives in one of the properties that will be affected by this project. She is concerned about the traffic, construction noise, decreased property values, lack of privacy, increase of trash, and the fact that this her home. The project is a good idea, but there are other locations for this project. She asked how this proposed project is of any benefit to the existing homeowners in the area.

ROWDY WILLIAMSON, REPRESENTING THE APPLICANT, stated he has worked with the developer on this project since day one. For the property to the north, the developer diverted all the water underground and out to the street so that there will be no flooding issues on DeAnza Circle. This was not something the developer had to do; it was something they wanted to do. An additional storm drain was added to the project outside of the limit to the south end of the property to catch the water coming down the street to mitigate that issue. The developer has no problem upgrading the trees.

Vice Chair Bennett closed the public hearing.

A motion was made by Norton, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of GPA17-001, based on the findings contained in the staff report and adopt Resolution No. 2505 granting GPA17-001 as part of Cycle 2 of General Plan Amendments for 2017. The motion carried by the following vote:

Aye: 4 - Bennett, Jones, Norton, and Ruscigno

Absent: 1 - Carrillo

[17-1171](#)

CZ17-002: Application to change the zone on 1.9 acres from R-1-7.2 (Single Family Residential, Minimum Lot Size 7,200 square feet) and 0.24 acres from R-2 (Low Density Multi-Family Residential) to R-3 (Multi-Family Residential) located on the east side of Buena Vista Avenue approximately 480 feet north of Bollero Place and north of State Route 91 and consideration to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of CZ17-002 to the City Council, based on the findings contained in the staff report (Applicant: Rowdy Williamson on behalf of Pete Nyiri).

Attachments:[Locational and Zoning Map](#)[Exhibit A - Existing and Proposed zoning map amendment](#)[Exhibit B - Existing and Proposed General Plan](#)[Exhibit C - Applicant's letter dated June 14, 2017](#)[Exhibit D - Community flyer for the project](#)[Exhibit E - Correspondence in support of the project](#)[Exhibit F - Legal description and plat of the change of zone project site](#)[Exhibit G - Environmental documentation](#)

A motion was made by Jones, seconded by Ruscigno, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of CZ17-002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Bennett, Jones, Norton, and Ruscigno

Absent: 1 - Carrillo

[17-1215](#)

CUP17-004: Application for a conditional use permit to establish senior housing apartments consisting of 64 units on 2.14 acres in the R-3 (Multiple-Family Residential) Zone being proposed by CZ17-002 located on the east side of Buena Vista Avenue approximately 480 feet north of Bollero Place and north of State Route 91 and consideration to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2506 GRANTING CUP17-004, based on the findings contained in the staff report and conditions of approval (Applicant: Rowdy Williamson on behalf of Pete Nyiri).

Attachments: [Resolution No. 2506.pdf](#)
[Locational and zoning map](#)
[Exhibit A - Site Plan](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Floor Plan](#)
[Exhibit D - Elevations](#)
[Exhibit E - Landscape Plans](#)
[Exhibit F - Example of Italian Cypress Trees](#)
[Exhibit G - Open Space Plans](#)
[Exhibit H - Trash enclosures, monument sign, fence and wall permit](#)
[Exhibit I - Applicant's letter dated June 14, 2017](#)
[Exhibit J - Correspondence in support of the project](#)
[Exhibit K - Environmental documentation](#)

A motion was made by Ruscigno, seconded by Norton, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2506 GRANTING CUP17-004, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Bennett, Jones, Norton, and Ruscigno

Absent: 1 - Carrillo

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

None.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

[17-1277](#) Report by Vice Chair Bennett or Commissioner Ruscigno on the November 1, 2017 Infrastructure Committee meeting.

Attachments: [20171101-Infrastructure Comm. Agenda.pdf](#)

Commissioner Ruscigno reported on items that were discussed at the November 1, 2017 Infrastructure meeting.

11. ADJOURNMENT

Vice Chair Bennett adjourned the meeting at 7:31 p.m. to the Planning and Housing Commission meeting of Monday, November 20, 2017, commencing at 6:00 p.m. in the City Hall Council Chambers.