

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Final

Tuesday, November 13, 2018

6:00 PM

Council Chambers

## Planning and Housing Commission

*Mitchell Norton, Chair*  
*Timothy Jones, Vice Chair*  
*Yolanda Carrillo, Commissioner*  
*Tony Dunn, Commissioner*  
*Jeff Ruscigno, Commissioner*

## ROLLCALL

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ORAL COMMUNICATIONS FROM THE PUBLIC
4. MEETING MINUTES

Approval of minutes for the Planning and Housing Commission meeting of September 24, 2018.

**Attachments:** [20180924-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of September 24, 2018. The motion carried by the following vote:

Approval of minutes for the Planning and Housing Commission meeting of October 22, 2018.

**Attachments:** [20181022-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of October 22, 2018. The motion carried by the following vote:

5. CONSENT ITEMS
6. PUBLIC HEARINGS

**GPA2018-0001:** Application to amend the General Plan designation on approximately 31 acres from Agriculture to MDR (Medium Density Residential, 6-15 du/ac) on 17.4 acres and OS (Open Space) on 11.2 acres plus 2.6 acres of street right-of-way associated with the extension of the southerly boundary of the Arantine Hills Specific Plan (SP09-001) and further amend the General Plan designations within the boundary of the specific plan to increase Open Space (OS) from 56.8 to 77.4 acres; increase Parks (P) from 8.7 to 9.9 acres; reduce Low Density Residential (LDR, 3-5 du/ac) from 75.6 to 42.5 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 110.1 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.0 acres for the project located west of Interstate 15, south of Eagle Glen Parkway in the Arantine Hills Specific Plan. (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

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

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

**DA15-001 Amendment:** First amendment to the Arantine Hills Development Agreement (DA15-001) to include and extend the development rights and obligations of the original development agreement to the 31.2 acres proposed to be added to the project area by SPA2018-0001, an application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

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

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

**SPA2018-0001:** Application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, to:

- 1)** re-allocate units among the planning areas *with no additional units being added* and distribute the allowable units across a wider area by including 31.2 acres into the specific plan boundary along the southerly perimeter establishing new Planning Area 17 with an MDR (Medium Density Residential) designation (17.4 acres) and Planning Area 16A with an OS (Open Space) designation (11.1 acres) plus 2.6 acres of street right-of-way;
- 2)** amend Planning Area 1 from Low Density Residential (LDR, 27.6 acres) to Medium Density Residential (MDR, 33.4 acres); Planning Area 2 from Medium Density Residential (MDR, 23.2 acres) to High Density Residential (HDR, 17.4 acres); Planning Area 6 from High Density Residential (HDR, 17.4 acres) to Medium Density Residential (MDR, 17.4 acres); Planning Area 8, Low Density Residential (LDR) from 48 to 42.5 acres; Planning Area 9, Medium Density Residential (MDR) from 10.2 to 10.5 acres; Planning Area 10, High Density Residential (HDR) from 16.9 to 21.6 acres; Planning Area 12 from Medium Density Residential (MDR, 9.5 acres) to Open Space (OS, 9.5 acres);
- 3)** amend Planning Area 14 (MDR, 25.9 acres) reducing 167 units to 154 units;
- 4)** add a new Planning Area 18 for 1.2 acres of additional Park (P); and
- 5)** commensurate conforming revisions to the specific plan document

(Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

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

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

**PM 37036:** Application to subdivide approximately 159+ acres into two parcels for conveyance purposes along the southerly boundary of the Arantine Hills Specific Plan (SP09-001), located west of Interstate 15, south of Eagle Glen Parkway (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

**Attachments:** [Staff Report](#)[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

A motion was made by Ruscigno seconded by Dunn, that the Planning and Housing Commission CONTINUE items GPA2018-0001, SPA2018-0001, DA15-001, and PM 37036 to the Planning and Housing Commission meeting of November 26, 2018. The motion carried by the following vote:

**SUF2018-0001**: Request for a similar use finding that metal punching and pressing of small components is considered similar to uses permitted in the M-1 (Light Manufacturing) Zone, such as the use machine shop, the manufacturing of goods made from metal, and the manufacturing of electronic equipment, components, and products. (Applicant: Nicholas Ravlich of Ravlich Enterprises, LLC 10550 Lawson River Avenue Fountain Valley, CA 92708).

**Attachments:** [Staff Report](#)[Resolution No. 2526](#)[Exhibit A - Corona Municipal Code Chapter 17.44.030 Permitted Uses](#)[Exhibit B - Applicant's letter dated October 3, 2018 describing the use and operations of the business](#)[Exhibit C - Environmental Documentation](#)[PPT for SUF2018-0001](#)

A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission GRANT SUF2018-0001, and adopt Resolution No. 2526 based on the analysis and findings made pursuant to Section 17.88.050 of the Corona Municipal Code that metal punching and pressing of small components is permitted in the M-1 (Light Manufacturing) Zone and similar to the use machine shop, the manufacturing of goods made from metal and the manufacturing of electronic equipment, components, and products. The motion carried by the following vote:

**PM 36667**: Parcel map application to subdivide 1.60 acres into four parcels for single-family residential purposes located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend, LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

**Attachments:** [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Parcel Map 36667](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Applicant's letter, dated October 8, 2018, providing essential subdivision information](#)[Exhibit D - Information regarding community meetings held in April and May 2016](#)[Exhibit E - Flyer for community meeting held on October 15, 2018](#)[Exhibit F - Presentation for community meeting held on October 15, 2018](#)[Exhibit G - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)[Exhibit H - Environmental Documentation](#)[PM 36667, TTM 36634, PP15-004 PP Presentation](#)

A motion was made by Jones, seconded by Ruscigno, that the Planning and Housing Commission recommend **APPROVAL** of PM 36667 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:

**TTM 36634:** Tentative tract map application to create one buildable lot for residential condominium purposes and two lettered lots for streets and other improvements on 2.32 acres to facilitate the development of 11 single-family detached condominium homes located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

**Attachments:** [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Tentative Tract Map 36634](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Applicant's letter, dated October 8, 2018, giving required subdivision information](#)[Exhibit E - Information regarding community meetings held in April and May 2016](#)[Exhibit F - Letter from Monte Verde HOA, dated October 27, 2018](#)[Exhibit G - Mailer for community meeting held on October 15, 2018](#)[Exhibit H - Presentation for community meeting held on October 15, 2018](#)[Exhibit I - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)[Exhibit J - Mailer for Ferndale Street residences](#)[Exhibit K - Public correspondence](#)[Exhibit L - Environmental Documentation](#)

**A motion was made by Ruscigno, seconded by Dunn, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of TTM 36634, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**PP15-004:** Precise plan application to review the site design, architecture, fencing, and landscaping associated with the development of 11 single-family detached condominium homes on 2.32 acres located on the east side of Hudson Avenue at Poppyseed Lane and four single-family homes on 1.60 acres located at the terminus of Riverbend Circle, generally on the west and east sides of Fullerton Avenue near Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

**Attachments:** [Staff Report](#)[Resolution No. 2525](#)[Locational and Zoning Map](#)[Exhibit A-1 - Site Plan for Condominium Development](#)[Exhibit A-2 - Site Plan for Single-Family Development](#)[Exhibit B - Conditions of Approval](#)[Exhibit D - Floor Plans for Single-Family Development](#)[Exhibit E-1 - Colored Elevations for Condominium Development](#)[Exhibit E-2 - Colored Elevations for Single-Family Development](#)[Exhibit F-1 - Detailed Elevations for Condominium Development](#)[Exhibit F-2 - Detailed Elevations for Single-Family Development](#)[Exhibit G - Landscape Plan for Condominium Development](#)[Exhibit H - Landscape Plan for Single-Family Development](#)[Exhibit I - Open Space Plan](#)[Exhibit J - Fences and Walls for Condominium Development](#)[Exhibit K - Fences and Walls for Single-Family Development](#)[Exhibit L - Photos of the South Retaining Wall and Tubular Steel Fence](#)[Exhibit M - Cross-section Details of the South Project Boundaryline](#)[Exhibit N - Conceptual Grading Plan for Condominium Development](#)[Exhibit O - Applicant's letter dated July 17, 2017, addressing criteria for Precise Plan](#)[Exhibit P - Information regarding community meetings held in April and May 2016](#)[Exhibit Q - Letter from Monte Verde HOA, dated October 27, 2018](#)[Exhibit R - Flyer for community meeting held on October 15, 2018](#)[Exhibit S - Presentation for community meeting held on October 15, 2018](#)[Exhibit T - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)[Exhibit U - Mailer for Ferndale Street residences](#)[Exhibit V - Public correspondence](#)[Exhibit W - Environmental Documentation for Condominium Development](#)[Exhibit X - Environmental Documentation](#)

A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and the Mitigation Monitoring Plan and adopt Resolution No. 2525 GRANTING PP15-004, with an added condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

**V2017-0101**: Application for a variance from Sections 17.70.060 (A) and

17.70.060 (F) (1) of the Corona Municipal Code to increase the height of a perimeter tube steel fence from five feet to eight feet within the front yard and from seven feet to eight feet within the side and rear yards for a new city water reservoir site located on the southeast corner of Nelson Street and Keith Street (3985 Nelson Street) in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

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

[Resolution No. 2524](#)

[Locational and Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C1 - C2 - Fence Plan and Details](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Applicant's letter, dated October 12, 2018](#)

[Exhibit F - Environmental Documentation](#)

[Exhibit G - Letter of objection, dated June 22, 2018](#)

[CUP17-002 V2017-0101 PP Presentation](#)

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 Resolution No. 2524 GRANTING V2017-0101, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

**CUP17-002:** Conditional Use Permit application to establish a 2.5 million-gallon potable water reservoir on 0.90-acres located at 3985 Nelson Street in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone. (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

**Attachments:** [Staff Report](#)[Resolution No. 2523](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Conceptual rendering of reservoir](#)[Exhibit D - Potable Water Storage Reservoir Cross Sections](#)[Exhibit E - Landscape Plan](#)[Exhibit F1 - F2 - Fence Plan and Details](#)[Exhibit G - Letter of Objection, dated June 22, 2016](#)[Exhibit H - Environmental Documentation](#)[Exhibit I - Applicant's letter, dated December 14, 2016](#)

A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2523 GRANTING CUP17-002, adding a condition that all trees to be planted at the project site shall be a minimum of 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

**ZTA2018-0001**: Proposal to amend various sections of, and add a new subsection to, Title 17 pertaining to: 1) lot coverage for legal non-conforming smaller lots in residential zones with larger minimum lot size standards (CMC Sections 17.06.120; 17.08.120; 17.10.120; 17.11.120; 17.12.120; 17.20.120; 17.64.010[E] (new); and 2) amend Sections 17.85.040(B)(2) and (C)(3) pertaining to parking requirements for accessory dwelling units in order to conform with recent state legislation (Applicant: City of Corona).

**Attachments:** [Staff Report](#)[Exhibit A - Proposed zone text amendment to CMC Chapter 17.64 \(Lots and Yards\)](#)[Exhibit B - Proposed zone text amendment to CMC Chapters 17.06, 17.08, 17.10, 17.11, 17.12 and 17.20 \(Agriculture and Single Family Zones\)](#)[Exhibit C - Proposed zone text amendment to Chapter 17.85 \(Accessory Dwelling Units\)](#)[Exhibit D - Aerial depicting small lot development in the Overlook Addition](#)[Exhibit E - Environmental documentation](#)[Exhibit F - Letter of support from Ms. Melissa Hendrickson](#)[PPT for ZTA2018-0001](#)

A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission recommend APPROVAL of ZTA2018-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

**7. WRITTEN COMMUNICATIONS****8. ADMINISTRATIVE REPORTS****9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND  
COMMENTS****10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND  
COMMENTS REGARDING COUNCIL COMMITTEES**

Report by Commissioner Ruscigno on the November 7, 2018 Infrastructure  
Committee meeting.

Attachments: [20181107-Infrastructure Committee agenda](#)

**11. ADJOURNMENT**