

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Final

Monday, November 26, 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. RECOGNITIONS/PRESENTATIONS
4. ORAL COMMUNICATIONS FROM THE PUBLIC
5. CONSENT ITEMS
6. PUBLIC HEARINGS

**GPA2018-0001**: Application to amend the General Plan designation on approximately 31 acres from Agriculture to LDR (Low Density Residential, 3-6 du/ac) on 8.2 acres, MDR (Medium Density Residential, 6-15 du/ac) on 9.2 acres and OS (Open Space) on 11.1 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 70.2 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 81.6 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.8 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](#)

[Resolution No. 2522](#)

[Locational and Zoning Map](#)

[Exhibit A-1 - A-2 - Revised Comparison Land Use Map and Land Use Summary changes](#)

[Exhibit B-1 - B-2 - General Plan \(2004\) Figure 11 and Opportunity Area Goals Policies](#)

[Exhibit C - Applicant's letter dated September 11, 2018 addressing project](#)

[Exhibit D - Correspondence and e-mails received from the public](#)

[Exhibit E-1 - E-2 Trail Connection Exhibit from Arantine Hills Specific Plan and Project's Precise Plan.pdf](#)

[Exhibit F - Technical Memorandum](#)

[Exhibit G - CEQA Addendum to EIR \(2016\) and Supplement to FEIR \(2017\)](#)

A motion was made by Ruscigno, seconded by Dunn that the Planning and Housing Commission recommend adoption of the Addendum to the

Environmental Impact Report (SCH #2006091093) certified May 19, 2016 and Supplement to the Final Environmental Impact Report adopted April 5, 2017 and APPROVAL of GPA2018-0001 based on the findings contained in the staff report and adopt Resolution No. 2522 granting GPA2018-0001 as part of Cycle II of General Plan Amendments for 2018. The motion carried by the following vote:

**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 A - Development Agreement 15-001 \(First Amendment\)](#)

[Redline Version](#)

[Exhibit B - Development Agreement 15-001 \(First Amendment\) Clean](#)

[Final Version](#)

A motion was made by Dunn, seconded by Ruscigno, that the Planning and Housing Commission recommend APPROVAL of DA15-001 (First Amendment) to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

**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 a new **Planning Area 17** with an LDR (Low Density Residential) designation on 8.2 acres, a new **Planning Area 17A** with an MDR (Medium Density Residential) designation on 9.2 acres, and **Planning Area 16A** with an OS (Open Space) designation on 11.1 acres plus 2.6 acres of street right-of-way;
- 2)** amend the configuration and acreage of **Planning Area 1** (Low Density Residential) from 27.6 acres to 19.5 acres; **Planning Area 2** (MDR) from 23.2 to 13.1 acres, establishing a new **Planning Area 2A** as HDR (High Density Residential) on 18.2 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 147 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](#)

[Locational and Zoning Map Aerial](#)

[Exhibit A-1 - Proposed Land Use Plan Revised November 2018](#)

[Exhibit A-2 - Land Use Plan Comparison Revised November 2018](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Comparison Land Use Summary Table Revised November 2018](#)

[Exhibit D - Applicant's letter dated September 11, 2018 explaining the Specific Plan Amendment Request](#)

[Exhibit E - Correspondence and e-mails received from the public](#)

[Exhibit F - Proposed amended specific plan document](#)

[Exhibit G-1 - Bicycle and Pedestrian Circulation Path from original specific plan](#)

[Exhibit G-2 - Public access portals \(Exhibit K-1 from Precise Plan 16-012\)](#)

[Exhibit H - Memorandum dated November 12, 2018 summarizing updates to Technical Studies used to prepare the CEQA Addendum](#)

[Exhibit I - Site cross-section at expanded boundary area](#)

A motion was made by Ruscigno, seconded by Dunn, that the Planning and Housing Commission recommend **APPROVAL** of SPA2018-0001 to the City Council, based on the findings contained in the staff report and added conditions of approval regarding a provision in the Specific Plan that would encourage trail access parking in the commercial designation and the addition of applicable revisions to the Specific Plan as mentioned by Mr. Myers. The motion carried by the following vote:

**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](#)

[Locational and Zoning Map](#)

[Exhibit A - Parcel Map 37036](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter dated September 11, 2018](#)

[Exhibit D - Correspondence and e-mails from the public](#)

A motion was made by Dunn, seconded by Ruscigno, that the Planning and Housing Commission recommend **APPROVAL** of PM 37036 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:

**7. WRITTEN COMMUNICATIONS**

**8. ADMINISTRATIVE REPORTS**

**9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND  
COMMENTS**

**10. ADJOURNMENT**