

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, April 6, 2020

6:00 PM

Council Chambers

Planning and Housing Commission

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

ROLLCALL

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

CALL TO ORDER

Chair Alexander called the meeting to order.

PLEDGE OF ALLEGIANCE

Chair Alexander led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of March 9, 2020.

Attachments: [20200309-P&H Minutes - DRAFT](#)

A motion was made by Vice Chair Siqueland, seconded by Commissioner Jones, that the Planning and Housing Commission approve the meeting minutes of March 9, 2020. The motion carried by the following vote:

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

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. TTM 36605 (CONTINUED): Tentative Tract Map application to subdivide 1.4 acres into five numbered lots for single family residential purposes and two lettered lots for street dedication and landscape purposes located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaine, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

Attachments: [Staff Report](#)

3. V2019-0001 (CONTINUED): Variance application to reduce the minimum lot depth requirement under CMC § 17.18.070 for the R-1-7.2 zone from 100 feet to 91 feet for Lot 5 of Tentative Tract Map 36605 located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive.

(Applicant: David Claudon, Fontana San Sevaine, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92627).

Attachments: [Staff Report](#)

A motion was made by Commissioner Jones, seconded by Commissioner Meza, that the Planning and Housing Commission CONTINUE items TTM 36605 and V2019-0001 to the Planning and Housing Commission meeting of April 20, 2020. The motion carried by the following vote:

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

4. PM 37588: Parcel Map application to subdivide 2.48 acres into two parcels for single family residential purposes in the R-1-7.2 zone (Single Family Residential, 7,200 square foot minimum lot size) generally located southwest of Foothill Parkway and west of Trudy Way. (Applicant: Brian Hardy of Richland Developers, Inc., 3161 Michelson Drive, Suite 425, Irvine, CA 92612).

Attachments: [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A1-A2 - Site Location and Parcel Map 37588](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Preliminary House Plot Exhibit](#)

[Exhibit D - Letter from Applicant giving essential subdivision information](#)

[Exhibit E - Environmental Documentation](#)

[PM 37588 Power Point Presentation](#)

At the request of Chair Alexander, Joanne Coletta, Community Development Director, reviewed the staff report and exhibits for PM 37588. At the conclusion of her presentation, Ms. Coletta offered to answer any questions of the Commission.

Chair Alexander commented that she was satisfied to hear that the two lots would developed at the same time as the rest of the lots within the adjoining development.

Vice Chair Siqueland asked if the the water tank was to have remained on this site would the city have been granted an easement.

Ms. Coletta responded that it would have been a purchase and sale agreement between the city and applicant.

Commissioner Hooks asked if there will be any other shared driveways or conditions for the existing and/or new homes within the larger project.

Ms. Coletta responded no and this was the only condition that showed two lots having a shared driveway due to the topography of the property along the street frontage.

Commissioner Meza asked what is the expected date to break ground.

Ms. Coletta stated that the applicant is not going to be the builder for the project and that the property would be sold to a home builder; therefore the status is unknown at this time.

Chair Alexander ask how long does the applicant have to file an extension for the adjacent tentative map.

Ms. Coletta responded they will not have to file an extension for the adjacent project because it has a development agreement for a term of 10 years.

Vice Chair Siqueland asked who is responsible to maintain the access road for the flag lot.

Ms. Coletta responded it will be a shared responsibility between the two parcels.

Commissioner Hooks asked where will the common driveway be located.

Ms. Coletta explained the parcel line will be done the middle of the driveway.

Chair Alexander asked if the Environmental Impact Report (EIR) will be affected because of the replacement of the storage tank.

Ms. Coletta responded no because all utilities were analyzed and the proposed change does not result in environmental changes that would require a new analysis.

Chair Alexander asked for clarification for the different phases for the neighboring Skyline Heights project.

Ms. Coletta explained the location for the different phases for the proposed project.

Chair Alexander asked if there is only one entrance for Skyline Heights.

Ms. Coletta responded no and explained two points of access will be provided from Foothill Parkway.

Chair Alexander asked about the property that shows open space on the project map for Skyline Heights.

Ms. Coletta explained the property is owned by the Department of Forestry.

Commissioner Jones asked what the Department of Forestry uses that land for.

Ms. Coletta responded nothing, it is just open space.

Commissioner Meza asked if the EIR needs to be reviewed again after the recent fires in that area.

Ms. Coletta responded no because the Skyline Heights project included an evaluation of the fuel modification zones around the project.

Chair Alexander asked if any of the Skyline trails will be impacted.

Ms. Coletta responded no and showed the location of the trail path on the aerial exhibit.

BRIAN HARDING, RICHLAND DEVELOPERS, INC., thanked staff for all their hard work and gave a brief description on the proposed project site.

Chair Alexander asked if the pump station remains within Skyline Heights would it reduce the number of homes being built.

Mr. Harding responded no, but they are currently looking at other locations to relocate the pump station.

Commissioner Jones asked if the relocation of the pump station would require another Parcel Map application.

Ms. Coletta responded no.

Vice Chair Siqueland asked if Trudy Way and Foothill Parkway is engineered to accommodate the proposed project.

Ms. Coletta responded yes.

Chair Alexander opened up the public hearing.

No comments from the public were submitted.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Siqueland, seconded by Commissioner Hooks, that the Planning and Housing Commission recommend APPROVAL of PM 37588 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:

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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta advised the Commissioners that although the General Plan Update study session with the City Council members has been cancelled the General Plan Update will be presented at the May 11, 2020, Planning and Housing Commission meeting.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioners thanked city staff for all their hard work.

PLANNING AND HOUSING COMMISSION REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

None.

ADJOURNMENT

Chair Alexander adjourned the meeting at 6:57 p.m. to the Planning and Housing Commission meeting of Monday, April 20, 2020, commencing at 6:00 p.m. in the City Hall Council Chambers.