

# City of Corona

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

## **Planning and Housing Commission Meeting Final Agenda**

**Monday, November 22, 2021**

**Council Chambers**



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

## CALL TO ORDER

## PLEDGE OF ALLEGIANCE

## COMMUNICATIONS FROM THE PUBLIC

*Persons wishing to address the Planning and Housing Commission are requested to state their name for the record. This portion of the agenda is intended for public comment. State law prohibits the Planning and Housing Commission from discussing or taking action on items not listed on the agenda. The Planning and Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three minute limit to communications.*

## MEETING MINUTES

1. **MINUTES** - [Approval of minutes for the Planning and Housing Commission meeting of November 8, 2021.](#)

**Attachments:** [11082021 - Planning and Housing Commission meeting minutes - DRAFT](#)

## CONSENT ITEMS

## PUBLIC HEARINGS

*(Items listed below are advertised as public hearings requiring review by the Planning and Housing Commission.)*

2. **PUBLIC HEARING** - [TTM 37980: Tentative tract map application to subdivide 4.73 acres into 19 lots for single family residential purposes located at the northwest corner of Citron Street and Taylor Street in the R1-8.4 \(Single Family Residential, minimum 8,400 square feet\) zone. \(Applicant: Mark Haupert with Priem Properties, LLC.\)](#)

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

## WRITTEN COMMUNICATIONS

## ADMINISTRATIVE REPORTS

*Report by Director, Joanne Coletta*

## PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

**ADJOURNMENT**

*The next meeting of the Planning and Housing Commission is scheduled for Monday, December 6, 2021, commencing at 6:00 p.m. in the City Council Chambers, 400 S. Vicentia Avenue.*

*Corona City Hall Online, All the Time- [www.CoronaCA.gov](http://www.CoronaCA.gov)*

**NOTICE TO THE PUBLIC:**

*If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Housing Commission at or prior to this public hearing.*

*Agendas for all Planning and Housing Commission meetings are posted at least 72 hours prior to the meeting in the entry way at City Hall. A complete agenda packet is available for public inspection during business hours at the Planning & Development Department. Any materials relating to an item on the agenda which are distributed to all, or majority of all, members of the Planning and Housing Commission after the posting of the agenda will also be available at the same time for public inspection during business hours at the Planning & Development Department.*

*Written communications from the public for the agenda must be received by the Planning & Development Department seven (7) days prior to the Planning and Housing Commission meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

**MEETING IS BEING RECORDED**

# City of Corona

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

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

**Monday, November 8, 2021**

**Council Chambers**



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

## ROLLCALL

**Present** 5 - Vice Chair Karen Alexander, Chair Craig Siqueland, Commissioner Diana Meza, Commissioner Bridget Sherman, and Commissioner Matt Woody

## CALL TO ORDER

Chair Siqueland called the meeting to order.

## PLEDGE OF ALLEGIANCE

Vice Chair Alexander led the Pledge of Allegiance.

## COMMUNICATIONS FROM THE PUBLIC

None.

## MEETING MINUTES

**These minutes were approved.**

1. [21-1029](#) Approval of minutes for the Planning and Housing Commission Study Session meeting of September 20, 2021.

**Attachments:** [09202021 - Planning and Housing Commission Study Session minutes - DRAFT](#)

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

**Aye:** 5 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, Commissioner Sherman, and Commissioner Woody

2. [21-0962](#) Approval of minutes for the Planning and Housing Commission meeting of October 11, 2021.

**Attachments:** [10112021 - Planning and Housing Commission minutes - DRAFT](#)

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

**Aye:** 4 - Vice Chair Alexander, Commissioner Meza, Commissioner Sherman, and Commissioner Woody

**Abstain:** 1 - Chair Siqueland

## CONSENT ITEMS

None.

## PUBLIC HEARINGS

3. [21-0986](#) PM 38183: Parcel Map application to subdivide 10 acres into two parcels located at 2550 S. Main Street in the A (Agricultural) zone. (Applicant:

Ken Puentez, Vanlen Consultants, Inc.)

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

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

[Exhibit 2.A - Parcel Map 38183](#)

[Exhibit 2.B - Conditions of Approval](#)

[Exhibit 2.C - Plot Plan](#)

[Exhibit 2.D - Applicant's Letter dated June 26, 2021](#)

[Exhibit 3 - Environmental Documentation](#)

[PM 38183 Power Point Presentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for PM 38183. Discussion ensued with City staff and the Commissioners regarding the meaning of the term flag lot, access of the new flag lot along the south of the church parcel, access from the Church's north and south access drives, easement on the south portion of the parcel, potential sale of parcel #2 and possible future use. Commissioner Woody inquired about General Plan policies.

**A motion was made by Vice Chair Alexander, seconded by Commissioner Meza, that the Planning and Housing Commission recommend approval of PM 38183 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:** 4 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, and Commissioner Sherman

**Nay:** 1 - Commissioner Woody

## WRITTEN COMMUNICATIONS

None.

## ADMINISTRATIVE REPORTS

Joanne Coletta, Director, informed the Commission that the City of Corona's Housing Element Update went to the City Council meeting on November 3, 2021 as a public hearing item and it was adopted unanimously.

## PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

## ADJOURNMENT

Chair Siqueland adjourned the meeting at 6:28 p.m. to the Planning and Housing Commission meeting of Monday, November 22, 2021, commencing at 6:00 p.m. in the City Hall Council Chambers.



Staff Report

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**File #:** 21-1087

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

**DATE:** 11/22/2021

**TO:** Honorable Chair and Commissioners

**FROM:** Planning & Development Department

**APPLICATION REQUEST:**

TTM 37980: Tentative tract map application to subdivide 4.73 acres into 19 lots for single family residential purposes located at the northwest corner of Citron Street and Taylor Street in the R1-8.4 (Single Family Residential, minimum 8,400 square feet) zone. (Applicant: Mark Hauptert with Priem Properties, LLC., 12012 Knott Avenue #A2, Garden Grove, CA 92841).

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** CONTINUE TTM 37980 to the Planning and Housing Commission meeting of December 6, 2021.

**PROJECT SITE SUMMARY:**

Tentative Tract Map 37980 proposes to subdivide 4.73 acres into 19 lots for single-family residential purposes. The project site is a vacant parcel located on the northwest corner of Citron Street and Taylor Street.

The project was scheduled for review at the Planning and Housing Commission meeting of November 22, 2021. The public notice was advertised in the Sentinel Weekly News and posted on the project site 10 days prior to the November 22<sup>nd</sup> meeting, as required by law. Property owners and occupants located within 500 feet of the project site are also required to be noticed 10 days before the meeting. However, on November 16, 2021, staff was made aware that the required public notices to be sent to property owners and occupants within the 500-foot noticing radius were not mailed within the 10 days.

The Planning & Development Department staff is requesting that the project be continued to the December 6, 2021 meeting to allow the staff to mail notices to all property owners and occupants within 500 feet of the project site 10 days prior to Commission consideration. The project will also be readvertised in the Sentinel Weekly News and reposted on the project site to reflect the December 6,

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**File #:** 21-1087

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2021 hearing date.

**PREPARED BY:** LUPITA GARCIA, ASSOCIATE PLANNER

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

**REVIEWED BY:** JAY EASTMAN, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Case Planner: Lupita Garcia (951) 736-2262