

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, August 26, 2024

Council Chambers - 6:00 p.m.



**Chair Matt Woody
Vice Chair Marie Vernon
Commissioner Karen Alexander
Commissioner Sarah Longwell
Commissioner Craig Siqueland**

ROLLCALL

Present 3 - Chair Matt Woody, Commissioner Sarah Longwell, and Commissioner Craig Siqueland

Absent 2 - Vice Chair Marie Vernon, and Commissioner Karen Alexander

CALL TO ORDER

Chair Woody called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Longwell led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of August 12, 2024.

A motion was made by Commissioner Siqueland, seconded by Chair Woody, that these Minutes be approved. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Longwell, and Commissioner Siqueland

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. V2020-0003: Variance request from Sections 17.20.060 and 17.20.070(A) of the Corona Municipal Code (CMC) to reduce the minimum lot area requirement from 14,400 square feet to 10,125 square feet and the minimum lot width requirement from 90 feet to 75 feet for property located at 1765 Bobbitt Avenue (116-120-021) in the R-1-14.4 (Single Family Residential) zone. (Applicant: Carlos Padilla, PFT Properties)

Rocio Lopez, Consulting Planner, reviewed the staff report and exhibits for V2020-0003.

Discussion ensued between the Commission and staff regarding the timeline of this project and the history of the lots in the surrounding area.

Chair Woody opened the public hearing.

A neighbor on Bobbitt Avenue addressed the Commission with her concerns regarding the dumping of dirt and other grading issues possibly associated with this project.

Another neighbor on Bobbitt Avenue addressed the Commission with street improvement concerns associated with this and future projects in the area.

Kenneth Warfield, resident, expressed concerns with required setbacks for this lot, and commented on surrounding properties.

Chair Woody closed the public hearing.

The Commission had questions regarding the street improvement plans for this area, and staff provided clarification.

A motion was made by Commissioner Siqueland, seconded by Commissioner Longwell, that the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15303(a), and adopt Resolution No. 2644 GRANTING V2020-0003, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 2 - Commissioner Longwell, and Commissioner Siqueland

Nay: 1 - Chair Woody

- 3.** CUP2024-0002: Conditional Use Permit for a 15,565-square-foot fire station and 9,044-square-foot apparatus building on 1.71 acres, located at 225 E. Harrison Street, in the Fire Station zone and Commercial Retail District of the North Main Street Specific Plan (Applicant: Tracy Martin, City of Corona Public Works Department)

Brendan Dalde, Assistant Planner, reviewed the staff report and exhibits for CUP2024-0002.

The Commission had questions regarding various details of this project, and staff provided clarification.

Chair Woody opened and closed the public hearing with no public comment provided.

The Commission expressed support and complimented all staff involved in this project.

A motion was made by Chair Woody, seconded by Commissioner Longwell, that the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 and adopt Resolution No. 2646 GRANTING CUP2024-0002, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Longwell, and Commissioner Siqueland

- 4.** AHDB2023-0001: Application for a density bonus housing agreement for 35 single family residential units proposed on the east side of Garretson Avenue, approximately 530 feet south of Santana Way (APN: 120-020-022). (Applicant: Warmington

Residential)

Rocio Lopez, Consulting Planner, reviewed the staff report and exhibits for AHDB2023-0001, TTM 38495, and PP2023-0009, as these items relate to the same project.

The Commission had questions regarding the State Density Bonus Law (SDBL) and its application to this project, and staff provided some clarification.

Chair Woody opened the public hearing.

Joe Oftelie, applicant, addressed the Commission with further clarification regarding the ratio formula used to apply the SDBL.

Tejaskumar Naik, resident, expressed a concern for the project lowering property values.

Donna Hebert, resident, expressed concerns that the affordable units would not be maintained due to high costs associated with home maintenance.

Bill Mellor, resident, expressed concerns regarding parking and traffic at the nearby mosque.

Charlotte Stone, resident, spoke in opposition of the project, noting various concerns.

Joe Morgan, resident, spoke in opposition of this project as affordable housing.

Rufus Rosser, resident, had questions regarding parking, traffic, and the value of proposed homes.

Conrad Padilla, resident, spoke in opposition of the project in terms of traffic and property values.

Mr. Oftelie addressed the questions and concerns raised by the Commission and speakers.

Mr. Morgan addressed the Commission in reference to the next related item of discussion for this project.

Chair Woody closed the public hearing.

The Commission discussed the speakers' comments and the Commission's concerns with this type of affordable housing project. Joanne Coletta, Planning and Development Director, provided further context and history of this project.

The Commission expressed concerns with the complexity of the SBDL and whether the

SDBL was applied to this project as intended.

A motion was made by Commissioner Siqueland, seconded by Commissioner Longwell, that Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of AHDB2023-0001 to the City Council, based on the findings contained in the staff report and conditions of approval. Commissioner Siqueland also noted in his motion that given the complexity of the state density bonus law, is this application consistent with the law as intended and wanted the City Council to be aware of the concerns discussed by the Planning Commission in making the decision on this application. The motion carried by the following vote:

Aye: 2 - Commissioner Longwell, and Commissioner Siqueland

Nay: 1 - Chair Woody

5. TTM 38495: Tentative Tract Map application to subdivide 9.33 acres into 35 single family residential lots, located on the east side of Garretson Avenue and approximately 530 feet south of Santana Way (APN: 120-020-022), in the R-1-20 and R-1-14.4 single family residential zones. (Applicant: Warmington Residential)

This project was presented with the previous presentation, and so discussion ensued between Commission and staff regarding TTM 38495.

The Commission had questions regarding the details of the private street model proposed in this project, and staff provided clarification.

Chair Woody opened the public hearing.

Ms. Hebert, resident, expressed concerns regarding parking and traffic within this project.

Chair Woody closed the public hearing.

The Commission had questions regarding parking, additional dwelling units, and the role of the homeowners' association, and staff provided further clarification.

A motion was made by Chair Woody, seconded by Commissioner Siqueland, hat the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of TTM 38495, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Longwell, and Commissioner Siqueland

6. PP2023-0009: Precise Plan to review the site plan, architecture, wall and fencing plan, landscaping and other features associated with 35 single family residential units proposed on 9.33 acres located on the east side of Garretson Avenue, approximately 530 feet south of Santana Way (APN: 120-020-022), in the R-1-20 and R-1-14.4 single family residential zones. (Applicant: Warmington Residential)

Ms. Lopez reviewed the project's precise plan application and exhibits.

Commission had questions regarding various details of the project, and staff provided clarification.

Chair Woody opened the public hearing.

Tom Cardenas, resident, expressed concerns with the proposed walls between the existing homes and the proposed new homes. Ms. Coletta noted that staff will further review the wall details of this project. The applicant provided comments.

Tajinder Pawar, resident, expressed concerns with the proposed walls.

Ms. Hebert, resident, expressed opposition to the proposed walls.

Chair Woody closed the public hearing.

The Commission discussed the need for applicant to work with neighbors to address the wall concerns, and a motion was entered with an added condition.

A motion was made by Commissioner Siqueland, seconded by Commissioner Longwell, that the Planning and Housing Commission adopt Resolution No. 2643 GRANTING PP2023-0009 based on the findings contained in the staff report and conditions of approval, with added condition that: The applicant shall collaborate with the adjacent property owners along CL Fleming and Twinleaf Lane on the construction of the project perimeter walls to ensure that the new walls are placed in a manner to avoid a gap between the existing and new walls. The applicant may also utilize the existing adjoining block walls as a shared perimeter wall where feasible. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Longwell, and Commissioner Siqueland

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

FUTURE AGENDA ITEMS

A future agenda item is scheduled for the Planning and Housing Commission meeting of September 9, 2024.

ADJOURNMENT

Chair Woody adjourned the meeting at 9:18 p.m. to the Planning and Housing

Commission meeting of Monday, September 9, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.