

City of Corona

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

Planning and Housing Commission Minutes - Final

Monday, August 7, 2023

Council Chambers - 6:00 p.m.



**Chair Matt Woody
Vice Chair Marie Vernon
Commissioner Karen Alexander
Commissioner Bridget Sherman
Commissioner Craig Siqueland**

EXHIBIT 4

ROLLCALL

- Present** 4 - Chair Matt Woody, Vice Chair Marie Vernon, Commissioner Karen Alexander, and Commissioner Craig Siqueland
- Absent** 1 - Commissioner Bridget Sherman

CALL TO ORDER

Chair Woody called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Siqueland led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

RECOGNITION

Chair Woody presented a Recognition Certificate to Commissioner Siqueland for his extended service as Chair for the Planning and Housing Commission.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of July 10, 2023.

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

Aye: 4 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, and Commissioner Siqueland

CONSENT ITEMS

2. PPE2023-0001: Application requesting a 2-year extension of time for Precise Plan 2018-0005 (PP2018-0005) for the development of a 37,000-square-foot LA Fitness health club and a 9,300-square-foot commercial pad located at 1415 and 1435 W. Sixth Street. (Applicant: Greg Gill with Fitness International, LLC)

A motion was made by Commissioner Siqueland, seconded by Vice Chair Vernon, that the Planning and Housing Commission adopt Resolution 2614 granting a two-year extension of time for PP2018-0005, based on the finding contained in the staff report. The motion carried by the following vote:

Aye: 3 - Vice Chair Vernon, Commissioner Alexander, and Commissioner Siqueland

Nay: 1 - Chair Woody

PUBLIC HEARINGS

3. V2022-0001 (CONTINUED): Variance from Section 17.74.130(A) of the Corona Municipal Code to allow for an off-site pylon sign for the Los Arcos Plaza, located at 161-191 N. McKinley Street. (Applicant: Kerry Batres, Inland Signs Inc., on behalf of CPI Properties, LLC)

A motion was made by Commissioner Alexander, seconded by Vice Chair Vernon, that the Planning and Housing Commission CONTINUE V2022-0001 to the August 21, 2023 Planning and Housing Commission meeting. The motion carried by the following vote:

Aye: 4 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, and Commissioner Siqueland

4. CUP2023-0016: A Conditional Use Permit application to establish a veterinary clinic at 1973 Foothill Parkway, Suite 103, within the Commercial designation of the El Cerrito Specific Plan. (Applicant: Chante D. Tran c/o Dr. Tran's Veterinary Clinic, LLC)

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for CUP2023-0016.

Staff addressed Commission's questions regarding the zoning requirements for a conditional use permit for this project.

Chair Woody opened the public hearing.

The applicant, Dr. Chante Tran, addressed Commission questions regarding various services and protocols planned for this clinic.

Residents Joe Morgan and Tony Finaldi expressed that a Conditional Use Permit application should be eliminated for projects such as this one, in order to save time and money for applicants.

Chair Woody closed the public hearing.

Commission requested information regarding the difference between a Major and Minor CUP, and Joanne Coletta, Planning and Development Director reviewed the differences, with Major CUPs requiring a public hearing, and Minor CUPs being administrative in nature. Ms. Coletta explained that City Ordinances dictate when a project falls within one of the categories.

A motion was made by Commissioner Alexander, seconded by Commissioner Siqueland, that the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and adopt Resolution No. 2613 GRANTING CUP2023-0016, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, and Commissioner Siqueland

5. CZ2022-0002: Change of Zone application to change the zoning from R-1-20 to R-1-14.4 on 1.59 acres located at 2425 Garretson Avenue. (Applicant: Mohammed S.

Baig, c/o Ramcam Engineering Group, Inc.)

Chair Woody explained that projects CZ2022-0001 and PM 37949 would be presented together, and then individually discussed and decided on separately.

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for CZ2022-0001 and PM 37949.

Chair Woody opened the public hearing for CZ2022-0001.

Representative for the applicant addressed questions from Commission regarding the future usage of the undeveloped parcel in this application. Overflow parking from the mosque was discussed in relation to this potentially available lot, as well as an existing mutual agreement to share parking between the mosque and Santana Park. Staff clarifying for the Commission that a future expansion of the mosque will need to come back to the Commission, as religious institutions within this zoning designation require a CUP; therefore a modification of the CUP would be required to expand the mosque.

Resident Conrad Padilla expressed concern with possible increased traffic from an expansion of the mosque or school, and other projects in the same area. Resident Joe Morgan stated that he is familiar with the parking agreement, and stated that the mutual agreement for parking is a good way to utilize unused parking spaces. Mr. Morgan spoke in support of the Zone Change request.

One of the applicants, Mohammed Baig, spoke in order to refocus discussion to the rezoning and parcel aspects of the project, as opposed to the land use, which would be presented at some future time. Mr. Baig responded to Commission questions.

Chair Woody closed the public hearing.

Commission comments reflected understanding of community sensitivity to traffic and parking in this area, and the need for projects that match the community in terms of lot size and use. The Commission noted a condition of approval that would benefit the street aesthetics, and importance of correcting the existing zoning discrepancy.

A motion was made by Commissioner Siqueland, seconded by Vice Chair Vernon, the Planning and Housing Commission recommend APPROVAL of CZ2022-0002 to the City Council, based on the findings contained in the staff report and conditions of approval, and find that the project is exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3). The motion carried by the following vote:

Aye: 4 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, and Commissioner Siqueland

6. PM 37949: A Parcel Map application to subdivide 4.66 acres into two parcels, located at 2425 Garretson Avenue in the R-1-14.4 zone. (Applicant: Mohammed S. Baig, c/o Ramcam Engineering Group Inc.)

The Parcel Map was presented with previous presentation, and so discussion ensued

between Commission and staff regarding PM 37949.

Ms. Coletta addressed Commission questions regarding mutual parking agreements and responded to questions regarding the history of the Garretson Avenue area, and the potential street improvements associated with the future development of the site, and the requirement of public facility improvements by developers in general.

Chair Woody closed the public hearing for PM 37949.

Commissioner comments included thanks to applicant for sharing future long-term plans of parcel, and appreciation for considering parking issues in any future projects.

A motion was made by Chair Woody, seconded by Commissioner Siqueland, the Planning and Housing Commission recommend APPROVAL of PM 37949 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval, and find that the project is exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3). The motion carried by the following vote:

Aye: 4 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, and Commissioner Siqueland

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta mentioned that there are items that will be presented at the next Planning and Housing Commission meeting of August 21, 2023.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commission expressed interest in a review of the ordinances associated with the determination of CUPs versus MCUPs. Ms. Coletta shared that assignment to such a task would require City Manager approval. Chair Woody requested a future update on the Miguel's sign off the 91 Freeway.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chair Woody adjourned the meeting at 7:15 p.m. to the Planning and Housing Commission meeting of Monday, August 21, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.