

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, March 20, 2023

Council Chambers - 6:00 p.m.



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

EXHIBIT 5

The Planning and Housing Commission meeting of March 20, 2023 will be conducted in person. Members may attend in person or remotely. To participate remotely, please use the following link:

<https://coronaca-gov.zoom.us/j/88507813627>

ROLLCALL

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

CALL TO ORDER

Chair Siqueland called the meeting to order.

PLEDGE OF ALLEGIANCE

Vice Chair Sherman led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

A moment was taken at this time by Chair Siqueland to present Commissioner Diana Meza with a Recognition Certificate recognizing her for her service since April 2020. This meeting marks her last as a Commissioner on the Planning and Housing Commission for the City of Corona.

MEETING MINUTES

These minutes were approved.

1. [23-0258](#) Approval of minutes for the Planning and Housing Commission meeting of March 6, 2023.

Attachments: [030623 - P&H Minutes - DRAFT](#)

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

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

Abstain: 1 - Commissioner Woody

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [23-0241](#) **CUP2021-0004 (CONTINUED)** - A Conditional Use Permit application to allow a drive-through and walk-up window coffee shop (Starbucks) within an existing commercial center located at the southeast corner of Green River Road and Dominguez Ranch Road in the Neighborhood Commercial District of the Sierra Del Oro Specific Plan. (Applicant: Jessica Steiner of Bickel Group Architecture, 3600 Birch Street, Suite 120, Newport Beach, CA 92660).

Attachments: [Staff Report](#)

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning and Housing Commission CONTINUE CUP2021-0004 to the April 10, 2023 Planning and Housing Commission meeting. The motion carried by the following vote:

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

3. [23-0236](#) **PM 38314:** Parcel Map application to subdivide 0.56 acres into two lots for residential purposes, located at 912 Beverly Road in the R-2 zone (Low Density Multiple Family Residential). (Applicant: Jeff Meiter for Valued Engineering, Inc. on behalf of Javier Villanueva, 600 N. Mountain Avenue #C102, Upland, CA 91786)

Attachments: [Staff Report](#)

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

[Exhibit 2 - Parcel Map 38314](#)

[Exhibit 3 - Conditions of Approval](#)

[Exhibit 4 - Applicant's letter describing the subdivision](#)

[Exhibit 5 - Environmental Documentation](#)

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for PM 38314.

Commissioner Sherman had a clarification question regarding the layout of the property, specifically a channel behind property that looks like an alley or driveway on the map.

It was noted that the civil engineer (Mr. Jeff Meiter of Valued Engineering) on behalf of the applicant, and the applicant (Javier Villanueva), were both present to answer any questions from the Commission.

Chair Siqueland opened the public hearing.

Speaker comments were heard from residents Joe Breyer, Becky Henke, Rena Munoz, Gloria Deets-Breyer, Joe Morgan, and Maribel Pozos. All speakers, except Mr. Morgan, took opposition to the proposed project. Residents raised concerns, including increased traffic, parking congestion, decreased home values, safety concerns, disruption of neighborhood's history, and having apartments on the project site. Joe Morgan was not in opposition, seeing this project as a division of a parcel, so that it

matches surrounding properties, also noting that this area was removed from the Affordable Housing Overlay maps, and so is not eligible for high-density housing.

Mr. Meiter answered various questions from the Commission, reiterating that the project's goal is to subdivide a parcel into two single family lots that are consistent within the area. Commissioner Meza inquired if there were plans to build homes on the proposed divided lots. Mr. Meiter described a two-story residence on the property, an additional dwelling unit (ADU) in the back, and parking available on site.

Commissioner Alexander commented on the unusual two-story design of residence that would be built, and inquired whether the ADU was consistent with the zoning in the area. Director Coletta responded that the proposed unit was within the 850 square foot maximum allowed for this R-2 zone.

The property owner, Mr. Villanueva, addressed the Commission and residents present. He described his plan to move his family into the proposed two-story residence, and asked for support for his vision to build a quality home for himself and provide fairly-priced homes for other families. Although Mr. Villanueva offered to continue a dialogue with other residents, Chair Siqueland directed public hearing to follow protocol.

Discussion continued between Commission and Staff regarding the R-2 zone designation of this project parcel, confirming that the projected land use and dwelling units would be consistent for this zone.

Chair Siqueland closed public hearing.

Commissioner Alexander had final comments that showed appreciation for residents' concerns, suggesting they call Police Department or Code Enforcement when safety concerns present themselves, and she expressed a confidence that applicant residing on property would bring suitable new tenants.

A motion was made by Commissioner Meza, seconded by Vice Chair Sherman, that the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to Section 15315 of the CEQA Guidelines, and recommend APPROVAL of PM 38314 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 Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

4. [23-0177](#) **CUP2022-0005:** A Conditional Use Permit application to allow for a nonprofit organization, ABC Hopes, to conduct recreational, social, and educational programs for persons with disabilities in the M-2 (General Manufacturing) zone, located at 1831 Commerce Street, Suite 103. (Applicant: Katie Moore of ABC Hopes, Inc., 1831 Commerce Street, Suite 103, Corona, CA 92878)

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2606](#)[Exhibit 2 - Locational and zoning map](#)[Exhibit 3 - Project Plan](#)[Exhibit 4 - Conditions of Approval](#)[Exhibit 5 - Site Photos](#)[Exhibit 6 - Applicant's letter dated January 9, 2023](#)[Exhibit 7 - ALUCP Intensity Limits Calculations](#)[Exhibit 8 - Environmental Documentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for CUP2022-0005.

Commissioner Woody inquired on whether any construction would be linked to this project, and Staff deferred to applicant to address this during public comment. Commission and Staff discussion turned to the Compatibility Plan which allows for Occupancy Limit conversions when a pre-existing building's use changes and is, thus, non-conforming. Commissioner Alexander and Chair Siqueland noted that Zone D, recommends no children or students in its description. Chair Siqueland inquired whether the scope of this CUP item could encompass any expansion to additional space in the commercial center, and Staff responded that a modified CUP application would be required in that case, since this application applies to only suite 103 at this location. Another clarification question centered around the applicant's organization, ABC Hopes, and its capability to conduct fundraising on site outside the designated business hours. Staff responded that a Special Use Permit could be reviewed for a possible fundraiser, however, it was noted that the building's occupancy limits would likely preclude a larger than average gathering.

Chair Siqueland opened the public hearing.

Joe Morgan, spoke in support of this application, especially as it provides much needed programs, and he expressed the need to streamline the application process for these types of community projects.

Tony Finaldi of STK Architecture, representing the applicant, spoke in favor of this project. On a personal note, he shared that his son, Niko, participates in the ABC Hopes program. He expressed happiness that ABC Hopes will have their own space in Corona, and it is the reason he donated his time as an architect to this project.

Commissioner Woody commented he was happy that ABC Hopes will have a space in Corona, and he invited Katie Moore, the applicant, to address the Commission.

Ms. Moore, introduced her brother Christopher, the catalyst for creating the ABC Hopes programs for special needs individuals. Starting as a fitness-based program

during time slots at various gyms, the organization has grown into an offering of various life skills activities needing a permanent location. Program patrons and families have grown to be a community that appreciates a space "Wherehouse" to call their own.

The question of construction was described as limited due to Fire Department codes and cost beyond minor cubicle additions or minimal alterations.

A final point of discussion was in regards to this CUP project requiring additional modification review if expansion was to be proposed beyond the conditions of this application.

Chair Siqueland closed the public hearing.

A motion was made by Vice Chair Sherman, seconded by Commissioner Meza, that the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and adopt Resolution No. 2606 GRANTING CUP2022-0005, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

5. [23-0237](#) **SPA2022-0008:** Specific Plan Amendment to the Dos Lagos Specific Plan to amend sign regulations under Section 4.3.6 of the Dos Lagos Specific Plan for existing freeway-oriented pylon signs and monument signs for commercial centers 20 acres in size or larger. (Applicant: Bravo Whiskey Properties, LLC & Dos Lagos Squared, LLC)

Attachments: [Staff Report](#)

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

[Exhibit 2 - Dos Lagos Specific Plan Land Use Plan](#)

[Exhibit 3 - Conditions of Approval](#)

[Exhibit 4 - Applicant's letter \(dated 12/8/22, explaining Specific Plan amendment request\)](#)

[Exhibit 5 - Proposed Amendment](#)

[Exhibit 6 - Proposed Sign Program](#)

[Exhibit 7 - Existing Signs and Proposed Signs Per Sign Program](#)

[Exhibit 8 - Existing Sign Regulations Versus Proposed Sign Regulations](#)

[Exhibit 9 - Light Study \(dated 12/6/22\)](#)

[Exhibit 10 - Environmental Documentation](#)

Rocio Lopez, Associate Planner, reviewed the staff report and exhibits for SPA2022-0008.

Commission's initial questions were in regards to the number of signs that are currently permitted for the shopping center, whether these signs can all be EMC-type

(Electronic Message Centers), whether the sign usage can be sold for advertisement, and in regards to the overall upgrading of the signs. Additional questions focused on the auto-dimming capabilities of the proposed signage.

Chair Siqueland opened the public hearing.

Joe Morgan spoke in reference to the dimming of signs during afterhours, and he expressed concern that EMC signs in this application will spur other EMC projects, which he feels are unnecessary and possibly too jarring to residents.

Chair Siqueland closed the public hearing.

Discussion ensued with Commission, City Staff, and applicant regarding the increase in visibility of signs and benefits of accurate and flexibility of advertisement for the Dos Lagos shopping center with general support for improvements linked to this proposed amendment. Commissioner Woody expressed concern that EMC signs may spur an increase in more and larger EMC signs in the City without a revenue benefit to retail decline. Discussion reviewed the overall increase of sign square footage, which is 6 feet, and although these signs would be the biggest in Corona, the benefit in accurate advertisement of shops and events was noted as a great advantage.

The brightness of proposed signs was again discussed. Ms. Coletta, described the usual process of initial dimming adjustments for EMCs. The possibility of adding a condition to turn off residential-facing monument signs was discussed, but a condition for appropriate system commissioning and assurance of correct dimming within a 14-30 day window was the consensus amongst Commissioners.

Chair Siqueland reopened the public hearing to allow applicants to address Commission's concerns regarding sign brightness. George Saelzler of Electra-Vision Advertising Corp. described his dedication to technologically modern and pleasing signs that are not offensive, but rather advertise events and bring in new tenants and customers to the center. Barret Woods, owner of The Shops at Dos Lagos, spoke to his dedication to the upkeep, renovation, and expanding of events at the shopping center, which would be advertised.

Chair Siqueland reclosed the public hearing.

Although Commissioner Woody suggested a partial approval of proposed signs in order to first evaluate sign brightness, the Commission's consensus was to move forward with the application as presented with only the added condition ensuring signs' auto-dimming capability for evening hours.

A motion was made by Commissioner Alexander, seconded by Commissioner Meza, that the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and recommend approval of SPA2022-0008 to the City Council, based on the findings contained in the staff report and

conditions of approval, with the added condition: The EMC signs along Interstate 15 and Temescal Canyon Road shall be automatically dimmed during the nighttime hours. In addition, the EMC monument signs along Temescal Canyon Road shall have a label or plaque with property management contact information for the public to contact regarding EMC glare complaints. The motion carried by the following vote:

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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta invited Council Member Jacque Casillas to address the Commission. Council Member Casillas expressed deep gratitude towards Commissioner Meza and her service on the Planning and Housing Commission.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Meza expressed gratitude to her fellow Commissioners while serving on the Planning and Housing Commission, to the City Staff, and to Council Member Casillas for having appointed her to this position. Commissioners expressed that Commissioner Meza will be missed.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chair Siqueland adjourned the meeting at 8:35 p.m. to the Planning and Housing Commission meeting of Monday, April 10, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.