

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, September 26, 2022

Council Chambers - 6:00 p.m.



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

EXHIBIT 4

Rollcall

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Commissioner Woody led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. [22-0773](#) Approval of minutes for the Planning and Housing Commission meeting of August 8, 2022.

Attachments: [08082022 - 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 Meza, and Commissioner Woody

Abstain: 1 - Commissioner Alexander

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [22-0750](#) PP2022-0001: Precise Plan application to review a proposed electric vehicle charging station with 52 charging spaces, an 8,000-square-foot market and 1,200-square-foot automated carwash, located at 1335 and 1341 W. Sixth Street in the C-3 (General Commercial) zone. (Applicant: Matt Stowe of ARG Devco)

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2592](#)[Exhibit 2 - Locational and zoning map](#)[Exhibit 3 - Site plan](#)[Exhibit 4 - Market Floor plan](#)[Exhibit 5 - Conceptual Elevation Plans](#)[Exhibit 6 - Conceptual Renderings](#)[Exhibit 7 - Conceptual Landscape plan](#)[Exhibit 8 - Applicant's Letter Dated March 8, 2022](#)[Exhibit 9 - Applications Operation Overview](#)[Exhibit 10 - Applicant's Informational Flyer](#)[Exhibit 11 - Conditions of Approval](#)[Exhibit 12 - Environmental Documentation](#)

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for PP2022-0001 and CUP2022-0002, as the precise plan and conditional use permit applications are related.

A discussion ensued among the Commissioners, staff and the applicants Nathan McDonnell, CEO of Rove, and Matt Stowe with ARG Devco regarding topics, including an eight foot fence proposed around electrical equipment which the applicant would like to change to an eight foot split face wall, lack of response from community outreach, constructing a block wall along the rear of the site adjacent to residential properties, site security and security lighting, light spillage, the fence/wall of residential properties that are partially abutting the project site, various aspects of the design of the project, and how the ROVE service works.

Chair Siqueland opened the public hearing.

Rakesh Vekariya, resident, had comments regarding air quality, water quality, traffic, and construction noise. He also had comments and questions regarding the proposed wall along the site's north perimeter adjacent to his residential properties, including location, height and cost.

Chair Siqueland closed the public hearing. The Commission expressed various thoughts, including the need for the applicant to reach out to and coordinate with the adjacent homeowners.

A motion was made by Commissioner Alexander, seconded by Commissioner Meza, that the Planning and Housing Commission adopt Resolution No. 2592 granting PP2022-0001 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

3. [22-0762](#) CUP2022-0002: Conditional Use Permit application to establish a 1,200-square-foot automated carwash tunnel proposed as part of an electrical vehicle charging station with 52 charging spaces in the C-3 (General Commercial) zone, located at 1335 and 1341 W. Sixth Street. (Applicant: Matt Stowe of ARG Devco)

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2593](#)

[Exhibit 2 - Locational and zoning map](#)

[Exhibit 3 - Site plan](#)

[Exhibit 4 - Carwash Elevations](#)

[Exhibit 5 - Applicant's Letter Dated March 8, 2022](#)

[Exhibit 6 - Applications Operation Overview](#)

[Exhibit 7 - Applicant's Informational Flyer](#)

[Exhibit 8 - Conditions of Approval](#)

[Exhibit 9 - Environmental documentation](#)

A staff report and public discussion of this conditional use permit item was conducted with the proceeding precise plan (PP2022-0001).

A motion was made by Vice Chair Sherman, seconded by Commissioner Alexander, that the Planning and Housing Commission adopt Resolution No. 2593 granting CUP2022-0002 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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chair Siqueland adjourned the meeting at 7:06 p.m. to the Planning and Housing

Commission meeting of Monday, October 10, 2022, commencing at 6:00 p.m. in the City Hall Council Chambers.