

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, July 8, 2024

Council Chambers - 6:00 p.m.



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

EXHIBIT 5

ROLLCALL

Present 5 - Chair Matt Woody, Vice Chair Marie Vernon, Commissioner Karen Alexander, Commissioner Sarah Longwell, and Commissioner Craig Siqueland

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 June 10, 2024.

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

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

CONSENT ITEMS

2. GPCD2024-0008: Request for a General Plan Consistency Determination regarding the vacation of a 10-foot wide waterline easement located at 2228 Vesper Circle, Corona. (Applicant: City of Corona Planning and Development Department)

The Consent Item was not pulled for discussion by Commission.

A motion was made by Commissioner Siqueland, seconded by Commissioner Alexander, that the Planning and Housing Commission adopt Resolution No. 2642 determining that the proposed vacation of a 10-foot-wide public waterline easement is in conformance with the City's General Plan. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

PUBLIC HEARINGS

3. GPA2023-0004: Application to amend the Land Use Element of the General Plan amending the land use of 0.59 acres from High Density Residential to General Commercial located on the north side of Second Street, approximately 450 feet west of Buena Vista Avenue. (Applicant: Greens Development)

Commissioner Alexander recused herself from items 3 and 4 due to a conflict of

interest, and she stepped out of the Council Chambers.

Sandra Vanian, Planning Manager, reviewed the staff report and exhibits for GPA2023-0004 and CZ2023-0006 together, as these items pertain to the land use of the project items next on the agenda.

Discussion ensued between the Commission and staff regarding these items' details.

Chair Woody opened and closed the public hearing, with no speakers or comments.

The Commission inquired on an adjacent Caltrans right-of-way, and staff provided clarification.

A motion was made by Commissioner Siqueland, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of GPA2023-0004, based on the findings contained in the staff report and adopt Resolution 2640 granting GPA2023-0004 as part of Cycle 3 of General Plan Amendments for 2024. The motion carried by the following vote:

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

4. CZ2023-0006: Application to change the zoning of 0.59 acres from Mobile Home Park (MP) to General Commercial (C3) and 4.01 acres from MP to Multiple Family Residential (R3) generally located west of Buena Vista Avenue, on the north and south side of Second Street. (Applicant: Greens Development)

This item was presented with the previous presentation, and there was no further discussion.

Chair Woody opened and closed the public hearing, with no speakers or comments.

A motion was made by Chair Woody, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend APPROVAL of CZ2023-0006 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

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

5. PP2023-0007: Precise Plan application for the review of the site plan, architecture, landscaping and other features associated with the development of a 1,900-square-foot restaurant with drive-through services, gas station with seven double-sided fuel pumps, and 3,750-square-foot convenience store on 1.40 acres, located on the north side of 2nd Street, approximately 450 feet west of Buena Vista Avenue. (Applicant: Greens Development)

Commissioner Alexander returned to the dais for the presentation of this item.

Ms. Vanian reviewed the staff report and exhibits for PP2023-0007, noting a memorandum to the Commission regarding changes to the Conditions of Approval.

Discussion ensued between the Commission and staff regarding this item's details.

Chair Woody opened the public hearing.

Joe Morgan, resident, expressed his thoughts and concerns regarding the project site.

Atman Kadakia of Greens Development, applicant for the project, addressed the Commission's questions and concerns regarding the project, and expressed that he would be willing to make changes to the conditions of approval, as needed.

Chair Woody closed the public hearing.

The Commission discussed various concerns related to the project's signage, the site's location next to the freeway being a target for theft, potential traffic impacts, pedestrian crosswalk, trash enclosure, not having a specific user for the drive-through building to evaluate, queuing concerns, perimeter fencing, and possible revisions to the onsite landscaping to discourage homeless encampments. The Commission continued the public hearing to August 12, 2024 to allow the applicant time to address the concerns.

A motion was made by Commissioner Alexander, seconded by Commissioner Siqueland, that the Planning and Housing Commission CONTINUE PP2023-0007 to the Planning and Housing Commission meeting of August 12, 2024, based on the proposed revised conditions of approval discussed at the July 8, 2024 meeting. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

- 6.** AHDB2023-0002: Application for a density bonus housing agreement for a 115-unit multi-family residential housing development proposed at the southwest corner of 2nd Street and Buena Vista Avenue (APNs: 118-270-051, 118-270-053 and 118-270-055). (Applicant: Second Street Housing LP)

Rocio Lopez, Consulting Planner, reviewed the staff report and exhibits for AHDB2023-0002 and PP2023-0010, as these items are related.

Chair Woody opened the public hearing.

Todd Cottle, representing C&C Development, provided a brief history of the applications presented at this meeting, and answered various Commission questions. Staff provided additional clarification on the site plan.

Joe Morgan, resident, spoke in favor of this project.

Chair Woody closed the public hearing.

The Commissioner's comments expressed a support for this project.

A motion was made by Commissioner Siqueland, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program and APPROVAL of AHDB2023-0002 to the City Council, 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 Longwell, and Commissioner Siqueland

7. PP2023-0010: Precise Plan to review the site plan, architecture, landscaping and other features associated with a 115-unit multiple family affordable housing development project on 3.46 acres in the MP (Mobile Home Park) and R-3 (Multiple Family Residential) zones, located at the southwest corner of 2nd Street and Buena Vista Avenue (APNs: 118-270-051, 118-270-053 and 118-270-055). (Applicant: Second Street Housing LP)

This item was presented with the previous presentation, and there was no further discussion.

Chair Woody opened and closed the public hearing, with no speakers or comments.

A motion was made by Chair Woody, seconded by Vice Chair Vernon, that the Planning and Housing Commission adopt Resolution 2638 GRANTING PP2023-0010, 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 Longwell, and Commissioner Siqueland

8. AHDB2023-0003: Application for a density bonus housing agreement for a 25-unit permanent supportive housing development proposed at the southwest corner of 2nd Street and west Buena Vista Avenue (APN: 118-270-055). (Applicant: Second Street Housing LP)

Ms. Lopez, reviewed the staff report and exhibits for AHDB2023-0003 and PP2023-0011, as these items are related.

Chair Woody opened the public hearing.

Mr. Todd Cottle, applicant for the project, briefly addressed the Commission regarding the details of this project.

Linda Wilson, Chief Housing Officer of Mercy House, provided tenant turnover information to the Commission.

Chair Woody closed the public hearing.

The Commission expressed their gratitude to all those involved in the project.

A motion was made by Commissioner Longwell, seconded by Vice Chair Vernon, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program and APPROVAL of AHDB2023-0003 to the City Council, 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 Longwell, and Commissioner Siqueland

9. PP2023-0011: Precise Plan to review the site plan, architecture, landscaping and other features associated with 25 permanent supportive housing units on 0.72 acres in the MP (Mobile Home Park) zone, located south of 2nd Street and west of Buena Vista Avenue (APN: 118-270-055). (Applicant: Second Street Housing LP)

This item was presented with the previous presentation, and there was no further discussion.

Chair Woody opened and closed the public hearing, with no speakers or comments.

A motion was made by Commissioner Siqueland, seconded by Chair Woody, that the Planning and Housing Commission adopt Resolution 2639 GRANTING PP2023-0011, 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 Longwell, and Commissioner Siqueland

WRITTEN COMMUNICATIONS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Woody adjourned the meeting at 9:47 p.m. to the Planning and Housing Commission meeting of Monday, June 22, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.