



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda

### Planning and Housing Commission

*Karen Alexander, Chair*  
*Craig Siqueland, Vice Chair*  
*David Hooks, Commissioner*  
*Timothy Jones, Commissioner*  
*Viren Shah, Commissioner*

---

Monday, January 6, 2020

6:00 PM

Council Chambers

---

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ORAL COMMUNICATIONS FROM THE PUBLIC

*Persons wishing to address the Planning and Housing Commission are requested to state their name for the record. This portion of the agenda is intended for public comment. State law prohibits the Planning and Housing Commission from discussing or taking action on items not listed on the agenda. The Planning and Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three minute limit to communications.*

#### 4. MEETING MINUTES

19-1031

[Approval of minutes for the Planning and Housing Commission meeting of December 9, 2019.](#)

Attachments:

[20191209-P&H Minutes - DRAFT](#)

#### 5. CONSENT ITEMS

#### 6. PUBLIC HEARINGS

*(Items listed below are advertised as public hearings requiring review by the Planning and Housing Commission.)*

20-0011

[PM 37747 \(CONTINUED\): Parcel map application to subdivide 4.49 acres into three numbered lots for commercial purposes and two lettered lots for street dedication purposes located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE PM 37747** to the Planning and Housing Commission meeting of January 21, 2020.

**Attachments:** [Staff Report](#)

**20-0012** [CUP2019-0006 \(CONTINUED\): Conditional use permit to review the establishment of a Quick Quack self-service carwash proposed on 1.11 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE** **CUP2019-0006** to the Planning and Housing Commission meeting of January 21, 2020.

**Attachments:** [Staff Report](#)

**20-0013** [CUP2019-0007 \(CONTINUED\): Conditional use permit to review the establishment of a 3,761 square foot restaurant with drive-through services for Raising Cane's proposed on 1.29 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE** **CUP2019-0007** to the Planning and Housing Commission meeting of January 21, 2020.

**Attachments:** [Staff Report](#)

**20-0014** [CUP2019-0008 \(CONTINUED\): Conditional use permit to review the establishment of a 4,355 square foot restaurant with drive-through services for Panera Bread proposed on 0.98 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE** **CUP2019-0008** to the Planning and Housing Commission meeting of January 21, 2020.

**Attachments:** [Staff Report](#)

**20-0007** [PM 2019-0005 \(PM 37748\): A parcel map application to create one lot on 0.39 acres located on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan \(SP98-01\). \(Applicant: Kendall Beas with Kaidence Group\).](#)

That the Planning and Housing Commission recommend **APPROVAL**

of **PM 37748** to the City Council, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Locational and zoning map](#)

[Exhibit A - Parcel Map 37748](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Photo of bronze fire hydrant](#)

[Exhibit E - Applicant's letter dated April 28, 2019](#)

[Exhibit F - Environmental Documentation](#)

[Exhibit G - GIS Aerial Map](#)

[CUP2019-0009 and PM 37748 Presentation](#)

**20-0008**

[CUP2019-0009: A conditional use permit application to develop a 1,800 square foot Starbucks coffee shop with drive-through services on the northeast corner of North Main Street and Eight Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan \(SP98-01\). \(Applicant: Kendall Beas with Kaidence Group 5070 N. 40th Street, Suite 210 Phoenix, AZ 85018\).](#)

That the Planning and Housing Commission adopt Resolution No. 2542 **GRANTING CUP2019-0009**, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Resolution No. 2542](#)

[Locational and zoning map](#)

[Exhibits A1-A2 - Overall Site Plan and Enlarged Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Floor Plan](#)

[Exhibit D1-D3 - Elevations and Architectural Renderings](#)

[Exhibit E - Color Landscape Plans](#)

[Exhibit F - Photo of bronze fire hydrant](#)

[Exhibit G - Applicant's letter](#)

[Exhibit H - Environmental Documentation](#)

## 7. WRITTEN COMMUNICATIONS

## 8. ADMINISTRATIVE REPORTS

*Report by Director, Joanne Coletta*

## 9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

## 10. ADJOURNMENT

*The next meeting of the Planning and Housing Commission is scheduled for Tuesday, January 21, 2020 commencing at 6:00 p.m. in the City Council Chambers, 400 S. Vicentia Avenue.*

*Corona City Hall Online, All the Time- [www.CoronaCA.gov](http://www.CoronaCA.gov)*

### *NOTICE TO THE PUBLIC:*

*If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Housing Commission at or prior to this public hearing.*

*Agendas for all Planning and Housing Commission meetings are posted at least 72 hours prior to the meeting in the entry way at City Hall. A complete agenda packet is available for public inspection during business hours at the Community Development Department. Any materials relating to an item on the agenda which are distributed to all, or majority of all, members of the Planning and Housing Commission after the posting of the agenda will also be available at the same time for public inspection during business hours at the Community Development Department.*

*Written communications from the public for the agenda must be received by the Community Development Department seven (7) days prior to the Planning and Housing Commission meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

*MEETING IS BEING RECORDED*