

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, August 10, 2020

6:00 PM

Council Chambers 6:00 PM

Planning and Housing Commission

Karen Alexander, Chair
Craig Siqueland, Vice Chair
David Hooks, Commissioner
Timothy Jones, Commissioner
Diana Meza, Commissioner

EXHIBIT 4

ROLLCALL

- Present** 4 - Chair Karen Alexander, Vice Chair Craig Siqueland, Commissioner David Hooks, and Commissioner Tim Jones
- Absent** 1 - Commissioner Diana Meza

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Commissioner Hooks led the pledge of allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. [19-1080](#) Approval of minutes for the Planning and Housing Commission meeting of July 6, 2020.

Attachments: [20200706-P&H Minutes - DRAFT](#)

A motion was made by Commissioner Jones, seconded by Vice Chair Siqueland, that these minutes be approved. The motion carried by the following vote:

- Aye:** 4 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, and Commissioner Jones
- Absent:** 1 - Commissioner Meza

CONSENT ITEMS

2. [20-0593](#) Amendment Nos. 2A and 2B to Disposition and Development Agreement between the City of Corona and Lab Holding, LLC, for the acquisition and development of (17) Corona Housing Authority properties and (9) City of Corona properties generally located East of Main Street between East Fourth Street and West Eighth Street, and West of Ramona Avenue (Corona Mall Property) originally approved May 17, 2017. (Applicant: Lab Holding, 709 Randolph Ave., Costa Mesa, CA 92626)

- Attachments:** [Staff report](#)
[Locational Map](#)
[Exhibit A - Proposed Amendment 2A to Disposition and Development Agreement \(Clean\)](#)
[Exhibit B - Propsoed Amendment 2B to Dispoition and Development Agreement \(Redline\)](#)
[Exhibit C - Proposed Amendment 2B to Disposition and Development Agreement \(Clean\)](#)
[Exhibit D - North Mall Schedule of Performance \(Redline\)](#)
[Exhibit E - North Mall Schedule of Performance \(Clean\)](#)
[Exhibit F - South Mall Schedule of Performance \(Redline\)](#)
[Exhibit G - South Mall Schedule of Performance \(Clean\)](#)
[Exhibit H - South Mall Option Property Depiction](#)
[Exhibit I - South Mall Option Property Appraisal](#)

Ryan Cortez, Economic Development Coordinator, reviewed the staff report and exhibits for the proposed item.

Vice Chair Siqueland stated, for transparency purposes, he wanted to mention that he and his employer are working with Lab Holding on an unrelated project, in another city. There is no financial or contractual relationship to each other between his employer and Lab Holding.

Tim Richins, resident, suggested themes that reflect Corona's history be incorporated in the project.

A motion was made by Commissioner Jones, seconded by Commissioner Hooks, to recommend approval to the City Council and Corona Housing Authority of:

- 1. Amendment No. 2A to the Disposition and Development Agreement with Lab Holding, LLC (Authority South Mall Property - Rest Area, LLC).**
- 2. Amendment No. 2B to the Disposition and Development Agreement with Lab Holding, LLC (Authority South Mall Property - Sun Circle, LLC).**

The motion carried by the following vote:

Aye: 4 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, and Commissioner Jones

Absent: 1 - Commissioner Meza

PUBLIC HEARINGS

- 3.** [20-0624](#) CUP2019-0005: Conditional use permit to construct a 90-foot high telecommunications lattice tower on 1.53 acres owned by the City of Corona for telecommunication purposes, located at 740 John Circle in the Open Space designation of the Northeast Corona Specific Plan (SP81-2). (Applicant: Tracy Martin with City of Corona Department of Water and

Power, 755 Public Safety Way, Corona, CA 92880)

Attachments: [Staff report](#)

[Exhibit 1 - Resolution No. 2558](#)

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

[Exhibiti 3.A - Site Plan](#)

[Exhibit 3.B - Conditions of Approval](#)

[Exhibit 3.C - Elevation plan for 90-foot high tower](#)

[Exhibit 3.D - Elevation plan for 60-foot high tower](#)

[Exhibit 3.E - Visual Impact Study & Site Propagation Mapping](#)

[Exhibit 3.F - Propagation Map](#)

[Exhibit 3.G - Applicant's letter dated December 27, 2019](#)

[Exhibit 4 - Environmental documentation](#)

[CUP2019-0005 Presentation](#)

Lupita Garcia, Associate Planner, reviewed the staff report and exhibits for CUP2019-0005.

A motion was made by Vice Chair Siqueland, seconded by Commissioner Hooks to adopt the Mitigated Negative Declaration and the Mitigation Monitoring Plan and approve Resolution No. 2558 GRANTING CUP2019-0005, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, and Commissioner Jones

Absent: 1 - Commissioner Meza

- 4. [20-0637](#) SPA2020-0001: Specific plan amendment to the El Cerrito Specific Plan (SP91-01) amending Section 12.11.2(D) to prohibit residential use and cold storage warehouse in the Light Industrial designation. (Applicant: City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882)

Attachments: [Staff report](#)

[Exhibit 1 - Locational and zoning map](#)

[Exhibit 2.A - Proposed Amendment](#)

[Exhibit 2.B - El Cerrito Specific Plan Land Use map](#)

[Exhibit 3 - Environmental documentation](#)

[SPA2020-0001 PP Presentation](#)

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for SPA2020-0001.

A motion was made by Commissioner Hooks, seconded by Commissioner Jones to recommend approval of SPA2020-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, and Commissioner Jones

Absent: 1 - Commissioner Meza

5. [20-0617](#) ZTA2020-0002: Zone text amendment to Title 17 of the Corona Municipal Code, amending Section 17.74.070(H) to refine the conditions for the relocation of outdoor advertising signs (Billboards). (Applicant: City of Corona, 400 S. Vicentia Avenue, Corona, CA, 92882)

Attachments: [Staff report](#)

[Exhibit A - Proposed Amendment to CMC Section 17.74.070\(H\) \(redline\)](#)
[Exhibit B - Environmental documintation](#)
[ZTA2020-0002 Presentation](#)

Joanne Coletta, Director, reviewed the staff report and exhibits for ZTA2020-0002.

A motion was made by Commissioner Jones, seconded by Commissioner Hooks, to recommend approval of ZTA2020-0002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, and Commissioner Jones

Absent: 1 - Commissioner Meza

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta introduced Jay Eastman, Planning Manager, to the Commissioners. He is filing Terri Manuel's position.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

ADJOURNMENT

Chair Alexander adjourned the meeting at 7:02 p.m. to the Planning and Housing Commission meeting of Monday, August 24, 2020, commencing at 6:00 p.m. in the City Hall Council Chambers.