

# City of Corona

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

## **Planning and Housing Commission Minutes - Final**

**Monday, April 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 4**

## ROLLCALL

- Present** 4 - Chair Matt Woody, Commissioner Karen Alexander, Commissioner Sarah Longwell, and Commissioner Craig Siqueland
- Absent** 1 - Vice Chair Marie Vernon

## CALL TO ORDER

Chair Woody called the meeting to order.

## PLEDGE OF ALLEGIANCE

Commissioner Alexander led the Pledge of Allegiance.

## COMMUNICATIONS FROM THE PUBLIC

None.

## MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of March 25, 2024.

**A motion was made by Commissioner Siqueland, seconded by Chair Woody, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 4 - Chair Woody, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

## CONSENT ITEMS

2. PPE2024-0001: Application requesting a two-year extension of time for Precise Plan 2019-0009 (PP2019-0009) for the development of six apartment units on a 0.34-acre site in the R-3 (Multiple Family Residential) zone located at 1109 Circle City Drive. (Applicant: Anthony Lopez)

The consent item was pulled for discussion by Commission.

Brendan Dalde, Assistant Planner, reviewed the staff report and exhibits for PPE2024-0001.

Discussion ensued between the Commission and staff regarding the details of this application.

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

The Commission discussed the length of time requested for this extension.

**A motion was made by Commissioner Alexander, seconded by Commissioner Siqueland, that the Planning and Housing Commission adopt Resolution 2631 GRANTING a two-year extension**

---

of time for PP2019-0009, based on the findings contained in the staff report. The motion carried by the following vote:

**Aye:** 4 - Chair Woody, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

## PUBLIC HEARINGS

3. SPA2023-0001 (CONTINUED): Specific Plan Amendment to the El Cerrito Specific Plan (SP91-2), Section 12.8, to allow educational schools in the Commercial (C) District by a conditional use permit. (Applicant: River Springs Charter Schools)

Eva Choi, Senior Planner, reviewed the staff report and exhibits for SPA2023-0001 and CUP2023-0017.

Discussion ensued between the Commission and staff regarding the revised plans for these items, including school enrollment details, play area safety, and traffic circulation within the parking lot and on adjacent streets.

Chair Woody opened the public hearing.

Kathleen Hermsmeyer, Superintendent of Springs Charter Schools, addressed the Commission and provided a presentation of their revised project plans.

Justin Rasas, the applicant's traffic engineering consultant, presented a traffic analysis with comparisons to campuses having similar traffic conditions.

Stevie Heiliger, parent, spoke in favor of the proposed traffic plan and playground safety.

Jami Merchant, resident/parent, spoke in favor of the project and its benefit to the community.

Anna Gamboa, parent, spoke in favor of the school's value in the community and the school's procedures to communicate important information to families.

EJ Whitehead, a principal at Springs Charter Schools, addressed the Commission and mentioned his experience with River Springs Schools being 'good neighbors' in the community.

The applicant addressed additional questions from the Commission.

John Johnson, the applicant's civil engineering consultant, confirmed the trash enclosures would be fully enclosed.

Chair Woody closed the public hearing.

The Commissioners thanked the applicant for addressing in a timely manner the

various concerns brought up by the Commission at a previous meeting. Staff confirmed that the traffic circulation could be reevaluated as needed.

**A motion was made by Commissioner Siqueland, seconded by Commissioner Alexander, that the Planning and Housing Commission recommend to the City Council APPROVAL of SPA2023-0001, based on the findings contained in the staff report and conditions of approval, and that SPA2023-0001 be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(c). The motion carried by the following vote:**

**Aye:** 4 - Chair Woody, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

- 4.** CUP2023-0017 (CONTINUED): Conditional Use Permit application to establish a charter school within an existing 44,800 square foot commercial building located at 2115 Compton Avenue (APN: 278-060-035) in the Commercial (C) District of the El Cerrito Specific Plan. (Applicant: River Springs Charter Schools)

This project was presented with SPA2023-0001.

Chair Woody opened and closed the public hearing, with no additional speakers

The Commission moved to a vote with added conditions.

**A motion was made by Commissioner Alexander, seconded by Chair Woody, that the Planning and Housing Commission adopt Resolution No. 2627 GRANTING CUP2023-0017, based on the findings contained in the staff report and conditions of approval, with added condition that: The new trash enclosure shall be constructed of splitface block or other decorative masonry with anti-graffiti coating approved by the Planning and Development Department and shall be designed to comply with CMC Chapters 17.79 and 8.20. Additionally, the trash enclosure shall be provided with a cover and fully enclosed on all sides to prevent unwanted access; and added condition that: The shared wrought Iron fence between the project site and the abutting property to the north shall be extended to meet the existing perimeter block and wrought iron fence located at the east property line of the project site; and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301. The motion carried by the following vote:**

**Aye:** 4 - Chair Woody, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

## WRITTEN COMMUNICATIONS

None.

## ADMINISTRATIVE REPORTS

None.

## PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Alexander expressed appreciation for community members that attended this meeting.

## **FUTURE AGENDA ITEMS**

No future agenda items were noted for upcoming Planning and Housing Commission meetings.

## **ADJOURNMENT**

Chair Woody adjourned the meeting at 7:47 p.m. to the Planning and Housing Commission meeting of Monday, April 22, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.