

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, March 11, 2024

Council Chambers - 6:00 p.m.



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

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

Chair Woody led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of February 26, 2024.

A motion was made by Commissioner Alexander, seconded by Commissioner Longwell, 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

None.

PUBLIC HEARINGS

2. SPA2023-0001: 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 related items SPA2023-0001 and CUP2023-0017.

Discussion ensued between the Commission and staff regarding educational schools within the City's specific plans, and the traffic and parking analyses of the proposed items.

Chair Woody opened the public hearing.

Edward 'EJ' Whitehead, Principal at the River Springs Charter School on Second Street in Corona, addressed the Commission to describe the school's goals, and he answered various questions regarding his school's traffic protocol and the projected student

body for the proposed campus.

Kathleen Hermsmeyer, Superintendent of Springs Charter Schools, addressed the Commission to clarify plans for the two campuses in Corona, noting an anticipated growth reflected in applicant's analysis.

David Black, Senior Director of Facilities at River Springs Charter Schools, described for the Commission a gated area that would serve as an as-needed play area for future students.

Justin Rasas, the applicant's traffic engineering consultant, addressed various traffic concerns expressed by the Commission.

Joe Morgan, resident, spoke in opposition of various details of the project, pointing to concerns related to traffic and circulation impacts.

Chair Woody closed the public hearing.

The consensus of the Commission was to continue both items, to allow the applicant time to address the various concerns related to the proposed conditional use permit.

A motion was made by Chair Woody, seconded by Commissioner Longwell, that the Planning and Housing Commission CONTINUE item SPA2023-0001 to the Planning and Housing Commission meeting of April 8, 2024. The motion carried by the following vote:

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

- 3.** CUP2023-0017: 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 item was presented with previous related application.

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

A motion was made by Chair Woody, seconded by Commissioner Longwell, that the Planning and Housing Commission CONTINUE item CUP2023-0017 to the Planning and Housing Commission meeting of April 8, 2024. The motion carried by the following vote:

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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Chair Woody suggested that the amount of items on future meeting agendas be more manageable in order to provide better discussion of applications.

Commissioner Alexander mentioned that she and Commissioner Vernon attended a Planning Commissioners' Academy this month and she will report at the next meeting what they learned.

FUTURE AGENDA ITEMS

Future agenda items are scheduled for the Planning and Housing Commission meeting of March 25, 2024.

ADJOURNMENT

Chair Woody adjourned the meeting at 8:02 p.m. to the Planning and Housing Commission meeting of Monday, March 25, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.