

City of Corona

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

Planning and Housing Commission Meeting Agenda

Monday, April 26, 2021

Council Chambers - 6:00 p.m.



Craig Siqueland, Chair
Karen Alexander, Vice Chair
Diana Meza, Commissioner
Bridget Sherman, Commissioner
Matt Woody, Commissioner

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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.

MEETING MINUTES

1. **MINUTES** - [Approval of minutes for the Planning and Housing Commission meeting of April 12, 2021.](#)

Attachments: [Planning and Housing Commission minutes - DRAFT](#)

CONSENT ITEMS

PUBLIC HEARINGS

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

2. **PUBLIC HEARING** - [SPA2020-0007: Specific Plan Amendment to the Lincoln Business Center Specific Plan \(SP81-1\), amending Section 5.07 \(Sign Requirements\) to establish revised signage regulations for a developed site within the Lincoln Business Center, located at 218 N. Lincoln Avenue in the Block 1-Overlay designation of the Lincoln Business Center Specific Plan. \(Applicant: Jon Duston of Jon Christopher Enterprises, Inc.\)](#)

That the Planning and Housing Commission recommend APPROVAL of SPA2020-0007 to the City Council, based on the findings contained in the staff report and conditions of approval.

Attachments: [Staff Report](#)

[Exhibit 1 - Locational and Zoning Map](#)

[Exhibit 2 - Lincoln Business Center Specific Plan Land Use Plan boundary](#)

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

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

[Exhibit 3.C - Specific Plan Amendment](#)

[Exhibit 3.D - Applicant's letter dated October 14, 2020, explaining Specific Plan Amendment request](#)

[Exhibit 4 - Environmental Documentation](#)

3. **PUBLIC HEARING** - [PPM2020-0001: A Precise Plan Modification application for the remodel of an existing office building located at 218 N. Lincoln Avenue in the Block 1-Overlay zone of the Lincoln Business Center Specific Plan \(SP81-1\). \(Applicant: Jon Duston of Jon Christopher Enterprises, Inc.\)](#)

That the Planning and Housing Commission adopt Resolution No. 2566 GRANTING PPM2020-0001 based on the findings contained in the staff report and conditions of approval.

Attachments: [Staff Report](#)
[Exhibit 1 - Resolution No. 2566](#)
[Exhibit 2 - Locational and zoning map](#)
[Exhibit 3 - Lincoln Business Center Specific Plan Use Map](#)
[Exhibit 4.A - Site Plan](#)
[Exhibit 4.B - Conditions of Approval](#)
[Exhibit 4.C - Existing and Proposed Elevations](#)
[Exhibit 4.D - Sign Program](#)
[Exhibit 4.E - Applicant's Letter dated February 27, 2020, addressing the proposed project](#)
[Exhibit 5 - Environmental documentation](#)

4. **PUBLIC HEARING** - [ZTA2021-0001: Zoning Code text amendment to Title 17 of the Corona Municipal Code, Chapter 17.53, Specific Plan Zone , revising text for the purpose of clarifying the specific plans that allow commercial cannabis businesses as a permitted land use. \(Applicant: City of Corona\)](#)

That the Planning and Housing Commission recommend APPROVAL of ZTA2021-0001 to the City Council, based on the findings contained in the staff report.

Attachments: [Staff Report](#)

5. **PUBLIC HEARING** - [SPA2021-0002: An amendment to the Birtcher Business Center Specific Plan \(SP 82-2\) revising the Land Use Table to add "Commercial Cannabis" as a land use category, and establishing Commercial Cannabis as a permitted use in the Medium Service Industry District \(MSI\) and Medium Industrial District \(MI\) by reference to Corona Municipal Code \(CMC\) Chapter 17.44. \(Applicant: City of Corona\)](#)

That the Planning and Housing Commission recommend APPROVAL of SPA2021-0002 to the City Council, based on the findings contained in the staff report.

Attachments: [Staff Report](#)
[Exhibit 1 - District Map](#)
[Exhibit 2 - Description of Birtcher Business Center Land Use Districts](#)
[Exhibit 3 - Proposed Amendment \(Revisions to Specific Plan Table 1-3.2.4\)](#)

WRITTEN COMMUNICATIONS**ADMINISTRATIVE REPORTS**

Report by Director, Joanne Coletta

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS**ADJOURNMENT**

The next meeting of the Planning and Housing Commission is scheduled for Monday, May 10, 2021 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

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