

# City of Corona

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

## Planning and Housing Commission Minutes - Final

**Monday, February 7, 2022**

**Council Chambers**



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

**EXHIBIT 9**

## ROLLCALL

**Present** 5 - Chair Craig Siqueland, Vice Chair Bridget Sherman, Commissioner Karen Alexander, Commissioner Diana Meza, and Commissioner Matt Woody

## CALL TO ORDER

Chair Siqueland called the meeting to order.

## PLEDGE OF ALLEGIANCE

Commissioner Meza led the Pledge of Allegiance.

## COMMUNICATIONS FROM THE PUBLIC

None.

## MEETING MINUTES

**These minutes were approved.**

1. [22-0161](#) Approval of minutes for the Planning and Housing Commission meeting of December 6, 2021.

**Attachments:** [12062021 - Planning and Housing Commission minutes - DRAFT](#)

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

**Aye:** 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

## CONSENT ITEMS

None.

## PUBLIC HEARINGS

2. [22-0109](#) CUPM2020-0004 (CONTINUED): Application to modify Conditional Use Permit (CUP) 15-005, to increase the height of an existing telecommunications facility designed as a mono-pole from 60 feet to 75 feet, located at 638 Collett Avenue (Cresta Verde Park) in the Park zone within the Northeast Corona Specific Plan. (Applicant: Will Kazimi, Smartlink, LLC. on behalf of AT&T Wireless, 3300 Irvine Avenue, Suite 300, Newport Beach, CA 92660)

**Attachments:** [Staff report](#)  
[Exhibit 1 - Resolution No. 2564](#)  
[Exhibit 2 - Locational and zoning map](#)  
[Exhibit 3 - Site Plan](#)  
[Exhibit 4 - Conditions of Approval](#)  
[Exhibit 5 - Elevations](#)  
[Exhibit 6 - Photosimulations](#)  
[Exhibit 7 - Antenna & Equipment Layout](#)  
[Exhibit 8 - Applicant's letter requesting to modify CUP15-005](#)  
[Exhibit 9 - Propagation Maps](#)  
[Exhibit 10 - Alternative Site Analysis](#)  
[Exhibit 11 - Enlarged Map of Alternative Sites](#)  
[Exhibit 12 - AT&T Radio Frequency Statement](#)  
[Exhibit 13 - Community Outreach Flyer, September 30, 2021](#)  
[CUPM2020-0004 PowerPoint Presentation](#)

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for CUPM2020-0004. Discussion ensued between city staff, the Commissioners and Will Kazimi representing SmartLink, LLC. regarding the quantity of cell tower antennas, the reason for the antenna reduction and how it would affect the coverage, the type of branches that will be used for the tower, aesthetics, future cell tower maintenance, revenue to the City, questions about the method of notification sent to the community for the community outreach meeting, concerns about the applicant's outreach to the Cresta Verde Golf Course, and the project's aesthetic impacts to the surrounding area. Four residents spoke in opposition to the project as presented.

The Commissioners continue the item off calendar in order to allow the applicant time to reach out to the Cresta Verde Golf Course operator and evaluate the viability of the golf course as an alternative site for the cell tower. The Commission directed the planning staff to reach out to Verizon to begin re-branching the existing cell tower.

**A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that this Public Hearing be continued. The motion carried by the following vote:**

**Aye:** 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

- 3.** [22-0111](#) CUP2021-0003: A Conditional Use Permit application to allow for a 1,103 square-foot liquor store within an existing commercial building located at 490 N. Main Street, Suite 103 in the CR (Commercial Retail) zone and within the North Main Street District Specific Plan (SP99-01). (Applicant: Ryan Morrissey of Happiest Ours Wine and Spirits, 4878 S. Reese Way, Ontario, CA 91762)

**Attachments:** [Staff report](#)  
[Exhibit 1 - Resolution No. 2580](#)  
[Exhibit 2 - Locational and Zoning Map](#)  
[Exhibit 3 - Site plan](#)  
[Exhibit 4 - Conditions of Approval](#)  
[Exhibit 5 - Floor plan](#)  
[Exhibit 6 - Applicant's letter](#)  
[Exhibit 7 - Applicant's Business Plan](#)  
[Exhibit 8 - Environmental Documetation](#)  
[CUP2021-0003 PowerPoint](#)

Eva Choi, Associate Planner, reviewed the staff report and exhibits for CUP2021-0003. Discussion ensued between City staff, Commissioners, residents and the applicant, Ryan Morrissey, and his representatives regarding parking, potential opening date, tasting tables, type 86 licensing requirements, safety concerns and business hours.

Commissioners shared support of the presentation, detailed business plan, design and applicant's investment in the city.

**A motion was made by Commissioner Woody, seconded by Commissioner Alexander, that the Planning and Housing Commission adopt Resolution No. 2580 granting CUP2021-0003 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

## WRITTEN COMMUNICATIONS

None.

## ADMINISTRATIVE REPORTS

None.

## PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

## ADJOURNMENT

Chair Siqueland adjourned the meeting at 7:38 p.m. to the Planning and Housing Commission meeting of Tuesday, February 22, 2022, commencing at 6:00 p.m. in the City Hall Council Chambers.