

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Final

Monday, July 6, 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*

**ROLLCALL**

**Present** 5 - Chair Karen Alexander, Vice Chair Craig Siqueland, Commissioner David Hooks, Commissioner Tim Jones, and Commissioner Diana Meza

**CALL TO ORDER**

Chair Alexander called the meeting to order.

**PLEDGE OF ALLEGIANCE**

Commissioner Hooks led the Pledge of Allegiance.

**COMMUNICATIONS FROM THE PUBLIC**

None.

**MEETING MINUTES**

A motion was made by Commissioner Hooks, seconded by Vice Chair Siqueland, that these minutes be approved with added clarification as to why PP2019-0008 was continued to the meeting of July 6, 2020. The motion was carried by the following vote:

1. [20-0594](#) Approval of minutes for the Planning and Housing Commission meeting of June 22, 2020.

Attachments: [20200622-P&H Minutes - DRAFT](#)

**These minutes were approved.**

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

**CONSENT ITEMS**

None.

**PUBLIC HEARINGS**

2. [20-0596](#) PP2019-0008 (CONTINUED): Precise Plan application to review the development of the Bedford Marketplace consisting of 134,378 square feet of commercial/retail building area and a 135-room hotel on approximately 21.7 acres within the General Commercial designation of the Arantine Hills Specific Plan (Planning Area 11) located on the west side of Interstate 15 and south of Eagle Glen Parkway (Applicant: Glen Powles, Bedford Market Place, LLC, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008).

Attachments: [Staff Report](#)[Resolution No. 2554](#)[Locational & Zoning Map](#)[Exhibit A1 - Original Site Plan](#)[Exhibit A2 - Alternate Site Plan](#)[Exhibit A3 - Hotel Circulation Route Comparison Exhibit](#)[Exhibit A4 - Option A Site Plan](#)[Exhibit A5 - Option B Site Plan](#)[Exhibit A6 - Option C Site Plan](#)[Exhibit A7 - Applicant's Memorandum dated June 25, 2020 regarding the Original Site Plan and Alternative Plans \(Options A, B and C\)](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Elevations and Color Board](#)[Exhibit D - Floor Plans](#)[Exhibit E - Trail and Pedestrian Circulation Plan](#)[Exhibit F - Trash Enclosure Plan](#)[Exhibit G - Landscape Plan](#)[Exhibit H1 - Sign Program](#)[Exhibit H2 - Hotel Directional Signage for Original Site Plan](#)[Exhibit H3 - Hotel Directional Signage for Alternate Site Plan](#)[Exhibit I - Fence Plan](#)[Exhibit J - Preliminary Grading Plan](#)[Exhibit K1-K2 - Soil Import Option 1](#)[Exhibit L - Soil Import Option 2](#)[Exhibit M - Applicant's letter dated October 30, 2019, addressing criteria for Precise Plans](#)[PowerPoint presentation](#)

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for PP2019-0008.

Discussion ensued between the Planning Commission, city staff, and Mr. Peter Carlson (applicant's representative) on the original and alternative site plans concerning the hotel's access and onsite circulation.

Chair Karen Alexander opened the public hearing.

The following resident addressed the Commission: Tom Richins.

Mr. Carlson addressed Mr. Richins's suggestions for acknowledging Nicholas and Wyatt Earp's historic association with the project site and installing oak trees on the project site.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Siqueland, seconded by Commissioner Hooks, that the Planning and Housing Commission adopt Resolution No. 2554 granting PP2019-0008 based on the findings contained in the staff report and conditions of approval with the added conditions that the applicant engage with the Corona Historic Preservation Society to incorporate a plaque on the project site (preferably along the trail area) that acknowledges this site as a place where Nicholas and Wyatt Earp once lived and incorporate a small quantity of oak trees in the project's onsite landscape design. The motion carried by the following vote:

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

3. [20-0567](#) PM 37747 (CONTINUED): Parcel map application to subdivide 4.49 acres into four numbered lots for commercial purposes and two lettered lots for street dedication purposes located on the north side of Parkridge Avenue, west of Main Street in the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

**Attachments:** [Staff Report](#)

[Locational and zoning map](#)

[Exhibit A - Parcel Map 37747](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Preliminary Grading Plan](#)

[Exhibit E - Preliminary Utility Plan](#)

[Exhibit F - North Main Retail - Improvement Exhibit](#)

[Exhibit G - Traffic Impact Study](#)

[Exhibit H - Striping Plan](#)

[Exhibit I - Applicant's letter dated February 6, 2020 regarding PM 37747](#)

[Exhibit J - Environmental Document](#)

[PowerPoint presentation](#)

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for the proposed project.

Discussion ensued between the Planning Commission, city staff, and Mr. Chris Costanzo (applicant) regarding the project's shared parking and onsite circulation.

Representatives from The Habit and Raising Cane's addressed the Commission's questions regarding their drive-through queuing capacity and circulation.

Chair Alexander opened the public hearing.

The following residents addressed the Commissioners regarding the proposed item: Joe Morgan, Tom Richins, and Marian Walker.

Chair Alexander closed the public hearing.

**A motion was made by Vice Chair Siqueland, seconded by Commissioner Meza that the Planning and Housing Commission recommend approval of PM 37747 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:**

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

4. [20-0519](#) CUP2019-0006 (CONTINUED): Conditional use permit to review a 3,596 square foot Quick Quack self-service carwash proposed on 0.98 acres located on the north side of Parkridge Avenue and west of Main Street in the commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

**Attachments:** [Staff Report](#)

[Resolution No. 2543](#)

[Locational and zoning map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Floor Plan](#)

[Exhibit D1 & D2 - Elevations](#)

[Exhibit E - Trash and Vacuum Enclosure Plan](#)

[Exhibit F - Landscape Plan](#)

[Exhibit G - Sign Program](#)

[Exhibit H - Applicant's letter describing the carwash use](#)

[Exhibit I - Applicant's letter describing how the project meets the granting criteria under CMC Section 17.92.110 for Conditional Use Permits](#)

[Exhibit J - Traffic Impact Study](#)

[Exhibit K - Striping Plan](#)

[Exhibit L - Environmental Document](#)

**A motion was made by Commissioner Jones, seconded by Commissioner Hooks, that the Planning and Housing Commission adopt Resolution No. 2543 granting CUP2019-0006 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

5. [20-0576](#) CUP2019-0007 (CONTINUED): Conditional use permit to review a 3,761

square foot restaurant with drive-through services for Raising Cane's proposed on 1.29 acres located on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

Attachments: [Staff Report](#)

[Resolution No. 2544](#)

[Locational and zoning map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Trash Enclosure Plan](#)

[Exhibit E - Elevations](#)

[Exhibit F - Landscape Plan](#)

[Exhibit G - Signage](#)

[Exhibit H - Applicant's letter describing the restaurant use](#)

[Exhibit I - Applicant's letter describing how the project meets the granting criteria under CMC Section 17.92.110 for Conditional Use Permits](#)

[Exhibit J - Traffic Impact Study](#)

[Exhibit K - Striping Plan for Main Street and Parkridge Avenue](#)

[Exhibit L - Environmental Document](#)

**A motion was made by Commissioner Hooks, seconded by Vice Chair Siqueland, that the Planning and Housing Commission adopt Resolution No. 2544 granting CUP2019-0007 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

6. [20-0581](#) CUP2019-0008 (CONTINUED): Conditional use permit to establish a 2,650 square foot restaurant with drive-through services within a proposed 5,182 square foot multi-tenant commercial building on 1.11 acres located on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660).

Attachments: [Staff Report](#)[Resolution No. 2545](#)[Locational and zoning map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Floor Plan](#)[Exhibit D - Elevations](#)[Exhibit E - Landscape Plan](#)[Exhibit F - Signage](#)[Exhibit G - Applicant's letter describing the restaurant use](#)[Exhibit H - Applicant's letter describing how the project meets the  
granding criteria under CMC Section 17.92.110 for Conditional Use](#)[Permits](#)[Exhibit I - Traffic Impact Study](#)[Exhibit J - Striping Plan for Main Street and Parkridge Avenue](#)[Exhibit K - Environmental Document](#)

A motion was made by Commissioner Meza, seconded by Commissioner Hooks, that the Planning and Housing Commission adopt Resolution No. 2545 granting CUP2019-0008 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

**WRITTEN COMMUNICATIONS**

None.

**ADMINISTRATIVE REPORTS**

None.

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

Vice Chair Siqueland stated it is nice to receive community input once again.

Chair Alexander requested to have a future discussion with city staff and the Commissioners on the Corona Municipal Code's parking ratio for hotels not addressing hotel staff.

**ADJOURNMENT**

Chair Alexander adjourned the meeting at 8:38 p.m. to the Planning and Housing Commission meeting of Monday, July 20, 2020, commencing at

6:00 p.m. in the City Hall Council Chambers.