

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, April 24, 2023

Council Chambers - 6:00 p.m.



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

The Planning and Housing Commission meeting of April 24, 2023 was conducted in person. Community members could attend in person or remotely via link - <https://coronaca-gov.zoom.us/j/87970914135>.

ROLLCALL

Present 3 - Chair Craig Siqueland, Vice Chair Bridget Sherman, and Commissioner Karen Alexander

Absent 1 - Commissioner Matt Woody

CALL TO ORDER

Chair Siqueland called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Alexander led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

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

Aye: 3 - Chair Siqueland, Vice Chair Sherman, and Commissioner Alexander

1. [23-0344](#) Approval of minutes for the Planning and Housing Commission meeting of April 10, 2023.

Attachments: [041023 - P&H Minutes - DRAFT](#)

These minutes were approved.

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [23-0347](#) **CUP2021-0004 (CONTINUED):** - A Conditional Use Permit application to allow a drive-through and walk-up window coffee shop (Starbucks) within an existing commercial center located at the southeast corner of Green River Road and Dominguez Ranch Road in the Neighborhood Commercial District of the Sierra Del Oro Specific Plan. (Applicant: Jessica Steiner of Bickel Group Architecture.)

Attachments: [Staff Report](#)

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning and Housing Commission CONTINUE CUP2021-0004 to the May 8, 2023, Planning and Housing Commission meeting. The motion carried by the following vote:

Aye: 3 - Chair Siqueland, Vice Chair Sherman, and Commissioner Alexander

3. [23-0353](#) **TTM 36864:** A Tentative Tract Map application to subdivide 2.09 acres into six (6) lots for single family residential purposes and two (2) lettered lots for street dedication and water quality basin purposes, located on the south side of Corona Avenue and west of Interstate 15, in the R1-7.2 Zone (Single Family Residential, 7,200 square feet minimum lot size). (Applicant: Fathi Manasrah, 9319 Alta Cresta Avenue, Riverside, CA 92508)

Attachments: [Staff Report](#)

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning and Housing Commission CONTINUE TTM 36864 to the May 8, 2023, Planning and Housing Commission meeting. The motion carried by the following vote:

Aye: 3 - Chair Siqueland, Vice Chair Sherman, and Commissioner Alexander

4. [23-0330](#) **PP2022-0004:** Precise Plan application to review the site plan, architecture, landscaping and walls/fencing associated with the development of a 52,423 square foot health club facility proposed at 2895 S. Main Street, within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan. (Applicant: Joseph Balbas, Balbas Construction, Inc., 3189 Airway Avenue, Unit D, Costa Mesa, CA 92626).

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2608](#)

[Exhibit 2 - Locational & Zoning Map](#)

[Exhibit 3 - Conditions of Approval](#)

[Exhibit 4 - Site Plan](#)

[Exhibit 5 - Elevations and Materials Sheet](#)

[Exhibit 6 - Floor Plans](#)

[Exhibit 7 - Landscape Plan and Perimeter Landscape Sections](#)

[Exhibit 8 - Wall Plan and Fence Plan](#)

[Exhibit 9 - Conceptual Signage Plan](#)

[Exhibit 10 - Applicant's Letter](#)

[Exhibit 11 - Public Correspondence](#)

[Exhibit 12 - Environmental Documentation](#)

Chair Siqueland explained that PP2022-0004 and V2022-0002 will be presented together as related items, and then public comment will be opened for each item

separately with motions presented for each item separately.

Rocio Lopez, Associate Planner, reviewed the staff report and exhibits for PP2022-0004 and V2022-0002.

Discussion ensued with City staff and Commissioners regarding the proposed building elevations, the property's grading, parking requirements, parking lot lighting, landscaping, and noise thresholds and sound barriers, as well as street width, turn lanes, and driveway access points.

Chair Siqueland opened the public hearing.

Cathy Thompson, Bill Jaeger, Carol Hubl, Scott Oswald, Charles Stec, Joe Morgan, and Peter Brightman were residents that spoke in opposition to the proposed project. Speakers cited concerns such as a prior project denial in 2004 of a development on the adjacent retention basin property; concern with access on Chase; increased traffic to their neighborhoods; increased thefts brought by the gym business, especially due to the night business; size of business; noise levels due to a younger clientele and 24/7 business model; illumination from signage; and a general consensus that ingress/egress from Chase Avenue was not desirable.

Applicant, Joe Balbas, along with Michael Ends, owner of proposed business Fitness Mania, and project design team, including architects and a traffic engineer, made themselves available for discussion and questions from the Commission. Mr. Balbas addressed resident concerns, noting that the project design's ingress/egress on Chase Avenue was a condition dictated by Fire Department. Mr. Ends noted features of security at his Riverside Fitness Mania facility, and the reasoning behind the 24/7 business model (to accommodate first responders' schedules). Mr. Balbas recognized Commission concerns with scale and illumination of signage and size of landscaping in terms of privacy and visibility from neighboring homes.

Commissioners appreciated applicant's willingness to review and adjust conditions of approval. The Commission and staff clarified some prior comments and briefly reviewed recommended conditions of approval, and discussed the security criteria and police department input. The applicant responded to a questions from the Commission regarding their security system and cameras. Applicant also stated that the outdoor basketball court is part of the kids club, and closes at 7:00pm. Commission asked about market conditions and studies regarding a 24 hour facility and Mr. Ends responded. Addressing resident suggestions, the possibility of adjusting the entrance point on Main Street to allow for a left turn out of the facility was discussed with Staff, as well as the process for creating a resident-only parking zone in the immediate neighborhoods. Commission expressed, and the applicant responded to, comments regarding landscaping the site to obstruct light and view of the site from adjacent properties, traffic, the placement and size of building signage, orientation of the building entrance facing east, managing impacts from homeless persons, 24 hour

operations, working with the neighbors to install landscaping to minimize impacts on neighbors, and architectural enhancements to the building's west elevation facing Main Street.

Chair Siqueland closed the public hearing.

The Commission discussed the concerns presented by the public and discussed their thoughts regarding the project. The Commission discussed possible revisions.

Conditions for approval were proposed to amend staff's recommendation regarding signage illumination to apply to all signage on the property, not just the west and south elevations; applicant shall prepare a line-of-sight assessment and plant fast growing landscaping to limit the impact of lighting and view on adjacent residential properties; that the applicant notify and coordinate the landscaping revisions with the surrounding neighbors; that the applicant submit a safety and security operational procedures plan for the interior and exterior of business; and submit to staff revisions to the Main Street elevation (west elevation) to provide a more aesthetically pleasing design, particularly on the elevations northern end.

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and adopt Resolution No. 2608 GRANTING PP2022-0004 based on the findings contained in the staff report and conditions of approval, with a modified condition that: All signage shall not be illuminated, or so lit as to eliminate glare or nuisance, and added conditions that: Applicant shall prepare a line-of-sight view plan addressing obscurity of views from health club windows, with review and input by Planning Division and affected residents; Applicant shall provide Planning Division staff with an interior and exterior Safety and Security Operational Procedures Manual to be reviewed and approved by Police Department; Applicant shall enhance the architecture of the west elevation (Main Street), adding more architectural details. Such revisions shall be reviewed and approved by Planning Division staff . The motion carried by the following vote:

Aye: 3 - Chair Siqueland, Vice Chair Sherman, and Commissioner Alexander

5. [23-0342](#) **V2022-0002:** Variance application requesting a variance from Section 9.4.5 of the Mountain Gate Specific Plan to reduce the minimum front yard setback requirement from 20 feet to 15 feet along Chase Drive, in conjunction with a new 52,423-square-foot health club facility proposed at 2895 S. Main Street, within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan. (Applicant: Joseph Balbas, Balbas Construction, Inc., 3189 Airway Avenue, Unit D, Costa Mesa, CA 92626).

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2609](#)[Exhibit 2 - Locational & Zoning Map](#)[Exhibit 3 - Site Plan](#)[Exhibit 4 - Conditions of Approval](#)[Exhibit 5 - Environmental Documentation](#)[Exhibit 6 - Applicant's Letter dated 12-10-22](#)[Exhibit 7 - Public Correspondence](#)

Chair Siqueland opened the public hearing for the Variance application V2022-0002, which was already presented along with the Precise Plan PP2022-0002.

Cathy Thompson, Bill Jaeger, Carol Hubl, Jignesh Badani, Leticia Griego, and Rouzbeh Mahoudzadeh were residents that spoke in opposition to the proposed project. Concerns were reiterated in terms of vehicle access, illumination, and size of proposed building, as well as traffic safety and loss of natural orange grove landscape.

Chair Siqueland closed the public hearing.

Commissioners acknowledged the 'shock' of losing the orange trees, which a previous owner removed. They brought discussion back to the Variance at hand and agreed the 5 foot difference was not significant, particularly considering the additional public right of way landscaping.

A motion was made by Commissioner Alexander, seconded by Chair Siqueland, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and adopt Resolution No. 2609 GRANTING V2022-0002 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Chair Siqueland, Vice Chair Sherman, and Commissioner Alexander

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Mr. Eastman, Planning Manager, presented information to the Commission regarding Elections for the Offices of Chair and Vice Chair, which per the Municipal Code are required annually, but not specifically by a certain date. Commission will advise Staff when Elections are to be agendized. As a reminder to the public, a Commission seat

is vacant, and any interested resident is encouraged to apply by referring to City website or contacting the City Clerk.

FUTURE AGENDA ITEMS

May 8, 2023

ZTA2023-0002: Amendment to Title 17 of the Corona Municipal Code to amend the permitted land uses in the commercial zones listed in Chapter 17.33 and Chapter 17.35 to allow residential land uses pursuant to Senate Bill 6 and Assembly Bill 2011; and

SPA2023-0002: Amendment to various specific plans to amend the commercial and business park land use designations to allow residential land uses pursuant to Senate Bill 6 and Assembly Bill 2011.

ADJOURNMENT

Chair Siqueland adjourned the meeting at 8:51 p.m. to the Planning and Housing Commission meeting of Monday, May 8, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.