

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, February 26, 2024

Council Chambers - 6:00 PM



**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

Commissioner Siqueland 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 12, 2024.

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

2. GPCD2024-0001: Request for a General Plan Consistency Determination regarding the acquisition of 0.13 acres of property located at 402 Corona Mall. (Applicant: Jessica Gonzales, City of Corona Economic Development Department)

The consent item was not pulled for discussion by the Commission.

A motion was made by Chair Woody, seconded by Commissioner Longwell, that the Planning and Housing Commission adopt Resolution No. 2628 determining that the acquisition of 0.13 acres of property located at 402 Corona Mall is in conformance with the City's General Plan. The motion carried by the following vote:

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

PUBLIC HEARINGS

3. ZTA2024-0001: Zone text amendment to Title 17 of the Corona Municipal Code to add Chapter 17.67 for Low Barrier Navigation Center, and amendments to Chapter 17.87 (Density Bonus Agreements) to update regulations applied to density bonus agreements, and to Chapters 17.91 (Precise Plan) and 17.100 (Architectural Review) to update outdated language. (Applicant: City of Corona)

Discussion ensued between the Commission and staff regarding this item's details.

Chair Woody opened the public hearing.

Joe Morgan, resident, addressed the Commission on the Vista Dorada Permanent Supportive Housing project.

Chair Woody closed the public hearing.

The Commission thanked staff for the presentation of this technical amendment and expressed the importance of the City aligning with the State government code.

A motion was made by Commissioner Siqueland, seconded by Vice Chair Vernon, that the Planning and Housing Commission recommend for APPROVAL of ZTA2024-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

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

4. ZTA2024-0002: Zone text amendment to Title 17 of the Corona Municipal Code to amend the Sign Ordinance in Chapter 17.74 to prohibit temporary signs in the public rights-of-way. (Applicant: City of Corona)

Joanne Coletta, Planning and Development Director, reviewed the staff report and exhibits for ZTA2023-0002, and made reference to additional correspondence received after agenda's posting.

Discussion ensued between the Commission and staff regarding this item's details.

Chair Woody opened the public hearing.

Jeannie Hallgrimson, resident/realtor representing The Inland Gateway Association of Realtors (TIGAR), spoke in opposition to the zone text amendment (ZTA).

John Valdez, realtor, spoke in opposition to the ZTA.

Mike Killam, resident/realtor, spoke in favor of the ZTA.

David Eaglin, resident/realtor, spoke in opposition to the ZTA.

Sarah Oswald, realtor, spoke in opposition to the ZTA.

Rob Arrietta, realtor, spoke in opposition to the ZTA.

David Carson, resident/realtor, spoke in favor of the ZTA.

Heidi Franklin, realtor, spoke in opposition to the ZTA.

Joe Morgan, resident, spoke in favor of the ZTA.

Joe Finaldi, resident, spoke in favor of the ZTA.

Alyse Freeland, realtor, spoke in opposition to the ZTA.

Charlene Gramling, realtor, spoke via Zoom in opposition to the ZTA.

Chair Woody closed the public hearing.

The Commission discussed the speakers’ comments and other realtors’ input, observations made in the community with respect to the sign issue in the City, alternatives to this proposed zone text amendment; and the effects of approving or denying this item.

A motion was made by Commissioner Siqueland, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend for APPROVAL of ZTA2024-0002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Chair Woody, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

Nay: 1 - Vice Chair Vernon

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

FUTURE AGENDA ITEMS

Future agenda items are scheduled for the Planning Commission meetings of March 11 and March 25, 2024.

ADJOURNMENT

Chair Woody adjourned the meeting at 8:24 p.m. to the Planning and Housing Commission meeting of Monday, March 11, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.