



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
David Hooks, Commissioner
Craig Siqueland, Commissioner
Viren Shah, Commissioner

Monday, August 26, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ORAL 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.

4. CONSENT ITEMS

5. PUBLIC HEARINGS

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

[19-0752](#)

CUP2018-0014 (CONTINUED): Conditional Use Permit application to establish and operate a 4,375 square foot public charter school within an existing commercial building located at 700 North Main Street in the CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01) (Applicant: Bill Calleja of Pivot Charter School, 700 North Main Street, Corona, CA 92880).

Recommended action:

That the Planning and Housing Commission **CONTINUE CUP2018-0014** to the Planning and Housing Commission meeting of September 9, 2019.

Attachments:

[Staff Report](#)

[19-0754](#)

HRLM2019-0002: Application to nominate a Victorian Hipped Roof Cottage residence built in 1900 located at 506 E. Seventh Street in the Single Family District of the Downtown Corona Revitalization Specific Plan (SP98-01) as a landmark on the Corona Register of Historic

Resource. (Applicant: Robert and Angela Montanez).

Recommended action: That the Planning and Housing Commission recommend APPROVAL of HRLM2019-0002 to the City Council based on the satisfaction of the listing criteria contained in the staff report.

Attachments: [Staff Report](#)
[Locational and Zoning Map](#)
[Exhibit A - Statement of architectural and historical significance](#)
[Exhibits B1-B14 - Photographs of Property](#)
[Exhibit C - CHPS letter dated August 4, 2019](#)
[Exhibit D - Environmental Documentation](#)
[Exhibit E - Aerial map of property](#)
[HRLM2019-0002 PP Presentation](#)

[19-0737](#)

PP2018-0005: A precise plan application to review the site plan and architecture of a 37,000 square foot LA Fitness health club and a 9,300 square foot commercial pad on five acres located north of west Sixth Street and east of Smith Avenue (1415 and 1435 W. Sixth Street) in the C-3 (General Community Commercial) zone. (Applicant: Greg Gill for Fitness International, LLC, 3161 Michelson Drive, Suite 600, Irvine, CA 92612).

Recommended action: That the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2540 **GRANTING PP2018-0005**, based on the findings contained in the staff report and conditions of approval.

Attachments: [Staff Report](#)
[Resolution No. 2540](#)
[Locational and Zoning Map](#)
[Exhibit A - Site Plan](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C- Floor Plan](#)
[Exhibit D - Colored Elevations](#)
[Exhibit E - Wall Elevations](#)
[Exhibit F - Colored Landscape Plan](#)
[Exhibits G1-G3 - Proposed Signage](#)
[Exhibit H - Applicant's letter dated August 23, 2018, addressing criteria for Precise Plans](#)
[Exhibit I - Environmental Documentation](#)
[Exhibit J - Letter dated July 13, 2018 sent to six properties adjacent to project site along Plea](#)
[Exhibit K - Letter dated August 8, 2018 sent to all properties within 500 feet](#)
[PP2018-0005 Presentation](#)

[19-0747](#)

GPA2019-0001: An application to amend the General Plan designation

of four properties totaling approximately 0.50 acres from Low Density Residential (LDR) to Office Professional (OP) and establish the Office Professional and Mixed Use Downtown (MUD) designation on approximately 0.56 acres of public rights-of-way to facilitate the development of a medical office park on a total of 3.48 acres located on the south side of West Sixth Street, between Sheridan Street and Belle Avenue. (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

Recommended action: That the Planning and Housing Commission recommend adoption the Mitigated Negative Declaration and the Mitigation Monitoring Plan and **APPROVAL of GPA2019-0001**, based on the findings contained in the staff report, and adopt Resolution No. 2538 granting GPA2019-0001 as part of Cycle I of General Plan Amendments for 2019.

Attachments:

[Staff Report](#)

[Resolution No. 2538](#)

[Locational & Zoning Map](#)

[Exhibit A - Proposed General Plan Amendment](#)

[Exhibit B - Aerial Map](#)

[Exhibit C - Existing General Plan Designation](#)

[Exhibit D - Site Plan](#)

[Exhibit E - Environmental Documentation](#)

[Exhibit F - Public Correspondence](#)

[GPA2019-0001, SPA2019-0001, PM 37565, PP2019-0003 PP Presentation](#)

19-0757

SPA2019-0001: Application to amend the Downtown Corona Revitalization Specific Plan (SP98-01) to change the designation of seven properties totaling approximately 1.03 acres from Single Family (SF) and Commercial Services (CS) to Downtown (D) and establish the Downtown District on approximately 0.56 acres of public rights-of-way to facilitate the development of a medical office park on 3.48 acres located on the south side of West Sixth Street between Sheridan Street and Belle Avenue. (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

Recommended action: That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and **APPROVAL of SPA2019-0001** to the City Council, based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Locational & Zoning Map](#)

[Exhibit A - Proposed Specific Plan Amendment](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Aerial Map](#)

[Exhibit D - Existing Specific Plan Designation](#)

[Exhibit E - Existing General Plan Designation](#)

[Exhibit F - Site Plan](#)

[Exhibit G - Applicant's letter dated March 5, 2019, explaining Specific Plan and General Plan](#)

[Exhibit H - Legal description of the specific plan amendment site](#)

[Exhibit I - Environmental Documentation](#)

[Exhibit J - Public Correspondence](#)

[19-0759](#)

PP2019-0003: A precise plan application to review the site plan and architecture of two medical office buildings totaling 58,900 square feet on 3.48 acres located on the south side of West 6th Street between Sheridan Street and Belle Avenue in the Downtown District zone of the Downtown Corona Revitalization Specific Plan (SP98-01) (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

Recommended action: That the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2539 **GRANTING PP2019-0003** based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Resolution No. 2539](#)

[Locational & Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Parcel Map 37565](#)

[Exhibit D1 & D2 - Floor Plans](#)

[Exhibit E - Colored Elevations for Building A](#)

[Exhibit F - Colored Elevations for Building B](#)

[Exhibit G - Detailed Elevations for Building A](#)

[Exhibit H - Detailed Elevations for Building B](#)

[Exhibit I - Applicant's letter dated June 6, 2019, addressing the architecture of the buildings](#)

[Exhibit J - Landscape Plan](#)

[Exhibit K - Sign Program](#)

[Exhibit L - Proposed Corona Cruiser Bus Route Change](#)

[Exhibit M - Angled parking design on Belle Avenue](#)

[Exhibit N - Applicant's letter dated March 15, 2019, addressing criteria for Precise Plans](#)

[Exhibit O - Environmental Documentation](#)

[Exhibit P - Public Correspondence](#)

[19-0758](#)

PM 37565: A parcel map application to create two parcels totaling 3.48

acres to facilitate the development of two medical office buildings located on the south side of West 6th Street between Sheridan Street and Belle Avenue in the Downtown District zone of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

Recommended action: That the Planning and Housing Commission recommend adoption the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of PM 37565** to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

Attachments: [Staff Report](#)
[Locational & Zoning Map](#)
[Exhibit A - Parcel Map 37565](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Site Plan](#)
[Exhibit D - Proposed Corona Cruiser Bus Route Change](#)
[Exhibit E - Applicant's letter dated May 21, 2019 giving essential subdivision information](#)
[Exhibit F - Environmental Documentation.pdf](#)
[Exhibit G - Public Correspondence](#)

6. WRITTEN COMMUNICATIONS

7. ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta

8. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

9. ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, September 9, 2019 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