

City of Corona

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

Planning and Housing Commission Meeting Final Agenda

Monday, May 8, 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 May 8, 2023 will be conducted in person. Members may attend in person or remotely. To participate remotely, please use the following link:

<https://coronaca-gov.zoom.us/j/84874640990>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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.

MEETING MINUTES

- MINUTES** - [Approval of minutes for the Planning and Housing Commission meeting of April 24, 2023.](#)

Attachments: [042423 - P&H Minutes - DRAFT](#)

CONSENT ITEMS

(Items listed below are not advertised as public hearings.)

PUBLIC HEARINGS

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

-
2. **PUBLIC HEARING** - [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. \(Applicant: Jessica Steiner of Bickel Group Architecture\)](#)

That the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c), and adopt Resolution No. 2605 GRANTING CUP2021-0004, based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Exhibit 1 - Resolution No. 2605](#)

[Exhibit 2 - Aerial and Locational Map](#)

[Exhibit 3 - Overall Site Plan of Commercial Center](#)

[Exhibit 4 - Conditions of Approval](#)

[Exhibit 5 - Original Site Plan - February 21, 2023 P&H Meeting](#)

[Exhibit 6 - Revised Site Plan \(Dual Drive-through Lanes\) - May 8, 2023 P&H Meeting](#)

[Exhibit 7 - Letter from Bickel Group Architecture addressing Commission's concerns, dated April 20,](#)

[Exhibit 8 - Pervious Pavement Plan](#)

[Exhibit 9 - Updated Parking Analysis Table](#)

[Exhibit 10 - Letter from Capital Investment Network \(property center manager\)](#)

[Exhibit 11 - Email Correspondence Supporting the project](#)

[Exhibit 12 - Petition Supporting the project](#)

[Exhibit 13 - Email Correspondence Opposing the project](#)

[Exhibit 14 - Floor Plan](#)

[Exhibit 15 - Colored Elevations](#)

[Exhibit 16 - Material Board](#)

[Exhibit 17 - Site Photos](#)

[Exhibit 18 - Trash Enclosure](#)

[Exhibit 19 - Conceptual Landscape Plan](#)

[Exhibit 20 - Traffic Management Plan, from Linscott Law and Greenspan](#)

[Exhibit 21 - Parking Surveys](#)

[Exhibit 22 - Environmental Documentation](#)

3. **PUBLIC HEARING** - [TTM 36864: A Tentative Tract Map application to subdivide 2.09 acres into six \(6\) lots for single family residential proposes and two \(2\) lettered lots for a street dedication and water quality basin purposes, located on the south side of Corona Avenue and west of Interstate 15, in the R-1-7.2 Zone \(Single Family Residential, 7,200 square feet minimum lot size\).](#) (Applicant: Fathi Manasrah)

That the Planning and Housing Commission CONTINUE TTM 36864 to the May 22, 2023, Planning and Housing Commission meeting.

Attachments: [Staff Report](#)

4. **PUBLIC HEARING** - [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.](#) (Applicant: City of Corona)

That the Planning and Housing Commission recommend **ADOPTION OF ZTA2023-0002** to the City Council, based on the findings contained in the staff report.

Attachments: [Staff Report](#)

[Exhibit 1 - Proposed Redlines to Corona Municipal Code Chapter 17.33 and Chapter 17.35](#)

5. **PUBLIC HEARING** - [SPA2023-0002: Amendment to various specific plans to amend the commercial and business park zoning designations to allow residential land uses pursuant to Senate Bill 6 and Assembly Bill 2011.](#) (Applicant: City of Corona)

That the Planning and Housing Commission recommend **ADOPTION OF SPA2023-0002** to the City Council, based on the findings contained in the staff report.

Attachments: [Staff Report](#)

[Exhibit 1 - Proposed Amendments to Specific Plans \(Redlined Version\)](#)

WRITTEN COMMUNICATIONS

ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

FUTURE AGENDA ITEMS

No immediate action is taken on Future Agenda items; this section serves to highlight items that will be considered at upcoming Planning and Housing Commission meetings. Items that appear in this section will take place under the appropriate section of the agenda and will be accompanied by a staff report.

ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, May 22, 2023, 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 Planning & 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 Planning & Development Department.

Written communications from the public for the agenda must be received by the Planning & 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