

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, January 23, 2023

Council Chambers - 6:00 p.m.



Craig Siqueland, Chair
Bridget Sherman, Vice Chair
Karen Alexander, Commissioner
Diana Meza, Commissioner
Matt Woody, Commissioner

EXHIBIT 3

The Planning and Housing Commission meeting of January 23, 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/89631950141>

ROLLCALL

Present 4 - Chair Craig Siqueland, Vice Chair Bridget Sherman, Commissioner Karen Alexander, and Commissioner Matt Woody

Absent 1 - Commissioner Diana Meza

CALL TO ORDER

Chair Siqueland called the meeting to order.

PLEDGE OF ALLEGIANCE

Chair Siqueland led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

Patricia Cabrera, resident of Home Gardens area of the County, spoke on an issue of dynamite blasts that emanate from All-American Asphalt, which is part of the City of Corona. Ms. Cabrera sees changes to the structure of her home, and she, as well as neighbors, hear and feel blasts. She provided a list she has compiled of days and times of shaking. She is asking for help from the City of Corona on this matter. Director Coletta directed Ms. Cabrera to leave information with clerk for follow up with All-American Asphalt.

ELECTION OF CHAIR / VICE CHAIR

Chair Siqueland deferred election of Chair and Vice Chair to a future meeting.

MEETING MINUTES

These minutes were approved.

1. [23-0073](#) Approval of minutes for the Planning and Housing Commission meeting of December 12, 2022.

Attachments: [12122022 - P&H Minutes - DRAFT](#)

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

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

Absent: 1 - Commissioner Woody

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [23-0033](#) **GPA2022-0001:** A General Plan Amendment to change the General Plan land use designation of two (2) parcels totaling 4.95 acres, located at 220 and 224 N. Sherman Avenue, from General Industrial (GI) to Light Industrial (LI). (Applicant: Christopher Sanford of IPT Corona Commerce Center, LLC., 4675 MacArthur Ct. Suite 265, Newport Beach, CA 92660)

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2601](#)

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

[Exhibit 3 - Conditions of Approval](#)

[Exhibit 4 - Existing and Proposed General Plan Exhibit](#)

[Exhibit 5 - General Plan Land Use Designation Map](#)

[Exhibit 6 - Applicant's letter dated May 19, 2022](#)

[Exhibit 7 - Photographs of the site](#)

[Exhibit 8 - General Plan Technical Report, Table 2-1; Land Use Designations and Implementing Zones](#)

[Exhibit 9 - Environmental documentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for GPA2022-0001.

Mr. Torres addressed some questions from Commission regarding General and Light Industrial land use designations in comparison to the implementing zones M-1 and M-2, whether the term "distribution" in proposed development was a traffic concern, and whether future proposed developments would be brought to the Commission for approval or allowed by right.

Chair Siqueland opened the public hearing.

Mr. Luis Gomez, representing the applicant, answered questions from the Commission regarding the size and business type of the proposed warehouse on this land site, which he said would likely involve 40-50% coverage and not involve cannabis. Mr. Eastman, Planning Manager, clarified that this item is not a Zone Change, but rather a General Plan Amendment, which would rectify an inconsistency between the adopted

zoning map of parcels and the adopted General Plan.

A motion was made by Vice Chair Sherman, seconded by Commissioner Alexander, that the Planning and Housing Commission recommend APPROVAL of GPA2022-0001 to the City Council based on the findings and conditions of approval contained in the staff report, find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and adopt Resolution 2601 granting GPA2022-0001 as part of Cycle 1 of General Plan Amendments for 2023. The motion carried by the following vote:

Aye: 4 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, and Commissioner Woody

3. [23-0047](#) **GPA2022-0003:** A General Plan Amendment to change the General Plan land use designation of three (3) parcels totaling 4.92 acres located at 212 and 216 N. Smith Avenue from Light Industrial (LI) to General Industrial (GI). (Applicant: Ricardo Rivas of Staley Point Capital, 1150 Santa Monica Blvd, Suite 700, Los Angeles, CA 90025)

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2602](#)

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

[Exhibit 3 - Conditions of Approval](#)

[Exhibit 4 - Existing & Proposed General Plan Exhibit](#)

[Exhibit 5 - General Plan Land Use Designation Map](#)

[Exhibit 6 - Photographs of the site](#)

[Exhibit 7 - General Plan Technical Report, Table 2-1; Land Use Designations and Implementing Zones](#)

[Exhibit 8 - Environmental Documentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for GPA2022-0003.

Commissioner Alexander stated her understanding that the item before the Commission is just the proposed amendment, but had questions associated with the project design. Staff confirmed the scope of the item. The Commission asked whether this item and the prior are coming before the commission at the same time is a coincidence, as they are similar items, with similar goals of aligning City's zoning map and General Plan. Staff reiterated that the proposal before the Commission is a General Plan Amendment, with an objective of making the General Plan and Zoning consistent across all properties owned by the applicant. Staff clarified that the applicant's intended warehouse building is not before the Commission at this time, and that both the M-1 and M-2 zones allow industrial be right, such that the buildings will not come before the Commission in the future.

The Commission inquired about a letter in opposition to the project that was received by Staff. Planning Manager Eastman clarified that the letter indicates opposition to the environmental impacts associated with the construction of a warehouse building, which would be outside the scope of this General Plan Amendment. Eastman clarified

the fact that the zoning of the site is not being changed, therefore the types of uses and intensity of development allowed remains unchanged. Staff also clarified that the uses allowed by the M-1 and M-2 zones are similar, and that the GPA has limited impact on the applicant's ultimate development intentions for the site.

Chair Siqueland opened the public hearing.

The applicant, Ricardo Rivas, commented via Zoom that the intent is to stay within the approved zoning for this site.

Mr. Adam Frankel, from the law firm Lozeau Drury LLP, representing Supporters Alliance for Environmental Responsibility, or "SAFER", provided comment via Zoom. The group is in opposition to applying a CEQA exemption for the General Plan Amendment, citing various environment and health concerns that could be a factor with a warehouse development, and they requested that the Commission not approve an environmental exemption, and direct staff to prepare an initial study.

Chair Siqueland closed the public hearing.

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning and Housing Commission recommend APPROVAL of GPA2022-0001 to the City Council based on the findings and conditions of approval contained in the staff report, find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and adopt Resolution 2601 granting GPA2022-0001 as part of Cycle 1 of General Plan Amendments for 2023. The motion carried by the following vote:

Aye: 4 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, and Commissioner Woody

4. [23-0082](#) **GPA2022-0002:** General Plan land use amendment on various properties to allow certain residential land uses consistent with the General Plan Housing Element sites inventory and commensurate text changes to certain land use designations in the General Plan. (Applicant: City of Corona)

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2603](#)[Exhibit 2 - General Plan text changes](#)[Exhibit 3 - Zone 1 Map and Table](#)[Exhibit 4 - Zone 2 Map and Table](#)[Exhibit 5 - Zone 3 Map and Table](#)[Exhibit 6 - Zone 4 Map and Table](#)[Exhibit 7 - Zone 5 Map and Table](#)[Exhibit 8 - Zone 6 Map and Table](#)[Exhibit 9 - Zone 7 Map and Table](#)[Exhibit 10 - Zone 8 Map and Table](#)[Exhibit 11 - Zone 9 Map and Table](#)[Exhibit 12 - Zone 11 Map and Table](#)[Exhibit 13 - Supplemental Environmental Impact Report to the General Plan EIR for the Housing Element Rezoning Program](#)[Exhibit 14 - Email correspondence submitted by the public](#)

Chair Siqueland explained that items 4 thru 9 would be grouped together for presentation purposes, but then each item would be brought up separately for discussion and a motion.

Joanne Coletta, Director of Planning and Development Department, reviewed the staff report and exhibits for items 4 thru 9: GPA2022-0002, ZTA 2023-0001, CFPA2022-0002, CZ2022-0003, SPA2022-0003, and Consideration of the High Density Residential and Mixed-Use Objective Development Standards and Design Guidelines.

Chair Siqueland opened the public hearing.

Twenty-three (23) individuals spoke, which included business owners, residents of Corona, as well as residents of the unincorporated area of Home Gardens. Speakers voiced opposition and/or concerns to the rezoning of parcels directly affecting them as property owners or neighbors. Significant concerns were centered on increased traffic due to the increase in housing density. Other concerns mentioned were possible increase in crime with an influx of renters, parking issues, and also loss of property values due to proposed changes. Additional comments expressed that the City should focus on other more important issues before addressing affordable housing, and that City should consider other better-suited parcels for rezoning, such as the commercial lot on the corner of Main and Parkridge and a large parcel off of Kellogg. A resident expressed her fear of becoming homeless if they loose their mobile home because of a rezoning. A representative for the Methodist Church spoke in favor of the project, as

it aligns with the church's goal of building senior citizen housing on its property.

Chair Siqueland closed the public hearing.

Discussion ensued between Commission and Director Coletta, and Ms Coletta responded to the various concerns of the speakers, and she provided the Commission recommendations based comments provided. Ms. Coletta first commented that various City-owned parcels in Zone 2 (Victoria and 6th) were included for rezoning because State law requires surplus land sold by the City to be first offered to affordable housing developers. For this reason these City properties are proposed with an Affordable Housing Overlay (AHO), but will remain parking for the foreseeable future. She recognized the sensitivity expressed by residents around the area of Ford and Barth in Zone 8, and proposed to remove those parcels from the Rezoning Program. She added that City staff would come back at a later meeting to present other sites in the City that would make up the shortfall. Ms. Coletta also noted that Parcels 45 and 46 within Zone 6 would be removed, as requested by owner, which was noted in her presentation. She stated that the units for these sites will need to be "made-up" elsewhere in the City. Ms. Coletta mentioned the mobile home park (MHP), labeled Zone 51 in Zone 6, which she received several calls on. The MHP would remain zoned as 'business park', but will have an AHO zone added, unless Commission decided to also remove it from the Rezoning Program. Mention was made of the MHP's rent stabilization assessment, which could take 12-18 months. Ms. Coletta mentioned that Parcel 95 in Zone 1 could be removed if Commission agrees, in order to address concerns that parcel has limited street access. As with the other sites to be removed, the City will need to find another site to rezone if the Commission removes Parcel 95. Zone 4 parcels could also be removed because of concerns voiced by speakers. Ms. Coletta also addressed the commercial lot on Main and Parkridge, which is already zoned for mixed-use, and that is the reason this lot was not included in the rezoning effort. On that note, Ms. Coletta noted that approved Senate Bill 6 (SB 6), which begins July 1, will allow residential development on commercial properties.

Chair Siqueland brought up the possibility of not all residents being able to express their opinions on the Rezoning Program. Ms. Coletta reviewed for Commission the process of City's noticing, which first went out to selected parcel property owners, and also the noticing for the current meeting, which included over 7700 mailers to residents within 500 feet of AHO selected parcels. Ms. Coletta reiterated that removal of certain parcels from the Rezoning Program will require adding other sites within the City, which is already heavily developed. She again explained how the AHO provides for a flexibility to accommodate more housing options.

In regards to GPA2022-0002, Commission had the following discussion:

Commissioner Woody requested clarification on how sites were selected for the Rezoning Program. Ms. Coletta briefly described criteria required by the California

Department of Housing & Community Development (HCD), which require sites to be evaluated based on building-coverage, underutilization, and how viable site development is within the near future. The west side of the Plaza on 6th Street was mentioned as an example. Lot consolidation is also a consideration. The Commission discussed the basis of the 20% minimum requirement for low income units within the AHO. It was clarified that 20% is the minimum required by State law; and it was clarified that affordable units need to be subsidized because the construction costs of the units are the same, regardless of whether they are affordable or market rate.

Commissioner Alexander asked about process if someone requests to be removed from the Rezoning Program. Ms. Coletta reiterated that the AHO works in tandem with the underlying zone usage and does not take away the potential development or uses currently allowed. Commissioner Alexander also mentioned community concern within the historic district. Ms. Coletta assured that no historic landmark is affected by the AHO, but the district as a whole does have properties that do meet criteria to be included in the AHO, specifically in Zone 4. In response to a question from Commissioner Alexander, Ms. Coletta explained that higher density within the downtown would follow specific plan guidelines for these areas. Commissioner Alexander expressed the Commission's commitment to adhere to State mandates with purpose and seriousness, but expressed her understanding and frustration that the mandated works against the efforts the Commission has previously taken to address community concerns with traffic and parking. She shared with residents how they can address homeless issues in the community. She is happy to see Barth and Ford being recommended to be removed. She received clarification from Ms. Coletta regarding the categories of low and very low income housing county toward HCD's rezoning requirement, which does not include moderate income. She reviewed the public noticing process, and responded to a question about declining retail square footage throughout the City due to online sales. Ms. Coletta addressed a concern Commissioner Alexander had about the Commission's ability to address environmental issues, such as lights, noise, and traffic. Ms. Coletta explained that a Supplemental Environmental Impact Report (SEIR) was prepared for the AHO because the possible environmental impact were not above or beyond what was already evaluated in the current General Plan.

Chair Siqueland asked for clarification on how existing conditions of lighting, sidewalks, and lot conditions, for example, might be addressed with the AHO. Ms. Coletta referred to the existing municipal code, which would continue to be in place to ensure improvements are provided. Chair Siqueland also inquired as to schools and parks, and how new demand would be met. Ms. Coletta explained that school impact fees are paid to school district, and only the school district can decide how to use funds; and Development Impact Fees are paid for park sites, which could be used for park sites or improvements. Discussion turned to the Southern California Association of Governments (SCAG), comprised of 197 jurisdictions, which had to plan for 1.3

million affordable housing units as required by the State of California. All local jurisdictions were hard hit with the State mandate.

Vice Chair Sherman commented on the community's difficulty in understanding the proposed rezoning changes, especially not knowing the process, nor terminology, but she thanked Ms. Coletta and Chair Siqueland for asking questions to gain clarity.

Commissioner Woody inquired how removing certain parcels would alter the process of rezoning. Ms. Coletta reiterated her recommendation to remove noted parcels and continue with the rest of the plan, and then, Staff would return to Commission with new areas to be rezoned, to make up for areas that are removed tonight. She mentioned SB 6 as a possible way to acquire additional units.

Commission requested clarification on the opt-out request by church in Zone 2.

Discussion returned to parcels and zones that would be removed in order to move forward with the plan: parcels within Zone 4, parcels 45 and 46 in Zone 6, and Zone 8. Commissioner Alexander also asked about sites 38 and 39 on East Grand in Zone 5, and Director Coletta stated that removing those sites is up for discussion by the Commission. Ms. Coletta again explained to Commission that any shortfall in designated parcels will have to be made up and the criteria given by the State for suitable locations already leaves less than 10%, once again mentioning that SB 6 may have to be utilized.

Commissioner Alexander asked the Commissioners if they would be interested in removing the properties south of Grand Avenue in Zone 5. The Commission discussed these properties, and a similar area in Zone 2 that is along Grand Avenue.

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning and Housing Commission recommend to the City Council the adoption of the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program and APPROVAL of GPA2022-0002, based on the findings contained in the staff report, and adopt Resolution No. 2603 granting GPA2022-0002 as part of Cycle 1 of General Plan Amendments for 2023. The motion included an understanding that Zone 4, Zone 8, and Parcels 95 from Zone 1 would be removed prior to presentation to City Council. The motion carried by the following vote:

Aye: 4 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, and Commissioner Woody

5. [23-0086](#) **ZTA2023-0001:** Zone Text Amendment to Title 17 of the Corona Municipal Code to add Chapter 17.31 to establish regulations for an Affordable Housing Overlay Zone. (Applicant: City of Corona)

Attachments: [Staff Report](#)

[Exhibit 1 - Proposed CMC Chapter 17.31](#)

[Exhibit 2 - Supplemental EIR link](#)

Commissioner Alexander requested clarification of SCR zoning, which denotes Senior Citizen Residential. Chair Siqueland requested clarification in the requirement to provide the 20% affordable housing by phases.

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning and Housing Commission recommend APPROVAL OF ZTA2023-0001 to the City Council, based on the findings contained in the staff report and find that no additional environmental review pursuant to the California Environmental Quality Act (CEQA) is necessary because there are no changes to the project as analyzed in the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program. The motion carried by the following vote:

Aye: 4 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, and Commissioner Woody

- 6. [23-0087](#) **CFPA2022-0002:** South Corona Community Facilities Plan Amendment to amend two acres located at 1220 W. Ontario Avenue and 5.40 acres located at 2880 California Avenue from Low Density Residential to Medium Density Residential. (Applicant: City of Corona)

Attachments: [Staff Report](#)
[Exhibit 1 - Proposed Amendment](#)

Commissioner Woody requested clarification of the South Corona Community Facilities Plan, and Ms. Coletta gave a brief overview of the history of Corona and this plan. Commissioner Alexander inquired where proposed housing would be placed on the church property on Ontario Avenue, which was confirmed by Ms. Coletta to be more to the west boundary line. There was additional discussion regarding housing on the church site. Discussion included density concerns expressed by one of the prior speaker.

A motion was made by Vice Chair Sherman, seconded by Commissioner Alexander, that the Planning and Housing Commission recommend APPROVAL of CFPA2022-0002 to the City Council based on the findings contained in the staff report and find that no additional environmental review pursuant to the California Environmental Quality Act (CEQA) is necessary because there are no changes to the project as analyzed in the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program. The motion carried by the following vote:

Aye: 4 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, and Commissioner Woody

- 7. [23-0088](#) **CZ2022-0003:** Change of Zone on various properties to allow certain residential zoning consistent with the General Plan Housing Element sites inventory. (Applicant: City of Corona)

Attachments: [Staff Report](#)
[Exhibit 1 - Zone 1 Area Map and Table](#)
[Exhibit 2 - Zone 2 Area Map and Table](#)
[Exhibit 3 - Zone 3 Area Map and Table](#)
[Exhibit 4 - Zone 5 Area Map and Table](#)
[Exhibit 5 - Zone 6 Area Map and Table](#)
[Exhibit 6 - Zone 7 Area Map and Table](#)
[Exhibit 7 - Zone 8 Area Map and Table](#)
[Exhibit 8 - Zone 9 Area Map and Table](#)
[Exhibit 9 - Zone 10 Area Map and Table](#)
[Exhibit 10 - Supplemental EIR link](#)

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning and Housing Commission recommend to the City Council the APPROVAL of CZ2022-0003, based on the findings contained in the staff report and find that no additional environmental review pursuant to the California Environmental Quality Act (CEQA) is necessary because there are no changes to the project as analyzed in the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program. The motion included an understanding that Parcel 95 in Zone 1, Parcels 45 and 46 in Zone 6, and all of Zone 8 would be removed before presentation to City Council. The motion carried by the following vote:

Aye: 4 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, and Commissioner Woody

8. [23-0089](#) **SPA2022-0003:** Amendment to various specific plans to change the land use on certain properties to allow certain residential land uses with commensurate text changes. (Applicant: City of Corona)

Attachments: [Staff Report](#)
[Exhibit 1 - Proposed amendment to the Downtown Revitalization Specific Plan \(SP98-01\)](#)
[Exhibit 2 - Proposed amendment to the North Main Street Specific Plan \(SP99-01\)](#)
[Exhibit 3 - Proposed amendment to the Corona Magnolia Specific Plan \(SP01-02\)](#)
[Exhibit 4 - Proposed amendment to the Plaza on Sixth Street Specific Plan \(SP90-01\)](#)
[Exhibit 5 - Proposed amendment to the Corona Vista Specific Plan \(SP90-05\)](#)
[Exhibit 6 - Zone 1, 2, 4, 5, 6 and 11 Area Map with Tables Identifying Properties Affected by SPA2022-0003](#)

Chair Siqueland had a question on how the Corona Vista Plan language differed from the other specific plans, and Ms. Coletta noted that this plan included Senior Citizen housing (SCR). In regards to the mobile home park in this item, Commissioner Alexander expressed strongly to remove Parcel 51, as she did not wish to affect the MHP. Ms. Coletta and Commission agreed to remove Parcel 51. This would eliminate all of Zones 4 and 6.

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning and Housing Commission recommend to the City Council the APPROVAL of SPA2022-0003, based on the findings contained in the staff report and find that no additional environmental review pursuant to the California Environmental Quality Act (CEQA) is necessary because there are no changes to the project as analyzed in the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program. The motion included an understanding to remove Parcel 51, thereby removing all of Zone 4 and Zone 6 from the recommendation to City Council. The motion carried by the following vote:

Aye: 4 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, and Commissioner Woody

9. [23-0045](#) Consideration of the High Density Residential and Mixed-Use Objective Development Standards and Design Guidelines

Attachments: [Staff Report](#)

[Exhibit 1 - High Density Residential and Mixed-Use Objective Development Standards and Design Guidelines](#)

[Exhibit 2 - Residential Objective Architectural Style Standards](#)

Commission agreed to table the discussion on this item to the following Planning and Housing meeting, in order to provide the appropriate time and attention to the important development standards and design guidelines for the AHO. It was clarified that the public hearing remains open.

Mr. Adam Maleitzke, representing Stantec, was present for this meeting, and Commissioner Alexander thanked him for having been on standby for any Commission questions.

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta thanked Commissioners for their extra time and attention, and for the partial accommodations granted to keep the plan moving forward for the City.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Alexander thanked all public who came out, sent emails, and who gave the Commission input, which they do consider.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chair Siqueland adjourned the meeting at 10:00 p.m. to the Planning and Housing Commission meeting of Monday, February 6, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.