

City of Corona

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

Planning and Housing Commission Minutes - Final

Monday, August 21, 2023

Council Chambers - 6:00 p.m.



**Chair Matt Woody
Vice Chair Marie Vernon
Commissioner Karen Alexander
Commissioner Bridget Sherman
Commissioner Craig Siqueland**

EXHIBIT 4

ROLLCALL

Present 5 - Chair Matt Woody, Vice Chair Marie Vernon, Commissioner Karen Alexander, Commissioner Bridget Sherman, and Commissioner Craig Siqueland

CALL TO ORDER

Chair Woody called the meeting to order.

PLEDGE OF ALLEGIANCE

Chair Woody led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. [23-0673](#) Approval of minutes for the Planning and Housing Commission meeting of August 7, 2023.

Attachments: [080723 - P&H Minutes - DRAFT](#)

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

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

Abstain: 1 - Commissioner Sherman

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [23-0647](#) SPA2022-0006: Specific Plan Amendment to the Northeast Corona Specific Plan amending sign regulations under Section 4.5.10(I), for Planning Area 7A in the Support Commercial Zone, to increase the maximum allowable sign area from 200 to 350 square feet, increase the maximum sign height from 50 to 70 feet, and allow for an electronic message center to be incorporated into freeway pylon signs; amend Section 4.5.10(C) to allow up to six (6) tenants to be advertised on a parcel identification sign, in lieu of the four (4) tenants allowed by the Corona Municipal Code; and amend Section 4.5.10(I) to allow a height of 55 feet for a pylon sign. (Applicant: Kerry Batres, Inland Signs Inc., on behalf of CPI Properties, LLC).

Attachments: [Staff Report](#)[Exhibit 1 - Locational and Zoning Map](#)[Exhibit 2 - Northeast Corona Specific Plan Land Use Plan](#)[Exhibit 3 - Planning and Housing Commission Minutes \(June 26, 2023\)](#)[Exhibit 4 - Conditions of Approval](#)[Exhibit 5 - Applicant's letter \(dated 8-10-22, explaining SPA request\)](#)[Exhibit 6 - Applicant's letter \(dated 7-21-23, explaining amendment to sign plan\)](#)[Exhibit 7 - Proposed Text Amendment](#)[Exhibit 8 - Proposed Sign Plans](#)[Exhibit 9 - Existing Signs and Proposed Signs](#)[Exhibit 10 - Existing Sign Regulations Versus Proposed Sign Regulations](#)[Exhibit 11 - Environmental Documentation](#)

Chair Woody explained that projects SPA2022-0006 and V2022-0001 would be presented together, and then individually discussed and decided on one at a time.

Rocio Lopez, Consulting Planner, reviewed the staff report and exhibits for SPA2022-0006 and V2022-0001.

Discussion ensued between Commission and staff regarding the revised signage proposed in this Specific Plan Amendment application, the different elements of the continued Variance application, clarification of landmark versus directional signage, and whether more time can be extended to applicant for completion of signage.

Chair Woody opened the public hearing.

Applicant, Alyssa Padilla-Vaccaro, addressed Commission questions regarding the orientation of the freeway-facing sign.

Chair Woody closed the public hearing.

Commission comments and further questions for staff addressed ownership of sign on City property, final placement of signage, and general acceptance of the proposed SPA change in order to offset the effects of the location's grade separation project.

A motion was made by Commissioner Siqueland, seconded by Commissioner Sherman, that the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 and recommend approval of SPA2022-0006 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

Nay: 1 - Chair Woody

3. [23-0657](#) V2022-0001 (CONTINUED): Variance from Section 17.74.040(A) of the Corona Municipal Code to allow for an increase in sign area for a proposed off-site directional sign for the Los Arcos Plaza, located at 161-191 N. McKinley Street. (Applicant: Kerry Batres, Inland Signs Inc., on behalf of CPI Properties, LLC).

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2611](#)

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

[Exhibit 3 - Proposed Off-Site Directional Sign Map](#)

[Exhibit 4 - Applicant's Letter \(dated 8-7-23\)](#)

[Exhibit 5 - Directional Sign Plan](#)

[Exhibit 6 - Kimley Horn Plan](#)

[Exhibit 7 - Conditions of Approval](#)

[Exhibit 8 - Environmental Documentation](#)

Project was presented with previous presentation, and no further discussion was initiated regarding the Variance application.

Chair Woody opened and closed the public hearing with no participation noted.

Commissioner Alexander motioned to approve Variance with an amended condition addressing the time frame the applicant has to complete project.

A motion was made by Commissioner Alexander, seconded by Vice Chair Vernon, that the Planning and Housing Commission adopt Resolution No. 2611 APPROVING V2022-0001, based on the findings contained in the staff report and conditions of approval, with the amended condition that: This variance permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this variance within two (2) years from the completion of the McKinley Grade Separation Project, and if they are not utilized, or construction work associated with the off-site directional sign is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege, permit, or variance granted shall be deemed to have lapsed. The motion carried by the following vote:

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

Nay: 1 - Chair Woody

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

4. [23-0669](#) Request to process a zone text amendment to Title 17 of the Corona Municipal Code, Zoning Code, to establish regulations for directional

signage for properties affected by public improvement projects initiated by the City.

Attachments: [Staff Report](#)

[Exhibit 1 - Proposed Amendment to CMC Section 17.74.040\(A\)](#)

[Exhibit 2 - Letter of request by CPI Properties dated July 13, 2023](#)

[Exhibit 3 - Proposed Directional Sign Plan by CPI Properties](#)

Rocio Lopez, Consulting Planner, presented an Administrative Report requesting Commission's guidance on a Zone Text Amendment application that pertains to the City's Sign Ordinance.

Discussion ensued between Commission and staff in regards to how the proposed ZTA application relates to the Variance application presented during this meeting's public hearing, and how the narrowly outlined changes in the Municipal Code could benefit this applicant, but also protect the City from any billboard-like misuse.

Resident, Joe Morgan, spoke in favor of this proposed ZTA.

The consensus of the Commission was to move forward with the processing of the ZTA as requested by the applicant.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Director of Planning and Development Department, Joanne Coletta, announced to the Commission that Planning Manager, Jay Eastman, will be leaving the City of Corona, as he has accepted a position with the City of Tustin. Commissioners thanked Mr. Eastman for his work and for the assistance he has provided to Commission members, congratulated him on his new position, and wished him well.

FUTURE AGENDA ITEMS

September 11, 2023

GPCD2023-0003: Request for a General Plan Consistency Determination regarding the disposal of City-owned property located at 1621 Fairmont Drive (APN 110-280-013). (Applicant: City of Corona Public Works Department)

GPCD2023-0004: Request for a General Plan Consistency Determination regarding the acquisition of approximately 0.65 acres of property located at 391 N. Main Street. (Applicant: City of Corona Public Works Department)

ADJOURNMENT

Chair Woody adjourned the meeting at 7:18 p.m. to the Planning and Housing Commission meeting of Monday, September 11, 2023, commencing at 6:00 p.m. in

the City Hall Council Chambers.