

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, December 12, 2022

Council Chambers - 6:00 p.m.



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

EXHIBIT 4

ROLLCALL

- Present** 4 - Vice Chair Bridget Sherman, Commissioner Diana Meza, Commissioner Karen Alexander, and Chair Craig Siqueland
- Absent** 1 - Commissioner Matt Woody

CALL TO ORDER

Chair Siqueland called the meeting to order.

PLEDGE OF ALLEGIANCE

Vice Chair Sherman led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

ELECTION OF CHAIR / VICE CHAIR

Chairman Siqueland postponed the election of Chair and Vice-Chair to the next regularly scheduled meeting.

MEETING MINUTES

1. [22-0957](#) Approval of minutes for the Planning and Housing Commission meeting of November 21, 2022.

Attachments: [11212022 - P&H Minutes - DRAFT](#)

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

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

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [22-0904](#) CUP2021-0002: A Conditional Use Permit application to establish a wireless telecommunications facility designed as a 60-foot-high faux eucalyptus tree within the Riverside County Oak Street Basin located at the northeast corner of Chase Drive and Mangular Avenue in the Primary Flood Plain Combining (FP-1) Zone. (Applicant: Will Kazimi, Smartlink, LLC. on behalf of AT&T Wireless)

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2599](#)[Exhibit 2 - Locational and Zoning Map](#)[Exhibit 3 - Overall Site Plan](#)[Exhibit 4 - Conditions of Approval](#)[Exhibit 5 - Photo-simulations](#)[Exhibit 6 - Enlarged Area Plan](#)[Exhibit 7 - Antenna & Equipment Layout](#)[Exhibit 8 - Elevation Plans](#)[Exhibit 9 - Cross Section of Project Site](#)[Exhibit 10 - Planting and Irrigation Plan](#)[Exhibit 11 - Applicant's Letter](#)[Exhibit 12 - Propagation Maps](#)[Exhibit 13 - Alternative Site Analysis](#)[Exhibit 14 - AT&T Mobility Radio Frequency Statement](#)[Exhibit 15 - Community Outreach Flyer, September 15, 2022](#)[Exhibit 16 - Public Correspondences](#)[Exhibit 17 - Environmental Documentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for CUP2021-0002.

Commission and staff discussed recommended conditions of approval, and revisions to the project's design. Commission asked staff to clarify the height of this cell site structure, collocation, whether a height increase would be needed for collocation, and whether future changes to height would require additional Commission review.

Chair Siqueland opened the public hearing.

The applicant, Will Kazimi with SmartLink, LLC, on behalf of AT&T, responded to Commissioner Alexander's question regarding how this project differs from a recent AT&T request at Cresta Verde. Mr. Kazimi shared the requirements for collocating on a pole, but clarified that the actual height an antenna needs to be at differs depending on the topography, the amount of coverage needed, and a carrier's overall objective. The applicant confirmed AT&T will take the top position of this telecommunication site, and the design will allow enough room for a co-located carrier below, if needed. Mr. Kazimi explained why there is an 8 ft high block wall around the equipment, instead of 6 ft.

Eleven speakers and seven written comments were received from residents. Three of

the written comments received were from people who also spoke at the meeting. Eight of the correspondents were in opposition to the project. Those residents cited various concerns, such as health problems from electric and magnetic fields (EMFs), potentially unsafe placement of cell tower, negative environmental impacts, 'eyesore' aesthetics, and reduced property values. Five of the correspondents were in support for the project. Those residents expressed that mobile service was lacking, and improved service was needed for public safety, and to run at-home businesses. The remaining two speakers did not express opposition, but expressed thoughts regarding fire safety and on-going upkeep.

Chair Siqueland closed the public hearing.

Commissioner Alexander asked the applicant what the options are to the tower. The applicant shared a map showing the area that lacked coverage, and explained that there was no reasonable alternatives because the area is developed with single family residences. The applicant explained Skyline Village is not viable because it is too speculative. The applicant clarified that the antenna is higher than the flood control gates and therefore not in the flood zone.

Chair Siqueland requested City staff give an overview of the on-going maintenance concerns with this kind of project. Mr. Torres explained that the conditions of approval require ongoing maintenance of cell sites. Mr. Eastman clarified that the speed of weathering is different from facility to facility, and that the City takes action when a facility is in poor condition. Commissioner Alexander extended thanks to residents, staff, Mr. Woodward, and Mr. Steiner for their input and support on gathering information regarding this project.

A motion was made by Commissioner Alexander, seconded by Commissioner Meza, to adopt the Mitigated Negative Declaration, the Mitigation Monitoring Plan and Resolution No. 2599 granting CUP2021-0002, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

3. [22-0920](#) CUP2022-0008: Conditional Use Permit application to operate a 7,856 square foot Sports Training/Performance Enhancement facility at 2410 Wardlow Road, Suite 104, in the Westgate Specific Plan (SP87-1). (Applicant: Marcus Williams of M. Williams Promotions & Investments Inc.).

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2600](#)[Exhibit 2 - Locational Map](#)[Exhibit 3 - Project Plans](#)[Exhibit 4 - Parking Demand Analysis \(Linscott Law & Greenspan, November 29, 2022\)](#)[Exhibit 5 - Traffic Impact Assessment \(Linscott Law & Greenspan, November 22, 2022\)](#)[Exhibit 6 - Conditions of Approval](#)[Exhibit 7 - Applicant's letter dated November 17, 2022](#)[Exhibit 8 - Letters in support of Project](#)[Exhibit 9 - Environmental Documentation](#)

Rocio Lopez, Associate Planner, reviewed the staff report and exhibits for CUP2022-0008.

Discussion ensued between Commissioners, applicant Marcus Williams on Zoom, and Brian Tresson, representing the applicant in person. Mr. Williams described his Corona upbringing, professional football experience, and his various projects aimed at giving back to the community. Mr. Williams answered Commissioner Meza's question regarding the business model used for this project and Vice Chair Sherman's question regarding the difference between this and similar sports facilities in the area. Commissioners expressed support for the project's features, such as 1-1 sports training, personal trainers with professional experience, life skills training, welcoming of all age groups, as well as the benefit to the Corona community, especially for the project area.

Chair Siqueland opened the public hearing.

Joe Morgan expressed support for the project, but also frustration that a lengthy application process is required for such a simple project. He suggested staff change the zoning requirements for a business with such a low impact.

Chair Siqueland closed the public comments.

The Commission expressed support for the project.

A motion was made by Commissioner Meza, seconded by Vice Chair Sherman, that the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Section 15061(b)(s), and adopt Resolution No. 2600 granting CUP2022-0008, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta expressed her thanks to the Commission for their attendance this year, and for successfully tackling many challenging projects in 2022. She wished everyone a very Happy Holidays.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Chair Siqueland and Commissioners wished everyone a very Happy Holidays.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Siqueland adjourned the meeting at 7:37 p.m. to the Planning and Housing Commission meeting of Monday, January 9, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.