

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Monday, June 25, 2018

6:00 PM

Council Chambers

## Planning and Housing Commission

*Mitchell Norton, Chair*  
*Timothy Jones, Vice Chair*  
*Yolanda Carrillo, Commissioner*  
*Tony Dunn, Commissioner*  
*Jeff Ruscigno, Commissioner*

## ROLL CALL

**Present** 3 - Tim Jones, Mitchell Norton, and Tony Dunn

**Absent** 2 - Yolanda Carrillo, and Jeff Ruscigno

## 1. CALL TO ORDER

Chair Norton called the meeting to order.

## 2. PLEDGE OF ALLEGIANCE

Commissioner Dunn led the Pledge of Allegiance.

## 3. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

## 4. MEETING MINUTES

18-1870 Approval of minutes for the Planning and Housing Commission meeting of May 21, 2018

**Attachments:** 20180521-P&H Minutes - DRAFT

No actions for approval due to lack of Quorum for the purpose of Minutes.

## 5. CONSENT ITEMS

None.

## 6. PUBLIC HEARINGS

18-1842 **CUP2017-0105:** Application for a Conditional Use Permit to establish two 78-foot high wireless telecommunications facilities designed as ballfield light poles within Santana Regional Park located at 598 Santana Way in the (P) Park Zone (Applicant: Smartlink, LLC for AT&T Mobility).

**Attachments:** [Resolution No. 2512](#)  
[Locational and Zoning Map](#)  
[Exhibit A - Site Plan](#)  
[Exhibit B - Conditions of Approval](#)  
[Exhibits C1-C3 - Propagation Maps of AT&T coverage](#)  
[Exhibit D - Antenna and Equipment Layout](#)  
[Exhibits E1-E2 - Elevations](#)  
[Exhibits F1-F3 - Photosims](#)  
[Exhibit G - Environmental Documentation](#)  
[Exhibit H - Applicant's letter dated May 30, 2018](#)  
[Exhibit I - Existing and Proposed Cell Site Map](#)  
[Exhibit J - Parks and Recreation Commission Meeting Minutes May 9, 2018](#)

At the request of Chair Norton, Lupita Garcia, Assistant Planner, reviewed the staff report and exhibits for CUP2017-0105. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

Vice Chair Jones asked how much larger the poles will be compared to the existing light poles.

Chair Norton opened the Public Hearing

TYLER KENT, APPLICANT, stated they will be about 6 inches larger in diameter compared to existing poles and the equipment may add in size.

Vice Chair Jones asked if the equipment showing in the simulation will be the exact configuration for the poles.

Mr. Kent stated yes, with ballfield lights on top, the two arrays below with 8 foot antennas, and RRUs mounted below those.

Vice Chair Jones asked the radius for proposed poles.

Mr. Kent stated they are roughly 6 inches larger in circumference.

Chair Norton asked if the reason they are larger is to support the additional equipment.

Mr. Kent stated that is correct; they are replacing existing poles to reinforce the support of the equipment. He added that they did explore other options for location in the park.

Chair Norton asked if the the lights on top of the structure will aid the use of the park at night time.

Mr. Kent stated correct.

Chair Norton closed then reopened the Public Hearing.

MELISSA HENDRICKSON, RESIDENT, asked if this gives AT&T an advantage over the other carriers, and if the other carriers have poles like them since it is substantially bigger.

Ms. Coletta spoke regarding the existing carriers and how applications for large cell sites are starting to diminish because of the rise of small cell sites and changes in technology.

Chair Norton closed the Public Hearing.

**A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission recommend adoption of Resolution No. 2512 GRANTING CUP2017-0105, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 3 - Jones, Norton, and Dunn

**Absent:** 2 - Carrillo, and Ruscigno

18-1858

**TTM 35576R**: Resubmitted tentative tract map application to subdivide 11.05 acres into 32 lots for single family residential development in the R-1-9.6 Zone (Single Family Residential, 9,600 square foot minimum lot size) located on the south side of Masters Drive, east of Nelson Street (Applicant: Corona Masters, LLC).

**Attachments:** Locational and Zoning Map

Exhibit A-1 - A-5 Tentative Tract Map 35576R

Exhibit B - Conditions of Approval

Exhibit C - TTM35576 approved August 16, 2017

Exhibit D - Applicant's letter dated January 17, 2018 addressing required subdivision information

Exhibit E - Environmental Documentation

At the request of Chair Norton, Terri Manuel, Planning Manager, reviewed the staff report and exhibits for TTM 35576R. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Vice Chair Jones asked what would happen to the parcel on the southwest corner.

Ms. Manuel stated there is no proposal for anything to happen at this time. When the applicant approached staff to exclude this parcel, staff asked for lotting concepts to show how it could be dealt with in the future. What they have shown is satisfactory in terms of meeting the minimum requirements of zoning and proper drainage when coordinating with Public Works for review.

Vice Chair Jones asked if the lots would load off of Keith Street.

Ms. Manuel stated they would load off of Keith Street and Nelson Street. Staff has looked at the potential interface between the back-on lots to the north and anything that might front onto Nelson Street on the corner piece. Staff will watch carefully through the implementation of any future subdivision to make sure there would be compatibility especially with any walls along property lines.

Vice Chair Jones asked if there is a slope coming down onto Nelson Street and if loading houses on Nelson Street works.

TOM KOPER, PUBLIC WORKS ASSISTANT DIRECTOR, stated that particular portion of property is at the same grade as Nelson Street. The big slope occurs at Masters Drive. It would not be difficult to punch the driveways out to Nelson Street and onto Keith Street.

Vice Chair Jones stated that he just wanted to make sure that down the road it all works together.

Mr. Koper stated the developer purposely worked this out so the property owner could develop in the future and not have an empty lot that can never be built on.

Chair Norton asked if there was any communication from the public with any comments on the project.

Ms. Manuel stated there was none.

Chair Norton opened the Public Hearing

BILL BROOKS, ARMSTRONG AND BROOKS ENGINEERS, stated he was there to answer any questions.

Chair Norton closed the Public Hearing

Vice Chair Jones asked if there are improvement plans on Keith Street as part of this project.

CHRIS HORN, SENIOR ENGINEER, stated they are proposing improvements on Keith Street in front of the map boundary. There will be sidewalk, paving, and drainage improvements. At the corner lot property there will be temporary sidewalk asphalt for pedestrian circulation.

Vice Chair Jones asked regarding the entrance to the site, moving to the east, if that will extend the amount of improvements that will be made to Keith Street.

Mr. Horn stated they are proposing improvements that were not required by staff on what they are showing as a private road.

Vice Chair Jones asked to make sure the improvements are going to continue eastward for the same amount of length.

Mr. Horn stated yes.

Chair Norton asked about the rectangular property on the southeast corner.

Mr. Koper stated it is an existing lot that is not part of subdivision and the home will stay as is.

**A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission recommend APPROVAL of TTM 35576R, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 3 - Jones, Norton, and Dunn

**Absent:** 2 - Carrillo, and Ruscigno

## 7. WRITTEN COMMUNICATIONS

None.

## 8. ADMINISTRATIVE REPORTS

Ms. Coletta reported regarding the Healthy Community Outreach meeting for the General Plan Technical update that took place on Thursday, June 21st. Before the meeting they sent out a survey on social media and had a good response of 680 within 3 weeks.

There was a low turn-out of 14 people from the public. There were seven staff members but the presentation went well. The Consultant, Placeworks, presented the results of the survey on categories from highest to lowest.

## 9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

## 10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

18-1871 Report by Commissioner Ruscigno on the June 6, 2018 Infrastructure Committee meeting.

**Attachments:** 20180606 Infrastructure Comm. Agenda

Commissioner Ruscigno was not available to comment on Infrastructure meeting.

## 11. ADJOURNMENT

Chair Norton adjourned the meeting at 6:36 p.m. to the Planning and Housing Commission meeting of Monday, July 9, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.