

City of Corona

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

Planning and Housing Commission Minutes - Final

Monday, March 6, 2023

Council Chambers - 6:00 p.m.



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

EXHIBIT 5

The Planning and Housing Commission meeting of March 6, 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/87413116285>

ROLLCALL

Present 3 - Vice Chair Bridget Sherman, Commissioner Karen Alexander, and Commissioner Diana Meza

Absent 2 - Chair Craig Siqueland, and Commissioner Matt Woody

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Absent 2 - Chair Craig Siqueland, and Commissioner Matt Woody

CALL TO ORDER

Commissioner Alexander called the meeting to order. Vice Chair Sherman, attending remotely, granted permission to Commissioner Alexander to run this meeting from the Council Chamber dais.

PLEDGE OF ALLEGIANCE

Commissioner Alexander led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. [23-0224](#) Approval of minutes for the Planning and Housing Commission meeting of February 21, 2023.

Attachments: [022123 - P&H Minutes - DRAFT](#)

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

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

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

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [23-0193](#) **SPA2022-0007:** Specific Plan Amendment application to amend the Northeast Corona Specific Plan (SP81-2), Section 4.5.20, to allow pet boarding and daycare uses in the Support Commercial Freeway (SCF) District with approval of a major conditional use permit, and revise Section 4.5.11, to allow the use of alternative fencing materials for commercial developments within the Support Commercial (SC) and Support Commercial Freeway (SCF) Districts. (Applicant: MLJ Resources, LLC on behalf of Smart Parke Luxury Suites and Pet Daycare, PO Box 1234, Garden Grove, CA 92842)

Attachments: [Staff Report](#)

[Exhibit 1 - Locational and Zoning Map](#)

[Exhibit 2 - Proposed Amendment in Section 4.5.20](#)

[Exhibit 3 - Proposed Amendment in Section 4.5.11](#)

[Exhibit 4 - Conditions of Approval](#)

[Exhibit 5 - Environmental Documentation](#)

Eva Choi, Associate Planner, reviewed the staff report and exhibits for both SPA2022-0007 and CUP2022-0006, as these are related applications concerning the same applicant.

Initial questions from Commissioner Alexander addressed evacuation plans for the proposed pet daycare center in the event of an emergency. Staff responded that the business project will be subject to plan check review by the Fire Department, which would address egress in an emergency.

Commissioner Alexander opened the public hearing.

John Ramirez of MLJ Resources LLC, representing Smart Parke, the applicant for this project, addressed the Commission; he introduced the project manager, Derek Troya of Tynan Group, the property owner (Jack Ventimiglia), the business owner (Josh Drake), a project architect (Madina Azamova of Nadel Architecture), and a land-use planner and consultant (David See of See's Development Advisors), as all available to answer questions. Mr. Ramirez gave a brief history and description of their other Smart Parke business in Laguna Woods, which opened in 2019, successfully operating with various pet amenities. He answered Commission's concerns in terms of maximum animal occupancy vs average numbers expected, sound attenuation methods, and the Conditions of Approval agreed upon as presented.

Commissioner Meza inquired on the reason for choosing Corona as a new business location. Mr. Ramirez mentioned factors such as resident's lifestyle needs for their

pets during travel and work, demand for high level of services that this business provides, and freeway visibility, which all made Corona a perfect fit for applicant.

Commissioner Alexander's question of pet capacity was answered by Mr. Drake, who explained that capacity usually reaches a maximum only 1 or 2 weeks a year, at peak holiday times. The topic of odor control, which Vice Chair Sherman inquired on, was addressed by Mr. Drake as he described regimented cleaning methods used in the Laguna Woods facility. Commissioner Meza inquired on the conception of this business model, and Mr. Drake gave a detailed history of his ideas.

Discussion returned to an evacuation plan in case of emergency. Mr. Ramirez mentioned the building fire code guidelines in place at the Laguna Woods facility, and Mr. Drake described travel kennels that are part of emergency plans there. Mr. Drake offered to provide more details of the evacuation plans in place at their Laguna Woods facility, as Commissioner Alexander's further questions referred to a full-capacity/at-night scenario.

Other issues discussed include proposed layered landscaping to blend with commercial center, run-off concerns from daily cleaning procedures, and possible noise concerns from neighboring business Dunn-Edwards Paints. Commissioner Alexander recommended applicant reach out to Dunn-Edwards to discuss project's sound attenuation strategies to allay neighbor's concerns. Property owner, Mr. Ventimiglia, mentioned that lessee contracts include sound level restrictions that also would cover any noise issues.

Commissioner Alexander closed the public hearing.

Commissioner Alexander mentioned that a visit to the proposed project site gave her the impression that it is an ideal place for this type of business, commenting that she would like to see some kind of patio or good shading to protect animals from severe heat in the area. She added that Dunn-Edwards had expressed a positive response to new tenant, Smart Parke.

A motion was made by Commissioner Meza, seconded by Vice Chair Sherman, that the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and recommend approval of SPA2022-0007 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: 3 - Vice Chair Sherman, Commissioner Alexander, and Commissioner Meza

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

- 3.** [23-0194](#) **CUP2022-0006:** Conditional Use Permit application to establish a pet boarding and pet daycare facility at 284 Dupont Street, Suites 180-190, in the Northeast Corona Specific Plan (SP81-2) Support Commercial Freeway (SCF) District, and to enclose a proposed outdoor pet play area

with a vinyl fence. (Applicant: MLJ Resources, LLC on behalf of Smart Parke Luxury Suites and Pet Daycare, PO Box 1234, Garden Grove, CA 92842)

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2607](#)

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

[Exhibit 3 - Site Plan](#)

[Exhibit 4 - Floor Plan](#)

[Exhibit 5 - Elevations](#)

[Exhibit 6 - Parking Analysis](#)

[Exhibit 7 - Landscape Plan](#)

[Exhibit 8 - Conditions of Approval](#)

[Exhibit 9 - Applicant's letter dated November 21, 2022](#)

[Exhibit 10 - Environmental Documentation](#)

Commissioner Alexander opened the public hearing.

Commissioner did not have additional questions regarding this related item.

Joe Morgan spoke in favor of this proposed project, hoping business did well amid construction of McKinley Grade Separation project.

Commissioner Alexander closed the public hearing.

Commissioner Alexander made a final comment of appreciation for the proposed business project at the location site and in the City.

A motion was made by Commissioner Meza, seconded by Vice Chair Sherman, that the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and adopt Resolution No. 2607 GRANTING CUP2022-0006, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Alexander commented on truck traffic she observed exiting construction site off of Latitude Way. Expecting the truck to turn right towards Cajalco, it turned left onto Temescal Canyon Road, travelling north to the 15 Fwy on-ramp, which she understood as prohibited.

Ms. Coletta responded that the applicant could be contacted, however the traffic restrictions in conditions of approval for the Latitude Business Park address on-going operational traffic. Construction traffic, which is temporary in nature, would be allowed to continue.

FUTURE AGENDA ITEMS

March 20, 2023:

(CONTINUED) CUP2021-0004: 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 Bichel Group Architecture)

CUP2022-0005: A Conditional Use Permit application to allow for a nonprofit organization, ABC Hopes, to conduct recreational, social, and educational programs for persons with disabilities in the M-2/O (General Manufacturing-Oil Combining) zone, located at 1831 Commerce Street, Suite 103. (Applicant: Katie Moore of ABC Hopes, Inc.)

ADJOURNMENT

Commissioner Alexander adjourned the meeting at 7:51 p.m. to the Planning and Housing Commission meeting of Monday, March 20, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.