

City of Corona

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

Planning and Housing Commission Meeting Final Agenda

Monday, March 11, 2024

Council Chambers - 6:00 p.m.



**Chair Matt Woody
Vice Chair Marie Vernon
Commissioner Karen Alexander
Commissioner Sarah Longwell
Commissioner Craig Siqueland**

The Planning and Housing Commission meeting of March 11, 2024 will be conducted in person. You may attend in person or remotely. To participate remotely, please use the following link: <https://coronaca-gov.zoom.us/j/82275418096>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNICATIONS FROM THE PUBLIC

Persons wishing to address the Planning and Housing Commission are requested to state their name for the record. This portion of the agenda is intended for public comment. State law prohibits the Planning and Housing Commission from discussing or taking action on items not listed on the agenda. The Planning and Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three minute limit to communications.

MEETING MINUTES

1. **MINUTES** - [Approval of minutes for the Planning and Housing Commission meeting of February 26, 2024.](#)

Attachments: [022624 - P&H Minutes - DRAFT](#)

CONSENT ITEMS

(Items listed below are not advertised as public hearings.)

PUBLIC HEARINGS

(Items listed below are advertised as public hearings requiring review by the Planning and Housing Commission.)

2. **PUBLIC HEARING** - [SPA2023-0001: Specific Plan Amendment to the El Cerrito Specific Plan \(SP91-2\), Section 12.8, to allow educational schools in the Commercial \(C\) District by a conditional use permit. \(Applicant: River Springs Charter Schools\)](#)

That the Planning and Housing Commission recommend to the City Council APPROVAL OF SPA2023-0001, based on the findings contained in the staff report and conditions of approval, and that SPA2023-0001 be exempted from the California Environmental Quality (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3).

Attachments: [Staff Report](#)
[Exhibit 1 - Land Use Plan for El Cerrito Specific Plan](#)
[Exhibit 2 - Proposed Amendment](#)
[Exhibit 3 - Conditions of Approval](#)
[Exhibit 4 - Environmental Documentation](#)
[Powerpoint.pdf](#)

3. **PUBLIC HEARING** - [CUP2023-0017: Conditional Use Permit application to establish a charter school within an existing 44,800 square foot commercial building located at 2115 Compton Avenue \(APN: 278-060-035\) in the Commercial \(C\) District of the El Cerrito Specific Plan. \(Applicant: River Springs Charter Schools\)](#)

That the Planning and Housing Commission adopt Resolution No. 2627 GRANTING CUP2023-0017, based on the findings contained in the staff report and conditions of approval, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301.

Attachments:

[Staff Report](#)

[Exhibit 1 - Resolution No. 2627](#)

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

[Exhibit 3 - Site Plan](#)

[Exhibit 4 - Existing Building Elevations](#)

[Exhibit 5 - Queuing Lane Diagram](#)

[Exhibit 6 - Conditions of Approval](#)

[Exhibit 7 - Community Outreach Notice](#)

[Exhibit 8 - Operation Plan](#)

[Exhibit 9 - Floor Plans](#)

[Exhibit 10 - Traffic Management Information](#)

[Exhibit 11 - Environmental documentation](#)

WRITTEN COMMUNICATIONS

ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

FUTURE AGENDA ITEMS

No immediate action is taken on Future Agenda items; this section serves to highlight items that will be considered at upcoming Planning and Housing Commission meetings. Items that appear in this section will take place under the appropriate section of the agenda and will be accompanied by a staff report.

March 25, 2024

TTM 38572: A tentative tract map application to subdivide 85.51 acres into 47 numbered lots for the development of 546 residential condominium units and 50 lettered lots for the construction of private streets, open space, a private park, and other improvements associated with the development in the Low Density Residential (Planning Areas 1 and 17), Medium Density Residential (Planning Areas 2 and 17A), High Density Residential (Planning Area 2A), and Park (Planning Area 3) designations of the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive.

PP2023-0004: A precise plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 546 residential condominium units and private parks in the Low Density Residential (Planning Areas 1 and 17), Medium Density Residential (Planning Areas 2 and 17A), High Density Residential (Planning Area 2A), and Park (Planning Area 3) designations of the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive.

GPA2023-0005: Amendment to the General Plan Land Use Element to add high-density residential associated with an Affordable Housing Overlay zone as part of the general description for the General Commercial land use designation and to change 1.33 acres generally located on the south side of East Grand Boulevard, on Victoria Avenue from General Commercial to High Density Residential.

CZ2023-0007: Change of zone to include an Affordable Housing Overlay (AHO) zone to the existing zoning on certain properties.

SPA2023-0008: Amendment to the Northeast Corona Specific Plan and El Cerrito Specific Plan to include an Affordable Housing Overlay (AHO) zone on certain properties, and an amendment to the Downtown Revitalization Specific Plan to change the zoning of 1.33 acres from Gateway Business to Multiple Family Residential generally located on the south side of East Grand Boulevard, on Victoria Avenue.

ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, March 25, 2024, commencing at 6:00 p.m. in the City Council Chambers, 400 S. Vicentia Avenue.

Corona City Hall - Online, All the Time - www.CoronaCA.gov

NOTICE TO THE PUBLIC:

If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Housing Commission at or prior to this public hearing.

Agendas for all Planning and Housing Commission meetings are posted at least 72 hours prior to the meeting in the entry way at City Hall. A complete agenda packet is available for public inspection during business hours at the Planning & Development Department. Any materials relating to an item on the agenda which are distributed to all, or majority of all, members of the Planning and Housing Commission after the posting of the agenda will also be available at the same time for public inspection during business hours at the Planning & Development Department.

Written communications from the public for the agenda must be received by the Planning & Development Department seven (7) days prior to the Planning and Housing Commission meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEETING IS BEING RECORDED