



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
Mitchell Norton, Commissioner
Viren Shah, Commissioner
Craig Siqueland, Commissioner

Monday, March 25, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PRESENTATION from Corona Historic Preservation Society

4. ORAL 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.

5. MEETING MINUTES

[19-0272](#)

Approval of minutes for the Planning and Housing Commission meeting of March 11, 2019

Attachments:

[20190311-P&H Minutes - DRAFT](#)

6. CONSENT ITEMS

7. PUBLIC HEARINGS

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

[19-0168](#)

CUP2018-0012: A Conditional Use Permit application to establish a 49-foot high wireless telecommunications facility designed as a mono-pine tree at Kellogg Park located at 1635 Kellogg Avenue in the P (Park) Zone. (Applicant: Tiana Madon with MD7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130).

Recommended action: That the Planning and Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2530 **GRANTING CUP2018-0012**, based on the findings contained in the staff report and conditions of approval.

Attachments:[Staff Report](#)[Resolution No. 2530](#)[Locational and Zoning Map](#)[EXHIBIT A1 - Site Plan](#)[EXHIBIT A2 - Enlarged Site Plan](#)[EXHIBIT B - Conditions of Approval](#)[EXHIBIT C1 - C3 - Propagation Maps for Sprint coverage](#)[EXHIBIT D - Equipment and Antenna Layout](#)[EXHIBIT E1 - E2 - Elevation Plans](#)[EXHIBIT F1 - F4 - Photosimulations for Sprint coverage](#)[EXHIBIT G - Applicant's Letter dated March 3, 2019](#)[EXHIBIT H - Environmental Documentation](#)[CUP2018-0012 Presentation](#)

[19-0222](#)

PP2018-0004: Precise Plan application for the review of the site plan, architecture, landscaping and fencing associated with the development of 25 single-family detached residential homes on 17.28 acres located on the east side of Lester Avenue, south of Upper Drive in the A-14.4 (Single-Family Residential, 14,400 square foot minimum lot area) zone. (Applicant: John Heimann of Griffin Residential, 110 North Lincoln Avenue, Suite 100, Corona, CA 92882).

Recommended action: That the Planning and Housing Commission adopt Resolution No. 2531 **GRANTING PP2018-0004**, based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Resolution No. 2531](#)

[Aerial and Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibits C1-C4 - Floor Plans](#)

[Exhibits D1-D4 - Elevations](#)

[Exhibits E1-E5 Landscape Plans](#)

[Exhibit F - Overall HOA Maintenance Areas](#)

[Exhibit G - Photographs of perimeter walls in surrounding neighborhood](#)

[Exhibit H - Fence and Wall Plan](#)

[Exhibit I - Slope Exhibit](#)

[Exhibit J - Applicant's letter dated August 31, 2018 addressing the project](#)

[Exhibit K - Environmental Documentation](#)

[PP2018-0004 PP Presentation](#)

[19-0258](#)

GPA2018-0002: Application to change the General Plan designation of 3.8 acres located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

Recommended action: That the Planning and Housing Commission recommend **APPROVAL of GPA2018-0002**, based on the findings contained in the staff report, and adopt Resolution No. 2532 granting GPA2018-0002 as part of Cycle 1 of General Plan Amendments for 2019.

Attachments:

[Staff Report](#)

[Resolution No. 2532](#)

[Locational and Zoning Map](#)

[Exhibit A - Proposed General Plan Amendment](#)

[Exhibit B - Applicant's letter dated March 15, 2019, explaining the General Plan amendment](#)

[Exhibit C - Environmental Documentation](#)

[GPA2018-0002 and SPA2018-0002 PP Presentation](#)

[19-0259](#)

SPA2018-0002: Application to amend the North Main Street Specific Plan (SP99-01) to change the designation of 3.8 acres located on the west side of North Main Street and north Parkridge Avenue from SFC (Single-Family Condominium) to its previous designation of CR (Commercial Retail) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

Recommended action: That the Planning and Housing Commission recommend **APPROVAL of SPA2018-0002** to the City Council, based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A1 - Proposed Specific Plan Amendment](#)

[Exhibit A2 - Land Use Map \(General Plan\)](#)

[Exhibit A3 - Table 2 Land Use Plan](#)

[Exhibit A4 - Land Use Plan \(Districts\)](#)

[Exhibit A5 - Section 3.1.1 Commercial Retail \(CR\) District](#)

[Exhibit A6 - Section 3.1.6 Single Family Condominium \(SFC\)](#)

[Exhibit A7 - Land Use Plan \(Districts\)](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter dated August 15, 2019, explaining Specific Plan amendment req](#)

[Exhibit D - Legal description of the specific plan amendment site](#)

[Exhibit E - Environmental Documentation](#)

8. WRITTEN COMMUNICATIONS

9. ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta

10. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

11. ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, April 8, 2019, 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 Community 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 Community Development Department.

Written communications from the public for the agenda must be received by the Community 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