



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
David Hooks, Commissioner
Viren Shah, Commissioner
Craig Siqueland, Commissioner

Monday, September 9, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. 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.

4. MEETING MINUTES

[19-0715](#)

Approval of minutes for the Planning and Housing Commission meeting of August 12, 2019

Attachments:

[20190812-P&H Minutes - DRAFT](#)

[19-0702](#)

Approval of minutes for the Planning and Housing Commission meeting of August 26, 2019.

Attachments:

[20190826-P&H Minutes - DRAFT](#)

5. CONSENT ITEMS

6. PUBLIC HEARINGS

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

[19-0746](#)

SPA2019-0003: Amendment to the Downtown Revitalization Specific Plan (SP98-01) to amend the Land Use Table to include additional entertainment, retail and eating and drinking establishments to encourage the redevelopment and reuse of underutilized properties in the downtown area generally located on Sixth Street within the Grand Boulevard circle. (Applicant: City of Corona).

Recommended action: That the Planning and Housing Commission recommend **APPROVAL of SPA2019-0003** to the City Council, based on the findings contained in the staff report.

Attachments: [Staff Report](#)
[Locational and Zoning Map](#)
[Exhibit A - Proposed Amendment](#)
[Exhibit B - The LAB marketing for S. Corona Mall.](#)
[Exhibit C - Press release on Corona Mall Redevelopment dated June 5, 2018.](#)
[Exhibit D - Press release on Corona Mall Redevelopment dated February 8, 2019.](#)
[Exhibit E - Environmental documentation.](#)
[SPA2019-0003 PP Presentation](#)

[19-0784](#) ZTA2019-0002: Zone text amendment to Title 17 of the Corona Municipal Code to add definitions for artisan marketplace and micro distillery to Chapter 17.04 and amend the review of alcoholic beverage permits by the Zoning Administrator to include micro distillery, winery and liquor lounge in Section 17.99.020. (Applicant: City of Corona).

Recommended action: That the Planning and Housing Commission recommend **APPROVAL OF ZTA2019-0002** to the City Council, based on the findings contained in the staff report.

Attachments: [Staff Report](#)
[Exhibit A - Proposed Code Section](#)
[Exhibit B - Environmental documentation](#)

[19-0791](#) ZTA2019-0003: Amendment to Chapter 17.65 of the Corona Municipal Code, Telecommunications Facilities, amending Sections 17.65.040 and 17.65.050 regarding regulations for small cell sites and facilities that are exempted from review. (Applicant: City of Corona).

Recommended action: That the Planning and Housing Commission recommend **APPROVAL OF ZTA2019-0003** to the City Council, based on the findings contained in the staff report.

Attachments: [Staff Report](#)
[Exhibit A - Proposed Amendment to CMC Sections 17.65.050\(A\)\(2\), 17.65.050\(D\)\(1\), and 17](#)
[Exhibit B - Environmental Documentation](#)
[ZTA2019-0003 PP Presentation](#)

[19-0795](#) SPA2019-0002: Amendment to the Main Street South Plaza Specific Plan (SP91-01) to: 1) amend Table 4.2 (Permitted Land Uses) to permit day care facilities by right in the Sub-District Four designation, 2) amend Section 6.1.4 (a) to revise the required sidewalk width along Vesper Circle, and 3) amend Section 6.1.9 (c) to revise the monument signage regulations for the Sub-District Four designation. (Applicant:

Hamo Rostamiam of HRI Development, 20 North Raymond, Suite 300, Pasadena, CA 91103).

Recommended action: That the Planning and Housing Commission recommend **APPROVAL of SPA2019-0002** to the City Council, based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Exhibit A1 - Table 4.1, Land Use Program.](#)

[Exhibit A2 - Table 4.2, Permitted Land Uses.](#)

[Exhibit A3 - Section 6.1.4 \(a\), Building Setbacks Sub Districts One through Five.](#)

[Exhibit A4 - Section 6.1.9\(c\), Sgnage within Sub Districts Two through Four.](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Land Use Map for Main Street South Plaza Specific Plan](#)

[Exhibit D - Applicant's letter dated February 22, 2019 explaining Specific Plan amendment re](#)

[Exhibit E - Environmental Documentation.](#)

[SPA2019-0002 PP Presentation](#)

19-0750

CUP2018-0014 (CONTINUED): Conditional Use Permit application to establish and operate a 4,375-square foot public charter school within an existing commercial building located at 700 North Main Street in the CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01). (Applicant: Bill Calleja of Pivot Charter School, 700 North Main Street, Corona, CA 92880).

Recommended action: That the Planning and Housing Commission recommend adoption of Resolution No. 2536 **GRANTING CUP2018-0014**, based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Resolution No. 2536](#)

[Locational and Zoning Map](#)

[Exhibits A1 & A2 - Overall Site Plan and Focused Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Applicant's letter describing the operations of Pivot Charter School](#)

[Exhibit E – Pivot Charter School Riverside On-site Attendance Numbers](#)

[Exhibit F - Pivot Charter School Circulation Patterns for Drop off and Pick up Activity prepare](#)

[Exhibit G – Pivot Charter School Riverside Parent, Student, and Staff Parking Policy](#)

[Exhibit H – Landlord/Applicant Certificate of Approval](#)

[Exhibit I – Pivot Charter School Safety Plan for Student Drop off, Pick Up, and Parking](#)

[Exhibit J – Letters of support from tenants and landlord at 4300 Green River Road \(Green Ri](#)

[Exhibit K – Letters of support from tenants at 700 North Main Street \(North Main Plaza\)](#)

[Exhibit L – Letter from founder and chairman of the board of Pivot Charter School dated July](#)

[Exhibit M - Letter from Pivot Charter School dated August 21, 2019, addressing the school's ;](#)
[Exhibit N - Environmental Documentation](#)
[CUP2018-0014 PP Presentation 2](#)

7. WRITTEN COMMUNICATIONS

8. ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

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

[19-0794](#)

Report on the August 7, 2019 Infrastructure Committee meeting.

Attachments:

[20190807 Infrastructure Committee Minutes - Final](#)

11. ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, September 23, 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