

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Agenda

**Tuesday, January 21, 2020**

**6:00 PM**

**Council Chambers**

### **Planning and Housing Commission**

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

## 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. [Approval of minutes for the Planning and Housing Commission meeting of January 6, 2020.](#)

Attachments: [20200106-P&H Minutes - DRAFT](#)

## CONSENT ITEMS

2. [Assignment and Assumption of Disposition and Development Agreement with the Boureston Companies for the development of 3.48 acres generally located south of Sixth Street, between Sheridan Street and Belle Avenue, and north of and south of Seventh Street \(originally approved on November 7, 2018\). \(Applicant: Boureston Companies\)](#)

That the Planning and Housing Commission recommend **APPROVAL** of the Assignment and Assumption Agreement to the City Council and Corona Housing Authority.

Attachments: [Staff Report](#)  
[Locational Map](#)  
[Site Plan](#)  
[Disposition and Development Agreement](#)  
[Draft Assignment and Assumption Agreement](#)

## PUBLIC HEARINGS

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

3. [CUP2019-0006 \(CONTINUED\): Conditional use permit to review the establishment of a Quick Quack self-service carwash proposed on 1.11 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE**  
**CUP2019-0006** to the Planning and Housing Commission meeting of  
February 10, 2020.

Attachments: [Staff Report](#)

4. [CUP2019-0007 \(CONTINUED\): Conditional use permit to review the establishment of a 3,761 square foot restaurant with drive-through services for Raising Cane's proposed on 1.29 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE**  
**CUP2019-0007** to the Planning and Housing Commission meeting of  
February 10, 2020.

Attachments: [Staff Report](#)

5. [CUP2019-0008 \(CONTINUED\): Conditional use permit to review the establishment of a 4,355 square foot restaurant with drive-through services for Panera Bread proposed on 0.98 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE**  
**CUP2019-0008** to the Planning and Housing Commission meeting of  
February 10, 2020.

Attachments: [Staff Report](#)

6. [PM 37747 \(CONTINUED\): Parcel map application to subdivide 4.49 acres into three numbered lots for commercial purposes and two lettered lots for street dedication purposes located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE PM 37747** to  
the Planning and Housing Commission meeting of February 10, 2020.

Attachments: [Staff Report](#)

7. [TTM 37719: Tentative tract map application to subdivide 5.91 acres into 23 numbered lots for single family residential purposes and four lettered lots for street dedication and landscape purposes located at the southwest corner of East Cresta Road and South Promenade Avenue, in the SFR-5 \(Single Family Residential, 5,000 square foot minimum lot size\) designation of the Northeast Corona Specific Plan \(SP81-2\). \(Applicant: Brad Porter of West Cal Property Group, 2711 N. Sepulveda Blvd, #530, Manhattan Beach, CA 90266.\)](#)

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of TTM 37719**, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Tentative Tract Map 37719](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D1-D4 - Conceptual Grading and cross sections](#)

[Exhibit E - CULW2019-0001 Record of Board of Zoning Adjustment Decision](#)

[Exhibit F - Applicant's letter giving required subdivision information](#)

[Exhibit G - Environmental Documentation](#)

[Exhibit H1-H2 - Letter dated July 26, 2019 sent to all 17 properties adjacent to the project site](#)

[Exhibit I1-I2 - Letter dated October 8, 2019 sent to all properties within 500 feet and meeting](#)

[Exhibit J - Letter from Mr. and Mrs. Foate, dated January 14, 2020, regarding the project](#)

[Exhibit K1-K3 - Pictures of the verdura walls at Terrassa](#)

[TTM 37719 and PP2019-0005 Presentation](#)

8. [PP2019-0005 - A proposal to review the site plan, architecture, landscaping, and fencing for 23 single family residential homes proposed on 5.19 acres located at the southwest corner of Promenade Avenue and Cresta Road in the SFR-5 \(Single Family Residential, 5,000 square foot minimum lot size\) designation of the Northeast Corona Specific Plan \(SP81-2\). \(Applicant: Brad Porter with Westcal Property Group, Inc. 2711 N. Sepulveda Boulevard #530 Manhattan Beach, CA 90266\).](#)

That the Planning and Housing Commission adopt the Mitigated Negative Declaration (and Mitigation Monitoring Plan) and adopt Resolution No. 2546 **GRANTING PP2019-0005** based on the findings contained in the staff report and conditions of approval.

**Attachments:**[Staff Report](#)[Resolution No. 2546](#)[Aerial and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibits C1-C4 - Floor Plans](#)[Exhibits D1-D11 - Elevations](#)[Exhibit E - Proposed Color Palette](#)[Exhibits F1-F4 - Landscape Plans](#)[Exhibits G - Overall HOA Maintenance Areas](#)[Exhibits H - Fence and Wall Plan](#)[Exhibits I1-I2 - Slope Exhibit](#)[Exhibit J - Environmental Documentation](#)[Exhibit K1-K2 - Letter dated July 26, 2019 sent to all 17 properties adjacent to the project site](#)[Exhibit L1-L2 - Letter dated October 8, 2019 sent to all properties within 500 feet and meeting](#)[Exhibit M - Letter from Mr. and Mrs. Foate, dated January 14, 2020, regarding the project](#)[Exhibit N1-N3 - Pictures of the verdura walls at Terrassa](#)

9. [PPM2019-0005: Application to review the site plan, architecture, and signage associated with the construction of a 48,413 square foot four-story hotel containing 122 rooms proposed on 5.02 acres located on the south side of Tom Barnes Street, east of Interstate 15 in the Commercial Center designation of the El Cerrito Specific Plan \(Applicant: Aaron Packard, Gold Coast Properties CA1, LLC, 16155 SW 11th Avenue, Unit B2, Miami, FL 33177\).](#)

That the Planning and Housing Commission adopt Resolution No. 2548  
**GRANTING PPM2019-0005** based on the findings contained in the  
staff report and conditions of approval.

**Attachments:**[Staff Report](#)[Resolution No. 2548](#)[Locational and Zoning Map.](#)[Exhibit A - Site Plan and Conceptual Grading Plan.](#)[Exhibit B - Conditions of Approval.](#)[Exhibit C - Floor Plans.](#)[Exhibit D - Elevation Plans.](#)[Exhibit E - Conceptual Landscape Plan.](#)[Exhibit F - Signage.](#)[Exhibit G - Applicant's letter dated June 12, 2019 regarding the project.](#)[Exhibit H - Enviromental Documentation.](#)[PPM2019-0005 PP Presentation](#)

10. [ZTA2019-0005: Zone text amendment to Title 17 of the Corona Municipal Code to add a definition for recuperative care facility in Chapter 17.04 and allow a recuperative care facility in the M-1, M-2 and M-4 zones in addition to establishing certain operational standards in Chapter 17.44.](#)

That the Planning and Housing Commission recommend APPROVAL OF ZTA2019-0005 to the City Council, based on the findings contained in the staff report.

**Attachments:**

[Staff Report](#)

[Exhibit A - Proposed Code Section](#)

[Exhibit B - Publication on Illumination Foundation Recuperative Care](#)

[Exhibit C - Publication on Harbor Recuperative Care](#)

[Exhibit D - Environmental documentaion](#)

[ZTA2019-0005 PP Presentation](#)

## WRITTEN COMMUNICATIONS

## ADMINISTRATIVE REPORTS

*Report by Director, Joanne Coletta*

## PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

## ADJOURNMENT

*The next meeting of the Planning and Housing Commission is scheduled for Monday, February 10, 2020 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](http://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*