

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Agenda

Monday, February 24, 2020

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Craig Siqueland, Vice Chair
David Hooks, Commissioner
Timothy Jones, Commissioner
Vacant, 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 February 10, 2020.](#)

Attachments: [20200210-P&H Minutes - DRAFT](#)

CONSENT ITEMS

PUBLIC HEARINGS

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

2. [PM 37608 \(CONTINUED\): Parcel map application to subdivide 74.80 acres into 13 numbered lots for light industrial purposes, two lettered lots for street dedication purposes, and two lettered lots for conservation area purposes located at the northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, in the Light Industrial designation of the El Cerrito Specific Plan \(Applicant: Patrick Tritz, Latitude Business Park, LLC \(Rexco Development\), 2518 N. Santiago Blvd., Orange, CA 92867\).](#)

That the Planning and Housing Commission recommend adoption the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of PM 37608** to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

Attachments:[Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Parcel Map 37608](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Environmental Documentation](#)[Exhibit E - Initial Joint Project Review \(JPR #19-11-05-01\), dated January 3, 2020](#)[Exhibit F1-F4 - Public Correspondences](#)[Exhibit G - Public Comment Letter from Golden State Environmental Justice Alliance, dated January 27, 2020](#)[Exhibit H - Public Comment Letter from Better Neighborhoods, dated January 31, 2020](#)[Exhibit I - Response to Public Comments memo](#)[Exhibit J - Comment Letter from Department of Justice dated February 7, 2020](#)[Exhibit K - Comment Letter from Department of Fish and Wildlife dated February 7, 2020](#)[Exhibit L - Comment Letter from South Coast Air Quality Management District dated February 10, 2020](#)[Exhibit M - Comment Letter from Blum Collins, LLP, dated February 10, 2020](#)[Exhibit N - Responses to comments received from Department Justice, Attorney General Office](#)[Latitude PP Presentation](#)[County Boundary Exhibit](#)

3. [PP2019-0001 \(CONTINUED\): Precise plan application to review the site plan, architecture, and landscaping of 15 light industrial buildings totaling 1,074,771 million square feet proposed on 74.80 acres located at the northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, in the Light Industrial designation of the El Cerrito Specific Plan \(Applicant: Patrick Tritz, Latitude Business Park, LLC \(Rexco Development\), 2518 N. Santiago Blvd., Orange, CA 92867\).](#)

That the Planning and Housing Commission adopt Resolution No. 2549
GRANTING PP2019-0001 based on the findings contained in the staff
report and conditions of approval.

Attachments:[Staff Report](#)[Resolution No. 2549](#)[Locational and Zoning Map](#)[Exhibit A1-A2 - Site Plan and Parking Table](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Elevations](#)[Exhibit D - Landscape Plan](#)[Exhibit E - Signage Program](#)[Exhibit F - Access Easement Exhibit for Not A Part Parcels](#)[Exhibit G - Parcel Map 37608](#)[Exhibit H - Preliminary Grading Plan](#)[Exhibit I - Letter from County Transportation Department, dated September 26, 2008, regarding](#)[Exhibit J - Temescal Canyon Road Improvement Exhibit](#)[Exhibit K1-K2 - Agency Comments](#)[Exhibit L1-L4 - Public Correspondences](#)[Exhibit M - Environmental Documentation](#)[Exhibit N - Public Comment Letter from Golden State Environmental Justice Alliance, dated January 31, 2020](#)[Exhibit O - Public Comment Letter from Better Neighborhoods, dated January 31, 2020](#)[Exhibit P - Response to Public Comments memo](#)[Exhibit Q - Initial Joint Project Review \(JPR #19-11-05-01\), dated January 3, 2020](#)[Exhibit R - Comment Letter from Department of Justice dated February 7, 2020](#)[Exhibit S - Comment Letter from Department of Fish and Wildlife dated February 7, 2020](#)[Exhibit T - Comment Letter from South Coast Air Quality Management District dated February 7, 2020](#)[Exhibit U - Comment Letter from Blum Collins, LLP, dated February 10, 2020](#)[Exhibit V - Responses to comments received from Department Justice, Attorney General Office](#)[Exhibit W - Additional Public Correspondences](#)

4. [PM 37746 \(PM 2019-0004\): A parcel map application to create one lot on 4.80 acres for the development of a 99,560 square foot industrial building located on the north side of Third Street and east of Grand Boulevard in the BP \(Business Park\) designation of the Downtown Corona Revitalization Specific Plan \(SP98-01\). \(Applicant: Michael McKenna with EBS Realty Partners, LLC., 1300 Bristol Street North, Suite 290 Newport Beach, CA 92660\).](#)

That the Planning and Housing Commission recommend adoption the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of PM 37746** to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

Attachments:[Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Parcel Map 37746](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Applicant's letter dated September 19, 2019](#)[Exhibit E - Environmental Documentation](#)[Exhibit F1-F3 - Community Outreach Notices dated March 7 and March 14, 2019 and Map of PowerPoint Presentation](#)

5. [PP2019-0007: A precise plan application to review the site plan, architecture, parking and landscaping associated with the development of a 99,560 square foot industrial building located on the north side of Third Street and east of Grand Boulevard in the BP \(Business Park\) designation of the Downtown Corona Revitalization Specific Plan \(SP98-01\). \(Applicant: Michael McKenna with EBS Realty Partners, LLC., 1300 Bristol Street North, Suite 290, Newport Beach, CA 92660\).](#)

That the Planning and Housing Commission adopt Resolution No. 2550 **GRANTING PP2019-0007** based on the findings contained in the staff report and conditions of approval.

Attachments:[Staff Report](#)[Resolution No. 2550](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Existing Site Photograph](#)[Exhibit D - Floor Plan](#)[Exhibit E - Grading Plan](#)[Exhibit F1-F2 - Colored Elevations](#)[Exhibit G - Elevations](#)[Exhibit H - Color Landscape Plan](#)[Exhibit I - Fence and Wall Plan](#)[Exhibit J1-J2 - Applicant's letter dated September 3 and November 11, 2019](#)[Exhibit K - Environmental Documentation](#)[Exhibit L1-L3 - Community outreach notices dated March 7 and March 14, 2019 and Map of I](#)

6. [V2019-0002: Variance application requesting relief from the development standards under Section D \(Table III-3\) of the Downtown Corona Revitalization Specific Plan to reduce the 10-foot rear yard landscape setback to zero to accommodate parking spaces and on-site circulation associated with the development of a 99,560 square foot industrial building located on the north side of Third Street and east of Grand Boulevard in the BP \(Business Park\) designation of the Downtown Corona Revitalization Specific Plan](#)

[\(SP98-01\). \(Applicant: Michael McKenna with EBS Realty Partners, LLC., 1300 Bristol Street North, Suite 290, Newport Beach, CA 92660\).](#)

That the Planning and Housing Commission adopt Resolution No. 2551 GRANTING V2019-0002, based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Resolution No. 2551](#)

[Locational and Zoning Map](#)

[Exhibit A - Site Plan with underlying easements](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter requesting Variance](#)

[Exhibit D - Environmental Documentation](#)

[Exhibit E1-E3 - Community outreach notices dated March 7 and March 14, 2019 and Map of](#)

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, March 9, 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

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