

City of Corona

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

Planning and Housing Commission Meeting Agenda

Monday, April 20, 2020

Council Chambers



Karen Alexander, Chair
Craig Siqueland, Vice Chair
David Hooks, Commissioner
Timothy Jones, Commissioner
Diana Meza, 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. MINUTES** - [Approval of minutes for the Planning and Housing Commission meeting of April 6, 2020.](#)

Attachments: [20200406-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. PUBLIC HEARING** - [TTM 36605 \(CONTINUED\): Tentative Tract Map application to subdivide 1.4 acres into four numbered lots for single family residential purposes and two lettered lots for street dedication and landscape purposes located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. \(Applicant: David Claudon, Fontana San Sevaine, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626\).](#)

That the Planning and Housing Commission recommend **APPROVAL** of **TTM 36605** 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 A - TTM 36605, Revised \(April 20, 2020\)](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - TTM 36605, Original \(March 9, 2020\)](#)
[Exhibit D - Conceptual Grading and Utility Plans](#)
[Exhibit E - Aerial Map of Project Site and City ROW Property](#)
[Exhibit F - Applicant's letter dated March 19, 2020 giving required subdivision information](#)
[Exhibit G - Environmental Documentation](#)

3. **PUBLIC HEARING** - [GPA2019-0002: Amendment to the General Plan land use map to change 17.85 acres from Agriculture to 11.64 acres of General Commercial and 6.21 acres of Open Space located on the west side of Interstate 15 and south of Eagle Glen Parkway \(Applicant: Glen Powles, Bedford Market Place, LLC, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008\).](#)

That the Planning and Housing Commission adopt Resolution No. 2553 granting GPA2019-0002 as part of Cycle I of General Plan Amendments for 2020, and recommend approval of GPA2019-0002 to the City Council based on the findings contained in the staff report and certify the Supplemental EIR to the Arantine Hills Specific Plan.

Attachments:

[Staff Report](#)

[Resolution No. 2553](#)

[Locational & Zoning Map](#)

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

[Exhibit B - Proposed Arantine Hills Specific Plan Land Use Map](#)

[Exhibit C - Environmental Documentation](#)

[Exhibit D - Public Comment Response from California Department of Fish & Wildlife](#)

[Exhibit E - Public Comment Response from Regional Water Quality Control Board](#)

[Exhibit F - Public Comment Response from The New Home Company](#)

[Exhibit G - Public Comment Response from Rincon Band of Luiseno Indians](#)

4. **PUBLIC HEARING** - [SPA2019-0005: Application to amend the Arantine Hills Specific Plan to increase the area of the Specific Plan boundary by 17.85 acres adding 11.7 acres of General Commercial to Planning Area 11, and 6.2 acres of Open Space within new Planning Area 12A, introduce American Farmhouse architecture to the General Commercial designation, and update various sections, exhibits, and tables within the Specific Plan \(Applicant: Glen Powles, Bedford Market Place, LLC, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008\).](#)

That the Planning and Housing Commission recommend **APPROVAL** of SPA2019-0005 to the City Council, based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Locational & Zoning Map](#)

[Exhibit A - Specific Plan Amendment Exhibit](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - General Plan Amendment Exhibit](#)

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

[Exhibit E - Environmental Documentation](#)

5. **PUBLIC HEARING** - [PM 37788: Parcel Map application to subdivide 17.85 acres located on the west side of Interstate 15 and south of Eagle Glen Parkway into five numbered lots for commercial purposes and four lettered lots for open space. \(Applicant: Glen Powles, Bedford Market Place, LLC, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008\)](#)

That the Planning and Housing Commission recommend **APPROVAL of PM 37788** to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

Attachments:

[Staff Report](#)

[Locational & Zoning Map](#)

[Exhibit A - Parcel Map 37788](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Conceptual Grading Plan](#)

[Exhibit E - Easement Exhibit](#)

[Exhibit F - Applicant's letter describing the essential subdivision information](#)

[Exhibit G1-G2 - Soil Import Option 1 Haul Route](#)

[Exhibit H - Soil Import Option 2 Haul Route](#)

[Exhibit I - Environmental Documentation](#)

6. **PUBLIC HEARING** - [PP2019-0008: Precise Plan application to review the development of the Bedford Marketplace consisting of 134,378 square feet of commercial/retail building area and a 135-room hotel on approximately 21.7 acres within the General Commercial designation of the Arantine Hills Specific Plan \(Planning Area 11\) located on the west side of Interstate 15 and south of Eagle Glen Parkway \(Applicant: Glen Powles, Bedford Market Place, LLC, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008\).](#)

That the Planning and Housing Commission adopt Resolution No. 2554 **GRANTING PP2019-0008** based on the findings contained in the staff report and conditions of approval.

Attachments:[Staff Report](#)[Resolution No. 2554](#)[Locational & Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Elevations and Color Board](#)[Exhibit D - Floor Plans](#)[Exhibit E - Trail and Pedestrian Circulation Plan](#)[Exhibit F - Trash Enclosure Plan](#)[Exhibit G - Landscape Plan](#)[Exhibit H - Sign Program](#)[Exhibit I - Fence Plan](#)[Exhibit J - Preliminary Grading Plan](#)[Exhibit K1-K2 - Soil Import Option 1](#)[Exhibit L - Soil Import Option 2](#)[Exhibit M - Applicant's letter dated October 30, 2019, addressing criteria for Precise Plans](#)[Exhibit N - Environmental Documentation](#)**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, May 11, 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

**CITY OF CORONA
COUNCIL AND COMMISSION MEETINGS**

**REGULATIONS FOR PUBLIC ATTENDANCE AND COMMENT
DURING COVID-19 DECLARED EMERGENCY**

(PURSUANT TO RESOLUTION 2020-011)
(UPDATED: 03-27-20)

PUBLIC VIEWING FROM HOME IS REQUIRED

As authorized by the Governor's Order N-29-20 issued on March 17, 2020, City Hall and the meeting chambers will not be open to the public during meetings. Members of the public will need to observe the meeting via the following live-streaming options:

[City's Website](#)

[Facebook](#)

[YouTube Channel](#)

Members of the legislative body, employees, consultants or others involved in the meeting at the request of the City may be present in the meeting chambers or may participate either through an appropriate telephonic or video feed established by the City.

WRITTEN PUBLIC COMMENTS

Community members who desire to submit a written general public comment or a written comment on a specific agenda item can submit them via the following e-mail:

WrittenPublicComments@CoronaCA.gov.

DEADLINE FOR SUBMISSION: All comments must be submitted at least thirty (30) minutes before the scheduled meeting time on the day of the meeting in order to be read aloud at the meeting. Any comments received after this deadline and before the meeting has been adjourned will be maintained in the City Clerks files along with the minutes of the meeting.

WORD LIMITATION: Please limit your comments to an amount that can be reasonably read within a three (3) minute time period. The presiding officer may direct that the reading end at three (3) minutes. Any comments which are not read in their entirety due to this three (3) minute time limitation will be maintained in the City Clerks files along with the minutes of the meeting.

ORAL PUBLIC COMMENTS

Community members who desire to submit an oral general public comment or an oral comment on a specific agenda item can submit your request to speak via the following e-mail:

OralPublicComments@CoronaCA.gov.

REQUEST FORMAT: A separate request to speak must be submitted for each agenda item. Please note the agenda item number in the "subject" line of your email. Please also provide the telephone number that you will be using, as the City Clerk may need to use it to identify you in the telephone queue.

DEADLINE FOR SUBMISSION: All requests to speak must be submitted before the conclusion of the public participation portion of each agenda item. The presiding officer will orally announce the deadline for each item after the item is called for consideration. Please note that a single deadline may be established for items considered in one motion, such as items on the consent calendar. Since the live-stream feed of the meetings is on delay, the presiding officer will give advance notice of at least one (1) minute before the deadline. Any request to speak received after this deadline and before the meeting has been adjourned will not be honored but the request will be maintained in the City Clerks files along with the minutes of the meeting.

PROCESS: Once a request is received, the City Clerk will email you the telephone number and additional instructions to dial into the meeting. At this time, we plan to use a Zoom connection for this purpose. You must call in before the deadline discussed above - preferably well in advance of that time.

TIME LIMITATION: All oral comments will be subject to the standard three (3) minute time limit. The presiding officer may direct that the audio feed be muted at the end of the three (3) minute limit.

PRESIDING OFFICER DISCRETION: If unique circumstances present themselves, the presiding officer shall have the authority, with the concurrence of a majority of the legislative body in attendance, to reasonably alter these regulations in an effort to effectuate the orderly conduct of the meeting and to promote public participation. Such measures may include, but are not limited to, expanding or reducing the City's traditional three (3) minute public comment time limit.