

# City of Corona

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

## **Planning and Housing Commission Meeting Agenda**

**Monday, July 6, 2020**

**Council Chambers 6:00 PM**



**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 June 22, 2020.](#)

**Attachments:** [20200622-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** - [PP2019-0008 \(CONTINUED\): 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 A1 - Original Site Plan](#)[Exhibit A2 - Alternate Site Plan](#)[Exhibit A3 - Hotel Circulation Route Comparison Exhibit](#)[Exhibit A4 - Option A Site Plan](#)[Exhibit A5 - Option B Site Plan](#)[Exhibit A6 - Option C Site Plan](#)[Exhibit A7 - Applicant's Memorandum dated June 25, 2020 regarding the Original Site Plan and Alter](#)[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 H1 - Sign Program](#)[Exhibit H2 - Hotel Directional Signage for Original Site Plan](#)[Exhibit H3 - Hotel Directional Signage for Alternate Site Plan](#)[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](#)[PowerPoint presentation](#)

- 3. PUBLIC HEARING** - [PM 37747 \(CONTINUED\): Parcel map application to subdivide 4.49 acres into four numbered lots for commercial purposes and two lettered lots for street dedication purposes located on the north side of Parkridge Avenue, west of Main Street in 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** recommend **APPROVAL** of **PM 37747** 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 37747](#)  
[Exhibit B - Conditions of Approval](#)  
[Exhibit C - Site Plan](#)  
[Exhibit D - Preliminary Grading Plan](#)  
[Exhibit E - Preliminary Utility Plan](#)  
[Exhibit F - North Main Retail - Improvement Exhibit](#)  
[Exhibit G - Traffic Impact Study](#)  
[Exhibit H - Striping Plan](#)  
[Exhibit I - Applicant's letter dated February 6, 2020 regarding PM 37747](#)  
[Exhibit J - Environmental Document](#)  
[PowerPoint presentation](#)

4. **PUBLIC HEARING** - [CUP2019-0006 \(CONTINUED\): Conditional use permit to review a 3,596 square foot Quick Quack self-service carwash proposed on 0.98 acres located 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** adopt Resolution No. 2543 GRANTING CUP2019-0006, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)  
[Resolution No. 2543](#)  
[Locational and zoning map](#)  
[Exhibit A - Site Plan](#)  
[Exhibit B - Conditions of Approval](#)  
[Exhibit C - Floor Plan](#)  
[Exhibit D1 & D2 - Elevations](#)  
[Exhibit E - Trash and Vacuum Enclosure Plan](#)  
[Exhibit F - Landscape Plan](#)  
[Exhibit G - Sign Program](#)  
[Exhibit H - Applicant's letter describing the carwash use](#)  
[Exhibit I - Applicant's letter describing how the project meets the granting criteria under CMC Section](#)  
[Exhibit J - Traffic Impact Study](#)  
[Exhibit K - Striping Plan](#)  
[Exhibit L - Environmental Document](#)

5. **PUBLIC HEARING** - [CUP2019-0007 \(CONTINUED\): Conditional use permit to review a 3,761 square foot restaurant with drive-through services for Raising Cane's proposed on 1.29 acres located 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** adopt Resolution No. 2544 GRANTING CUP2019-0007, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Resolution No. 2544](#)

[Locational and zoning map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Trash Enclosure Plan](#)

[Exhibit E - Elevations](#)

[Exhibit F - Landscape Plan](#)

[Exhibit G - Signage](#)

[Exhibit H - Applicant's letter describing the restaurant use](#)

[Exhibit I - Applicant's letter describing how the project meets the granting criteria under CMC Section](#)

[Exhibit J - Traffic Impact Study](#)

[Exhibit K - Striping Plan for Main Street and Parkridge Avenue](#)

[Exhibit L - Environmental Document](#)

6. **PUBLIC HEARING** - [CUP2019-0008 \(CONTINUED\): Conditional use permit to establish a 2,650 square foot restaurant with drive-through services within a proposed 5,182 square foot multi-tenant commercial building on 1.11 acres located 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** adopt Resolution No. 2545 GRANTING CUP2019-0008, based on the findings contained in the staff report and conditions of approval.

**Attachments:**[Staff Report](#)[Resolution No. 2545](#)[Locational and zoning map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Floor Plan](#)[Exhibit D - Elevations](#)[Exhibit E - Landscape Plan](#)[Exhibit F - Signage](#)[Exhibit G - Applicant's letter describing the restaurant use](#)[Exhibit H - Applicant's letter describing how the project meets the grading criteria under CMC Secti](#)[Exhibit I - Traffic Impact Study](#)[Exhibit J - Striping Plan for Main Street and Parkridge Avenue](#)[Exhibit K - Environmental Document](#)**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, July 20, 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*