

City of Corona

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

Planning and Housing Commission Meeting Agenda

Monday, August 10, 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 July 6, 2020.](#)

Attachments: [20200706-P&H Minutes - DRAFT](#)

CONSENT ITEMS

2. **CONSENT CALENDAR** - [Amendment Nos. 2A and 2B to Disposition and Development Agreement between the City of Corona and Lab Holding, LLC, for the acquisition and development of \(17\) Corona Housing Authority properties and \(9\) City of Corona properties generally located East of Main Street between East Fourth Street and West Eighth Street, and West of Ramona Avenue \(Corona Mall Property\) originally approved May 17, 2017. \(Applicant: Lab Holding, 709 Randolph Ave., Costa Mesa, CA 92626\)](#)

That the Planning and Housing Commission recommend APPROVAL to the City Council and Corona Housing Authority of:

1. Amendment No. 2A to the Disposition and Development Agreement with Lab Holding, LLC (Authority South Mall Property - Rest Area, LLC).
2. Amendment No. 2B to the Disposition and Development Agreement with Lab Holding, LLC (Authority South Mall Property - Sun Circle, LLC).

Attachments:

[Staff report](#)
[Locational Map](#)
[Exhibit A - Proposed Amendment 2A to Disposition and Development Agreement \(Clean\)](#)
[Exhibit B - Proposed Amendment 2B to Disposition and Development Agreement \(Redline\)](#)
[Exhibit C - Proposed Amendment 2B to Disposition and Development Agreement \(Clean\)](#)
[Exhibit D - North Mall Schedule of Performance \(Redline\)](#)
[Exhibit E - North Mall Schedule of Performance \(Clean\)](#)
[Exhibit F - South Mall Schedule of Performance \(Redline\)](#)
[Exhibit G - South Mall Schedule of Performance \(Clean\)](#)
[Exhibit H - South Mall Option Property Depiction](#)
[Exhibit I - South Mall Option Property Appraisal](#)

PUBLIC HEARINGS

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

- 3. PUBLIC HEARING** - [CUP2019-0005: Conditional use permit to construct a 90-foot high telecommunications lattice tower on 1.53 acres owned by the City of Corona for telecommunication purposes, located at 740 John Circle in the Open Space designation of the Northeast Corona Specific Plan \(SP81-2\). \(Applicant: Tracy Martin with City of Corona Department of Water and Power, 755 Public Safety Way, Corona, CA 92880\)](#)

That the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve Resolution No. 2558 GRANTING CUP2019-0005, based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff report](#)
[Exhibit 1 - Resolution No. 2558](#)
[Exhibit 2 - Locational and zoning map](#)
[Exhibit 3.A - Site Plan](#)
[Exhibit 3.B - Conditions of Approval](#)
[Exhibit 3.C - Elevation plan for 90-foot high tower](#)
[Exhibit 3.D - Elevation plan for 60-foot high tower](#)
[Exhibit 3.E - Visual Impact Study & Site Propagation Mapping](#)
[Exhibit 3.F - Propagation Map](#)
[Exhibit 3.G - Applicant's letter dated December 27, 2019](#)
[Exhibit 4 - Environmental documentation](#)
[CUP2019-0005 Presentation](#)

4. **PUBLIC HEARING** - [SPA2020-0001: Specific plan amendment to the El Cerrito Specific Plan \(SP91-01\) amending Section 12.11.2\(D\) to prohibit residential use and cold storage warehouse in the Light Industrial designation. \(Applicant: City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882\)](#)

That the Planning and Housing Commission recommend APPROVAL of SPA2020-0001 to the City Council, based on the findings contained in the staff report.

Attachments:

[Staff report](#)

[Exhibit 1 - Locational and zoning map](#)

[Exhibit 2.A - Proposed Amendment](#)

[Exhibit 2.B - El Cerrito Specific Plan Land Use map](#)

[Exhibit 3 - Environmental documentation](#)

[SPA2020-0001 PP Presentation](#)

5. **PUBLIC HEARING** - [ZTA2020-0002: Zone text amendment to Title 17 of the Corona Municipal Code, amending Section 17.74.070\(H\) to refine the conditions for the relocation of outdoor advertising signs \(Billboards\). \(Applicant: City of Corona, 400 S. Vicentia Avenue, Corona, CA, 92882\)](#)

That the Planning and Housing Commission recommend APPROVAL of ZTA2020-0002 to the City Council, based on the findings contained in the staff report.

Attachments:

[Staff report](#)

[Exhibit A - Proposed Amendment to CMC Section 17.74.070\(H\) \(redline\)](#)

[Exhibit B - Environmental documentation](#)

[ZTA2020-0002 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, August 24, 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