

# City of Corona

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

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

**Monday, July 12, 2021**

**Council Chambers - 6:00 p.m.**



**Craig Siqueland, Chair**  
**Karen Alexander, Vice Chair**  
**Diana Meza, Commissioner**  
**Bridget Sherman, Commissioner**  
**Matt Woody, 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 Monday June 21, 2021.](#)

**Attachments:** [Planning and Housing Commission 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** - [SPA2021-0001: Specific Plan Amendment 2021-0001 to the El Cerrito Specific Plan \(SP91-2\) to allow cold storage warehouse operations in Planning Areas 1 and 2 of the Light Industrial Zone generally located at the northwest corner of Temescal Canyon Road and Tom Barnes Street. \(Applicant: Latitude Business Park, LLC\)](#)

**That the Planning and Housing Commission** recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of SPA2021-0001 to the City Council, based on the findings contained in the staff report and the conditions of approval.

**Attachments:**

[Staff Report](#)

[Exhibit 1 - Locational and Zoning Map](#)

[Exhibit 2 - Proposed Amendment](#)

[Exhibit 3 - Conditions of Approval](#)

[Exhibit 4 - Copy of Corona Municipal Code Chapter 17.44 Land Use Table](#)

[Exhibit 5 - SPA2021-0001 Initial Study-Mitigated Negative Declaration](#)

[Exhibit 6 - Updated Air Quality Assessment dated June 2, 2021](#)

[Exhibit 7 - Updated Operational Health Risk Screening dated June 2, 2021](#)

[Exhibit 8 - Trip Generation Assessment dated June 18, 2021](#)

[Exhibit 9 - Updated Noise Analysis dated June 2, 2021](#)

[Exhibit 10 - Updated Greenhouse Gas Emissions dated June 2, 2021](#)

[Exhibit 11 - Updated Energy Use and Conservation Update dated June 2, 2021](#)

[Exhibit 12 - Applicant's letter dated May 24, 2021](#)

[Exhibit 13 - Latitude Business Park MND adopted April 1, 2020 available at <https://www.coronaca.gov>](#)

3. **PUBLIC HEARING** - [GPA2020-0003: General Plan Amendment 2020-0003 is an application to amend the General Plan land use designation of 17.02 acres from Low Density Residential \(3 to 6 dwelling units per acre\) to Medium Density Residential \(6 to 15 dwelling units per acre\) on 8.07 acres and to General Commercial on 8.95 acres located on the southwest side of Foothill Parkway across from the intersection at Chase Drive. \(Applicant: Chris Bowen, GF Investments, Inc.\)](#)

**That the Planning and Housing Commission** recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of GPA2020-0003, to the City Council based on the findings contained in the staff report and the conditions of approval, and adopt Resolution No. 2571 granting GPA2020-0003 as part of Cycle 1 of General Plan Amendments for 2021.

**Attachments:** [Staff Report](#)  
[Exhibit 1 - Resolution No. 2571](#)  
[Exhibit 2 - Locational & Zoning Map](#)  
[Exhibit 3 - General Plan Amendment](#)  
[Exhibit 4 - Conditions of Approval](#)  
[Exhibit 5 - Environmental Documentation](#)

4. **PUBLIC HEARING** - [CZ2020-0002: Change of Zone 2020-0002 is an application to change the zoning on 17.02 acres from Agricultural to Multiple Family Residential on 8.07 acres and to General Commercial on 8.95 acres located on the southwest side of Foothill Parkway across from the intersection at Chase Drive. \(Applicant: Chris Bowen, GF Investments, Inc.\)](#)

**That the Planning and Housing Commission** recommend APPROVAL of CZ2020-0002 to the City Council, based on the findings contained in the staff report.

**Attachments:** [Staff Report](#)  
[Exhibit 1 - Locational & Zoning Map](#)  
[Exhibit 2 - Proposed Change of Zone](#)  
[Exhibit 3 - Proposed General Plan Land Use Plan](#)  
[Exhibit 4 - Conditions of Approval](#)  
[Exhibit 5 - Environmental Documentation](#)  
[Exhibit 6 - Legal Description of the Change of Zone Project Site](#)

5. **PUBLIC HEARING** - [TTM 37691: Tentative Tract Map application to subdivide 17.02 acres into two lots for condominium purposes in the General Commercial and Multiple Family Residential zones proposed by Change of Zone 2020-0002, located on the west side of Foothill Parkway at Chase Drive. \(Applicant: Chris Bowen, GF Investments, Inc.\)](#)

**That the Planning and Housing Commission** recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of TTM 37691 to the City Council, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Exhibit 1 - Locational & Zoning Map](#)

[Exhibit 2.A - Tentative Tract Map 36791](#)

[Exhibit 2.B - Conditions of Approval](#)

[Exhibit 2.C - Site Plan Proposed by PP2020-0005](#)

[Exhibit 2.D - Applicant's letter, dated April 9, 2021, regarding the subdivision](#)

[Exhibit 2.E - Neighborhood Informational Flyer](#)

[Exhibit 3 - Environmental Documentation](#)

6. **PUBLIC HEARING** - [CUP2020-0001: Conditional Use Permit application to establish 78 residential condominiums on 8.07 acres in the R-3 zone proposed by Change of Zone 2020-0002, located on the southwest side of Foothill Parkway at Chase Drive. \(Applicant: Chris Bowen, GF Investments, Inc.\)](#)

**That the Planning and Housing Commission** adopt Resolution No. 2573 GRANTING CUP2020-0001, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Exhibit 1 - Resolution No. 2573](#)

[Exhibit 2 - Locational & Zoning Map](#)

[Exhibit 3.A - Site Plan](#)

[Exhibit 3.B - Conditions of Approval](#)

[Exhibit 3.C - Preliminary Grading Plan](#)

[Exhibit 3.D - Floor Plans](#)

[Exhibit 3.E - Elevation Plans](#)

[Exhibit 3.F - Renderings of Residential Buildings](#)

[Exhibit 3.G - Landscaping, Fences and Walls, and Signage](#)

[Exhibit 3.H - Retaining Wall Details](#)

[Exhibit 3.I - Neighborhood Informational Meeting Flyer](#)

[Exhibit 3.J - Applicant's letter, dated April 9, 2021](#)

[Exhibit 4 - Environmental Documentation](#)

7. **PUBLIC HEARING** - [PP2020-0005: Precise Plan application is for the review of 25,715 square feet of commercial retail, service and food space on 8.95 acres in the C-3 \(General Commercial\) zone proposed by change of zone 2020-0002, located on the southwest side of Foothill Parkway at Chase Drive. \(Applicant: Chris Bowen, GF Investments, Inc.\)](#)

**That the Planning and Housing Commission** adopt Resolution No. 2572 GRANTING PP2020-0005 based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Exhibit 1 - Resolution No. 2572](#)

[Exhibit 2 - Locational & Zoning Map](#)

[Exhibit 3.A - Site Plan](#)

[Exhibit 3.B - Conditions of Approval](#)

[Exhibit 3.C - Preliminary Grading Plan](#)

[Exhibit 3.D - Coffee Shop Plans \(Bldg A1\)](#)

[Exhibit 3.E - Retail & Bike Shop Building Plans \(Bldg A2\)](#)

[Exhibit 3.F - Multitenant Building Plans \(Bldg A3\)](#)

[Exhibit 3.G - Foodhall Plans \(Bldg B\)](#)

[Exhibit 3.H - Renderings](#)

[Exhibit 3.I - Landscaping, Fences and Walls](#)

[Exhibit 3.J - Signage](#)

[Exhibit 3.K - Retaining Wall Details](#)

[Exhibit 3.L - Neighborhood Informational Meeting Flyer](#)

[Exhibit 3.M - Applicant's letter, dated April 9, 2021](#)

[Exhibit 4 - 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, July 26, 2021, 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**



**CITY OF CORONA  
COUNCIL AND COMMISSION MEETINGS**

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

(PURSUANT TO RESOLUTION 2020-011)  
(UPDATED: 06-23-20)

**PUBLIC ATTENDANCE IS PERMITTED**

The meeting chambers will be open to the public during meetings. Please note that seating will be arranged to provide for social distancing and face masks should be worn per Riverside County Public Health and State of California recommendations.

If capacity in the meeting chambers is reached with social distancing measures in place, the City will have an overflow area set up in the Multi-Purpose Room where members of the public can view and listen to the meeting via a video screen. For any person wishing to submit comments orally, the City will also either establish a process to admit additional persons into the meeting chambers for this purpose or you will be allowed to comment via remote teleconferencing in the Multi-Purpose Room.

The doors of Corona City Hall and the Multi-Purpose Room will be open thirty (30) minutes before the scheduled meeting time.

**WATCHING FROM HOME**

Members of the public can still 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**

Public comment can be made in person or in writing via email. 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](mailto:WrittenPublicComments@CoronaCA.gov)

**DEADLINE FOR SUBMISSION:** All written email 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 or, as discussed below, orally acknowledged and summarized 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.

**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 and/or directing that the written public comments be orally acknowledged and summarized rather than read in their entirety.