

City of Corona

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

Planning and Housing Commission Meeting Agenda

Monday, October 11, 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 August 23, 2021.](#)

Attachments: [08232021 - Planning and Housing Comm minutes - DRAFT](#)

CONSENT ITEMS

(Items listed below are not advertised as public hearings.)

- 2. CONSENT CALENDAR** - [PPE2021-0002: Application requesting a 2-year extension of time for Precise Plan 2018-0005 \(PP2018-0005\) for the development of a 37,000 square foot LA Fitness health club and a 9,300 square foot commercial pad located at 1415 and 1435 W. Sixth Street. \(Applicant: Greg Gill\).](#)

That the Planning and Housing Commission adopt Resolution No. 2576 granting a two-year extension of time for PP2018-0005, based on the finding contained in the staff report.

Attachments: [Staff Report](#)
[Exhibit 1 - Resolution No. 2576](#)
[Exhibit 2 - Locational and Zoning Map](#)
[Exhibit 3.A - Staff Report for PP2018-0005](#)
[Exhibit 3.B - Site Plan, approved August 26, 2019](#)
[Exhibit 3.C - Conditions of Approval](#)
[Exhibit 3.D - Applicant's letter, dated July 29, 2021](#)

3. **CONSENT CALENDAR** - [PPE2021-0001: Application requesting a 2-year extension of time for Precise Plan Modification 2019-0005 for the development of a 48,413-square-foot hotel with 122 rooms on 5.02 acres, located at 2370 Tuscany Street. \(Applicant: Aaron Packard\)](#)

That the Planning and Housing Commission adopt Resolution No. 2579 granting a two-year extension of time for PPM2019-0005, based on the finding contained in the staff report.

Attachments:

[Staff Report](#)

[Exhibit 1 - Resolution No. 2579](#)

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

[Exhibit 3.A - Staff Report for PPM2019-0005](#)

[Exhibit 3.B - Site Plan, Approved January 21, 2020](#)

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

[Exhibit 3.D - Letter Submitted by KWC Engineers on behalf of the Applicant](#)

PUBLIC HEARINGS

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

4. **PUBLIC HEARING** - [GPA2021-0001: General Plan Housing Element Update for Planning Period 2021-2029 for the 6th Cycle Regional Housing Needs Assessment. \(Applicant: City of Corona\)](#)

That the Planning and Housing Commission recommend adoption of the Addendum to the General Plan Environmental Impact Report (SCH#2018081039) and APPROVAL of GPA2021-0001 to the City Council, and adopt Resolution No. 2578 granting GPA2021-0001 to update the General Plan Housing Element for Planning Period 2021-2029.

Attachments:

[Staff Report](#)

[Exhibit 1 - Resolution No. 2578](#)

[Exhibit 2 - Housing Element Update Draft 2021-2029](#)

[Exhibit 3- Housing Programs Revised Redlined Version](#)

[Exhibit 4 - General Plan EIR Addendum](#)

5. **PUBLIC HEARING** - [PM 37221: Parcel Map application for the subdivision of 2.065 acres into two lots for commercial purposes, located at the southwest corner of Temescal Canyon Road and Pronio Circle in the Entertainment Commercial \(EC\) designation of the Dos Lagos Specific Plan \(SP99-03\). \(Applicant: Griffin Hauptert of Griffco Land, LLC.,\)](#)

That the Planning and Housing Commission recommend adoption the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of PM 37221 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

Attachments:

[Staff Report](#)

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

[Exhibit 2.A - Parcel Map](#)

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

[Exhibit 2.C - Site Plan](#)

[Exhibit 2.D - Applicant's letter dated October 7, 2020](#)

[Exhibit 3 - Environmental Documentation](#)

6. **PUBLIC HEARING** - [PP2020-0006: Precise Plan application for the review of two professional medical office buildings totaling 21,400 square feet, located at the southwest corner of Temescal Canyon Road and Pronio Circle in the Entertainment Commercial \(EC\) designation of the Dos Lagos Specific Plan \(SP99-03\). \(Applicant: Griffin Hauptert of Griffco Land, LLC.\)](#)

That the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2575 APPROVING PP2020-0006 based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Exhibit 1 - Resolution No. 2575](#)

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

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

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

[Exhibit 3.C - Parcel Map](#)

[Exhibit 3.D - Grading Plan](#)

[Exhibit 3.E - Elevations for Building 1](#)

[Exhibit 3.F - Elevations for Building 2](#)

[Exhibit 3.G - Floor Plan](#)

[Exhibit 3.H - Signage](#)

[Exhibit 3.I - Conceptual Landscape Plan](#)

[Exhibit 3.J - Applicant's letter dated October 7, 2021](#)

[Exhibit 4 - Environmental Documentation](#)

7. **PUBLIC HEARING** - [V2021-0001: A variance application from Corona Municipal Code Section 17.66.015 to eliminate the minimum five-foot street side yard setback to accommodate a 380 square-foot patio cover at the Harrison Emergency Shelter property, located at 420 W. Harrison Street. \(Applicant: Ralph Cervantes of Pettit Engineering\)](#)

That the Planning and Housing Commission adopt Resolution No. 2577 GRANTING V2021-0001, based on the findings contained in the staff report and conditions of approval.

Attachments: [Staff Report](#)
[Exhibit 1 - Resolution No. 2577](#)
[Exhibit 2- Locational & Zoning Map](#)
[Exhibit 3.A - Site Plan & Patio Details](#)
[Exhibit 3.B - Conditions of Approval](#)
[Exhibit 3.C - Photographs of the site and vicinity](#)
[Exhibit 3.D - Applicant's letter dated September 20, 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, October 25, 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

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 Planning & 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 Planning & Development Department.

Written communications from the public for the agenda must be received by the Planning & 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