

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, July 25, 2022

Council Chambers - 6:00 p.m.



Craig Siqueland, Chair
Bridget Sherman, Vice Chair
Karen Alexander, Commissioner
Diana Meza, Commissioner
Matt Woody, Commissioner

EXHIBIT 4

ROLLCALL

Present 5 - Chair Craig Siqueland, Vice Chair Bridget Sherman, Commissioner Karen Alexander, Commissioner Diana Meza, and Commissioner Matt Woody

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Commissioner Meza led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. [22-0631](#) Approval of minutes for the Planning and Housing Commission meeting of June 6, 2022.

Attachments: [06062022 - P&H Minutes - DRAFT](#)

A motion was made by Vice Chair Sherman, seconded by Commissioner Woody, that these minutes be approved. The motion carried by the following vote:

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [22-0632](#) ZTA2022-0002: Amendment to Chapter 17.76 Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code), including the number of parking spaces required for various land uses. (Applicant: City of Corona)

Attachments: [Staff Report](#)

[Exhibit 1 - Proposed Code Amendments \(redlined\)](#)

[Exhibit 2 - Notice of Exemption](#)

[Exhibit 3 - Planning & Housing Commission staff report, September 20, 2021](#)

Jay Eastman, Planning Manager, reviewed the staff report and exhibits for ZTA2022-0002. Mr. Eastman clarified two minor corrections in the proposed ordinance attached to the staff report.

Discussion ensued between staff and the Commissioners regarding parking criteria for

electric vehicles, shared uses (such as team sport facilities), shared parking reductions versus parking variances, parking for homeless shelters versus state law requirements, tandem spaces for mobile homes, parking for "disabled and handicapped housing", recordation of shared parking covenants or agreements, and removing parking standards no longer needed.

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, to recommend approval of ZTA2022-0002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

3. [22-0628](#) SPA2022-0004: Amendment to various specific plans to amend the parking requirement for multiple-family residential to match the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code. (Applicant: City of Corona)

Attachments: [Staff Report](#)

[Exhibit 1 - Proposed Amendment](#)

[Exhibit 2 - Notice of Exemption](#)

Jay Eastman, Planning Manager, reviewed the staff report and exhibits for SPA2022-0004.

Discussion ensued between staff and the Commissioners regarding the parking standards for Arantine Hills, the application of specific plan changes to existing residents, and the North Main Street specific plan.

JOE MORGAN, resident, thanked staff for their work on the proposed amendments.

A motion was made by Commissioner Meza, seconded by Commissioner Woody, to recommend approval of SPA2022-0004 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta referenced a flyer provided to the Commissioners on the Housing Element Rezoning Program Community Workshop on Tuesday, August 2, 2022 and stated they may attend if they wish. Ms. Coletta also mentioned there will be discussion and feedback opportunity regarding the Draft Development Standards for the City's Housing Element Rezoning Program at the next Planning and Housing Commission meeting on August 8, 2022.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Alexander asked for an update regarding the property at Paseo Grande and W. Sixth Street.

Ms. Coletta stated staff is actively engaging with the property owner and will be enforcing the Department's policy on nuisance abatement.

FUTURE AGENDA ITEMS

1. Discussion and feedback on the creation of the Draft Development Standards for the City's Housing Element Rezoning Program for High Density Development (August 8, 2022)

ADJOURNMENT

Chair Siqueland adjourned the meeting at 7:02 p.m. to the Planning and Housing Commission meeting of Monday, August 8, 2022, commencing at 6:00 p.m. in the City Hall Council Chambers.