



Agenda Report

File #: 19-0354

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 4/17/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

Public Hearing for City Council consideration of Resolution No. 2019-013 for GPA2018-0002, approving an amendment to the City's General Plan to change the land use designation for 3.8 acres of real property (located on the west side of North Main Street, north of Parkridge Avenue) from (Medium Density Residential (MDR) to General Commercial (GC). (Applicant: Keith Osborn of K&A Engineering, Inc.)

RECOMMENDED ACTION:

That the City Council:

1. Approve GPA2018-0002 as recommended by the Planning and Housing Commission, based on the analysis and findings contained in the staff report.
2. Adopt Resolution No. 2019-013, approving an amendment to the City's General Plan to change the land use designation for 3.8 acres of real property (located on the west side of North Main Street, north of Parkridge Avenue) from (Medium Density Residential (MDR) to General Commercial (GC) and implement corresponding changes to associated text and exhibits within the General Plan as part of Cycle 1 of the General Plan Amendment for 2019. (GPA2018-0002)

ANALYSIS:

GPA2018-0002 is an application by Keith Osborn of K&A Engineering, Inc., on behalf of the property owners to change the General Plan designation of the 3.8 acres from MDR (Medium Density Residential) to its previous designation of GC (General Commercial) located on the west side of Main Street north of Parkridge Avenue.

The project site is located within the boundaries of the North Main Street Specific Plan and is an in-fill site surrounded by existing developed commercial, office, light industrial, and mobile home park uses. The properties immediately south and located east beyond Main Street are designated GC

and Mixed Use I (MU I - Commercial/Residential) on the General Plan and contain existing commercial buildings.

The abutting property to the north of the project site is located within the jurisdiction of the City of Norco. The property is developed with a Riverside County Department of Public Social Services office building and is designated as Specific Plan with a zoning of Commercial District on Norco's General Plan and zoning maps, respectively.

On February 5, 2014, the City Council approved an amendment to the City's General Plan to change the land use designation on the subject site from GC (General Commercial) to MDR (Medium Density Residential, 6-15 du/ac). The purpose of the General Plan amendment, GPA13-005, was to enable the development of a 45-unit attached townhome project on the site. To facilitate the development of the 45-unit townhomes, a specific plan amendment (SPA13-002) along with a precise plan (PP13-007) and a condominium map (TTM 36642) were approved with GPA13-005.

Since the approval of the aforementioned amendments and entitlements, the property owners have faced difficulties in securing a quality residential builder to construct the townhomes on the subject property. However, the property owner has had increased interest in commercial development by commercial developers on the project site. As such, the applicant is seeking to revert the site's General Plan designation from its current MDR designation to GC which would allow the site to be developed for commercial.

GPA 2018-0002 is consistent with the General Plan Goal 1.18 which promotes the enhancement of the North Main Street corridor as a vital center of professional offices, entertainment, and retail activity. The amendment is also consistent with General Plan Policy 1.18.1 which accommodates the development of entertainment/specialty retail, commercial retail, service commercial, business park, industrial, and mixed uses in accordance with the North Main Street's land use plan's designations and applicable density standards and design and development policies.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on December 6, 2017, discussed the potential of changing the land use of the site to commercial. The Committee did not object to the site being reverted to commercial.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$7,359.86 in application processing fees for the General Plan amendment.

ENVIRONMENTAL ANALYSIS:

Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and

Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan designation was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

GPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property. Therefore, GPA 2018-0002 is exempt from further environmental review and a Notice of Exemption was prepared.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of March 25, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Jones/Norton) and carried unanimously with Commissioner Shah absent, that the Planning and Housing Commission recommend approval of GPA2018-0002 to the City Council, based on the findings contained in the staff report, and adopt Resolution No. 2532 granting GPA2018-0002 as part of Cycle 1 of the General Plan Amendments for 2019. The minutes of the Planning and Housing Commission meeting are included as Exhibit 5.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit 1 - City Resolution No. 2019-013.
2. Exhibit 2 - Locational and Zoning Map.
3. Exhibit 3 - Proposed Amendment.
4. Exhibit 4 - Planning and Housing Commission Staff Report.
5. Exhibit 5 - Draft Minutes of the Planning and Housing Commission meeting of March 25, 2019.

APPLICANT INFORMATION

Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880

RESOLUTION NO. 2019-013

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY'S GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FOR 3.8 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF NORTH MAIN STREET, NORTH OF PARKRIDGE AVENUE FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO GENERAL COMMERCIAL (GC) AND IMPLEMENT CORRESPONDING CHANGES TO ASSOCIATED TEXT AND EXHIBITS WITHIN THE GENERAL PLAN AS PART OF CYCLE 1 OF THE GENERAL PLAN AMENDMENTS FOR 2019 (GPA2018-0002)

WHEREAS, on March 25, 2019, the Planning and Housing Commission of the City of Corona ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council of the City of Corona ("City Council") approve GPA2018-0002 as part of the General Plan Amendments for Cycle 1 for calendar year 2019 to amend the City's General Plan to change the land use designation on 3.8 acres of real property located on the west side of North Main Street, north of Parkridge Avenue ("Project Site") from Medium Density Residential (MDR) to its previous designation of General Commercial (GC) ("General Plan Amendment"); and

WHEREAS, the General Plan Amendment was submitted in conjunction with an amendment to the North Main Street District Specific Plan (SP99-01) (SPA2018-0002); and

WHEREAS, the Project Site is part of the North Main Street District Specific Plan for which the North Main Street District Specific Plan and Corona Entertainment Center Environmental Impact Report (SCH No. 99011069) ("Original EIR") was certified by the City Council on January 5, 2000. At the time of approval, the Project Site was designated as Commercial Retail (CR) in the North Main Street District Specific Plan and General Commercial (GC) in the General Plan. Subsequently, an amendment to the North Main Street District Specific Plan ("SPA07-005") was approved to change certain land uses within the Specific Plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An Environmental Impact Report (SCH No. 1999011069) ("SPA07-005 EIR") was prepared for SPA07-005 and certified by the City Council on November 5, 2008. With the approval of SPA07-005, the land use designation for the Project Site remained Commercial Retail (CR) in the North Main Street District Specific Plan and General Commercial (GC) in the General Plan; and

WHEREAS, on February 5, 2014, the City Council approved an amendment to the City's General Plan (GPA13-005), along with SPA13-003, PP13-007, and TTM 36642, to change the General Plan land use designation on the Project Site from General Commercial (GC) to Medium Density Residential (MDR) for the purposes of developing a 45-unit attached townhome project on the Project Site; and

WHEREAS, since the approval of the aforementioned amendments and entitlements, the property owners have faced difficulties securing a quality residential builder to construct townhomes on the Project Site, but there has been an increased interest in commercial development on the Project Site, although no development is proposed at this time; and

WHEREAS, the City's Community Development Department prepared an initial study to determine if this General Plan Amendment is covered by the Original EIR and the SPA07-005 EIR and concluded that this General Plan Amendment is within the scope of the Original EIR and the SPA07-005 EIR, will have no additional significant effect on the environment that was not identified in the Original EIR and the SPA07-005 EIR, and that no new additional mitigation measures or alternatives are required; and

WHEREAS, the Planning Commission based its recommendation to adopt this General Plan Amendment on the findings set forth below; and

WHEREAS, on April 17, 2019, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard and the General Plan Amendment was comprehensively reviewed; and

WHEREAS, the General Plan Amendment proposes a change to the General Plan Land Use Map based on the findings below.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corona, California as follows:

SECTION 1. CEQA Findings. The City Council has reviewed and considered the information contained in the Original EIR and the SPA07-005 EIR and all written and oral evidence received and presented concerning this General Plan Amendment. Based on the entire record before it and all written and oral evidence received and presented, the City Council has determined that the Original EIR and the SPA07-005 EIR contemplated a commercial designation for the Project Site and such commercial designation was within the scope of the Original EIR and the SPA07-005 EIR. The City Council further determines that the Original EIR and the SPA07-005 constitute an adequate, accurate, objective, and complete review of the General Plan Amendment, finds that no additional environmental review is required based on the reasons set forth below and directs staff to file a Notice of Determination with the County of Riverside:

A. No substantial changes are proposed by the General Plan Amendment that will require major revisions of the Original EIR or the SPA07-005 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

B. No substantial changes have occurred with respect to the circumstances under which the General Plan Amendment will be undertaken which will require major revisions to the Original EIR and/or the SPA07-005 EIR due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects.

C. No new information of substantial importance has been found that shows any of the following:

1. The General Plan Amendment will have one or more significant effects not discussed in the Original EIR and/or the SPA07-005 EIR;
2. Significant effects previously examined will be substantially more severe than shown in the Original EIR and/or the SPA07-005 EIR;
3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the General Plan Amendment; or
4. Mitigation measures which are considerably different from those analyzed in the Original EIR and/or the SPA07-005 EIR would substantially reduce one or more significant effects on the environment.

SECTION 2. General Plan Amendment Findings. Based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. This proposed General Plan Amendment is in conformity with the General Plan for the following reasons:

1. This General Plan Amendment is consistent with Policy 1.18.1 of the General Plan, as it accommodates the development of entertainment/specialty retail, commercial retail, service commercial, business park, industrial, and mixed uses in accordance with the North Main Street District Specific Plan's land use designation and applicable density standards and design and development policies.
2. This General Plan Amendment is consistent with Policy 1.18 of the General Plan, as it will promote the enhancement of the North Main Street corridor as a vital center of professional offices, entertainment and retail activity.

SECTION 3. Approval of General Plan Amendment GPA2018-0002. The General Plan Amendment (GPA2018-0002) is hereby approved.

SECTION 4. Approval of Land Use Map. The City Council hereby adopts the amendment to the City's General Plan Land Use Map as set forth on the map attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Resolution have been based are located at City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is Joanne Coletta, Community Development Director.

SECTION 6. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of April, 2019.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 17th day of April, 2019, by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAINED:

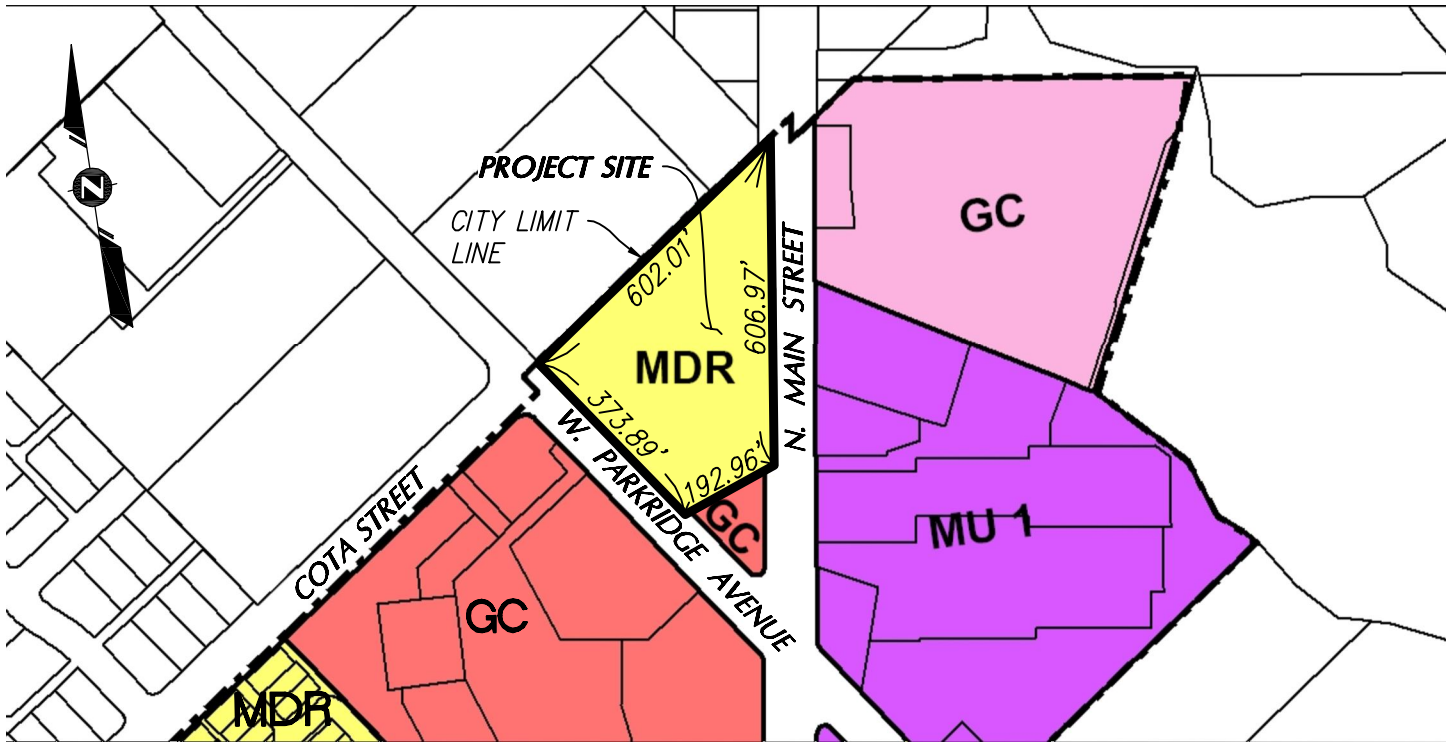
IN WITNESS THEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 17th day of April, 2019.

City Clerk of the City of Corona, California

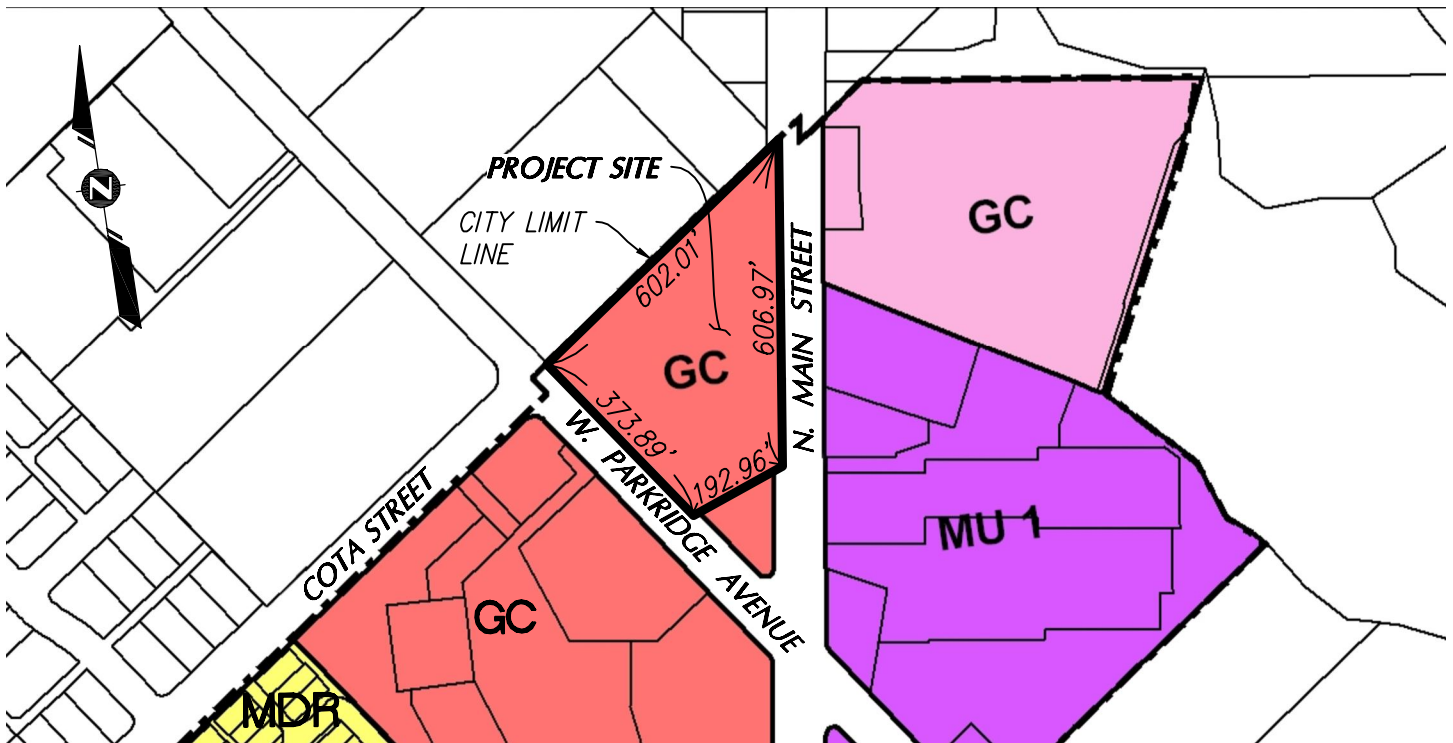
(SEAL)

EXHIBIT “A”
PROPOSED CHANGES TO LAND USE MAP OF THE GENERAL PLAN
GPA2018-0002

**(THE PROPOSED LAND USE MAP IS ATTACHED AS PAGE A-1 BEHIND THIS
PAGE)**



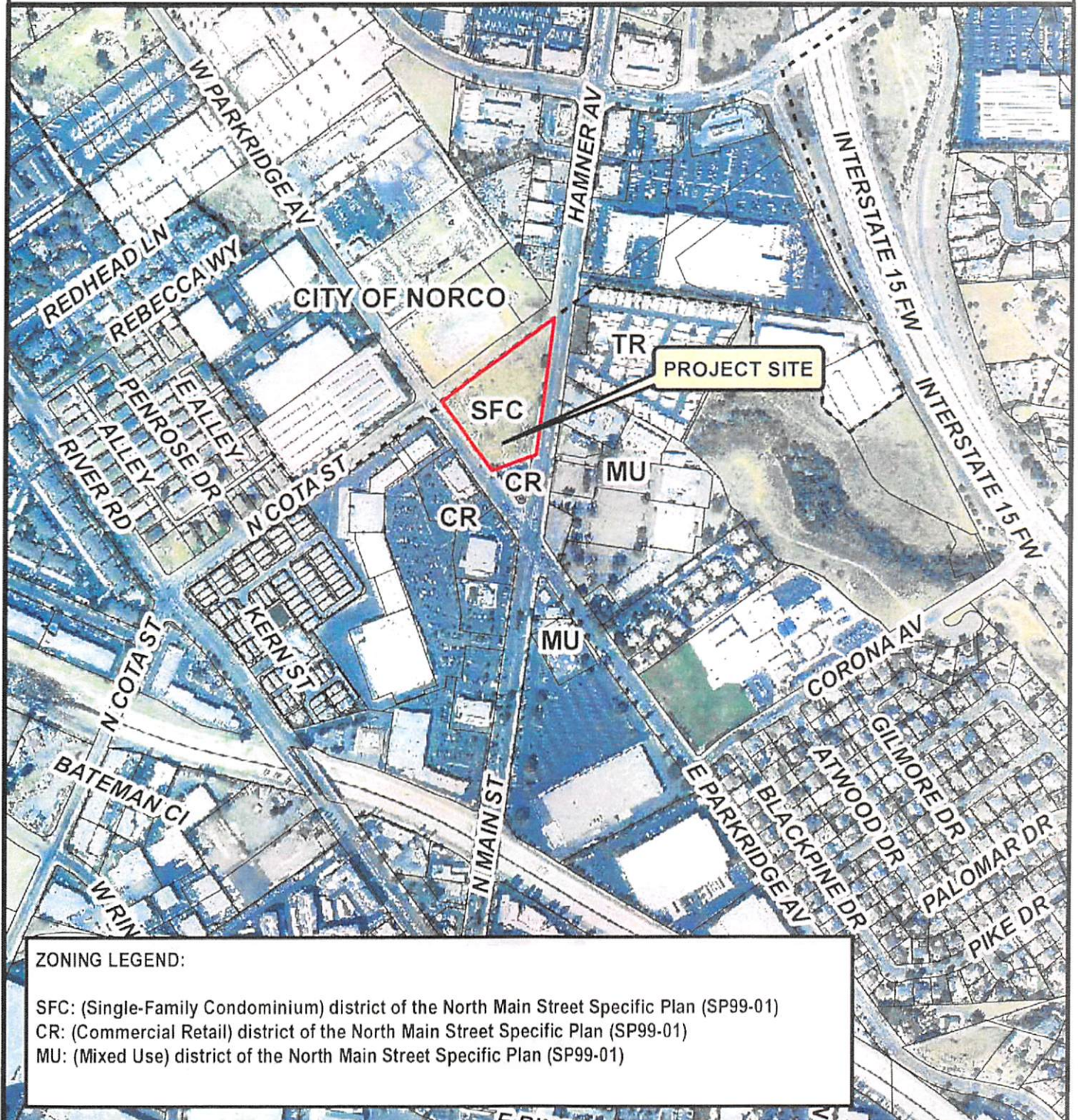
EXISTING CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS



PROPOSED CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS

**GENERAL PLAN AMENDMENT
N. MAIN SPECIFIC PLAN (99-01)**

AERIAL & ZONING MAP



Date: 03/06/2019

135 West Parkridge Avenue
GPA2018-0002 & SPA2018-0002

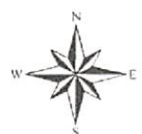
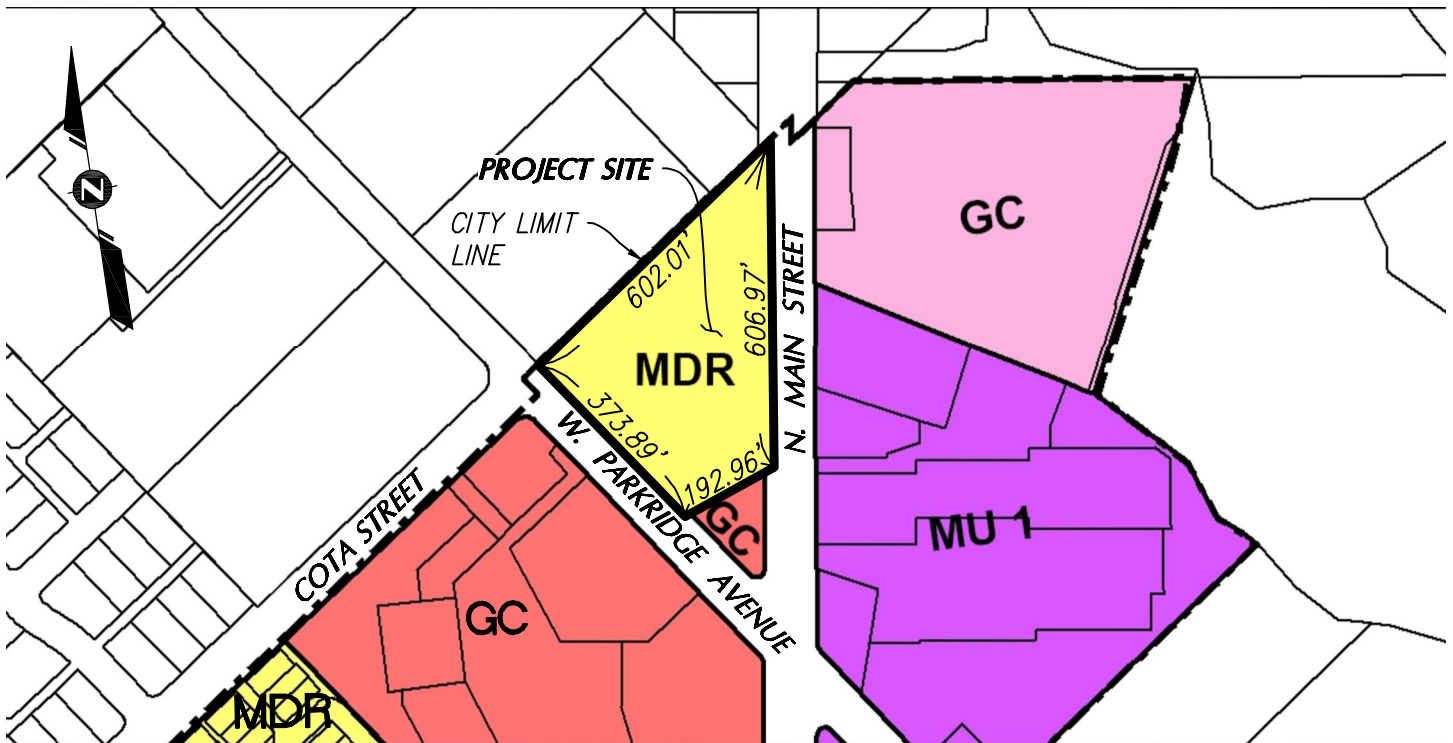
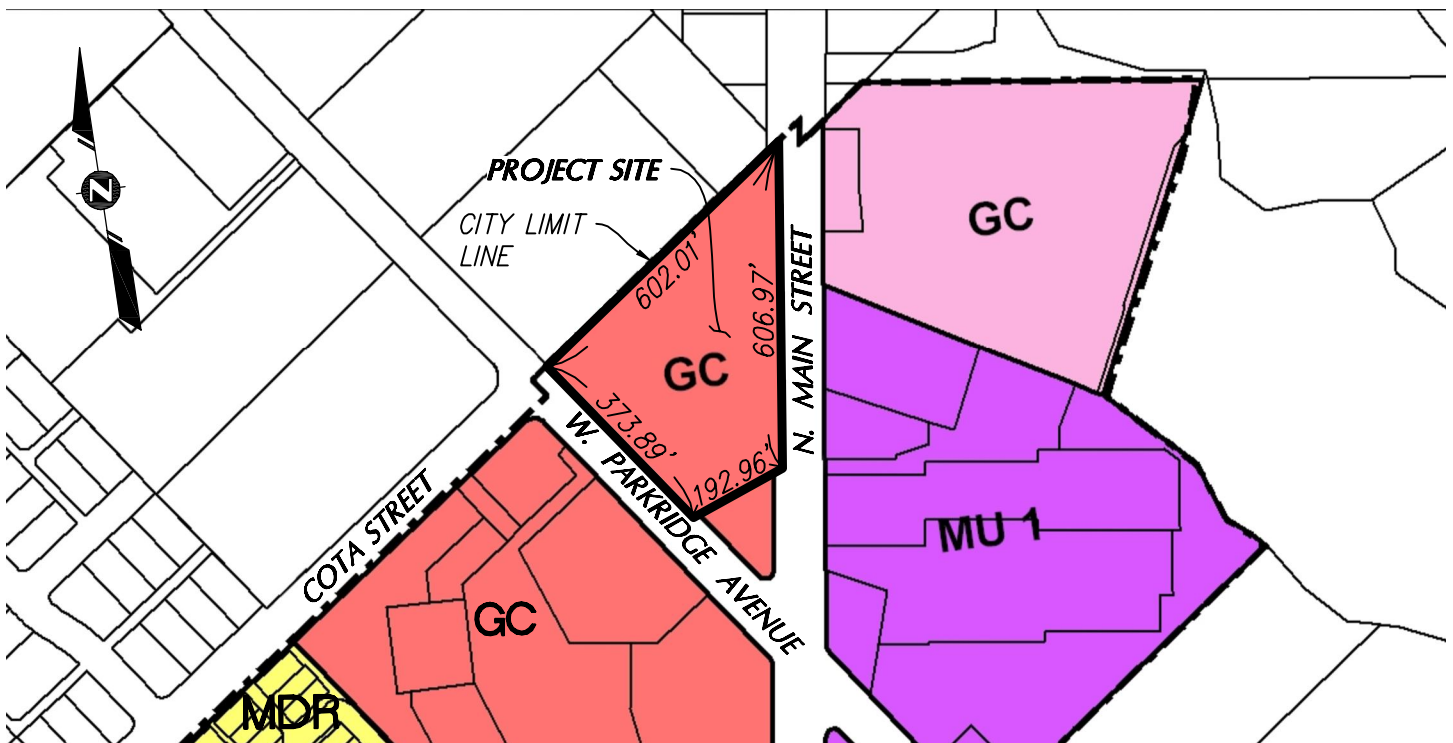


EXHIBIT 2



EXISTING CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS



PROPOSED CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS

**GENERAL PLAN AMENDMENT
N. MAIN SPECIFIC PLAN (99-01)**



Agenda Report

File #: 19-0258

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 3/25/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

GPA2018-0002: Application to change the General Plan designation of 3.8 acres located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL** of **GPA2018-0002**, based on the findings contained in the staff report, and adopt Resolution No. 2532 granting GPA2018-0002 as part of Cycle 1 of General Plan Amendments for 2019.

PROJECT SITE SUMMARY

Area of property: 3.8 acres

Existing General Plan: MDR (Medium Density Residential, 6-15 du/ac)

Proposed General Plan: GC (General Commercial)

Existing Zoning: SFC (Single-Family Condominium) District of the North Main Street Specific Plan (SP99-01)

Proposed Zoning: CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01)

Existing Land Use: Vacant and unimproved

Surrounding Land Uses/General Plan:

S: Drive-through restaurant and Commercial center/GC (General Commercial)

N: Office building (City of Norco jurisdiction)/Specific Plan (City of Norco General Plan designation)

E: Commercial center/MU 1 (Mixed Use: Commercial/Residential), and mobile home park/GC (General Commercial)

W: Self-storage facility (City of Norco jurisdiction)/Specific Plan (City of Norco General Plan designation)

BACKGROUND

The project site is a vacant 3.8-acre property located on the west side of Main Street and north of

Parkridge Avenue. It is bordered by the City of Norco to the north and northwest. On February 5, 2014, the City Council approved an amendment to the City's General Plan to change the land use designation on the subject site from GC (General Commercial) to MDR (Medium Density Residential, 6-15 du/ac). The purpose of the General Plan amendment, GPA13-005, was to enable the development of a 45-unit attached townhome project on the site. To facilitate the development of the 45-unit townhomes, a specific plan amendment (SPA13-002) along with a precise plan (PP13-007) and a condominium map (TTM 36642) were approved with GPA13-005.

Since the approval of the aforementioned amendments and entitlements, the property owners have faced difficulties in securing a quality residential builder to construct the townhomes on the subject property. As stated in the applicant's letter, Exhibit B, there has been an increased interest in commercial development by commercial developers on the project site. As such, the applicant is seeking to revert the site's General Plan designation from its current MDR designation to GC which would allow the site to be developed for commercial. For consistency purposes, the applicant is also seeking an amendment to the North Main Street Specific Plan to change the site's existing zoning of SFC (Single-Family Commercial) to CR (Commercial Retail). The amendment is being reviewed separately as SPA2018-0002. No development is currently proposed at this time. Any future development proposed on the project site will come in as a separate proposal for review by the Planning and Housing Commission.

The applicant's proposal was initially discussed at the Infrastructure Committee meeting on December 6, 2017. The conceptual plan that was presented to the Committee had included a hotel, multi-tenant commercial buildings with food users, and a drive-through restaurant. Overall, the Committee did not object to having the site be reverted to commercial use.

The applicant originally submitted the GPA and SPA applications to the city on August 22, 2018 which were reviewed by the Project and Environmental Review Committee on September 13, 2018. The applications were finally considered complete on March 18, 2019 and cleared for public hearing before the Planning and Housing Commission on March 25, 2019. City staff was not able to clear the project sooner for public hearing because the project was required to complete the tribal consultation process with local Native American tribes pursuant to SB 18 and AB 52 legislative requirements. During this process, staff initially received interest from two tribes requesting consultation; however, the interested tribes did not engage further with staff on the consultation process after a 90-day period which allowed the project to move forward to a public hearing.

PROPOSED AMENDMENT

As shown in Exhibit A, GPA2018-0002 is a request by Keith Osborn of K&A Engineering, Inc., on behalf of the property owners to change the General Plan designation of the 3.8 acres from MDR to its previous designation of GC.

Exhibit B depicts the existing General Plan designation of the properties located within the boundaries of the North Main Street Specific Plan. The property that abuts the southeasterly perimeter of the project site at the northwest corner of Main Street and Parkridge Avenue is developed with a drive-through restaurant. Beyond the restaurant to the south is Parkridge Avenue and a commercial center. The restaurant and commercial center are currently designated as GC on the General Plan map. The properties located beyond Main Street to the east of the project site are also developed with a commercial center and designated as Mixed Use I (MU I), which allows for an integrated mix of commercial and residential uses. The property to the northeast of the project site

contains a mobile home park and has a designation of GC.

The abutting property to the north of the project site is located within the jurisdiction of the City of Norco. The property is developed with a Riverside County Department of Public Social Services office building and is designated as Specific Plan with a zoning of Commercial District on Norco's General Plan and zoning maps, respectively. The property located beyond Cota Street to the west of the project site is also within the City of Norco and has a General Plan designation of Specific Plan and zoning of Industrial District.

The project site is an in-fill site surrounded by existing developed commercial, office, light industrial, and residential properties. At this time, the property owners do not have a viable residential proposal for the project site. The applicant's request to have the site's General Plan designation revert to its original GC designation would allow for commercial development to occur on the site which would be compatible with the surrounding land uses.

ENVIRONMENTAL ANALYSIS

Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan was designation General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

GPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property. Therefore, GPA 2018-0002 is exempt from further environmental review and a Notice of Exemption has been prepared (Exhibit C).

FISCAL IMPACT

The applicant paid \$7,359.86 in application processing fees for the General Plan amendment.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Community Development Department has not received any responses from the public regarding the project.

STAFF ANALYSIS

The project applicant has proposed this General Plan Amendment in order to pursue a viable commercial project for the subject site. In 2014, the same project proponent initiated and received approval to change the General Plan designation on 3.8 acres from GC (General Commercial) to MDR (Medium Density Residential, 6-15 du/ac) to facilitate a project that would have yielded a multi-family residential development on the subject site. However, due to an increase interest by commercial developers in the past years that project has not been fulfilled as market conditions for an attached residential use project have become challenging with the market conditions. With there being increased interest for commercial development, the subject site would more viably be developed with a commercial product. Also, the GC designation proposed at the subject site is compatible with the surrounding land uses.

GPA 2018-0002 complies with the General Plan Goal 1.18 which promotes the enhancement of the North Main Street corridor as a vital center of professional offices, entertainment, and retail activity. The amendment is also consistent with General Plan Policy 1.18.1 which accommodates the development of entertainment/specialty retail, commercial retail, service commercial, business park, industrial, and mixed uses in accordance with the North Main Street's land use plan's designations and applicable density standards and design and development policies. Therefore, GPA2018-0002 is recommended for approval, based on the following findings.

FINDINGS FOR THE APPROVAL OF GPA 2018-0002

1. Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

GPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property. Therefore, GPA 2018-0002 is exempt from further environmental review and a Notice of Exemption has been prepared.

2. GPA2018-0002 is internally consistent with the elements of the General Plan, including the

goals and policies stated therein for the following reasons:

- a. The amendment is consistent with General Plan Policy 1.18.1 which accommodates the development of entertainment/specialty retail, commercial retail, service commercial, business park, industrial, and mixed uses in accordance with the North Main Street's land use plan's designations and applicable density standards and design and development policies.*
- b. The amendment is consistent with General Plan Goal 1.18 which will promote the enhancement of the North Main Street corridor as a vital center of professional offices, entertainment, and retail activity.*

PREPARED BY: HARALD LUNA, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Resolution No. 2532
- 2. Locational and Zoning Map
- 3. Exhibit A - Proposed General Plan Amendment.
- 4. Exhibit B - Applicant's letter dated March 15, 2019, explaining the General Plan amendment request.
- 5. Exhibit C - Environmental Documentation.

Case Planner: Harald Luna (951) 736-2268



RESOLUTION NO. 2532

APPLICATION NUMBER: GPA2018-0002

WHEREAS, the City of Corona initiated proceedings through GPA2018-0002 to consider to change the General Plan designation of 3.8 acres located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

WHEREAS, a timely and properly noticed public hearing on this proposed amendment was held by the Planning and Housing Commission on March 25, 2019, at which hearing oral and documentary evidence was admitted on behalf of and in opposition to the proposal; and

WHEREAS, the Planning and Housing Commission after close of the public hearing considered all of the evidence presented in its deliberations; and

WHEREAS, the Planning and Housing Commission, by the majority, approved GPA2018-0002 in accordance with the analysis and findings in the staff report; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15183 of the state CEQA Guidelines which states a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to

change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

GPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property. Therefore, GPA 2018-0002 is exempt from further environmental review and a Notice of Exemption has been prepared.

NOW, THEREFORE BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, an adjourned regular session assembled this 25th day of March, 2019, that it approves the General Plan Amendment granted, and approved for the following reasons:

1. Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

GPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and

North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property. Therefore, GPA 2018-0002 is exempt from further environmental review and a Notice of Exemption has been prepared.

2. GPA2018-0002 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:
 - a. *The amendment is consistent with General Plan Policy 1.18.1 which accommodates the development of entertainment/specialty retail, commercial retail, service commercial, business park, industrial, and mixed uses in accordance with the North Main Street's land use plan's designations and applicable density standards and design and development policies.*
 - b. *The amendment is consistent with General Plan Goal 1.18 which will promote the enhancement of the North Main Street corridor as a vital center of professional offices, entertainment, and retail activity.*

THAT THE COMMISSION passes and adopts Resolution No. 2532 approving the General Plan Amendment granted in accordance with Exhibit A of the staff report for GPA2018-0002; and

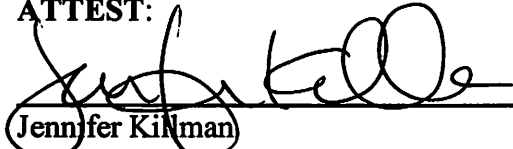
THAT THE COMMISSION recommends to the City Council that it approve such General Plan Amendment.

Adopted this 25th day of March, 2019.



Karen Alexander, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:



Jennifer Killman
Secretary, Planning and Housing Commission
City of Corona, California

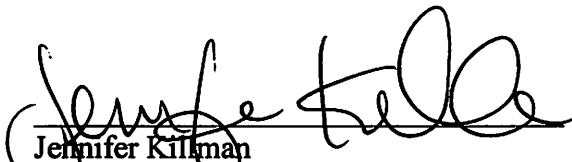
I, Jennifer Killman, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 25th day of March, 2019, and was duly passed and adopted by the following vote, to wit:

AYES: Norton, Jones and Siqueland

NOES: None

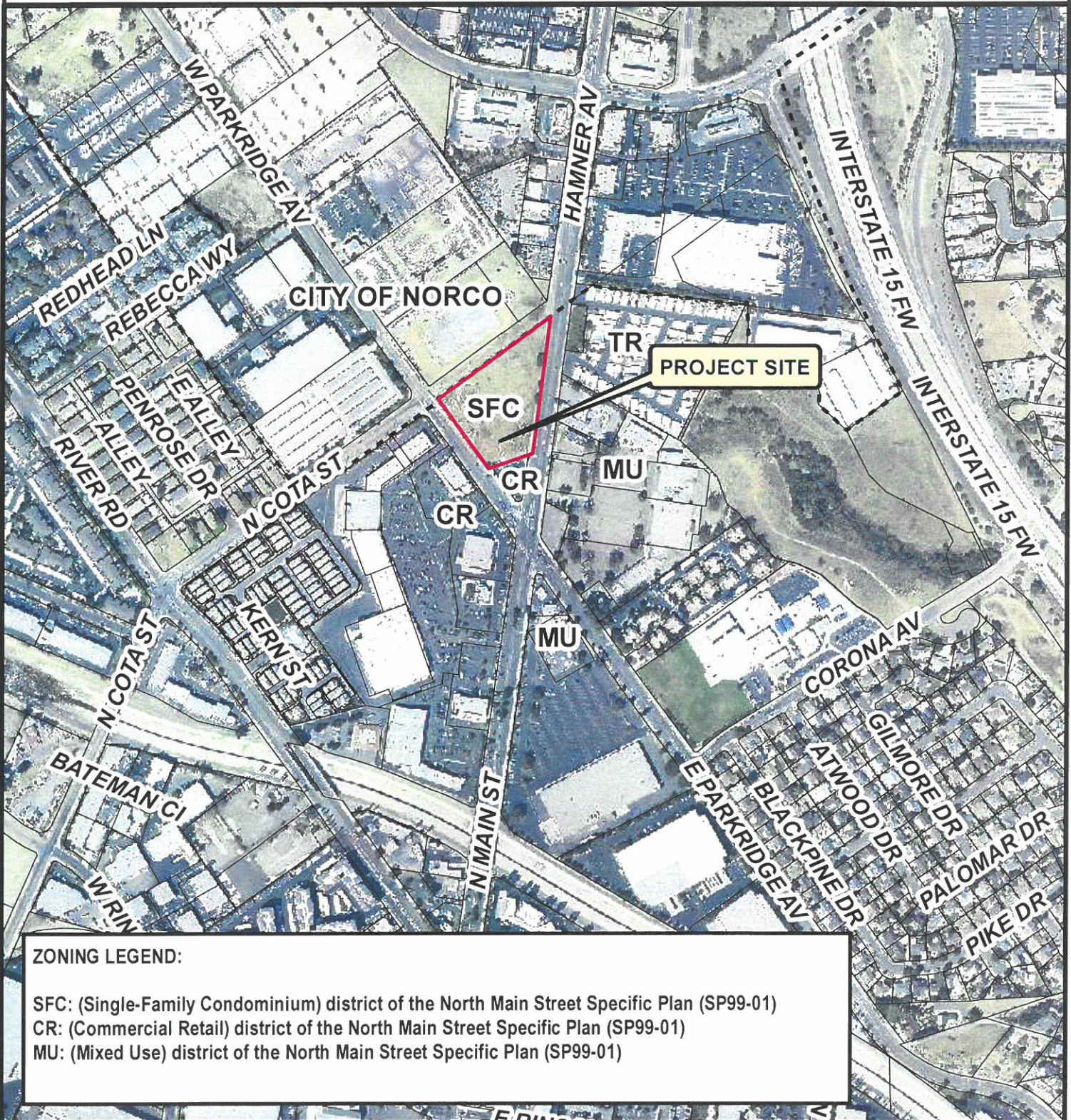
ABSENT: None

ABSTAINED: None



Jennifer Killman
Secretary, Planning and Housing Commission
City of Corona, California

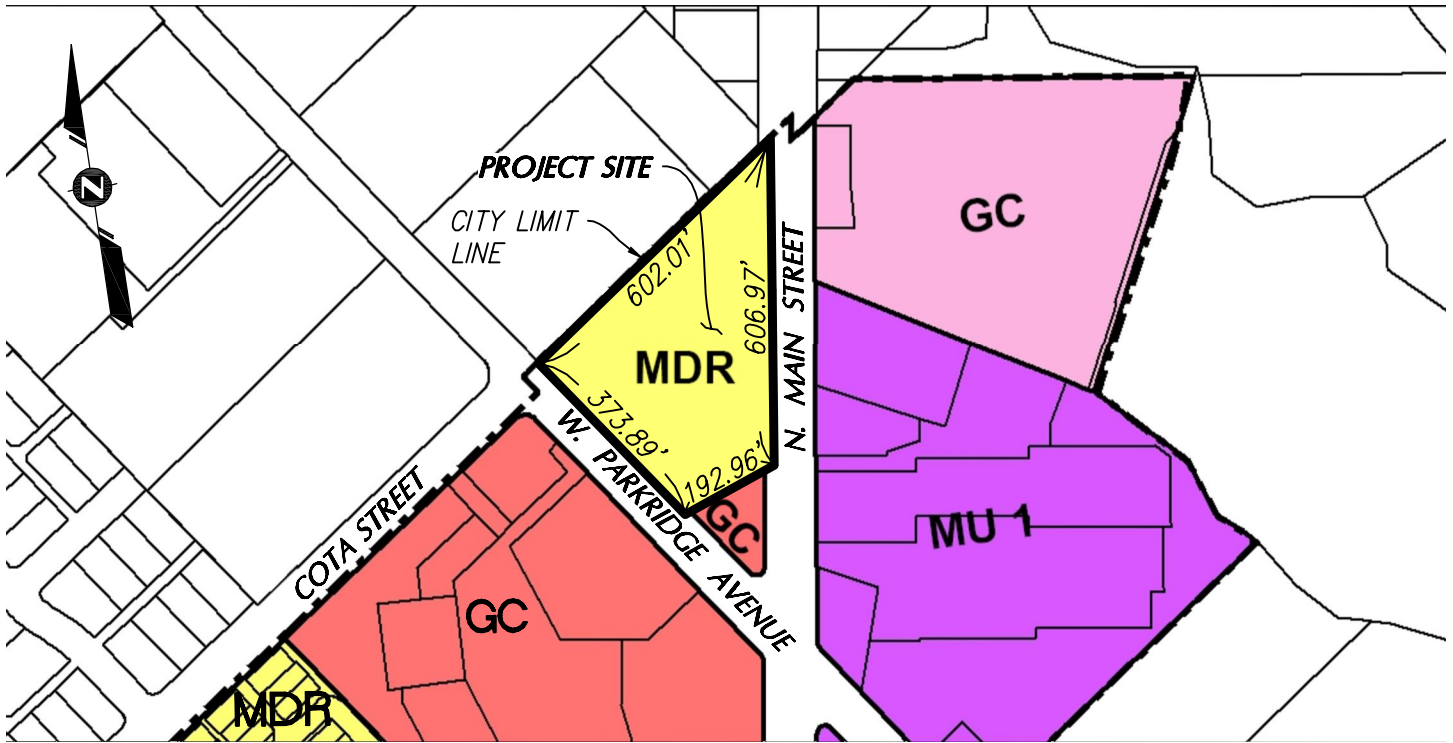
AERIAL & ZONING MAP



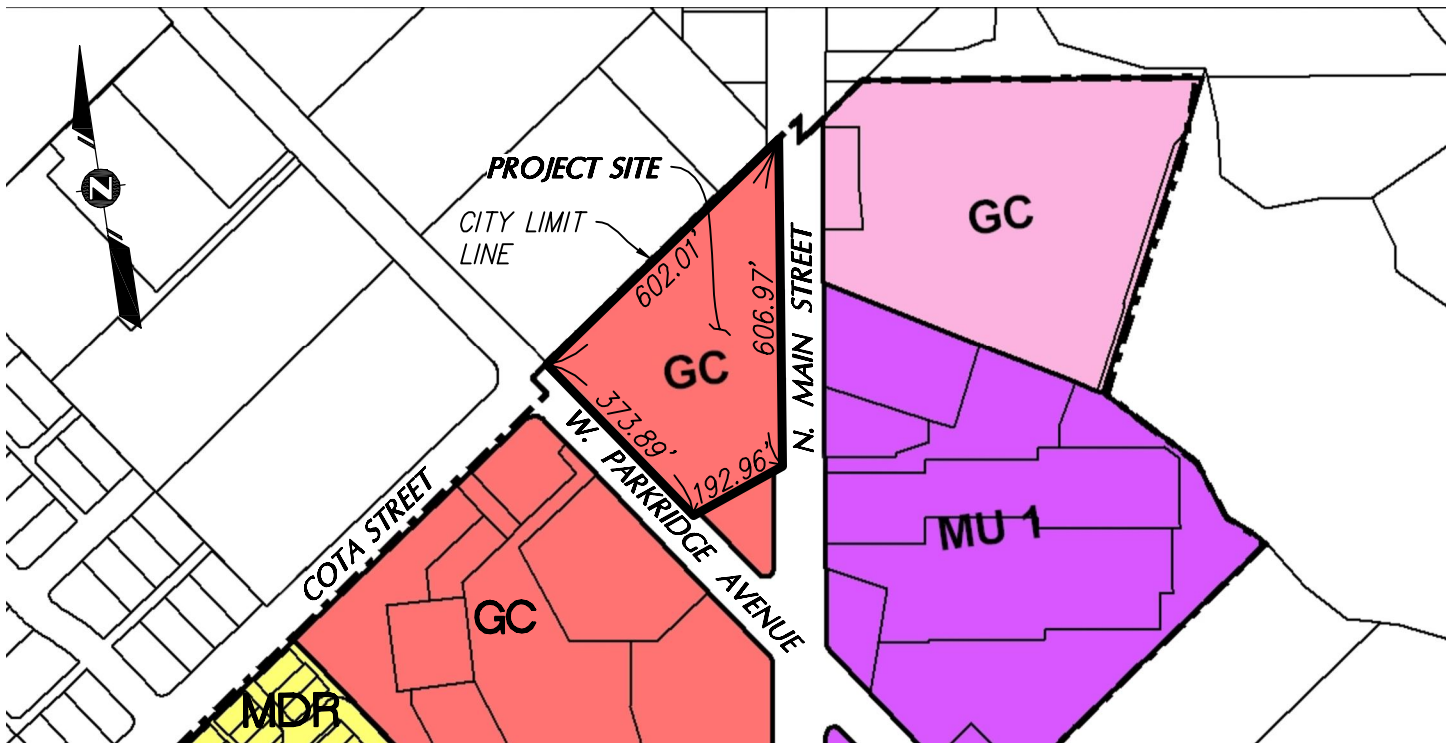
Date: 03/06/2019

135 West Parkridge Avenue
GPA2018-0002 & SPA2018-0002





EXISTING CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS



PROPOSED CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS

**GENERAL PLAN AMENDMENT
N. MAIN SPECIFIC PLAN (99-01)**



Engineering, Inc.

ENGINEERING
LAND PLANNING
SURVEYING

March 15, 2019

Job No. 203.219

City of Corona
Attn: Community Development Commissioners
400 S. Vicentia Avenue
Corona, CA 92882

Subject: **GENERAL PLAN AMENDMENT – 2018-0002**

Dear Commissioners,

On behalf of the owners of this property we request your consideration and approval of this application to amend the City of Corona General Plan to change the Land Use designation of this property from Medium Density Residential (MDR) to General Commercial (GC).

We would like to take this opportunity to provide you with essential information which will assist you in the evaluation of this proposed General Plan Amendment and the related Specific Plan Amendment. This information is as follows:

A) Location of Site and Surrounding Uses

This project is located in the northern portion of the City of Corona and is bounded on the east by N. Main Street, on the south by Parkridge Avenue and on the west by an office building in the City of Norco. The property is currently vacant, is triangular in shape and is approximately 3.4 net acres in size.

The surrounding uses are briefly described as follows:

There is an existing fast food restaurant located adjacent to the southeast corner of the property at the northwest corner of the intersection of N. Main Street and Parkridge Avenue. There is an existing gas station site located to the southeast of the intersection of N. Main Street and Parkridge Avenue.

There is an existing commercial / retail development to the south of Parkridge Avenue. This development is comprised of single story retail stores and restaurants.

The property to the east and northeast of the property, along the east side of N. Main Street, consists of a commercial center and a mobile home park site. The commercial center consists of single story retail stores and a restaurant and currently much of this commercial site is vacant. The mobile home park consists of approximately 78 units and a recreation center. To the north of the trailer park site is a commercial / retail center in the City of Norco.

EXHIBIT B

The western boundary of the property is the City Boundary between the Cities of Corona and Norco. The adjacent parcel to the west is a commercial building site which is currently occupied by the Riverside County Dept. of Public Social Services.

The property to the southwest of the site, at the southwest corner of the Intersection of Parkridge Avenue and Cota Street, is an existing self storage facility.

B) Reason for Request

In 2015 the owners of this property processed and obtained approvals to change the General Plan Land Use Description from Commercial Retail (GC) to Medium Density Residential (MDR), a Specific Plan Amendment to change the Land Use / Zoning from Commercial Retail (CR) to Single Family Condominium (SFC), a TTM 36642 for Condominium Purposes and a Precise Plan to allow for 45 Townhomes.

Since that time there has not been a market for attached residential use at this location. Due to an increased interest by commercial developers in the past year the owners requested an Infrastructure Meeting to obtain input from the City with regard to returning the land use / zoning for the property back to a Commercial Retail Use. This issue was discussed at the December 6, 2017 Infrastructure Meeting and seemed to be well received.

It appears that the best use for this property is indeed the Commercial Retail Use that was originally identified in the N. Main Specific Plan.

C) Subdivision Development Plan

There is currently no development plan for the commercial use of this property. While there has been interest from commercial retail users including higher end, fast food developers and others it has become clear that until the property has been returned to the Commercial Retail designation that commercial users are unwilling to commit to a specific development project. Once approvals for the GPA and SPA are obtained, or imminent, it is our hope, and expectation, that a commercial development plan will be prepared and submitted to the City.

The further development plans would include a Precise Plan and/or a Conditional Use Permit application(s) that would meet the requirements of the City of Corona.

D) Future Improvements and Service

Once a development plan for the Commercial Use is developed, submitted to the City and processed to approval the following development parameters will be applicable:

1. Domestic Water

This project will be served by the City's Domestic Water System which has adequate supply to serve this development. Connections to the City's existing water system shall be made at Parkridge Avenue and N. Main Street.

Onsite public water mains, hydrants and other appurtenances will be provided within the onsite private drives within utility easements dedicated to the City of Corona. Each building will be served by its own domestic water meter.

2. Streets

The project will obtain access from existing Parkridge Avenue on the south and development of the project will include the widening of Parkridge Avenue to the ultimate width on the north side of this roadway.

A second, and possibly a third, access for this development will be provided onto existing N. Main Street.

On-site private drives will be constructed within the development to provide adequate circulation as well as access and fire service to each building. Easements shall be placed over these private drives to provide for emergency access, public water and public utilities.

A traffic study will be prepared for this development. The onsite and offsite access will be designed for this development to have a nominal impact upon the surrounding circulation system.

3. Sewers

The City of Corona's public sewer system is not capable of serving this proposed development due to downstream elevation and capacity constraints. An inter-agency agreement has been executed to allow for the development to be served by the City of Norco's public sewer system. The City of Norco has agreed to provide sewer service to the future development.

The proposed onsite sewer system will be a private sewer system that will provide service to each unit and will be designed and constructed per City Standards. The onsite private sewer will most likely be located within the private drives within easements granted to the Property Owners Association. Provisions for proper maintenance of this sewer system will be incorporated into the CC&R's for the project.

4. Drainage

This property currently drains from south to north to an existing inlet which is connected into the existing storm drain system that is owned by the RCFC&WCD. This RCFC&WCD storm drain system includes an existing 66 inch pipe that crosses the northerly part of the property within an easement. The future drainage plan will likely primarily consist of surface drainage to the north where catch basins and storm drains will intercept runoff and discharge into the small basin in the northerly portion of the site. This basin will be designed as an extended detention basin for water quality treatment of the onsite development in accordance with the requirement of the City of Corona and the RWQCB.

An onsite water quality treatment system will be installed in accordance with a Water Quality Management Plan (WQMP) for the project. The Preliminary WQMP will be processed with the future development application and will identify the location and type of water quality treatments being proposed.

All onsite drainage and water quality facilities will be private and will be maintained by the Property Owners Association (POA).

5. Protective Covenants

If the property/development is parcelized, then a property owners association will most likely be formed for the maintenance of the onsite private drives, landscaping, walls and fences, private storm drains, the private sewer system, water quality treatment facilities, etc. CC&R's will be prepared, approved and recorded per City requirements.

A concurrent Specific Plan Amendment to the N. Main Specific Plan is being processed with this GPA.

We thank you for your time and consideration. If you should have any questions regarding this information, please do not hesitate to call me.

Sincerely,

K&A ENGINEERING, INC.



Keith Osborn, P.E.
Principal



CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project: GPA2018-0002

Application to change the General Plan designation of 3.8 acres (APN: 122-061-006) located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial).

Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: Keith Osborn
Address: 357 North Sheridan Street, Suite 117, Corona, CA 92880
Telephone No.: (951) 279-1800

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.
- ☐ B. The project is a Ministerial Project.
- ☐ C. The project is an Emergency Project.
- ☐ D. The project constitutes a feasibility or planning study.
- ☐ E. The project is categorically exempt:
- ☐ F. The project is a statutory exemption. Code section number:
- ☒ G. The project is otherwise exempt on the following basis: Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

GPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property.

☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: March 25, 2019

Harald Luna, Associate Planner
Lead Agency Representative

EXHIBIT C



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPARTMENT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: GPA2018-0002
2. Project location (specific): 3.8 acres of vacant land (APN: 122-061-006) located on the west side of North Main Street, north of Parkridge Avenue.
3.
 - a. Project location - City of Corona
 - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

Application to change the General Plan designation of 3.8 acres (APN: 122-061-006) located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial).
5. Name of public agency approving project: **City of Corona**
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: **Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880**
7. Exempt Status (check one):
 - a. ☐ Ministerial Project
 - b. ☐ Not a project
 - c. ☐ Emergency project
 - d. ☐ Categorical Exemption. State type and class number:
 - e. ☐ Declared Emergency
 - f. ☐ Statutory Exemption. State code section number:
 - g. ☒ Other: Explain: Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

GPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property.
8. Reasons why the project is exempt:

See above.

9. Contact Person/Telephone No.: Harald Luna, Associate Planner (951) 736-2268

10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: March 25, 2019

Signature: _____
Harald Luna, Associate Planner Manager
Lead Agency Representative

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, March 25, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
Mitchell Norton, Commissioner
Viren Shah, Commissioner
Craig Siqueland, Commissioner

ROLLCALL

Present 4 - Commissioner Mitchell Norton, Vice Chair Tim Jones, Chair Karen Alexander, and Commissioner Craig Siqueland

Absent 1 - Commissioner Viren Shah

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Vice Chair Jones led the Pledge of Allegiance.

3. PRESENTATION from Corona Historic Preservation Society

Richard Winn, representing the Corona Historic Preservation Society, provided the new commissioners with a binder, *References and Resources for Corona's Property Preservation Program*, to help guide them in their review of historic landmark nomination applications.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

5. MEETING MINUTES

19-0272 Approval of minutes for the Planning and Housing Commission meeting of March 11, 2019

Attachments: 20190311-P&H Minutes - DRAFT

A motion was made by Siqueland, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of March 11, 2019. The motion carried by the following vote:

Aye: 3 - Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

Abstain: 1 - Commissioner Norton

6. CONSENT ITEMS

None.

7. PUBLIC HEARINGS

19-0168 CUP2018-0012: A Conditional Use Permit application to establish a 49-foot high wireless telecommunications facility designed as a mono-pine tree at Kellogg Park located at 1635 Kellogg Avenue in the P (Park) Zone.

(Applicant: Tiana Madon with MD7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130).

Attachments: Staff Report

Resolution No. 2530

Locational and Zoning Map

EXHIBIT A1 - Site Plan

EXHIBIT A2 - Enlarged Site Plan

EXHIBIT B - Conditions of Approval

EXHIBIT C1 - C3 - Propagation Maps for Sprint coverage

EXHIBIT D - Equipment and Antenna Layout

EXHIBIT E1 - E2 - Elevation Plans

EXHIBIT F1 - F4 - Photosimulations for Sprint coverage

EXHIBIT G - Applicant's Letter dated March 3, 2019

EXHIBIT H - Environmental Documentation

CUP2018-0012 Presentation

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed the staff report for CUP2018-0012. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Siqueland asked for clarification on the leasing agreement.

JUSTIN CAUSEY, REPRESENTING SPRINT/MD7, provided a response regarding the lease agreement and stated that Sprint does not judge their leases based on previous facilities that occupied the property.

Discussion ensued between Chair Alexander and Mr. Causey regarding the removal of the previous monopine from the site and outreach to other wireless carriers for possible co-location opportunities on the new monopine.

Commissioner Norton asked if there are statistics regarding coverage.

Mr. Causey responded that the best resource is the propagation map.

Vice Chair Jones asked for information regarding the design of the tower.

Mr. Causey stated the design is determined based on how much equipment and how many antennas are placed on the tower.

Discussion ensued between Chair Alexander and Mr. Causey regarding the wrought iron fence and the standard protocols for the removal of towers.

Chair Alexander asked for clarification regarding the fees received from the lease and application and how the funds are allocated.

Ms. Coletta explaining that the funds are deposited into the city's general fund since parks are part of the general fund and the money would be spent on general fund expenses.

Chair Alexander opened the public hearing.

JOE MORGAN, RESIDENT, spoke on his concerns regarding the lack of public information regarding the city's negotiations with wireless carriers on lease agreements and monthly rates on the ground lease.

Chair Alexander commented for towers to be erected on city property first in order to maximize city revenue. Chair Alexander also suggested for carriers to present a city wide map depicting coverage in order to identify gaps which would allow the city to be proactive when deciding locations for the establishment of telecommunications facilities.

Chair Alexander closed the public hearing.

A motion was made by Commissioner Norton, seconded by Vice Chair Jones, that this Public Hearings be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

19-0222

PP2018-0004: Precise Plan application for the review of the site plan, architecture, landscaping and fencing associated with the development of 25 single-family detached residential homes on 17.28 acres located on the east side of Lester Avenue, south of Upper Drive in the A-14.4 (Single-Family Residential, 14,400 square foot minimum lot area) zone. (Applicant: John Heimann of Griffin Residential, 110 North Lincoln Avenue, Suite 100, Corona, CA 92882).

Attachments: Staff ReportResolution No. 2531Aerial and Zoning MapExhibit A - Site PlanExhibit B - Conditions of ApprovalExhibits C1-C4 - Floor PlansExhibits D1-D4 - ElevationsExhibits E1-E5 Landscape PlansExhibit F - Overall HOA Maintenance AreasExhibit G - Photographs of perimeter walls in surrounding
neighborhoodExhibit H - Fence and Wall PlanExhibit I - Slope ExhibitExhibit J - Applicant's letter dated August 31, 2018 addressing the
projectExhibit K - Environmental DocumentationPP2018-0004 PP Presentation

At the request of Chair Alexander, Harald Luna, Associate Planner, reviewed the staff report for PP2018-0004. At the conclusion of her presentation, Mr. Luna offered to answer any questions of the Commission.

Vice Chair Jones asked for more information regarding the vinyl fence.

Mr. Luna provided a response regarding the location and color of the fence.

Discussion ensued between Commissioner Siqueland and staff regarding the street improvements on Golden Harvest Drive and Lester Avenue.

Ms. Coletta provided further clarification on the city's standard requirements for developers regarding street improvements.

Chair Alexander asked staff for a response regarding Commissioner Shah's question (via email) regarding the areas within the project that are being required to be maintained by the HOA rather than the residents.

In response, Ms. Coletta described the HOA designated lots and easements and the reasons why they are being required to be maintained by the HOA rather than the residents. Ms. Coletta also noted that Mr. Luna had responded to Commissioner Shah with this information via email last week.

Chair Alexander asked for clarification on the date for the completed traffic study.

Mr. Luna clarified that the traffic study was prepared at the time when the lots were originally subdivided under Tract Map 31373 which was approved December 6, 2006.

Mr. Koper explained the traffic methodology that is used for both single-family and multi-family residential properties.

Chair Alexander opened the public hearing.

TOM RICHINS, RESIDENT, spoke in favor of the project.

JOE MORGAN, RESIDENT, expressed his appreciation for staff's involvement in making sure this project has more uniformity than past projects.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that this Public Hearing be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

19-0258 GPA2018-0002: Application to change the General Plan designation of 3.8 acres located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

Attachments: Staff Report

Resolution No. 2532

Locational and Zoning Map

Exhibit A - Proposed General Plan Amendment

Exhibit B - Applicant's letter dated March 15, 2019, explaining the General Plan amendment request

Exhibit C - Environmental Documentation

GPA2018-0002 and SPA2018-0002 PP Presentation

At the request of Chair Alexander, Harald Luna, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items GPA2018-0002 and SPA2018-0002. At the conclusion of her presentation, Mr. Luna offered to answer any questions of the Commission.

Commissioner Siqueland asked how often does a zoning and General Plan reversion occur.

Ms. Coletta responded that it does not occur often.

Vice Chair Jones asked why there is not a project being proposed with the General Plan amendment and specific plan amendment tonight.

Ms. Coletta explained the uniqueness of the property's situation in that the property owner who previously rezoned the site is now asking to have the site returned to its original zoning. The owner is trying to market the site and it would be easier to have the zoning established before bringing forth a project for review.

Chair Alexander asked if there was any further contact from the Native American tribes that initially expressed interest in the tribal consultation process.

Mr. Luna responded that there was no follow-up response from either tribe.

Chair Alexander opened the public hearing.

KEITH OSBORN, REPRESENTING K&A ENGINEERING, INC., provided a brief overview of the history of the project site.

Chair Alexander asked for clarification on the acreage of the project site.

Mr. Osborn clarified the acreage by explaining the difference between the net and gross acreage of the project site.

JOE MORGAN, RESIDENT, spoke in favor of having the site's zoning reverted to commercial.

TOM RICHENS, RESIDENT, spoke in favor of this project by echoing Mr. Morgan's comment.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Jones, seconded by Commissioner Norton, that this Public Hearing be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

- 19-0259 SPA2018-0002: Application to amend the North Main Street Specific Plan (SP99-01) to change the designation of 3.8 acres located on the west side of North Main Street and north Parkridge Avenue from SFC (Single-Family Condominium) to its previous designation of CR (Commercial Retail) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

Attachments: Staff Report

Locational and Zoning Map

Exhibit A1 - Proposed Specific Plan Amendment

Exhibit A2 - Land Use Map (General Plan)

Exhibit A3 - Table 2 Land Use Plan

Exhibit A4 - Land Use Plan (Districts)

Exhibit A5 - Section 3.1.1 Commercial Retail (CR) District

Exhibit A6 - Section 3.1.6 Single Family Condominium (SFC)

Exhibit A7 - Land Use Plan (Districts)

Exhibit B - Conditions of Approval

Exhibit C - Applicant's letter dated August 15, 2019, explaining Specific Plan amendment request

Exhibit D - Legal description of the specific plan amendment site

Exhibit E - Environmental Documentation

A motion was made by Commissioner Siqueland, seconded by Vice Chair Jones, that this Public Hearing be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

8. WRITTEN COMMUNICATIONS

None.

9. ADMINISTRATIVE REPORTS

10. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

11. ADJOURNMENT

Chair Alexander adjourned the meeting at 7:19 p.m. to the Planning and Housing Commission meeting of Monday, April 8, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.