

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Tuesday, November 12, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
David Hooks, Commissioner
Viren Shah, Commissioner
Craig Siqueland, Commissioner

EXHIBIT 4

ROLLCALL

Present 4 - Vice Chair Tim Jones, Chair Karen Alexander, Commissioner Craig Siqueland, and Commissioner David Hooks
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. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

4. MEETING MINUTES

19-0866 Approval of minutes for the Planning and Housing Commission meeting of September 23, 2019.

Attachments: 20190923-P&H Minutes - DRAFT

A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that the Planning and Housing Commission approve the meeting minutes of September 23, 2019. The motion carried by the following vote:

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

Absent: 1 - Commissioner Shah

Abstain: 1 - Chair Alexander

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

19-0963 PPM2019-0006: Proposal to amend precise plan PD-69-2 to allow for freestanding parcel identification signs within the Village Grove Plaza located at 1240-1296 Border Avenue in the Planned Community Development zone. (Opt Village Grove, LLC, 6400 s. Fiddlers Green Circle, Suite 1820, Greenwood Village, CO, 80111).

Attachments: Staff ReportLocational & Zoning MapExhibit A - Sign ProgramExhibit B - Conditions of ApprovalExhibit C - Resolution No. 75-51Exhibit D - Applicant's letter addressing the proposal.Exhibit E - Environmental Documentation.PPM2019-0006 PP Presentation

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed the staff report for PPM2019-0006. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Vice Chair Jones asked if there were any concerns as to why there was no previous signage at this location.

Ms. Yang responded that the existing resolution adopted for the center provides no explanation and believes the reason the center was prohibited from having signage was to be sensitive to the surrounding residents (because of the potential glare from the signs).

Chair Alexander opened up the public hearing.

Chair Alexander closed the public hearing.

GREG FICK, REPRESENTING OPT VILLAGE GROVE, LLC, thanked city staff and the Commissioners for all the work that has been put into this project. He explained why the signage is important for this shopping center.

Commissioner Siqueland commented he is pleased to see the shopping center being upgraded with signage. He asked if the decision to use ground mounted lighting versus internal lighting was due to city code requirements.

Ms. Yang responded the decision was not based on the code requirements and explained that staff had recommended to the applicant to utilize ground mounted lighting because it would produce less glare.

Chair Alexander asked if there could be a dimmer if the lighting was internally illuminated.

Mr. Fick replied yes there is a possibility to dim the lights if the signs were internally illuminated.

Commissioner Hooks commented the signage will be nice and will

enhance the shopping area. He noted that there are approximately 11 to 12 tenants in that shopping center with only 4 tenant panels on each sign. He asked how it will be decided as to which tenants will be advertised on the signs.

Mr. Fick responded it has not been decided which tenants would be on the signs, but the major tenants would be priority.

Commissioner Hooks expressed his concern with monument Sign A regarding the gap between the ground and the sign cabinet stating the ground-mounted lighting would produce a glare for oncoming motorists on Border and Via Del Rio.

Mr. Fick explained the gap is to provide an eight-foot clearance requirement per city codes and the sign was designed to meet that requirement. He also stated a condition can be added to ensure the lighting would not produce glare for motorists.

Commissioner Hooks asked if the lighting would be on both sides on the signage.

Mr. Fick responded yes.

Vice Chair Jones asked if there are other shopping centers within the city that have similar ground-mounted lighting.

JOANNE COLETTA, DIRECTOR COMMUNITY DEVELOPMENT, responded the city will work with the sign company to ensure the lighting is properly placed. If any adjustments need to be made the signage company will ensure the lighting is properly placed without glare to motorists. She also explained why the city decided on the ground-mounted lighting versus other lighting.

Chair Alexander asked Ms. Coletta if there is any example of the illumination lighting at the base of the sign versus being on the ground.

Ms. Coletta responded there are other types of signs with a goose-neck light fixtures that is mounted at the top of the sign.

A discussion ensued among the Commissioners regarding the lighting for the signage.

Ms. Coletta stated a condition can be added that after the signage is installed the glare of the lighting does not project beyond the sign.

Chair Alexander expressed she is in favor of the new signage. She presented a power point presentation showing her concerns of some of the sign's locations being too close to the street corners and creating potential hazards for motorists and pedestrians and asked them to be considered.

Mr. Fick responded the signage meets all the applicable code requirements and has considered all safety measurements for motorists and pedestrians.

A motion was made by Vice Chair Jones, seconded by Commissioner Hooks, that the Planning and Housing Commission recommend to the City Council the adoption of a resolution GRANTING PPM2019-0006, with the added condition that the ground mounted lighting shall not project beyond the sign in order to prevent glare into oncoming traffic, in addition to the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

Absent: 1 - Commissioner Shah

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

Ms. Coletta stated as of now the November 25, 2019 will be cancelled due to lack of items for discussion. December 9, 2019 will be the last meeting for 2019 and the new Chair and Vice Chair will be appointed for 2020.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

10 ADJOURNMENT

Chair Alexander adjourned the meeting at 6:32 p.m. to the Planning and Housing Commission meeting of Monday, December 09, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.