

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, February 24, 2020

6:00 PM

Council Chambers

Planning and Housing Commission

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

EXHIBIT 4

ROLLCALL

Present 4 - Chair Karen Alexander, Vice Chair Craig Siqueland, Commissioner David Hooks, and Commissioner Tim Jones

CALL TO ORDER

Chair Alexander called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Jones led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of February 10, 2020.

Attachments: [20200210-P&H Minutes - DRAFT](#)

A motion was made by Commissioner Jones, seconded by Commissioner Hooks, that the Planning and Housing Commission approve the meeting minutes of February 10, 2020. The motion carried by the following vote:

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

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. PM 37608 (CONTINUED): Parcel map application to subdivide 74.80 acres into 13 numbered lots for light industrial purposes, two lettered lots for street dedication purposes, and two lettered lots for conservation area purposes located at the northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, in the Light Industrial designation of the El Cerrito Specific Plan (Applicant: Patrick Tritz, Latitude Business Park, LLC (Rexco Development), 2518 N. Santiago Blvd., Orange, CA 92867).

Attachments: [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Parcel Map 37608](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Environmental Documentation](#)[Exhibit E - Intial Joint Project Review \(JPR #19-11-05-01\), dated January 3, 2020](#)[Exhibit F1-F4 - Public Correspondences](#)[Exhibit G - Public Comment Letter from Golden State Enviromental Justice Alliance, dated January 29, 2020](#)[Exhibit H - Public Comment Letter from Better Neighborhoods, dated January 31, 2020](#)[Exhibit I - Response to Public Comments memo](#)[Exhibit J - Comment Letter from Department of Justice dated February 7, 2020](#)[Exhibit K - Comment Letter from Department of Fish and Wildlife dated February 7, 2020](#)[Exhibit L - Comment Letter from South Coast Air Quality Management District dated February 7, 2020](#)[Exhibit M - Comment Letter from Blum Collins, LLP, dated February 10, 2020](#)[Exhibit N - Responses to comments received from Department Justice, Attorney General Office, California Department of Fish and Wildlife, South Coast AQMD and Blum Collins, LLP](#)
[Latitude PP Presentation](#)[County Boundary Exhibit](#)

A motion was made by Vice Chair Siqueland, seconded by Commissioner Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of PM 37608 to the City Council, based on the findings contained in the staff report, the conditions of approval and the added conditions of approval to require language in the project's CC&R's to prohibit trucks from turning left on to Temescal Canyon Road; Tom Barnes Road be posted no truck parking; the developer work with the residents on Liberty Avenue regarding the landscaping and fence condition along the property line; the developer, city and county work on a equitable resolution regarding the paving of Liberty Road; and the developer pay for the cost of a project manager during construction. The motion carried by the following vote:

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

3. PP2019-0001 (CONTINUED): Precise plan application to review the site plan, architecture, and landscaping of 15 light industrial buildings totaling 1,074,771 million square feet proposed on 74.80 acres located at the northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, in the Light Industrial designation of the El Cerrito Specific Plan (Applicant: Patrick Tritz, Latitude Business Park, LLC (Rexco

Development), 2518 N. Santiago Blvd., Orange, CA 92867).

Attachments: [Staff Report](#)

[Resolution No. 2549](#)

[Locational and Zoning Map](#)

[Exhibit A1-A2 - Site Plan and Parking Table](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Signage Program](#)

[Exhibit F - Access Easement Exhibit for Not A Part Parcels](#)

[Exhibit G - Parcel Map 37608](#)

[Exhibit H - Preliminary Grading Plan](#)

[Exhibit I - Letter from County Transportation Department, dated September 26, 2008, regarding Liberty Street and La Gloria Street](#)

[Exhibit J - Temescal Canyon Road Improvement Exhibit](#)

[Exhibit K1-K2 - Agency Comments](#)

[Exhibit L1-L4 - Public Correspondences](#)

[Exhibit M - Environmental Documentation](#)

[Exhibit N - Public Comment Letter from Golden State Environmental Justice Alliance, dated January 29, 2020](#)

[Exhibit O - Public Comment Letter from Better Neighborhoods, dated January 31, 2020](#)

[Exhibit P - Response to Public Comments memo](#)

[Exhibit Q - Initial Joint Project Review \(JPR #19-11-05-01\), dated January 3, 2020](#)

[Exhibit R - Comment Letter from Department of Justice dated February 7, 2020](#)

[Exhibit S - Comment Letter from Department of Fish and Wildlife dated February 7, 2020](#)

[Exhibit T - Comment Letter from South Coast Air Quality Management District dated February 7, 2020](#)

[Exhibit U - Comment Letter from Blum Collins, LLP, dated February 10, 2020](#)

[Exhibit V - Responses to comments received from Department Justice, Attorney General Office, California Department of Fish and Wildlife, South Coast AQMD and Blum Collins, LLP](#)

[Exhibit W - Additional Public Correspondences](#)

At the request of Chair Alexander, Joanne Coletta, Community Development Director, reviewed the staff report and exhibits for PM 37608 and PP2019-0001. At the conclusion of her presentation, Ms. Coletta offered to answer any questions of the Commission.

Chair Alexander acknowledged that she received information from one of the residents in the area regarding the lawsuit that was filed on the previous

mining operation. She also gave an overview on the meetings she had with the residents on the proposed project and her conversation with a previous city employee, Ned Ibrahim, a former city engineer. She asked Mr. Ibrahim to talk about Temescal Canyon Road and its current condition.

NED IBRAHIM, CIVIL ENGINEER, gave a brief description on the history on Temescal Canyon Road within the El Cerrito Plan and suggested that an interim improvement could be done to the section of the street north of the project site. He suggested that by adding a third lane in the undivided road would create a center lane for vehicles to wait as they turn left or right; currently vehicles making turn movements on Temescal Canyon Road stop traffic on the two lane road, which causes a delay. He indicated that an additional 12 feet of pavement could accommodate an additional lane for a length of 0.6 miles.

Commissioner Hooks asked for explanation as to the exact area Mr. Ibrahim is referring to.

Mr. Ibrahim said from the north property line of the project site to the signal at Minnesota Road.

Commissioner Jones asked how much additional pavement would be required to widen the lanes.

Mr. Ibrahim responded it would be the standard width, which is 12 feet.

Commissioner Hooks asked if the El Cerrito area belongs to the County of Riverside.

Mr. Ibrahim responded yes.

Chair Alexander opened the public hearing.

MARY GEHLEY, RESIDENT, spoke about her concerns regarding traffic, noise and road paving and stated opposition to the project.

LAURIE PAIZ, RESIDENT, spoke about her concerns regarding traffic, and possible cut-through traffic on the residential streets if Liberty/La Gloria is paved and stated opposition to the project.

JOSE RAMIREZ, RESIDENT, spoke about the local jobs the project would bring to the area and stated support for this project.

EDDIE RIVERA, RESIDENT, spoke about about the local jobs the project

would bring to the area and stated support for this project.

DALE PLOUNG, RESIDENT, spoke about his recommendations on a sound wall to help both the developer and the residents come to an agreement.

JENNIFER HERNANDEZ, RESIDENT, spoke about her concerns regarding the condition of Liberty Road and the lack of paving. She felt the paving of Liberty Road should be associated with this project.

KAROLA BUSH, RESIDENT, spoke about her concerns regarding traffic, air pollution, noise, no sidewalk or sewer in her neighborhood, and access for emergency vehicles into the residential neighborhood and stated opposition to the project.

STEVE NOLAN, RESIDENT, spoke about his concerns regarding traffic on Temescal Canyon Road and trucks should not use Temescal Canyon Road until it is fully improved.

JOE MORGAN, RESIDENT, spoke about his concerns regarding the lack of road improvements in the area and that the developer should be able to make reasonable accommodations for the residents.

Vice Chair Siqueland asked for clarification in regards to what is city property versus Riverside County (County) property.

TOM KOPER, ACTING PUBLIC WORKS DIRECTOR, showed an exhibit depicting the city/county boundary line and where sections of the road are located.

Vice Chair Siqueland asked if the County is responsible for making the street improvements to Liberty Avenue / La Gloria Street.

Mr. Koper responded the County is responsible for the street improvements on Liberty Avenue / La Gloria Street.

Vice Chair Siqueland confirmed there is no guarantee that the County will follow through on their condition of improvements for Liberty Avenue / La Gloria Street.

Ms. Coletta responded that is correct.

Vice Chair Siqueland asked would it be better for the developer to use their funds to focus on Liberty Avenue / La Gloria Street.

Mr. Koper gave a brief description on his thoughts for the street improvements.

Commissioner Jones asked if the funds that were set aside for the street improvements could be used for other improvements such as a sound wall.

Mr. Koper responded the County would have to address that question.

Commissioner Jones asked how effective will the truck traffic signage be to prohibit trucks from turning north on Temescal Canyon Road.

Mr. Koper responded that it can be effective because it is an enforceable violation. Also, trucking companies are a licensed business and they would not want to risk their license by not following traffic laws.

Commissioner Jones asked if the left turn lane on Tom Barnes can be temporary closed to prohibit trucks from turning north onto Temescal Canyon Road.

AARON COX, ASSOCIATE TRAFFIC ENGINEER from the PUBLIC WORKS DEPARTMENT, responded no, because of the impact it would have on passenger vehicles that go northbound and likely the residents that use this road and turn left to go back home.

Chair Alexander asked Mr. Cox to explain other options that could be enforced to keep trucks from turning north onto Temescal Canyon Road.

Mr. Cox said self-govern enforcement is commercial traffic enforcement by the Police Department. He also mentioned using certain technology such as license plate recognition because the license plates on trucks are different than on passenger vehicles. However, this type of technology has limitations because the driver receiving a ticket can challenge it and ask to see the evidence. This technology has similar concerns to the red light camera technology that cities were using before they got removed.

Commissioner Hooks talked about a possible sound wall to ease the noise for residents.

Commissioner Hooks asked why can't the street improvements be completed on Liberty Avenue / La Gloria Street.

Mr. Koper explained the agreement between the previous owner and the county and that the prior owner paid a fee to the county in lieu of doing the improvements to the road. The county is responsible for using those funds to improve the road.

A discussion ensued between Mr. Koper and the Commissioners regarding the funds that were given to the County and the street improvements.

PATRICK TRITZ, REXCO DEVELOPMENT, gave a brief description on how Rexco and the County are working together to resolve the residents concerns.

RUSSELL WILLIAMS, DEVELOPMENT REVIEW MANAGER FOR RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT, acknowledged the money paid by the previous developer to the county and explained the current road condition and that right-of-way would need to be dedicated to build the road to its full width; he said the alignment of the road would need to be evaluated by an engineered survey.

Chair Alexander asked what suggestions does the Riverside County Transportation department have for this project to move forward.

Mr. Williams explained the County is willing to work with the city, developer and the residents to get the street improvements done on Liberty Road / La Gloria Road.

Vice Chair Siqueland asked Mr. Tritz to address the residents concerns for the street improvements on Liberty Road / La Gloria Road.

Mr. Tritz responded the first thing that needs to be done in an engineered survey of the road and he is willing to work with the county on that and discuss some type of improvement to the area.

Chair Alexander asked if the Transportation Uniform Mitigation Fee (TUMF) is available for this project.

Mr. Williams explained the TUMF program cannot be used, because the funds are for regional roadway improvements and not local roads.

Chair Alexander asked if the TUMF program can be used for Temescal Canyon Road road improvements.

Mr. Williams replied yes but does not believe adding a third lane is covered in the program [the program covers the ultimate roadway width for Temescal Canyon Road].

A discussion ensued between with Mr. Koper and Chair Alexander regarding the funds for widening Temescal Canyon Road.

Chair Alexander closed the public hearing.

A discussion ensued among the Commissioners and staff regarding the project with the Commission eventually agreeing on additional conditions of approval for the project. At the end of the discussion, Commissioner Siqueland made a motion to approve the project, but with added conditions: a) the CC&R's for the project shall have language that restricts trucks from exiting northbound on Temescal Canyon Road, b) Tom Barnes Road shall be posted no parking for trucks, c) the developer shall engage with the residents on Liberty Avenue on the landscaping and fence condition to address concerns regarding views and noise, d) the developer, the county and city staff shall work on an equitable resolution regarding the paving of Liberty Road, and e) developer shall cover the costs associated with the city hiring an inspection project manager for the project during construction. The motion was seconded by Commissioner Jones.

The Commission also motioned and carried for the same conditions of approval to be added to the precise plan application for the project.

A motion was made by Vice Chair Jones, seconded by Chair Alexander, that the Planning and Housing Commission adopt Resolution No. 2549 GRANTING PP2019-0001, based on the findings contained in the staff report, the conditions of approval and that the conditions of approval added for PM 37608 be carried forward here. The motion carried by the following vote:

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

4. PM 37746 (PM 2019-0004): A parcel map application to create one lot on 4.80 acres for the development of a 99,560 square foot industrial building located on the north side of Third Street and east of Grand Boulevard in the BP (Business Park) designation of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Michael McKenna with EBS Realty Partners, LLC., 1300 Bristol Street North, Suite 290 Newport Beach, CA 92660).

Attachments: [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Parcel Map 37746](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Applicant's letter dated September 19, 2019](#)[Exhibit E - Environmental Documentation](#)[Exhibit F1-F3 - Community Outreach Notices dated March 7 and March 14, 2019 and Map of Notified Residential Properties PowerPoint Presentation](#)

A motion was made by Vice Chair Siqueland, seconded by Commission Hooks, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of PM 37746 to the City Council, based on the findings contained in the staff report and conditions of approval with the added conditions that any signage placed on the south elevation of the building, facing Third Street and the residences shall be non-illuminated and the landscaping along the building frontage on the south side of the building shall be enhanced with additional trees. The motion carried by the following vote:

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

5. PP2019-0007: A precise plan application to review the site plan, architecture, parking and landscaping associated with the development of a 99,560 square foot industrial building located on the north side of Third Street and east of Grand Boulevard in the BP (Business Park) designation of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Michael McKenna with EBS Realty Partners, LLC., 1300 Bristol Street North, Suite 290, Newport Beach, CA 92660).

Attachments: [Staff Report](#)[Resolution No. 2550](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Existing Site Photograph](#)[Exhibit D - Floor Plan](#)[Exhibit E - Grading Plan](#)[Exhibit F1-F2 - Colored Elevations](#)[Exhibit G - Elevations](#)[Exhibit H - Color Landscape Plan](#)[Exhibit I - Fence and Wall Plan](#)[Exhibit J1-J2 - Applicant's letter dated September 3 and November 11, 2019](#)[Exhibit K - Environmental Documentation](#)[Exhibit L1-L3 - Community outreach notices dated March 7 and March 14, 2019 and Map of Notified Residential Properties](#)

A motion was made by Commissioner Jones, seconded by Commissioner Hooks, that the Planning and Housing Commission adopt Resolution No. 2550 GRANTING PP2019-0007, based on the findings contained in the staff report and conditions of approval with the added conditions that signage on the south elevation of the building facing Third Street shall be non-illuminated and the landscaping along the building's frontage be enhanced with additional trees. The motion carried by the following vote:

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

- 6.** V2019-0002: Variance application requesting relief from the development standards under Section D (Table III-3) of the Downtown Corona Revitalization Specific Plan to reduce the 10-foot rear yard landscape setback to zero to accommodate parking spaces and on-site circulation associated with the development of a 99,560 square foot industrial building located on the north side of Third Street and east of Grand Boulevard in the BP (Business Park) designation of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Michael McKenna with EBS Realty Partners, LLC., 1300 Bristol Street North, Suite 290, Newport Beach, CA 92660).

Attachments: [Staff Report](#)[Resolution No. 2551](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan with underlying easements](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Applicant's letter requesting Variance](#)[Exhibit D - Environmental Documentation](#)[Exhibit E1-E3 - Community outreach notices dated March 7 and March 14, 2019 and Map of Notified Residential Properties](#)

At the request of Chair Alexander, Lupita Garcia, Associate Planner, reviewed the staff report and exhibits for PM 37746, PP2019-0007 and V2019-0002. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

Chair Alexander asked Public Works to address the recent update to the Conditions of Approval.

MICHELE HINDERSINN, SENIOR ENGINEER, from the PUBLIC WORKS DEPARTMENT, gave a brief update on the recent changes to the Conditions of Approval.

Commissioner Hooks asked if there will be any signage.

Ms. Garcia responded no signage has been proposed.

Commissioner Hooks asked if a permit would be required for signage.

Ms. Garcia responded yes.

Vice Chair Siqueland asked if the change in the square footage will effect the parking.

Ms. Garcia responded the number of parking spaces meets the requirements for the square footage.

Vice Chair Siqueland asked if the area between the building and the retaining wall will be paved.

Ms. Garcia responded yes.

Vice Chair Siqueland asked what is the height of the retaining wall.

Ms. Garcia responded it is 40 feet high.

Vice Chair Siqueland asked if there is no change in the setbacks between the building and the freeway would it require landscaping.

Ms. Garcia responded yes.

Vice Chair Siqueland asked if a quarter of the property would not be landscaped.

Ms. Garcia responded that is correct.

Commissioner Jones asked if the exterior appearance of the building will be impacted.

Ms. Garcia responded no.

Chair Alexander gave a brief description about the conversations she had with the surrounding tenants.

Commissioner Hooks asked what size of trucks will be entering and exiting the proposed project site.

Chair Alexander opened the public hearing.

MICHAEL MCKENNA, EBS REALTY PARTNERS, LLC, explained the type and size of trucks that would be used at this location.

Commissioner Hooks asked if the truck traffic will impact the residents and how will they stage the trucks.

Mr. McKenna responded he cannot predict the truck traffic without knowing who will occupy the building and stated there will be no staging of trucks on the residential street.

Chair Alexander commented she spoke with a nearby resident and liked the idea of the dock ramps facing the 91 freeway.

Vice Chair Siqueland asked if the applicant would be willing to gift the landscaping portion that is not required for the project site [meaning adding the landscaping to other parts of the project site].

Mr. McKenna gave a brief description on why that area of the building cannot be landscaped.

Chair Alexander asked if the number of trees is maxed out in the front of the building.

Mr. McKenna responded he would have to defer that question to the landscape architect.

Chair Alexander stated she would like them to place the maximum amount of trees in front of the building.

Mr. McKenna gave a brief description on the community outreach he did with the surrounding residents.

Chair Alexander asked what will the delivery schedule be.

Mr. McKenna responded he can not give an accurate answer without knowing who the tenant will be.

Commissioner Jones recommended more landscape options be added along the side of the building.

BRIAN TRESSEN, EBS REALTY PARTNERS, LLC, gave a brief description on the community outreach he did with the surrounding residents.

Commissioner Hooks asked if the rear of the building will be secured.

Mr. Tressen responded yes.

Commissioner Hooks asked if there will be motion security lights located at the rear of the building.

Mr. Tressen responded yes.

JOE MORGAN, RESIDENT, spoke about his concerns and recommendations for this project.

Vice Chair Siqueland asked is there a municipal code for the hours of operation for a commercial building next to residential homes.

Ms. Coletta responded no but the business would still have to meet the city's performance standards for noise.

A discussion ensued among the Commissioners and Ms. Coletta regarding the hours of operation and signage.

Chair Alexander closed the public hearing.

A discussion ensued among the Commissioners and Ms. Coletta regarding their concerns.

A motion was made by Vice Chair Siqueland, seconded by Commissioner Jones, that the Planning and Housing Commission adopt Resolution No. 2551 GRANTING V2019-0002, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Vice Chair Siqueland commented that he appreciated all the community involvement on the various projects.

Commissioner Jones thanked staff for all their hard work.

Chair Alexander also thanked staff for all their hard work.

Chair Hooks agreed with the Commissioners' comments.

ADJOURNMENT

Chair Alexander adjourned the meeting at 9:24 p.m. to the Planning and Housing Commission meeting of Monday, March 9, 2020, commencing at 6:00 p.m. in the City Hall Council Chambers.