

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Final

Monday, April 20, 2020

6:00 PM

Council Chambers 6:00 PM

## Planning and Housing Commission

*Karen Alexander, Chair*  
*Craig Siqueland, Vice Chair*  
*David Hooks, Commissioner*  
*Timothy Jones, Commissioner*  
*Diana Meza, Commissioner*

**EXHIBIT 4**

**ROLLCALL**

Olivia Sanchez, Planning and Housing Commission Secretary, called the roll. All Commissioners was present via video conference.

**Present** 5 - Chair Karen Alexander, Vice Chair Craig Siqueland, Commissioner David Hooks, Commissioner Tim Jones, and Commissioner Diana Meza

**CALL TO ORDER**

Chair Alexander called the meeting to order.

**PLEDGE OF ALLEGIANCE**

Chair Alexander led the Pledge of Allegiance.

**COMMUNICATIONS FROM THE PUBLIC**

None.

**MEETING MINUTES**

A motion was made by Commissioner Jones, seconded by Commissioner Meza, that these Minutes be approved. Olivia Sanchez, Planning and Housing Commission Secretary, took a roll call vote. The motion carried by the following vote:

1. Approval of minutes for the Planning and Housing Commission meeting of April 6, 2020.

**Attachments:** [20200406-P&H Minutes - DRAFT](#)

**These Minutes were approved.**

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

**CONSENT ITEMS**

None.

**PUBLIC HEARINGS**

2. TTM 36605 (CONTINUED): Tentative Tract Map application to subdivide 1.4 acres into four numbered lots for single family residential purposes and two lettered lots for street dedication and landscape purposes located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaire, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

**Attachments:** [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - TTM 36605, Revised \(April 20, 2020\)](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - TTM 36605, Original \(March 9, 2020\)](#)[Exhibit D - Conceptual Grading and Utility Plans](#)[Exhibit E - Aerial Map of Project Site and City ROW Property](#)[Exhibit F - Applicant's letter dated March 19, 2020 giving required subdivision information](#)[Exhibit G - Environmental Documentation](#)[TTM 36605 PP Presentation](#)

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for TTM 36605.

**A motion was made by Commissioner Meza, seconded by Commissioner Hooks, to recommend approval of TTM 36605 to the City Council based on findings contained in the staff report and conditions of approval. Olivia Sanchez, Planning and Housing Commission Secretary, took a roll call vote. The motion carried by the following vote:**

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

3. GPA2019-0002: Amendment to the General Plan land use map to change 17.85 acres from Agriculture to 11.64 acres of General Commercial and 6.21 acres of Open Space located on the west side of Interstate 15 and south of Eagle Glen Parkway (Applicant: Glen Powles, Bedford Market Place, LLC, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008).

**Attachments:** [Staff Report](#)[Resolution No. 2553](#)[Locational & Zoning Map](#)[Exhibit A - General Plan Amendment Exhibit](#)[Exhibit B - Proposed Arantine Hills Specific Plan Land Use Map](#)[Exhibit C - Environmental Documentation](#)[Exhibit D - Public Comment Response from California Department of Fish & Wildlife](#)[Exhibit E - Public Comment Response from Regional Water Quality Control Board](#)[Exhibit F - Public Comment Response from The New Home Company](#)[Exhibit G - Public Comment Response from Rincon Band of Luiseno Indians](#)

**A motion was made by Vice Chair Siqueland, seconded by Commissioner Hooks to adopt Resolution No. 2553 and grant GPA2019-0002 as part of Cycle I of General Plan Amendments for 2020, and recommend approval of GPA2019-0002 to the City Council based on the findings contained in the staff report and certify**

the Supplemental EIR to the Arantine Hills Specific Plan. Olivia Sanchez, Planning and Housing Commission Secretary, took a roll call vote. The motion carried by the following vote:

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

4. SPA2019-0005: Application to amend the Arantine Hills Specific Plan to increase the area of the Specific Plan boundary by 17.85 acres adding 11.7 acres of General Commercial to Planning Area 11, and 6.2 acres of Open Space within new Planning Area 12A, introduce American Farmhouse architecture to the General Commercial designation, and update various sections, exhibits, and tables within the Specific Plan (Applicant: Glen Powles, Bedford Market Place, LLC, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008).

**Attachments:** [Staff Report](#)

[Locational & Zoning Map](#)

[Exhibit A - Specific Plan Amendment Exhibit](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - General Plan Amendment Exhibit](#)

[Exhibit D - Legal Description of the specific plan amendment site](#)

[Exhibit E - Environmental Documentation](#)

A motion was made by Commissioner Jones, seconded by Commissioner Hooks, to recommend approval of SPA2019-0005 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval with the added condition that the maximum allowable building height limit for the General Commercial designation under Table 6.1 shall remain as four stories or 50 feet, whichever is greater and shall be revised to include the following verbiage: Buildings may exceed the maximum building height if determined by the Planning Commission at the time of review of the precise plan application. Olivia Sanchez, Planning and Housing Commission Secretary, took a roll call vote. The motion carried by the following vote:

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

5. PM 37788: Parcel Map application to subdivide 17.85 acres located on the west side of Interstate 15 and south of Eagle Glen Parkway into five numbered lots for commercial purposes and four lettered lots for open space. (Applicant: Glen Powles, Bedford Market Place, LLC, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008)

**Attachments:** [Staff Report](#)[Locational & Zoning Map](#)[Exhibit A - Parcel Map 37788](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Conceptual Grading Plan](#)[Exhibit E - Easement Exhibit](#)[Exhibit F - Applicant's letter describing the essential subdivision information](#)[Exhibit G1-G2 - Soil Import Option 1 Haul Route](#)[Exhibit H - Soil Import Option 2 Haul Route](#)[Exhibit I - Environmental Documentation](#)

**A motion was made by Vice Chair Siqueland, seconded by Commissioner Meza, to recommend approval of PM 37788 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. Olivia Sanchez, Planning and Housing Commission Secretary, took a roll call vote. The motion carried by the following vote:**

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

- 6.** PP2019-0008: Precise Plan application to review the development of the Bedford Marketplace consisting of 134,378 square feet of commercial/retail building area and a 135-room hotel on approximately 21.7 acres within the General Commercial designation of the Arantine Hills Specific Plan (Planning Area 11) located on the west side of Interstate 15 and south of Eagle Glen Parkway (Applicant: Glen Powles, Bedford Market Place, LLC, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008).

**Attachments:** [Staff Report](#)[Resolution No. 2554](#)[Locational & Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Elevations and Color Board](#)[Exhibit D - Floor Plans](#)[Exhibit E - Trail and Pedestrian Circulation Plan](#)[Exhibit F - Trash Enclosure Plan](#)[Exhibit G - Landscape Plan](#)[Exhibit H - Sign Program](#)[Exhibit I - Fence Plan](#)[Exhibit J - Preliminary Grading Plan](#)[Exhibit K1-K2 - Soil Import Option 1](#)[Exhibit L - Soil Import Option 2](#)[Exhibit M - Applicant's letter dated October 30, 2019, addressing  
criteria for Precise Plans](#)[Exhibit N - Environmental Documentation](#)[Powerpoint Presentation](#)

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for GPA2019-0002, SPA2019-0005, PM 37788 and PP2019-0008.

There were five emails received from the public and read by the Planning and Housing Secretary. The emails will be maintained with the minutes.

A motion was made by Commissioner Jones, seconded by Commissioner Hooks, to continue PP2019-0008 to the Planning and Housing Commission meeting of May 11, 2020. Olivia Sanchez, Planning and Housing Commission Secretary, took a roll call vote. The motion carried by the following vote:

**Aye:** 5 - Chair Alexander, Vice Chair Siqueland, Commissioner Hooks, Commissioner Jones, and Commissioner Meza

**WRITTEN COMMUNICATIONS**

None.

**ADMINISTRATIVE REPORTS**

None.

**PLANNING AND HOUSING COMMISSIONERS' REPORTS AND  
COMMENTS**

None.

**ADJOURNMENT**

Chair Alexander adjourned the meeting at 8:27 p.m. to the Planning and Housing Commission meeting of Monday, May 11, 2020, commencing at 6:00 p.m. in the City Hall Council Chambers.