

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, May 24, 2021

Council Chambers - 6:00 p.m.



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

EXHIBIT 4

ROLLCALL

- Present** 4 - Vice Chair Karen Alexander, Commissioner Diana Meza, Commissioner Bridget Sherman, and Commissioner Matt Woody
- Absent** 1 - Chair Craig Siqueland

CALL TO ORDER

Vice Chair Alexander called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Meza led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. [21-0417](#) Approval of minutes for the Planning and Housing Commission meeting of May 10, 2021.

Attachments: [Planning and Housing Commission minutes - DRAFT](#)

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

Aye: 3 - Vice Chair Alexander, Commissioner Meza, and Commissioner Sherman

Absent: 1 - Chair Siqueland

Abstain: 1 - Commissioner Woody

CONSENT ITEMS

2. [21-0498](#) GPCD2021-0004: Request for a General Plan Consistency Determination regarding the City of Corona's Fiscal Year 2021/22 Capital Improvement Program (CIP). (Applicant: City of Corona)

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2569](#)

[Exhibit 2 - FY 2021-22 CIP General Plan Consistency Table](#)

Discussion ensued with city staff and Commissioners regarding the programs and projects depicted in the General Plan Consistency Table.

Vice Chair Alexander opened the public hearing.

Joe Morgan, resident, commented on the Department of Water and Power's annual meter replacement program.

Vice Chair Alexander closed the public hearing.

A motion was made by Commissioner Meza, seconded by Commissioner Sherman that Planning and Housing Commission adopt Resolution No. 2569 and report to the City Council that the Fiscal Year 2021/22 Capital Improvement Program (CIP) is consistent with the City of Corona 2020-2040 General Plan Goals and Policies. The motion carried by the following vote:

Aye: 3 - Vice Chair Alexander, Commissioner Meza, and Commissioner Sherman

Abstain: 1 - Commissioner Woody

PUBLIC HEARINGS

3. [21-0479](#) CUPM2020-0004 (CONTINUED): Application to modify Conditional Use Permit (CUP) 15-005, to increase the height of an existing wireless telecommunication facility designed as a mono-pine from 60 feet to 75 feet, located at 638 Collett Avenue (Cresta Verde Park) in the P (Park) designation of the Northeast Corona Specific Plan (SP81-2). (Applicant: Will Kazimi, SmartLink, LLC. on behalf of AT&T)

Attachments: [Staff report](#)

A motion was made by Commissioner Woody, seconded by Commissioner Sherman, that the Planning and Housing Commission continue item CUPM2020-0004 off calendar. The motion carried by the following vote:

Aye: 4 - Vice Chair Alexander, Commissioner Meza, Commissioner Sherman, and Commissioner Woody

4. [21-0477](#) CUP2021-0001 (CONTINUED): Conditional Use Permit application for a daycare facility for children (Kiddie Academy) at the southeast corner of Bedford Canyon Road and Eagle Glen Parkway, on property zoned General Commercial (GC) by the Arantine Hills Specific Plan. (Applicant: Nemi Kotadiya of Kiddie Academy)

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2568](#)[Exhibit 2 - Locational Zoning Map](#)[Exhibit 3.A - Site Plan for Bedford Marketplace](#)[Exhibit 3.B - Conditions of Approval](#)[Exhibit 3.C - Site Plan for Daycare Facility](#)[Exhibit 3.D - Floor Plan](#)[Exhibit 3.E - Conceptual Landscape and Playground Plan](#)[Exhibit 3.F - Elevations](#)[Exhibit 3.G - Cross Sections for Pad G \(Daycare\)](#)[Exhibit 3.H - Applicant's letter, dated April 15, 2021, describing the project](#)[Exhibit 4 - March 10, 2021 Community Development Dept. Memo](#)[Power Point Presentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for CUP2021-0001.

Discussion ensued between city staff, the Commissioners, Nemi Kotadiya (applicant), Peter Carlson (representative for the applicant) and Matthew Swanner (Kiddie Academy Development Manager) regarding the daycare's anticipated opening date, floor plan, playground perimeter fence, bollards between the playground and entry drive aisle, and additional shade requirements for the playground.

A motion was made by Commissioner Meza, seconded by Commissioner Sherman, that the Planning and Housing Commission adopt Resolution No. 2568 granting CUP2021-0001 based on the findings contained in the staff report and in the conditions of approval with the added conditions #11 and #12 under the Planning Division that state that the applicant shall install ballards and shall provide additional shade. The motion carried by the following vote:

Aye: 4 - Vice Chair Alexander, Commissioner Meza, Commissioner Sherman, and Commissioner Woody

5. [21-0415](#) CUP2020-0003: Conditional Use Permit application for a self-service Quick Quack carwash proposed at the southeast corner of Bedford Canyon Road and Eagle Glen Parkway, on property zoned General Commercial (GC) by the Arantine Hills Specific Plan. (Applicant: Efrain Corona, Quick Quack Carwash, c/o Bedford Marketplace LLC.)

Attachments: [Staff report](#)[Exhibit 1 - Resolution No. 2567](#)[Exhibit 2 - Locational & Zoning Map](#)[Exhibit 3.A - Site Plans](#)[Exhibit 3.B - Conditions of Approval](#)[Exhibit 3.C - On-site Circulation Plan](#)[Exhibit 3.D - Floor Plan](#)[Exhibit 3.E - Elevations, Carport, & Trash Enclosure Plans](#)[Exhibit 3.F - Signage](#)[Exhibit 3.G - Landscape Plan](#)[Exhibit 3.H - March 24, 2021 Letter, Carlton Strategic Land Solutions](#)[Exhibit 3.I - Letter, Quick Quack Operations](#)[Power Point Presentation](#)

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for CUP2020-0003.

Discussion ensued between city staff, Commissioners and Peter Carlson, representative for Guardian Capital, regarding the carwash's anticipated opening date, drive-through queuing analysis, and the carports over the drying/detailing area.

The Commissioners expressed their support for the project.

A motion was made by Commissioner Meza, seconded by Commissioner Sherman, that the Planning and Housing Commission adopt Resolution No. 2567 granting CUP2020-0003 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Vice Chair Alexander, Commissioner Meza, Commissioner Sherman, and Commissioner Woody

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Joanne Coletta, Director, announced that there will be a community meeting on the City's Housing Element Update on Thursday, May 27 at 6:00 p.m in the Council Chambers.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Woody inquired with Ms. Coletta about obtaining assistance from staff to help him better understand the various types of planning applications and the process of reviewing and approving the applications that are presented to the Commission.

Ms. Coletta responded that she and Jay Eastman, Planning Manager, could schedule an appointment with Commissioner Woody and other fellow Planning Commissioners interested in learning more about the process.

Vice Chair Alexander encouraged the Commissioners to share their thoughts and perspectives on items that come before the Planning Commission for review.

ADJOURNMENT

Vice Chair Alexander adjourned the meeting at 7:33 p.m. to the Planning and Housing Commission meeting of Monday, June 7, 2021, commencing at 6:00 p.m. in the City Hall Council Chambers.