

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, June 21, 2021

Council Chambers - 6:00 p.m.



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

ROLLCALL

Present 5 - Vice Chair Karen Alexander, Chair Craig Siqueland, Commissioner Diana Meza, Commissioner Bridget Sherman, and Commissioner Matt Woody

CALL TO ORDER

Chair Siqueland called the meeting to order.

PLEDGE OF ALLEGIANCE

Vice Chair Alexander led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. Approval of minutes for the Planning and Housing Commission meeting of Monday, May 24, 2021.

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

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

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

Abstain: 1 - Chair Siqueland

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. **PPM2020-0004:** A precise plan modification to demolish an existing 2,056 square foot convenience store and construct a new 3,628 square foot convenience store, reconfigure the parking lot and landscaping, and add new signage for an existing Shell gas station located at 230 S. Lincoln Avenue in the C-3 (General Community Commercial) zone. (Applicant: Adan Madrid with ASI Development, 5932 Bolsa Avenue, Suite 107, Huntington Beach, CA 92649).

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2570](#)[Exhibit 2 - Locational Zoning Map](#)[Exhibit 3.A - Site Plan](#)[Exhibit 3.B - Conditions of Approval](#)[Exhibit 3.C - First Floor Plan](#)[Exhibit 3.D - Second Floor Plan](#)[Exhibit 3.E - Elevations](#)[Exhibit 3.F - Color Street Scape View Rendering](#)[Exhibit 3.G - Roof Plan](#)[Exhibit 3.H - Trash Enclosure Plan](#)[Exhibit 3.I - Photographs of existing & proposed signs](#)[Exhibit 3.J - Conceptual Landscape Plan](#)[Exhibit 3.K - Applicant's letter dated December 29, 2020](#)[Exhibit 4 - Environmental Documentation](#)[Powerpoint Presentation](#)

Lupita Garcia, Associate Planner, reviewed the staff report and exhibits for PPM2020-0004.

Discussion ensued between city staff, the Commissioners and applicant, Adan Madrid with ASI Development, regarding set backs on the north and west side of the building, public safety, use of the second floor, the freeway sign cabinets and aesthetics, designated employee parking, the roof line of the gas station, and the trash enclosure. The applicant stated he is open to discussing modifications. Commissioner Woody expressed his concern with the safety of the residential apartment complex located west of the project, conversations he had with apartment residents, and materials stored at the rear of the gas station. He requested that lighting and surveillance cameras be added to the alleyway to keep nearby residents safe.

Joe Morgan, resident, expressed his concern about not seeing a second floor elevator, specifically related to accessibility improvements. He would like to see old freeway signs brought up to current design standards.

A motion was made Commissioner Woody to continue the item to the first meeting in August. Motion did not receive a second. An alternative motion was made by Commissioner Meza, seconded by Chair Siqueland, that the Planning and Housing Commission adopt Resolution No. 2570 granting PPM2020-0004 based on the findings contained in the staff report and conditions of approval, with the added conditions #16, #17, #18, #19, #20, #21 and #22 under the Planning Division that state: At the time of building permit plan check submittal, the applicant shall submit a photometric analysis to ensure that the property has adequate exterior lighting for security purposes; The applicant shall submit a security camera plan for the exterior of the property to the Community Development Department for review; the

second-floor office area shall be restricted to staff and employees associated with the convenience store and gas station and shall not be sublet to another tenant or any other use; The applicant shall enhance the upper portion of the building's façade with an additional feature to create a break in the design of the flat roof line; Prior to receiving a final on the sign permit, the applicant shall encase or frame the overall display area for the freeway sign, and the frame shall fill in the space on both sides of the Shell and 7-11 sign cabinets to meet the width of the McDonald's sign cabinet, to create a more uniform look for the display area; Prior to receiving a final on the sign permit, the applicant shall refinish and repaint the freeway sign poles; prior to receiving a final on the sign permit, the applicant shall install security fencing around the base of the freeway sign to control unwanted access to the sign poles; the trash enclosure gates shall not open or encroach into the alley, and per the trash enclosure exhibit provided in the staff report, the trash enclosure shall be fully enclosed to prevent openings to prevent loitering, dumping and camping. The motion carried by the following vote:

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

Nay: 1 - Commissioner Woody

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

3. Housing Element Update 2021-2029 Draft Document

Attachments: [Staff Report](#)

[Housing Element Update 2021-2029 Draft](#)

[Powerpoint Presentation](#)

Joanne Coletta, Director, presented a report on the Housing Element Update for the planning period of 2021-2029. Discussion ensued with the Commissioners in regards to how the locations are chosen for housing and potential rezoning.

Joe Morgan, resident, expressed that housing should be more spread out throughout the city, not just near public transportation.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

ADJOURNMENT

Chair Siqueland adjourned the meeting at 7:57 p.m. to the Planning and Housing Commission meeting of Monday, July 12, 2021, commencing at 6:00 p.m. in the City Hall Council Chambers.

