

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, October 11, 2021

Council Chambers - 6:00 p.m.



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

EXHIBIT 3

ROLLCALL

- Present** 3 - Vice Chair Karen Alexander, Commissioner Diana Meza, and Commissioner Bridget Sherman
- Absent** 2 - Chair Craig Siqueland, and Commissioner Matt Woody

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. [21-0908](#) Approval of minutes for the Planning and Housing Commission meeting of August 23, 2021.

Attachments: [08232021 - Planning and Housing Comm 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

CONSENT ITEMS

2. [21-0870](#) PPE2021-0002: Application requesting a 2-year extension of time for Precise Plan 2018-0005 (PP2018-0005) for the development of a 37,000 square foot LA Fitness health club and a 9,300 square foot commercial pad located at 1415 and 1435 W. Sixth Street. (Applicant: Greg Gill).

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2576](#)[Exhibit 2 - Locational and Zoning Map](#)[Exhibit 3.A - Staff Report for PP2018-0005](#)[Exhibit 3.B - Site Plan, approved August 26, 2019](#)[Exhibit 3.C - Conditions of Approval](#)[Exhibit 3.D - Applicant's letter, dated July 29, 2021](#)

Vice Chair Alexander asked to pull consent item PPE2021-0002. She asked Staff if the original conditions of approval for the project would still stand once the extension gets approved. Staff confirmed that the time extension will not alter the conditions of approval that were originally approved for the project. She also asked about the timing of when the applicant filed his paperwork, and the need to toll the project deadline. Staff clarified that the City's practice is to toll the deadline as long as a complete application is submitted before the deadline occurs.

A motion was made by Commissioner Meza, seconded by Commissioner Sherman, that the Planning and Housing Commission adopt Resolution No. 2576 granting a two-year extension of time for PP2018-0005, based on the findings contained in the staff report. The motion carried by the following vote:

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

3. [21-0901](#) PPE2021-0001: Application requesting a 2-year extension of time for Precise Plan Modification 2019-0005 for the development of a 48,413-square-foot hotel with 122 rooms on 5.02 acres, located at 2370 Tuscany Street. (Applicant: Aaron Packard)

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2579](#)[Exhibit 2 - Locational & Zoning Map](#)[Exhibit 3.A - Staff Report for PPM2019-0005](#)[Exhibit 3.B - Site Plan, Approved January 21, 2020](#)[Exhibit 3.C - Conditions of Approval](#)[Exhibit 3.D - Letter Submitted by KWC Engineers on behalf of the Applicant](#)

A motion was made by Commissioner Sherman, seconded by Commissioner Meza, that the Planning and Housing Commission adopt Resolution No. 2579 granting a two-year extension of time for PPM2019-0005, based on the findings contained in the staff report. The motion carried by the following vote:

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

PUBLIC HEARINGS

4. [21-0897](#) GPA2021-0001: General Plan Housing Element Update for Planning

Period 2021-2029 for the 6th Cycle Regional Housing Needs Assessment. (Applicant: City of Corona)

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2578](#)

[Exhibit 2 - Housing Element Update Draft 2021-2029](#)

[Exhibit 3- Housing Programs Revised Redlined Version](#)

[Exhibit 4 - General Plan EIR Addendum](#)

Joanne Coletta, Director, reviewed her staff report and exhibits for GPA2021-0001. She indicated that there is no significant change in the Draft Housing Element from what was presented in June. Ms. Coletta discussed the RHNA obligation and proposed locations for housing, including revisions to meet HCD and State requirements, which required staff to change from two to one housing overlay, and revisions to densities. She clarified the timeline for Housing Element approval and rezoning of housing sites, and stressed the tight timeline mandated by the State. Discussion ensued with City staff and the Commissioners regarding the timeline to meet the Housing and Community Development criteria and the Affordable Housing Overlay Zone sites. Vice-Chairman Alexander expressed concern with having additional housing to meet a buffer requirement suggested by HCD, expressing that she thinks we should just meet the minimum mandate.

Speakers Juan Munoz and Julio Flores, members of the Southwest Regional Council of Carpenters, commented that the City should require locally skilled trade work force. Joe Morgan, resident, commented on mobile home parks.

A motion was made by Commissioner Meza, seconded by Commissioner Sherman, that the Planning and Housing Commission recommend adoption of the Addendum to the General Plan Environment Impact Report (SCH#2018081039) and approval of GPA2021-0001 to the City Council, and adopt Resolution No. 2578 granting GPA2021-0001 to update the General Plan Housing Element for Planning Period 2021-2029. Because Planning and Housing Commission Resolution No. 2578 was not adopted by an affirmative vote of at least a majority of the total membership of the Planning and Housing Commission, pursuant to the requirements of Government Code Section 65354 the written recommendation from the Planning and Housing Commission is not a recommendation for approval. The motion carried by the following vote:

Aye: 2 - Commissioner Meza, and Commissioner Sherman

Nay: 1 - Vice Chair Alexander

5. [21-0862](#) PM 37221: Parcel Map application for the subdivision of 2.065 acres into two lots for commercial purposes, located at the southwest corner of Temescal Canyon Road and Pronio Circle in the Entertainment Commercial (EC) designation of the Dos Lagos Specific Plan (SP99-03). (Applicant: Griffin Haupt of Griffco Land, LLC.)

Attachments: [Staff Report](#)[Exhibit 1 - Locational and Zoning Map](#)[Exhibit 2.A - Parcel Map](#)[Exhibit 2.B - Conditions of Approval](#)[Exhibit 2.C - Site Plan](#)[Exhibit 2.D - Applicant's letter dated October 7, 2020](#)[Exhibit 3 - Environmental Documentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for PM 37221, as well as the subsequent agenda item, PP2020-0006. Discussion ensued between City staff, the Commissioners and Applicant Griffin Hauptert regarding the probability of the center having retail uses. Vice Chair Alexander and Commissioner Meza shared their support for the project.

A motion was made by Commissioner Sherman, seconded by Commissioner Meza, that the Planning and Housing Commission recommend adopting the Mitigated Negative Declaration and Mitigated Plan and approval of PM 37221 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:

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

6. [21-0861](#) PP2020-0006: Precise Plan application for the review of two professional medical office buildings totaling 21,400 square feet, located at the southwest corner of Temescal Canyon Road and Pronio Circle in the Entertainment Commercial (EC) designation of the Dos Lagos Specific Plan (SP99-03). (Applicant: Griffin Hauptert of Griffco Land, LLC.)

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2575](#)[Exhibit 2 - Locational and Zoning Map](#)[Exhibit 3.A - Site Plan](#)[Exhibit 3.B - Conditions of Approval](#)[Exhibit 3.C - Parcel Map](#)[Exhibit 3.D - Grading Plan](#)[Exhibit 3.E - Elevations for Building 1](#)[Exhibit 3.F - Elevations for Building 2](#)[Exhibit 3.G - Floor Plan](#)[Exhibit 3.H - Signage](#)[Exhibit 3.I - Conceptual Landscape Plan](#)[Exhibit 3.J - Applicant's letter dated October 7, 2021](#)[Exhibit 4 - Environmental Documentation](#)

A staff report and discussion of this item was provided with the preceding agenda item, PM 37221, which is related to the project and is being processed concurrently.

A motion was made by Commissioner Meza, seconded by Commissioner Sherman, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2575 approving PP2020-0006 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

7. [21-0905](#) V2021-0001: A variance application from Corona Municipal Code Section 17.66.015 to eliminate the minimum five-foot street side yard setback to accommodate a 380 square-foot patio cover at the Harrison Emergency Shelter property, located at 420 W. Harrison Street. (Applicant: Ralph Cervantes of Pettit Engineering)

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2577](#)

[Exhibit 2- Locational & Zoning Map](#)

[Exhibit 3.A - Site Plan & Patio Details](#)

[Exhibit 3.B - Conditions of Approval](#)

[Exhibit 3.C - Photographs of the site and vicinity](#)

[Exhibit 3.D - Applicant's letter dated September 20, 2021](#)

[Exhibit 4 - Environmental Documentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for V2021-0001. Vice Chair Alexander shared her support for the project.

A motion was made by Commissioner Sherman, seconded by Commissioner Meza, that the Planning and Housing Commission adopt Resolution No. 2577 granting V2021-0001, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

ADJOURNMENT

Vice Chair Alexander adjourned the meeting at 7:16 p.m. to the Planning and Housing Commission meeting of Monday, October 25, 2021, commencing at 6:00 p.m. in the City Hall Council Chambers.