

# City of Corona

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

## **Planning and Housing Commission Minutes - Final**

**Monday, May 8, 2023**

**Council Chambers - 6:00 p.m.**



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

## ROLLCALL

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

## CALL TO ORDER

Chair Siqueland called the meeting to order.

## PLEDGE OF ALLEGIANCE

Commissioner Sherman led the Pledge of Allegiance.

## COMMUNICATIONS FROM THE PUBLIC

None.

## MEETING MINUTES

1. [23-0428](#) Approval of minutes for the Planning and Housing Commission meeting of April 24, 2023.

**Attachments:** [042423 - P&H Minutes - DRAFT](#)

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

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

## CONSENT ITEMS

None.

## PUBLIC HEARINGS

2. [23-0359](#) **CUP2021-0004 (CONTINUED):** A Conditional Use Permit application to allow a drive-through and walk-up window coffee shop (Starbucks) within an existing commercial center located at the southeast corner of Green River Road and Dominguez Ranch Road in the Neighborhood Commercial District of the Sierra Del Oro Specific Plan. (Applicant: Jessica Steiner of Bickel Group Architecture)

**Attachments:** [Staff Report](#)[Exhibit 1 - Resolution No. 2605](#)[Exhibit 2 - Aerial and Locational Map](#)[Exhibit 3 - Overall Site Plan of Commercial Center](#)[Exhibit 4 - Conditions of Approval](#)[Exhibit 5 - Original Site Plan - February 21, 2023 P&H Meeting](#)[Exhibit 6 - Revised Site Plan \(Dual Drive-through Lanes\) - May 8, 2023 P&H Meeting](#)[Exhibit 7 - Letter from Bickel Group Architecture addressing Commission's concerns, dated April 20, 2023](#)[Exhibit 8 - Pervious Pavement Plan](#)[Exhibit 9 - Updated Parking Analysis Table](#)[Exhibit 10 - Letter from Capital Investment Network \(property center manager\)](#)[Exhibit 11 - Email Correspondence Supporting the project](#)[Exhibit 12 - Petition Supporting the project](#)[Exhibit 13 - Email Correspondence Opposing the project](#)[Exhibit 14 - Floor Plan](#)[Exhibit 15 - Colored Elevations](#)[Exhibit 16 - Material Board](#)[Exhibit 17 - Site Photos](#)[Exhibit 18 - Trash Enclosure](#)[Exhibit 19 - Conceptual Landscape Plan](#)[Exhibit 20 - Traffic Management Plan, from Linscott Law and Greenspan](#)[Exhibit 21 - Parking Surveys](#)[Exhibit 22 - Environmental Documentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for CUP2021-0004.

Discussion ensued with City staff and Commission regarding revisions to site plan, which now provides a double-stacked drive-through lane, pervious pavement instead of a retention infiltration basin, relieves shopping center congestion, and improves overall circulation.

Chair Siqueland opened the public hearing.

Representative for property owner reviewed the site plan changes, made per the Commission's recommendations. The applicant shared prior and updated parking information, compared the project to other Starbucks in the region, the elimination of

the second drive lane due to concerns for cut-through traffics, the intent of the property owner to manager on-site parking, and highlighted support of the project from the other tenants and customers.

Joe Morgan spoke regarding the shopping center's poor design with parking in the rear, and expressed appreciation of the Commission and applicant's efforts.

Chair Siqueland closed the public hearing.

The Commission asked, and it was clarified, that a condition of approval prohibits outdoor dining, such that outside seating would only be allowed if the applicant requests, and the Commission approves, a revision of the Conditional Use Permit. The Commission and staff addressed the process leading to the project's site plan as currently presented, including the progression of revisions, and the due process that is afforded to any application submitted to the Planning and Development Department.

**A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15303(c), and adopt Resolution No. 2605 GRANTING CUP2021-0004, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

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

3. [23-0439](#) **TTM 36864:** A Tentative Tract Map application to subdivide 2.09 acres into six (6) lots for single family residential proposes and two (2) lettered lots for a street dedication and water quality basin purposes, located on the south side of Corona Avenue and west of Interstate 15, in the R-1-7.2 Zone (Single Family Residential, 7,200 square feet minimum lot size). (Applicant: Fathi Manasrah, 9319 Alta Cresta Avenue, Riverside, CA 92508)

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

**A motion was made by Vice Chair Sherman, seconded by Commissioner Woody, that the Planning and Housing Commission CONTINUE TTM 36864 to the May 22, 2023 Planning and Housing Commission meeting. The motion carried by the following vote:**

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

4. [23-0355](#) **ZTA2023-0002:** Amendment to Title 17 of the Corona Municipal Code to amend the permitted land uses in the commercial zones listed in Chapter 17.33 and Chapter 17.35 to allow residential land uses pursuant to Senate Bill 6 and Assembly Bill 2011. (Applicant: City of Corona)

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

[Exhibit 1 - Proposed Redlines to Corona Municipal Code Chapter 17.33 and Chapter 17.35](#)

Joanne Coletta, Director of Planning and Development Department, reviewed the staff report and exhibits for ZTA2023-0002 and SPA2023-0002, as the two applications are

related.

Discussion ensued between Commission and Ms. Coletta regarding how the proposed Zone Text Amendment applies to different property sizes, locations the kind of living structures that could be constructed, and how a checklist for SB 6 or AB 2011 would be utilized as self-selected by an applicant. The Commission had numerous questions, which staff answered. Historic district guidelines and the Affordable Housing Overlay were discussed in relation to the proposed amendment.

Chair Siqueland opened the public hearing.

Resident Joe Morgan commented on "prevailing wage" and the cost of construction in relation to affordable housing.

Chair Siqueland closed the public hearing.

Commission recognized Staff's difficult task of interpreting new legislation and applying to City changes.

**A motion was made by Commissioner Woody, seconded by Commissioner Alexander, that the Planning and Housing Commission recommend ADOPTION of ZTA2023-0002 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

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

5. [23-0356](#) **SPA2023-0002:** Amendment to various specific plans to amend the commercial and business park zoning designations to allow residential land uses pursuant to Senate Bill 6 and Assembly Bill 2011. (Applicant: City of Corona)

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

[Exhibit 1 - Proposed Amendments to Specific Plans \(Redlined Version\)](#)

Chair Siqueland opened the public hearing for this item, as staff report was already presented by Ms. Coletta.

Chair Siqueland closed the public hearing.

Ms. Coletta answered Commission questions regarding various Specific Plans, which would be affected by the proposed amendment.

**A motion was made by Commissioner Woody, seconded by Vice Chair Sherman, that the Planning and Housing Commission recommend ADOPTION of SPA2023-0002 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

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

**WRITTEN COMMUNICATIONS**

None.

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

Commission discussed future election of Chair and Vice Chair, which will take place at the next meeting when all currently appointed Commissioners are physically present.

**FUTURE AGENDA ITEMS****ADJOURNMENT**

Chair Siqueland adjourned the meeting at 7:35 p.m. to the Planning and Housing Commission meeting of Monday, May 22, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.