

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, April 9, 2018

6:00 PM

Council Chambers

Planning and Housing Commission

Mitchell Norton, Chair
Timothy Jones, Vice Chair
Yolanda Carrillo, Commissioner
Jeff Ruscigno, Commissioner
Vacant, Commissioner

ROLL CALL

Present 4 - Yolanda Carrillo, Tim Jones, Mitchell Norton, and Jeff Ruscigno

1. CALL TO ORDER

Vice Chair Jones called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Commissioner Ruscigno led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

4. ELECTION OF CHAIR - conducted by Planning and Housing Commission Secretary

A motion was made by Carrillo, seconded by Ruscigno, to elect Mitchell Norton as Chair.

Aye: 4 - Carrillo, Jones, Norton, and Ruscigno

5. ELECTION OF VICE CHAIR - conducted by Chair

A motion was made by Ruscigno, seconded by Carrillo, to elect Tim Jones as Vice Chair.

Aye: 4 - Carrillo, Jones, Norton, and Ruscigno

6. MEETING MINUTES

[18-1597](#) Approval of minutes for the Planning and Housing Commission meeting of February 26, 2018.

Attachments: [20180226-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Carrillo, that the Planning and Housing Commission approve the meeting minutes of February 26, 2018. The motion carried by the following vote:

Aye: 4 - Carrillo, Jones, Norton, and Ruscigno

7. CONSENT ITEMS

None.

8. PUBLIC HEARINGS

[18-1587](#) CUP2017-0104: Conditional Use Permit application to establish and

operate a 6,200 square-foot religious facility within an existing 20,573 square-foot commercial building located at 1138 East Sixth Street #C in the GC (General Commercial) designation of the Downtown Corona Revitalization Specific Plan (SP98-01) and recommendation that the Planning and Housing Commission adopt Resolution No. 2509 GRANTING CUP2017-0104, based on the findings contained in the staff report and conditions of approval. (Applicant: Jeeun (Joshua) Lee of Jesus Baptist U.S.A. Conference Corona Baptist Church, 1138 East Sixth Street #C, Corona, CA 92879).

Attachments: [Resolution No. 2509](#)
[Locational and zoning map](#)
[Exhibit A - Site Plan](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Floor Plan](#)
[Exhibit D - Applicant's letter](#)
[Exhibit E - Environmental documentation](#)
[CUP2017-0104 PowerPoint presentation.pptx](#)

At the request of Vice Chair Jones, Harald Luna, Associate Planner, reviewed the staff report for CUP2017-0104. At the conclusion of his presentation, Mr. Luna offered to answer any questions of the Commission.

Commissioner Ruscigno asked if there is sufficient parking spaces for the church to use.

Mr. Luna stated yes there is.

Commissioner Norton asked if there was a history of the church conducting church services in that location for a while.

Vice Chair Jones asked what the previous use was in that lease space.

Mr. Luna stated the church was allowed to use the space for office use in the meantime, until the approval of the conditional use permit to conduct actual church services.

Ms. Coletta stated the church is currently working on a change of occupancy approval. The church has been conducting Bible study, but tonight's proposal is for the approval of church services.

Vice Chair Jones opened the public hearing.

JOSHUA LEE, REPRESENTING JESUS BAPTIST U.S.A.
CONFERENCE CORONA BAPTIST CHURCH, gave a brief overview of

the church's operations, its history, its membership, and goals to operate as good neighbors.

CHRISTI CALDIN, REPRESENTING AQUATIC ZONE, stated they are not opposed to the business, but the concern is the parking and hours of operation of the proposed church services. Ms. Caldin stated that historically, there have been issues with the parking during various hours.

Discussion ensued among the Commissioners and Mr. Lee regarding rights to the parking lot, potential growth of membership, and the need to adhere to the proposed hours of operations.

Vice Chair Jones closed the public hearing.

A motion was made by Ruscigno, seconded by Norton, that the Planning and Housing Commission adopt Resolution No. 2509 GRANTING CUP2017-0104, based on the findings contained in the staff report, the conditions of approval, and the added condition of approval presented to the Commission at the dais. The motion carried by the following vote:

Aye: 4 - Carrillo, Jones, Norton, and Ruscigno

9. WRITTEN COMMUNICATIONS

None.

10. ADMINISTRATIVE REPORTS

Ms. Coletta provided a status on the General Plan update and stated the information is posted on the city's website.

11. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

12. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

[18-1598](#)

Report by Commissioner Ruscigno on the March 7, 2018 Infrastructure Committee meeting.

Attachments: [20180307 Infrastructure Comm. Agenda](#)

Ms. Coletta stated at the March 7, 2018 Infrastructure Committee meeting, there was an update on the senior housing proposal to construct 64 units on 2.14 acres located on the east side of Buena Vista Avenue approximately 480 feet north of Bollero Place which is reset for public review.

13. ADJOURNMENT

Vice Chair Jones adjourned the meeting at 6:52 p.m. to the Planning and Housing Commission meeting of Monday, April 23, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.