

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, February 11, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Mitchell Norton, Chair
Timothy Jones, Vice Chair
Karen Alexander, Commissioner
Viren Shah, Commissioner
Vacant, Commissioner

ROLLCALL

Present 3 - Commissioner Viren Shah, Vice Chair Tim Jones, and Chair Karen Alexander

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1. CALL TO ORDER

Chair Norton called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Chair Norton welcomed the new Commissioners, Karen Alexander and Viren Shah.

Commissioner Shah led the Pledge of Allegiance.

**3. ELECTION OF CHAIR (position effective February 25, 2019) -
conducted by Planning and Housing Commission Secretary**

Motion was made by Shah, seconded by Jones, to elect Karen Alexander as Chair.

**4. ELECTION OF VICE CHAIR (position effective February 25, 2019) -
conducted by Chair**

Motion was made by Alexander, seconded by Shah, to continue with Tim Jones as Vice Chair.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

JOE MORGAN, RESIDENT, welcomed the new Commissioners and congratulated Karen Alexander and Tim Jones for their appointments as Chair and Vice Chair to the Planning and Housing Commission.

6. MEETING MINUTES

[19-0082](#) Approval of minutes for the Planning and Housing Commission meeting of November 13, 2018.

Attachments: [20181113-P&H Minutes - DRAFT](#)

A motion was made by Jones, seconded by Alexander, that the Planning and Housing Commission approve the meeting minutes of November 13, 2018. The motion carried by the following vote:

Aye: 4 - Commissioner Shah, Norton, Vice Chair Jones, and Chair Alexander

Aye: 4 - Commissioner Shah, Norton, Vice Chair Jones, and Chair Alexander

[19-0083](#) Approval of minutes for the Planning and Housing Commission meeting of

November 26, 2018.

Attachments: [20181126-P&H Minutes - DRAFT](#)

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

Aye: 4 - Commissioner Shah, Norton, Vice Chair Jones, and Chair Alexander

Aye: 4 - Commissioner Shah, Norton, Vice Chair Jones, and Chair Alexander

7. CONSENT ITEMS

None.

8. PUBLIC HEARINGS

[18-2217](#) CZ2017-0101: An application to change the zone on approximately 0.61 acres from A (Agricultural) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue. (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882).

Attachments: [Staff Report](#)

[Aerial and Zoning Map](#)

[Exhibit A - Existing and Proposed zoning map amendment](#)

[Exhibit B - Existing General Plan and South Corona CFP exhibit](#)

[Exhibit C - Parcel Map 37357](#)

[Exhibit D - Applicant's letter dated July 12, 2017](#)

[Exhibit E - Legal Description and plat map of the change of zone project site](#)

[Exhibit F - Environmental Documentation](#)

At the request of Chair Norton, Sandra Yang, Associate Planner, reviewed the staff report and exhibits for the related public hearing items CZ2017-0101 and PM 37357. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Vice Chair Jones asked for clarification regarding if and when the Native American tribes contact staff regarding these types of projects.

Discussion ensued between staff and the Commissioners regarding the revisions that were made to the environmental document and the communication staff is having with the Native American tribes.

Commissioner Shah asked when the staff had found out that the site was

already graded.

Ms. Yang stated that information was disclosed in January of this year.

Discussion ensued between staff and the Commissioners regarding the biological studies that were conducted, surveys that were conducted before grading began, and the results of the studies that were performed before the grading.

Discussion continued between staff and the Commissioners regarding an existing wall, the abandonment of the right-of-way near Othello Lane, and local street standards.

Commissioner Shah stated he is not comfortable approving this item until certain issues are clarified.

Commissioner Alexander asked if there are plans for, or could there be plans for, a secondary structure at the project site.

Ms. Yang stated yes that is a possibility. The developer would have to comply with the setbacks under the zone.

Chair Norton stated he is not rejecting this project, however; he is not comfortable approving this proposal when the applicant is not present to address some of the questions and concerns. Chair Norton recommended continuing the items until the applicant can be present.

A motion was made by Norton, seconded by Alexander, that the Planning and Housing Commission CONTINUE items CZ2017-0101 and PM 37357 to the Planning and Housing Commission meeting of February 25, 2019. The motion carried by the following vote:

Aye: 4 - Commissioner Shah, Norton, Vice Chair Jones, and Chair Alexander

Aye: 4 - Commissioner Shah, Norton, Vice Chair Jones, and Chair Alexander

[18-2237](#)

PM 37357: A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agricultural) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone. (PM2017-0103) (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue, 92882).

Attachments: [Staff Report](#)[Aerial and Zoning Map.pdf](#)[Exhibit A - Parcel Map 37357 \(PM2017-0103\)](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - South Corona Community Facilities Plan - Policy 6](#)[Exhibit D - Applicant's letter dated July 13, 2018](#)[Exhibit E - Environmental Documentation](#)**18-2239**

CUP2017-0106: A Conditional Use Permit application to establish a 75-foot high wireless telecommunications facility designed as a mono-eucalyptus tree at the city's Lester Water Treatment Facility located at 2970 Rimpau Avenue in the A (Agricultural) Zone. (Applicant: JD Fox with Wireless Development Resources, LLC, PO Box 8823, Newport Beach, CA 92660).

Attachments: [Staff Report](#)[Resolution No. 2527](#)[Aerial and Zoning Map](#)[Exhibit A1-A2 - Site Plan and Enlarged Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C1-C3 - Propagation Maps for AT&T coverage](#)[Exhibit D - Equipment and Antenna Layout](#)[Exhibit E - Elevation Plan](#)[Exhibit F1-F4 - Photosimulations](#)[Exhibit G - Applicant's letter dated November 19, 2018](#)[Exhibit H - Environmental Documentation](#)[CUP2017-0106 Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report for CUP2017-0106. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Alexander thanked the applicant for his efforts in reaching out to the neighboring residents to provide some information on the project.

Commissioner Alexander inquired regarding the use of the generator.

Chair Norton opened the public hearing.

J.D. FOX, REPRESENTING WIRELESS DEVELOPMENT RESOURCES, LLC., confirmed that the generator would be used during emergencies.

JOE MORGAN, RESIDENT, expressed his concerns regarding the type of telecommunication pole that is being proposed he said because it does not match the existing surrounding trees and asked if other carriers will be able to use the proposed pole.

Ms. Yang stated that the telecommunicaiton pole appears to be close to the existing trees according to the photosimulations, but the proposed location is actually 91 feet from the nearest tree. Ms. Yang stated that this particular mono-eucalyptus tree, because of its design, is unable to accommodate a second set of antennas; however, the newly designed eucalyptus telecommunication poles are designed to accommodate a second set of antennas.

Chair Norton closed the public hearing.

Vice Chair Jones stated he prefers the look of the mono-eucalyptus over the mono-palm. He asked what the long-term goal of AT & T is for area coverage.

Mr. Fox stated that, realistically because of all the advancements of modern technology, there may not be a need for more facilities. But in the meantime, AT & T will strive to provide service.

Ms. Coletta asked if there might be small cell sites too in order to fill in gap coverage of the larger cell towers.

Mr. Fox stated that is correct.

A motion was made by Alexander, seconded by Shah, that the Planning and Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2527 GRANTING CUP2017-0106, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Commissioner Shah, Norton, Vice Chair Jones, and Chair Alexander

Aye: 4 - Commissioner Shah, Norton, Vice Chair Jones, and Chair Alexander

[18-2238](#)

CUP2018-0009: A Conditional Use Permit application to establish an 80-foot high wireless telecommunications facility designed as a monopine located at 809 E. Parkridge Avenue in the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2). (Applicant: Frank Ortega with Coastal Business Group, 24310 Moulton Parkway, Suite O #1009, Laguna Hills, CA 92637).

Attachments: [Staff Report](#)[Resolution No. 2528](#)[Aerial and Zoning Map.pdf](#)[Exhibit A1-A2 - Site Plan and Enlarged Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C1-C2 - Propagation Maps for T-Mobile coverage](#)[Exhibit D - Equipment and Antenna Layout](#)[Exhibit E - Elevations](#)[Exhibit F1-F3 - Photosimulations](#)[Exhibit G - View of project site from Interstate 15 bridge](#)[Exhibit H - Applicant's letter dated November 15, 2018](#)[Exhibit I - Environmental Documentation](#)[CUP2018-0009 Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report for CUP2018-0009. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Shah asked how the city will ensure that the structure will look the same as intended 15 years from now.

Ms. Yang stated there is a condition of approval that states the applicant must maintain the look of the tree.

Ms. Coletta added that in the past the city has had to contact carriers for maintenance, and there have not been any issues.

Vice Chair Jones asked about the maturity level of the existing smaller pines on the back side of the building and if they would grow to reflect the size of the proposed facility.

Ms. Yang stated the species of the pine trees will determine the maturity height. Typically carriers do not want trees to block the carrier signal so they would end up trimming the trees if they grew too tall.

Commissioner Alexander stated that she drove to the proposed site and to the residential street located to the north of the site, and she concluded that she did not see any major issues in regards to the proposed monopine and its location.

Chair Norton opened the public hearing.

With there being no speakers, Chair Norton closed the public hearing.

A motion was made by Jones, seconded by Alexander, that the Planning and

Housing Commission recommend adoption of the Negative Declaration and Resolution No. 2528 GRANTING CUP2018-0009, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Commissioner Shah, Norton, Vice Chair Jones, and Chair Alexander

Aye: 4 - Commissioner Shah, Norton, Vice Chair Jones, and Chair Alexander

9. WRITTEN COMMUNICATIONS

None.

10. ADMINISTRATIVE REPORTS

None.

11. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

12. APPOINTMENT OF TWO ADVISORY MEMBERS AND ALTERNATES TO INFRASTRUCTURE COMMITTEE

Commissioners Alexander and Jones expressed interest in serving and were appointed as the Infrastructure Committee Advisory Members, with no alternate identified as yet.

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

[19-0084](#) Report on the January 9, 2019 Infrastructure Committee meeting.

Attachments: [01092019 Infrastructure Committee Minutes - Final](#)

Ms. Coletta stated the January 9, 2019 Infrastructure Committee meeting minutes were included as part of tonight's agenda packet.

14. ADJOURNMENT

Chair Norton adjourned the meeting at 7:03 p.m. to the Planning and Housing Commission meeting of Monday, February 25, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.