

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Final

Monday, March 11, 2019

6:00 PM

Council Chambers

## Planning and Housing Commission

*Karen Alexander, Chair*  
*Timothy Jones, Vice Chair*  
*Mitchell Norton, Commissioner*  
*Viren Shah, Commissioner*  
*Craig Siqueland, Commissioner*

## Rollcall

- Present** 3 - Commissioner Viren Shah, Chair Karen Alexander, and Commissioner Craig Siqueland
- Absent** 2 - Commissioner Mitchell Norton, and Vice Chair Tim Jones

**1. CALL TO ORDER**

Chair Alexander called the meeting to order.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Siqueland led the Pledge of Allegiance.

**3. ORAL COMMUNICATIONS FROM THE PUBLIC**

None.

**4. MEETING MINUTES**

[19-0233](#) Approval of minutes for the Planning and Housing Commission meeting of February 25, 2019.

**Attachments:** [20190225-P&H Minutes - DRAFT](#)

**A motion was made by Shah, seconded by Siqueland, that the Planning and Housing Commission approve the meeting minutes of February 25, 2019. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Shah, Chair Alexander, and Commissioner Siqueland

**5. CONSENT ITEMS**

None.

**6. HOUSING ITEMS**

[19-0206](#) Consideration of the purchase of surplus property owned by Riverside County Transportation Commission (RCTC) located at the southeast corner of Buena Vista and Second Street (APN 118-302-014) and southwest corner of Buena Vista and Second Street (APN 118-270-002 and 118-270-003) (Applicant: City of Corona Housing Authority).

**Attachments:** [Staff Report](#)  
[Exhibit 1 - Location Map](#)

At the request of Chair Alexander, Cynthia Lara, Administrative Services Manager, reviewed the staff report for the purchase of surplus property owned by Riverside County Transportation Commission (RCTC). At the

conclusion of her presentation, Ms. Lara offered to answer any questions of the Commission.

Commissioner Siqueland asked if the recommended action proposed by staff would limit the development.

Ms. Lara explained that the draft sales agreement would have terms and conditions that could include specific information.

Commissioner Shah asked for more information on the funding for the development of the project.

Ms. Lara explained that the Corona Housing Authority will collaborate with a private developer, who will most likely use tax credits as a funding source.

**A motion was made that this Report be accepted. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Shah, Chair Alexander, and Commissioner Siqueland

## 7. PUBLIC HEARINGS

[19-0204](#) CZ2018-0002 (CONTINUED): An application to change the zone on 1.46 acres located at 1215 E. Ontario Avenue from C-2 (Restricted Commercial) to C-3 (General Commercial) to facilitate the development of a 4,462 sq. ft. drive-through restaurant (Applicant: Ruben Gonzalez, PM Design Group, 38 Executive Park, Suite 310, Irvine, CA 92614).

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

[19-0205](#) PPM2018-0011 (CONTINUED): Precise plan application to construct a 4,462 sq. ft. restaurant with drive-through services for Raising Cane's on 1.46 acres in the proposed C-3 (General Commercial) Zone located at 1215 E. Ontario Avenue (Applicant: Ruben Gonzalez, PM Design Group, 38 Executive Park, Suite 310, Irvine, CA 92614).

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

**A motion was made by Siqueland, seconded by Shah, that the Planning and Housing Commission CONTINUE items CZ2018-0002 and PPM2018-0011 to the Planning and Housing Commission meeting of April 8, 2019. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Shah, Chair Alexander, and Commissioner Siqueland

**Absent:** 2 - Commissioner Norton, and Vice Chair Jones

[19-0218](#) ZTA2019-0001: Zone text amendment to Title 17 of the Corona Municipal Code amending Chapter 17.74 (Signs) to revise the regulations for parcel identification signs for commercial properties. (Applicant: City of Corona).

**Attachments:** [Staff Report](#)[Exhibit A1 - A3 - Relined version of Sign Ordinance \(CMC Sections 17.74.130, 17.74.150 and 17.74.170\)](#)[Exhibit B - Parcel Identification Sign Visual Example](#)[Exhibit C - Infrastructure Committee Minutes \(January 9, 2019\)](#)[Exhibit D - Infrastructure Committee Minutes \(February 6, 2019\)](#)[Exhibit E - Notice of Environmental Exemption](#)[ZTA2019-0001 Presentation](#)

At the request of Chair Alexander, Joanne Coletta, Director, reviewed the staff report for ZTA2019-0001. At the conclusion of her presentation, Ms. Coletta offered to answer any questions of the Commission.

Discussion ensued between the Commissioners and Ms. Coletta regarding the regulations for parcel identification signs for commercial properties including size, signage space, provisions, remodeled signs, and sign permit process.

**A motion was made by Shah, seconded by Siqueland, that the Planning and Housing Commission recommend APPROVAL of ZTA2019-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Shah, Chair Alexander, and Commissioner Siqueland

## **8. WRITTEN COMMUNICATIONS**

None.

## **9. ADMINISTRATIVE REPORTS**

Ms. Coletta stated the City Council approved the two telecommunication facilities that were presented and approved by the Planning and Housing Commission. Also, there is a special City Council meeting this Thursday, March 14 at 4:30 p.m.

## **10. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS**

Chair Alexander stated at the March 6, 2019 Infrastructure Committee meeting there was discussion about the Pavement Preservation schedule for 2019 and 2020 by the Public Works Department.

## **11. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES**

[19-0232](#) Report on the February 6, 2019 Infrastructure Committee meeting.

**Attachments:** [20190206 Infrastructure Committee Minutes - Final](#)

**12. ADJOURNMENT**

Chair Alexander adjourned the meeting at 6:35 p.m. to the Planning and Housing Commission meeting of Monday, March 25, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.