

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, March 25, 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 4 - Commissioner Mitchell Norton, Vice Chair Tim Jones, Chair Karen Alexander, and Commissioner Craig Siqueland
Absent 1 - Commissioner Viren Shah

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Vice Chair Jones led the Pledge of Allegiance.

3. PRESENTATION from Corona Historic Preservation Society

Richard Winn, representing the Corona Historic Preservation Society, provided the new commissioners with a binder, *References and Resources for Corona's Property Preservation Program*, to help guide them in their review of historic landmark nomination applications.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

5. MEETING MINUTES

[19-0272](#) Approval of minutes for the Planning and Housing Commission meeting of March 11, 2019

Attachments: [20190311-P&H Minutes - DRAFT](#)

A motion was made by Siqueland, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of March 11, 2019. The motion carried by the following vote:

Aye: 3 - Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

Abstain: 1 - Commissioner Norton

6. CONSENT ITEMS

None.

7. PUBLIC HEARINGS

[19-0168](#) CUP2018-0012: A Conditional Use Permit application to establish a 49-foot high wireless telecommunications facility designed as a mono-pine tree at Kellogg Park located at 1635 Kellogg Avenue in the P (Park) Zone.

(Applicant: Tiana Madon with MD7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130).

Attachments: [Staff Report](#)

[Resolution No. 2530](#)

[Locational and Zoning Map](#)

[EXHIBIT A1 - Site Plan](#)

[EXHIBIT A2 - Enlarged Site Plan](#)

[EXHIBIT B - Conditions of Approval](#)

[EXHIBIT C1 - C3 - Propagation Maps for Sprint coverage](#)

[EXHIBIT D - Equipment and Antenna Layout](#)

[EXHIBIT E1 - E2 - Elevation Plans](#)

[EXHIBIT F1 - F4 - Photosimulations for Sprint coverage](#)

[EXHIBIT G - Applicant's Letter dated March 3, 2019](#)

[EXHIBIT H - Environmental Documentation](#)

[CUP2018-0012 Presentation](#)

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed the staff report for CUP2018-0012. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Siqueland asked for clarification on the leasing agreement.

JUSTIN CAUSEY, REPRESENTING SPRINT/MD7, provided a response regarding the lease agreement and stated that Sprint does not judge their leases based on previous facilities that occupied the property.

Discussion ensued between Chair Alexander and Mr. Causey regarding the removal of the previous monopine from the site and outreach to other wireless carriers for possible co-location opportunities on the new monopine.

Commissioner Norton asked if there are statistics regarding coverage.

Mr. Causey responded that the best resource is the propagation map.

Vice Chair Jones asked for information regarding the design of the tower.

Mr. Causey stated the design is determined based on how much equipment and how many antennas are placed on the tower.

Discussion ensued between Chair Alexander and Mr. Causey regarding the wrought iron fence and the standard protocols for the removal of towers.

Chair Alexander asked for clarification regarding the fees received from the lease and application and how the funds are allocated.

Ms. Coletta explaining that the funds are deposited into the city's general fund since parks are part of the general fund and the money would be spent on general fund expenses.

Chair Alexander opened the public hearing.

JOE MORGAN, RESIDENT, spoke on his concerns regarding the lack of public information regarding the city's negotiations with wireless carriers on lease agreements and monthly rates on the ground lease.

Chair Alexander commented for towers to be erected on city property first in order to maximize city revenue. Chair Alexander also suggested for carriers to present a city wide map depicting coverage in order to identify gaps which would allow the city to be proactive when deciding locations for the establishment of telecommunications facilities.

Chair Alexander closed the public hearing.

A motion was made by Commissioner Norton, seconded by Vice Chair Jones, that this Public Hearings be accepted. The motion carried by the following vote:

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

[19-0222](#)

PP2018-0004: Precise Plan application for the review of the site plan, architecture, landscaping and fencing associated with the development of 25 single-family detached residential homes on 17.28 acres located on the east side of Lester Avenue, south of Upper Drive in the A-14.4 (Single-Family Residential, 14,400 square foot minimum lot area) zone. (Applicant: John Heimann of Griffin Residential, 110 North Lincoln Avenue, Suite 100, Corona, CA 92882).

Attachments: [Staff Report](#)
[Resolution No. 2531](#)
[Aerial and Zoning Map](#)
[Exhibit A - Site Plan](#)
[Exhibit B - Conditions of Approval](#)
[Exhibits C1-C4 - Floor Plans](#)
[Exhibits D1-D4 - Elevations](#)
[Exhibits E1-E5 Landscape Plans](#)
[Exhibit F - Overall HOA Maintenance Areas](#)
[Exhibit G - Photographs of perimeter walls in surrounding neighborhood](#)
[Exhibit H - Fence and Wall Plan](#)
[Exhibit I - Slope Exhibit](#)
[Exhibit J - Applicant's letter dated August 31, 2018 addressing the project](#)
[Exhibit K - Environmental Documentation](#)
[PP2018-0004 PP Presentation](#)

At the request of Chair Alexander, Harald Luna, Associate Planner, reviewed the staff report for PP2018-0004. At the conclusion of her presentation, Mr. Luna offered to answer any questions of the Commission.

Vice Chair Jones asked for more information regarding the vinyl fence.

Mr. Luna provided a response regarding the location and color of the fence.

Discussion ensued between Commissioner Siqueland and staff regarding the street improvements on Golden Harvest Drive and Lester Avenue.

Ms. Coletta provided further clarification on the city's standard requirements for developers regarding street improvements.

Chair Alexander asked staff for a response regarding Commissioner Shah's question (via email) regarding the areas within the project that are being required to be maintained by the HOA rather than the residents.

In response, Ms. Coletta described the HOA designated lots and easements and the reasons why they are being required to be maintained by the HOA rather than the residents. Ms. Coletta also noted that Mr. Luna had responded to Commissioner Shah with this information via email last week.

Chair Alexander asked for clarification on the date for the completed traffic study.

Mr. Luna clarified that the traffic study was prepared at the time when the lots were originally subdivided under Tract Map 31373 which was approved December 6, 2006.

Mr. Koper explained the traffic methodology that is used for both single-family and multi-family residential properties.

Chair Alexander opened the public hearing.

TOM RICHINS, RESIDENT, spoke in favor of the project.

JOE MORGAN, RESIDENT, expressed his appreciation for staff's involvement in making sure this project has more uniformity than past projects.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that this Public Hearing be accepted. The motion carried by the following vote:

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

[19-0258](#)

GPA2018-0002: Application to change the General Plan designation of 3.8 acres located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

Attachments: [Staff Report](#)

[Resolution No. 2532](#)

[Locational and Zoning Map](#)

[Exhibit A - Proposed General Plan Amendment](#)

[Exhibit B - Applicant's letter dated March 15, 2019, explaining the General Plan amendment request](#)

[Exhibit C - Environmental Documentation](#)

[GPA2018-0002 and SPA2018-0002 PP Presentation](#)

At the request of Chair Alexander, Harald Luna, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items GPA2018-0002 and SPA2018-0002. At the conclusion of her presentation, Mr. Luna offered to answer any questions of the Commission.

Commissioner Siqueland asked how often does a zoning and General Plan reversion occur.

Ms. Coletta responded that it does not occur often.

Vice Chair Jones asked why there is not a project being proposed with the General Plan amendment and specific plan amendment tonight.

Ms. Coletta explained the uniqueness of the property's situation in that the property owner who previously rezoned the site is now asking to have the site returned to its original zoning. The owner is trying to market the site and it would be easier to have the zoning established before bringing forth a project for review.

Chair Alexander asked if there was any further contact from the Native American tribes that initially expressed interest in the tribal consultation process.

Mr. Luna responded that there was no follow-up response from either tribe.

Chair Alexander opened the public hearing.

KEITH OSBORN, REPRESENTING K&A ENGINEERING, INC., provided a brief overview of the history of the project site.

Chair Alexander asked for clarification on the acreage of the project site.

Mr. Osborn clarified the acreage by explaining the difference between the net and gross acreage of the project site.

JOE MORGAN, RESIDENT, spoke in favor of having the site's zoning reverted to commercial.

TOM RICHENS, RESIDENT, spoke in favor of this project by echoing Mr. Morgan's comment.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Jones, seconded by Commissioner Norton, that this Public Hearing be accepted. The motion carried by the following vote:

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

[19-0259](#)

SPA2018-0002: Application to amend the North Main Street Specific Plan (SP99-01) to change the designation of 3.8 acres located on the west side of North Main Street and north Parkridge Avenue from SFC (Single-Family Condominium) to its previous designation of CR (Commercial Retail) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

Attachments: [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A1 - Proposed Specific Plan Amendment](#)

[Exhibit A2 - Land Use Map \(General Plan\)](#)

[Exhibit A3 - Table 2 Land Use Plan](#)

[Exhibit A4 - Land Use Plan \(Districts\)](#)

[Exhibit A5 - Section 3.1.1 Commercial Retail \(CR\) District](#)

[Exhibit A6 - Section 3.1.6 Single Family Condominium \(SFC\)](#)

[Exhibit A7 - Land Use Plan \(Districts\)](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter dated August 15, 2019, explaining Specific Plan amendment request](#)

[Exhibit D - Legal description of the specific plan amendment site](#)

[Exhibit E - Environmental Documentation](#)

A motion was made by Commissioner Siqueland, seconded by Vice Chair Jones, that this Public Hearing be accepted. The motion carried by the following vote:

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

8. WRITTEN COMMUNICATIONS

None.

9. ADMINISTRATIVE REPORTS

10. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

11. ADJOURNMENT

Chair Alexander adjourned the meeting at 7:19 p.m. to the Planning and Housing Commission meeting of Monday, April 8, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.