

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Final

Monday, April 22, 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** 5 - Commissioner Viren Shah, Commissioner Mitchell Norton, Vice Chair Tim Jones, Chair Karen Alexander, and Commissioner Craig Siqueland

**1. CALL TO ORDER**

Chair Alexander called the meeting to order.

**2. PLEDGE OF ALLEGIANCE**

Chair Alexander led the Pledge of Allegiance.

**3. ORAL COMMUNICATIONS FROM THE PUBLIC**

None.

**4. MEETING MINUTES**

[19-0402](#) Approval of minutes for the Planning and Housing Commission meeting of April 8, 2019.

**Attachments:** [20190408-P&H Minutes - DRAFT](#)

**A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that the Planning and Housing Commission approve the meeting minutes of April 8, 2019. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Shah, Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

**5. CONSENT ITEMS**

None.

**6. PUBLIC HEARINGS**

[19-0400](#) 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](#)  
[Locational and Zoning Map](#)  
[Exhibit A - Proposed Zoning Map Amendment](#)  
[Exhibit B - Existing General Plan](#)  
[Exhibit C - Site Plan for Raising Cane's restaurant](#)  
[Exhibit D - Applicant's letter dated April 5, 2019 describing the scope of the project](#)  
[Exhibit E - Legal Description of the change of zone project site and Parcel Map 36633](#)  
[Exhibit F - Environmental Documentation](#)  
[CZ2018-0002 PPM2018-0011 PP Presentation](#)

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed portions of the updated staff report for CZ2018-0002 and PPM2018-0011, which are continued items from the February 25, 2019 Planning and Housing Commission meeting. The reason the project was continued to this meeting was to allow the applicant to gather additional information to address the on-site circulation concerns that were raised at the February 25 meeting. Ms. Yang stated the applicant has made revisions to the site plan and conducted a queueing analysis. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Chair Alexander stated she was happy to see the new design and increased queueing capacity for the drive-through on the revised plan. Chair Alexander stated she spoke with the business manager from the adjacent industrial site who did not think that the revised site plan would be an issue with his semis that would be making deliveries to his industrial site. Chair Alexander also spoke of the concern she had with peak hour traffic on Ontario Avenue and does not see any more issues after observing Ontario Avenue from the Traffic Management Center.

LARRY CANALE, CO-PROPERTY OWNER REPRESENTING RAISING CANE'S, thanked staff and Raising Cane's for addressing the concerns and for redesigning the site. He stated he concurs with staff and the conditions of approval.

Chair Alexander thanked Mr. Canale for being given the opportunity to review the revised site plan and queueing analysis ahead of time and opened the public hearing.

TOM RICHINS, RESIDENT, spoke in favor of the new design and appreciates the applicant and staff for making the effort to make the changes needed for a successful project.

JOE MORGAN, RESIDENT, spoke in favor of the new design and inquired if the zone change to C-3 would open the doors to other uses on the project site.

Chair Alexander closed the public hearing.

Chair Alexander spoke on her concerns regarding the increased lane changes at the back of the site which could bring in more noise to the residents to the north of the project site and requested that the conditions of approval include signage to be installed at the back of the property notifying drive-through patrons to be courteous of the residents to the north with respect to noise.

Commissioner Shah commended staff on how well they worked with the applicant to incorporate all the previous concerns.

Chair Alexander added that the adjacent restaurant, Del Taco, is requesting that the applicant spray the site for bugs before the demolition begins.

**A motion was made by Commission Shah, seconded by Commissioner Norton, that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of CZ2018-0002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Shah, Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

[19-0401](#)

PPM2018-0011 (CONTINUED): Precise plan modification 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](#)[Resolution No. 2529](#)[Locational and Zoning Map](#)[Exhibit A1 - Revised Site Plan \(April 2019\)](#)[Exhibit A2 - Initial Site Plan \(February 2019\)](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Floor plan](#)[Exhibits D1 & D2 - Detailed Elevation Plans](#)[Exhibits E1 & E2 - Colored Elevation Plans](#)[Exhibits F1 & F2 - Landscape Plan](#)[Exhibit G - Applicant's letter dated April 5, 2019 addressing the scope of the project](#)[Exhibit H - Environmental Documentation](#)[Exhibit I - Drive-through Queueing Analysis dated April 5, 2019](#)

**A motion was made by Commissioner Shah, seconded by Commissioner Siqueland, that the Planning and Housing Commission recommend adoption of the Negative Declaration and adopt Resolution No. 2529 GRANTING PPM2018-0011, with the added conditions for a courtesy quiet sign and the implementation of a vector control program, in addition to the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Shah, Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

[19-0389](#)

CUP2018-0003: Conditional use permit application to establish a 76-foot high wireless telecommunications facility designed as a mono-eucalyptus tree on a 0.69-acre property located south of Chase Drive and west of Skyline Drive in the R-1A (Single Family Residential) zone (Applicant: Peter Blied of Plancom, Inc. for Renegade Towers).

**Attachments:** [Staff Report](#)[Resolution No. 2533](#)[Locational & Zoning Map](#)[Exhibit A - Site Plans](#)[Exhibit B - Project Conditions](#)[Exhibit C - Equipment Layout Plan](#)[Exhibit D - Antenna Layout Plan](#)[Exhibit E - Elevation Plans](#)[Exhibit F - Cross-Section of Project Site](#)[Exhibit G - Applicant's letter describing alternative sites](#)[Exhibit H - Propagation Maps](#)[Exhibit I - Photosimulations](#)[Exhibit J - Photograph of the project site taken April 12, 2019](#)[Exhibit K - Community Meeting information for September 28 and 30, 2017](#)[Exhibit L - Community Meeting information for November 29, 2018](#)[Exhibit M - Infrastructure Committee Minutes, November 1, 2017](#)[Exhibit N - Infrastructure Committee Minutes, January 9, 2019](#)[Exhibit O - Public correspondence opposing the project](#)[Exhibit P - Petition against the project, 2017](#)[Exhibit Q - Petition against the project, 2018](#)[Exhibit R - Public correspondence supporting the project](#)[CUP2018-0003 PP Presentation](#)

At the request of Chair Alexander, Ms. Yang, Senior Planner, reviewed the staff report for CUP2018-0003. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

PETER BLIED, REPRESENTING RENEGADE TOWERS, spoke on the two handouts given to the Commissioners: Hammett & Edison RF Safety Evaluation report and a real estate analysis of existing sites in Corona. Mr. Blied followed with a Power Point presentation on the real estate analysis showing property values of single-family homes located nearby existing cell towers in Corona in comparison to Corona property values in general and by zip code.

JAMES ROGERS, REPRESENTING SMART LINK LLC, spoke of his concern with the lack of Verizon coverage and stated this new cell tower would increase the coverage in the area. He also spoke on the text message campaign that was sent out from Verizon to Verizon customers in the area of the proposed site for the support for the project.

Chair Alexander noted she received a letter from a resident in support of the project.

Vice Chair Jones asked for clarification regarding the 10 alternative sites that were considered and asked why the applicant was unable to obtain a lease agreement with alternative sites #1 and #2.

MICHAEL MILLER, REPRESENTING VISTA TOWERS, responded that the property owner of site #1 was not interested and the owner of site #2 had other plans for their property, including the development of a single-family dwelling which would preclude the site from being used for a cell tower.

Chair Alexander opened the public hearing.

MICHAEL SHAY, RESIDENT, lives near the proposed site and spoke against the project. He presented a picture of an existing tower in another residential area surrounded by trees allowing the tower to blend in. Mr. Shay then presented a photosimulation exhibit from the staff report and stated the proposed tower would be an eyesore because there is no surrounding greenery for the tower to blend in with. He also stated that he has no issues with the Verizon cell coverage in his area.

VIOLET SHAY, RESIDENT, spoke against the project expressing her concern that development of the project would decrease the value of the homes in her neighborhood. She believes the current proposed location is not suitable for the community and that a better solution can be found.

LES LEONARD, RESIDENT, spoke in favor of the project. He is building a home in the area and it will not only improve cellular communication service, but in the event of an emergency, good cellular service would be pivotal.

JENNIFER MILLETT, RESIDENT, spoke in favor of the project. She lives next to the tower and stated it is needed due to poor cellular communication service.

RICH SHUMNY, RESIDENT, expressed mixed feelings about the cell tower and asked if the project can wait until a better location is found.

SHEIKH AFTAB, RESIDENT, stated he works for Verizon and assisted the applicant in selecting the project site. He spoke in favor of the project due to the dropped calls in the area.

IAN ATKINS, RESIDENT, spoke against the project due to the tower

obstructing the view from his house.

ERIN ATKINS, RESIDENT, spoke against the project stating that the tower would not blend into the area and that the tower would obstruct their view of the mountains.

JOE MORGAN, RESIDENT, spoke against the project stating that the tower does not blend into the area and is an eyesore.

Mr. Blied addressed the concerns of the residents opposed to the project.

A discussion ensued among Commissioner Shah, the applicant, Mr. Miller and Mr. Aftab regarding Verizon using other existing towers, such as Sprint, to possibly co-locate.

Referring to the Verizon text message campaign, Commissioner Siqueland inquired as to why the tower is referred to as "disguised" structure throughout the text messages, but the photosimulations don't depict the tower as a disguised structure.

Mr. Blied responded by providing history of how the term "disguised tower" has changed throughout the years.

Vice Chair Jones asked why the height of the tower is necessary and if the tower could be built at a lower height. A discussion ensued among the Commissioners, the applicant and Mr. Aftab as to why the height was chosen for this project.

Chair Alexander thanked the residents for sharing their comments and concerns. Chair Alexander expressed her concerns with placing a tower so close to the residences noting her visit to the area and preserving quality of life for residents.

Commissioner Norton mentioned that he has witnessed several cell phone tower proposals over the years as a commissioner and he cannot recall another project that has brought so much opposition.

Vice Chair Jones expressed his thoughts and believes there is a better solution for providing coverage in the area.

JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR, explained that the applicant has the right to appeal the Commissioners' denial and has 10 working days to do so.

**A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that the Planning and Housing Commission recommend adoption of Resolution No. 2533 DENYING CUP2018-0003 based on the findings contained in the staff**



report. The motion carried by the following vote:

**Aye:** 5 - Commissioner Shah, Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

## **7. WRITTEN COMMUNICATIONS**

None.

## **8. ADMINISTRATIVE REPORTS**

None.

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

Commissioner Shah requested a study session be scheduled with the Planning and Housing Commissioners where staff provide the Commissioners an outline of the development process so that the Commissioners can have a better understanding of how the application process works before projects are presented to the Planning and Housing Commission.

Ms. Coletta responded that if all the Commissioners are in favor of holding a study session, staff will follow up with a date in the future.

All Commissioners were in favor.

Chair Alexander thanked staff and the applicants for their hard work.

## **10. ADJOURNMENT**

Chair Alexander adjourned the meeting at 7:46 p.m. to the Planning and Housing Commission meeting of Monday, May 6, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.