

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*



Minutes - Final

Monday, August 26, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

*Karen Alexander, Chair
Timothy Jones, Vice Chair
David Hooks, Commissioner
Viren Shah, Commissioner
Craig Siqueland, Commissioner*

ROLLCALL

Present 5 - Commissioner Viren Shah, Vice Chair Tim Jones, Chair Karen Alexander, Commissioner Craig Siqueland, and Commissioner David Hooks

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Commissioner Hooks led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

4. CONSENT ITEMS

None.

5. PUBLIC HEARINGS

[19-0752](#) CUP2018-0014 (CONTINUED): Conditional Use Permit application to establish and operate a 4,375 square foot public charter school within an existing commercial building located at 700 North Main Street in the CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01) (Applicant: Bill Calleja of Pivot Charter School, 700 North Main Street, Corona, CA 92880).

Attachments: [Staff Report](#)

A motion was made by Commissioner Shah, seconded by Commissioner Siqueland, that the Planning and Housing Commission CONTINUE item CUP2018-0014 to the Planning and Housing Commission meeting of September 9, 2019. The motion carried by the following vote:

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

[19-0754](#) HRLM2019-0002: Application to nominate a Victorian Hipped Roof Cottage residence built in 1900 located at 506 E. Seventh Street in the Single Family District of the Downtown Corona Revitalization Specific Plan (SP98-01) as a landmark on the Corona Register of Historic Resource. (Applicant: Robert and Angela Montanez).

Attachments: [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Statement of architectural and historical significance](#)[Exhibits B1-B14 - Photographs of Property](#)[Exhibit C - CHPS letter dated August 4, 2019](#)[Exhibit D - Environmental Documentation](#)[Exhibit E - Aerial map of property](#)[HRLM2019-0002 PP Presentation](#)

At the request of Chair Alexander, Lupita Garcia, Assistant Planner, reviewed the staff report for HRLM2019-0002. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

Chair Alexander asked if the applicant would like to speak on the item before the public hearing is opened.

TOM RICHINS, SPOKE ON BEHALF OF APPLICANT ROBERT MONTANEZ, gave a brief description on the history of the home and provided clarification regarding the add-on to the home and the year the home was built. He also stated that if the home is approved for a Mills Act contract, the applicant would be allowed to take the savings and apply it towards the preservation and maintenance of the home.

ANGELA MONTANEZ, APPLICANT, commented that trees in the front yard will be pruned.

Chair Alexander opened the public hearing.

RICHARD WINN, REPRESENTING CORONA HISTORIC PRESERVATION SOCIETY (CHPS), spoke about CHPS's concerns for this home being listed as a local landmark. He indicated the current condition of the home and property does not compare to other historic homes that have been given local landmark status and that the owner should do more work on the property to better the appearance before it is listed as a local landmark. He also showed an example of another home in the city that is same style as the applicant's home, but demonstrates a better appearance from the street.

Chair Alexander closed the public hearing.

Commissioner Hooks expressed his agreement on the recommendation for the trees to be pruned.

Vice Chair Jones asked if the attic ventilation located on the roof can be removed or relocated to keep the historic value of the home.

Angela Montanez responded yes.

Mr. Richins expressed his acknowledgement of the Mills Act and agreed that the attic ventilation should be removed to keep the historic value of the home; and that it can be easily done with the cost savings the owner will have through the Mills Act.

Vice Chair Jones asked that the removal of the attic ventilation be added to the conditions of approval.

Commissioner Siqueland commented he believes the home is a good example of a historic home in Corona. He also recommends that a landscape maintenance agreement be established for this property to include tree trimming.

JOANNE COLETTA, DIRECTOR OF COMMUNITY DEVELOPMENT, stated an improvement plan can be added to the Mills Act contract. Ms. Coletta explained the terms of the Mills Act contract to the Commissioners.

Chair Alexander expressed she likes the historic preservation in the city and thanked the CHPS and the applicant for all their work. She also commented on the letter she received from Mr. Winn. She agrees this home meets the requirements stated in the Corona Municipal Code (CMC) for placement as a historic landmark, which was also stated in the letter received from CHPS.

Commissioner Shah asked if there will be a plaque in front of the home identifying it as a historic landmark.

Mr. Richins responded he only knows of one home that current displays a plaque. He mentioned people can look up historic homes on the website.

Chair Alexander thanked the Riverside Cultural Heritage Commissioner and the Redlands Historic Society and spoke about the CHPS considering a similar tier program to the Riverside and Redlands Historic Society. She also thanked the previous three presidents of the CHPS and the Richins family.

A motion was made by Commissioner Siqueland, seconded by Vice Chair Jones, that the Planning and Housing Commission recommend APPROVAL of HRLM2019-0002 to the City Council, based on the satisfaction of the listed criteria

contained in the staff report and the added conditions of approval that a maintenance plan for the front yard landscaping shall be included in the initial 10-year workplan for the Mills Act contract, the trees in the front yard shall be pruned prior to approval of the Mills Act contract and the roof turbine shall be relocated to make it less visible from the street. The motion carried by the following vote:

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

19-0737

PP2018-0005: A precise plan application to review the site plan and architecture of a 37,000 square foot LA Fitness health club and a 9,300 square foot commercial pad on five acres located north of west Sixth Street and east of Smith Avenue (1415 and 1435 W. Sixth Street) in the C-3 (General Community Commercial) zone. (Applicant: Greg Gill for Fitness International, LLC, 3161 Michelson Drive, Suite 600, Irvine, CA 92612).

Attachments: [Staff Report](#)

[Resolution No. 2540](#)

[Locational and Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C- Floor Plan](#)

[Exhibit D - Colored Elevations](#)

[Exhibit E - Wall Elevations](#)

[Exhibit F - Colored Landscape Plan](#)

[Exhibits G1-G3 - Proposed Signage](#)

[Exhibit H - Applicant's letter dated August 23, 2018, addressing criteria for Precise Plans](#)

[Exhibit I - Environmental Documentation](#)

[Exhibit J - Letter dated July 13, 2018 sent to six properties adjacent to project site along Pleasant View Avenue](#)

[Exhibit K - Letter dated August 8, 2018 sent to all properties within 500 feet](#)

[PP2018-0005 Presentation](#)

At the request of Chair Alexander, Lupita Garcia, Assistant Planner, reviewed the staff report for PP2018-005. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

Chair Alexander asked if the applicant would like to speak on the application before the public hearing is opened.

MIKE CALAHAN, REPRESENTING LA FITNESS ON BEHALF OF APPLICANT, GREG GILL, thanked the Commissioners and Ms. Garcia for all their hard word they put into this project. Mr. Calahan expressed all the

conditions of approval are acceptable except for condition #5 under the Building Division. He believes since the pool is located inside a building, in a separate room, a fence should not be required. He asked for that condition to be removed.

Commissioner Siqueland expressed his approval for this project. He asked if there will be an impact to the residents located behind the property with regards to the retaining wall being built.

Mr. Calahan replied there will be no impact to the residents and the wall will be within the LA Fitness parcel.

Commissioner Siqueland asked for additional clarification and wanted to know if the wall will be built behind the existing fence.

Mr. Calahan replied yes, but the residents will have ability remove their existing wood fence along their rear property line and use the new block wall.

Commissioner Siqueland asked if the vacant lot (Pad B) will be irrigated and maintained until it is fully developed.

Mr. Calahan responded yes.

Commissioner Siqueland asked if the operating hours are a part of the application and can they be changed at any given time.

Mr. Calahan responded yes the operating hours can be changed without the city's approval.

Vice Chair Jones asked if the main entrance is the only access entry into the building for members.

Mr. Calahan responded all members will have to come through the main entrance to enter the building because of the check-in procedures for members.

Vice Chair Jones asked if there will be any security measures installed on the building.

Mr. Calahan responded they did not propose security cameras on the outside of the building as it is not required by city ordinance, but have done exterior cameras in other cities.

Vice Chair Jones expressed his security concerns for the patrons who park

towards the rear of the building.

Mr. Calahan responded they will consider installing security cameras to monitor the parking lot.

Vice Chair Jones asked if there are other measures that could be taken to make sure the site is more secure around the perimeter of the building.

Mr. Calahan gave an explanation as to why the site plan was designed as it is and explained all measures were considered in the planning process.

Vice Chair Jones agreed with Mr. Calahan and expressed his concern for the safety of patrons to the rear of the building going to their cars.

Mr. Calahan responded the applicant will consider installing security cameras to monitor the rear parking lot.

Commissioner Hooks expressed his concerns over the safety of the patrons and asked if the lighting at the rear of the building will be attached to the building or free standing.

Mr. Calahan responded the lighting will be free standing and additional lighting will be outside the rear exit doors. He explained the design of the lighting and that it will not have an impact to the residents.

Chair Alexander expressed her concerns regarding trespassing to the rear of the building due to the type of shrubs that may conceal trespassers. She suggested a different type of ground cover be considered instead of shrubs along the rear planter. She also suggested a motion sensor be installed to the rear of the building.

Mr. Calahan responded it will be considered.

Chair Alexander expressed her concerns for loitering at the future Pad B location. She suggested a fence be placed around the site to prevent loitering.

Mr. Calahan responded a fence will be considered.

Vice Chair Jones asked what the time frame would be for the block wall to be built between the site and the residents.

Mr. Calahan responded it will take approximately six weeks for the wall to be built and a temporary fence will be placed during construction so residents privacy will not be impacted.

Commissioner Siqueland asked city staff about the condition regarding the fence being placed around the pool.

Ms. Coletta responded it is a standard condition of approval, but this condition does not apply to this project and will be removed from the conditions of approval.

Chair Alexander opened the public hearing.

JOE MORGAN, RESIDENT, expressed his approval for this project and thanked the applicant and city staff.

Chair Alexander closed the public hearing.

A motion was made by Commissioner Shah, seconded by Vice Chair Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and adopt Resolution No. 2540 GRANTING PP2018-0005, based on the findings contained in the staff report and conditions of approval with the removal of condition 5 (building division) and the added conditions: to install security cameras in the parking lot with signage indicating the property is under surveillance and the security tapes be kept for 30 days for retention purposes, install a temporary three-foot high white vinyl fence or other fencing approved by the Community Development Department around Pad B to prevent loitering with signage indicating private property and the parking lot light poles located along the north perimeter of the project site be designed to prevent glare on to the adjacent residential properties to the north. The light poles will be determined by staff in conjunction with staff's review of the project's photometric analysis and light fixture design plan which the applicant shall submit to the city prior to issuance of a building permit. The motion carried by the following vote:

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

[19-0747](#)

GPA2019-0001: An application to amend the General Plan designation of four properties totaling approximately 0.50 acres from Low Density Residential (LDR) to Office Professional (OP) and establish the Office Professional and Mixed Use Downtown (MUD) designation on approximately 0.56 acres of public rights-of-way to facilitate the development of a medical office park on a total of 3.48 acres located on the south side of West Sixth Street, between Sheridan Street and Belle Avenue. (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

Attachments: [Staff Report](#)
[Resolution No. 2538](#)
[Locational & Zoning Map](#)
[Exhibit A - Proposed General Plan Amendment](#)
[Exhibit B - Aerial Map](#)
[Exhibit C - Existing General Plan Designation](#)
[Exhibit D - Site Plan](#)
[Exhibit E - Environmental Documentation](#)
[Exhibit F - Public Correspondence](#)
[GPA2019-0001, SPA2019-0001, PM 37565, PP2019-0003 PP Presentation](#)

At the request of Chair Alexander, Sandra Yang, Senior Planner, presented the staff reports for GPA2019-0001, SPA2019-0001, PP2019-0001 and PM 37565. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Vice Chair Jones asked if the parking on Belle Avenue is required parking for the proposed site.

Ms. Yang responded the site is over parked and the street parking would be excess parking.

Commissioner Siqueland asked how much of the building will City of Hope occupy and what services will be offered.

RICHARD BOURESTON, REPRESENTING BOURESTON DEVELOPMENT, responded City of Hope will be occupying all of Building A and they provide a broad range of services.

RICHARD GANN, REPRESENTING CITY OF HOPE, explained they are a cancer research hospital and he explained the services that will be provided.

Chair Alexander asked how this new facility will impact the existing facility located in Corona.

Mr. Gann responded they will be relocating from the current location to this new location.

Chair Alexander opened the public hearing.

Ms. Yang provided clarification on the street parking on Belle Avenue. She stated 24 parking spaces on Belle Avenue are part of the required parking

for the site.

Vice Chair Jones asked for clarification, are 24 parking spaces required to meet the building parking requirements and will the other remaining spaces be for excess parking. He asked how many parking spaces will be constructed on Belle Avenue.

Ms. Yang responded 24 parking spaces are required and a total of 54 parking spaces are planned on Belle Ave.

Commissioner Shah asked how many parking spaces are on Belle Avenue.

Ms. Yang responded the plan proposes 54 parking spaces on Belle Avenue.

Chair Alexander opened the public hearing.

ELIZABETH MCCREARY, CITY OF CORONA PARKS AND RECREATION COMMISSIONER, expressed her concerns regarding the parking because this project would remove the overflow parking lot currently used by the library.

Ms. Yang responded the existing parking lot contains 41 parking stalls and the parking will be replaced with 54 parking spaces planned on Belle Avenue. The applicant and city will have a shared parking agreement that will allow library patrons to use the on-street parking during the medical offices off-peak business hours.

Chair Alexander asked what the office hours will be for the City of Hope.

Mr. Gann responded the operating hours for City of Hope are normally 8:00 a.m. to 5:00 p.m. and at times patients getting infusion treatments may go later into the afternoon with radiology and oncology patients mostly seen in the morning hours.

Chair Alexander asked with the doubling of the square footage, if services could expand beyond 5:00 p.m.

Mr. Gann responded it is difficult to predict but their clientele is reduced toward the end of the day.

Ms. Coletta asked if the clientele would be different in the evening hours.

Mr. Gann responded it would depend on the type of treatments that are

being done, such as infusion care.

KEVIN CHENG, REPRESENTING CITY OF HOPE, responded the current hours of operation are 8:00 a.m. to 5:00 p.m. He also explained which procedures are typically done in the morning versus the afternoon.

DENNIS RALLS, PUBLIC WORKS PROGRAM MANAGER, stated that he is working with city management and the Library department on ways to improve the library parking lot and their availability for parking. He stated they are evaluating ways to reconfigure the library parking lot.

DOTTIE LARADEN, RESIDENT / RETIRED LIBRARIAN, spoke about her concern with the parking on Belle Avenue and it being a route for ambulances.

Mr. Ralls responded ambulances will still route through Belle Avenue. He explained that the proposed street parking is designed to allow cars to pass on the street with the parking.

Chair Alexander closed the public hearing.

Commissioner Shah asked if there is a plan to have a mutual access to the parking lot between the two proposed buildings and the hospital parking lot.

Ms. Yang responded no.

TOM KOPER, PUBLIC WORKS ASSISTANT DIRECTOR, explained the sewer line in the alley between the two buildings and mentioned the diagonal parking on the hospital parking lot will remain.

Commissioner Shah asked if Building B will have interface with City of Hope.

Mr. Koper responded Building B will not be affiliated with the City of Hope.

Vice Chair Jones asked if Building B will have similar operating hours as the City of Hope.

Mr. Boureston responded various tenants will occupy Building B which can include a surgery center and urgent care, and this building will have no direct affiliation with the City of Hope.

Vice Chair Jones commented he supports this project.

A motion was made by Vice Chair Jones, seconded by Commissioner Shah, that the Planning and Housing Commission recommend adoption of the Mitigated

Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of GPA2019-0001, based on the findings contained in the staff report and adopt Resolution No. 2538 granting GPA2019-0001 as part of Cycle I of the General Plan Amendments for 2019. The motion carried by the following vote:

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

[19-0757](#)

SPA2019-0001: Application to amend the Downtown Corona Revitalization Specific Plan (SP98-01) to change the designation of seven properties totaling approximately 1.03 acres from Single Family (SF) and Commercial Services (CS) to Downtown (D) and establish the Downtown District on approximately 0.56 acres of public rights-of-way to facilitate the development of a medical office park on 3.48 acres located on the south side of West Sixth Street between Sheridan Street and Belle Avenue. (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

Attachments: [Staff Report](#)

[Locational & Zoning Map](#)

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

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Aerial Map](#)

[Exhibit D - Existing Specific Plan Designation](#)

[Exhibit E - Existing General Plan Designation](#)

[Exhibit F - Site Plan](#)

[Exhibit G - Applicant's letter dated March 5, 2019, explaining Specific Plan and General Plan amendments](#)

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

[Exhibit I - Environmental Documentation](#)

[Exhibit J - Public Correspondence](#)

A motion was made by Commissioner Siqueland, seconded by Commissioner Shah, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of SPA2019-0001 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

[19-0759](#)

PP2019-0003: A precise plan application to review the site plan and architecture of two medical office buildings totaling 58,900 square feet on 3.48 acres located on the south side of West 6th Street between Sheridan Street and Belle Avenue in the Downtown District zone of the Downtown Corona Revitalization Specific Plan (SP98-01) (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

Attachments: [Staff Report](#)[Resolution No. 2539](#)[Locational & Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Parcel Map 37565](#)[Exhibit D1 & D2 - Floor Plans](#)[Exhibit E - Colored Elevations for Building A](#)[Exhibit F - Colored Elevations for Building B](#)[Exhibit G - Detailed Elevations for Building A](#)[Exhibit H - Detailed Elevations for Building B](#)[Exhibit I - Applicant's letter dated June 6, 2019, addressing the architecture of the buildings](#)[Exhibit J - Landscape Plan](#)[Exhibit K - Sign Program](#)[Exhibit L - Proposed Corona Cruiser Bus Route Change](#)[Exhibit M - Angled parking design on Belle Avenue](#)[Exhibit N - Applicant's letter dated March 15, 2019, addressing criteria for Precise Plans](#)[Exhibit O - Environmental Documentation](#)[Exhibit P - Public Correspondence](#)

A motion was made by Commissioner Shah, seconded by Vice Chair Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2539 GRANTING PP2019-0003, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

19-0758

PM 37565: A parcel map application to create two parcels totaling 3.48 acres to facilitate the development of two medical office buildings located on the south side of West 6th Street between Sheridan Street and Belle Avenue in the Downtown District zone of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

Attachments: [Staff Report](#)[Locational & Zoning Map](#)[Exhibit A - Parcel Map 37565](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Proposed Corona Cruiser Bus Route Change](#)[Exhibit E - Applicant's letter dated May 21, 2019 giving essential subdivision information](#)[Exhibit F - Environmental Documentation.pdf](#)[Exhibit G - Public Correspondence](#)

A motion was made by Vice Chair Jones, seconded by Chair Alexander, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of PM 37565 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

6. WRITTEN COMMUNICATIONS

None.

7. ADMINISTRATIVE REPORTS

None.

8. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

9. ADJOURNMENT

Chair Alexander adjourned the meeting at 7:39 p.m. to the Planning and Housing Commission meeting of Monday, September 9, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.