

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, January 6, 2020

6:00 PM

Council Chambers

Planning and Housing Commission

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

ROLLCALL

Present 4 - Vice Chair Tim Jones, Chair Karen Alexander, Commissioner Craig Siqueland, and Commissioner David Hooks

Absent 1 - Commissioner Viren Shah

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Vice Chair Siqueland led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

DALE PLOUNG, RESIDENT, expressed his concerns regarding the rezoning of the Mountain View Golf Course.

JOHN DONALDSON, RESIDENT, expressed his concerns regarding the rezoning of the Mountain View Golf Course.

4. MEETING MINUTES

Approval of minutes for the Planning and Housing Commission meeting of December 9, 2019.

Attachments: [20191209-P&H Minutes - DRAFT](#)

A motion was made by Commissioner Jones, seconded by Commissioner Hooks, that the Planning and Housing Commission approve the meeting minutes of December 9, 2019. The motion carried by the following vote:

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

Absent: 1 - Commissioner Shah

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

PM 37747 (CONTINUED): Parcel map application to subdivide 4.49 acres into three numbered lots for commercial purposes and two lettered lots for street dedication purposes located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant:

Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

Attachments: [Staff Report](#)

CUP2019-0006 (CONTINUED): Conditional use permit to review the establishment of a Quick Quack self-service carwash proposed on 1.11 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

Attachments: [Staff Report](#)

CUP2019-0007 (CONTINUED): Conditional use permit to review the establishment of a 3,761 square foot restaurant with drive-through services for Raising Cane's proposed on 1.29 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

Attachments: [Staff Report](#)

CUP2019-0008 (CONTINUED): Conditional use permit to review the establishment of a 4,355 square foot restaurant with drive-through services for Panera Bread proposed on 0.98 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

Attachments: [Staff Report](#)

PM 2019-0005 (PM 37748): A parcel map application to create one lot on 0.39 acres located on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Kendall Beas with Kaidence Group).

Attachments: [Staff Report](#)[Locational and zoning map](#)[Exhibit A - Parcel Map 37748](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Photo of bronze fire hydrant](#)[Exhibit E - Applicant's letter dated April 28, 2019](#)[Exhibit F - Environmental Documentation](#)[Exhibit G - GIS Aerial Map](#)[CUP2019-0009 and PM 37748 Presentation](#)

At the request of Chair Alexander, Lupita Garcia, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items PM2019-0005 (PM 37748) and CUP2019-0009. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

Vice Chair Siqueland asked if there is any additional parking and where would it be located.

Ms. Garcia responded the additional parking would be located north of the proposed project site.

Vice Chair Siqueland asked for confirmation that the excess parking would be immediately adjacent to the proposed project site.

Ms. Garcia responded yes.

Commissioner Jones asked for confirmation that the door entrance on the east and west of the building will only be for services and employees and not for customers.

Ms. Garcia responded yes.

Commissioner Jones confirmed the entrance on the north side would be the only entrance for customers.

Ms. Garcia responded yes.

Chair Alexander asked when was it decided to change this proposed development from a drive-through only service to a walk-in establishment.

Ms. Garcia responded the change was made at the time of the Disposition and Development Agreement (DDA).

Chair Alexander asked why the improvements to Eighth Street changed from grind and overlay to re-slurry.

MICHELE HINDERSINN, SENIOR ENGINEER, from the PUBLIC WORKS DEPARTMENT, responded that the city believes the current condition of Eighth Street only requires re-slurry improvement.

Chair Alexander asked how far will the re-slurry would extend pass the project on Eighth Street.

Ms. Hindersinn responded the re-slurry will extend across the frontage of the property.

Chair Alexander asked for clarification regarding the traffic study.

TOM KOPER, ACTING PUBLIC WORK DIRECTOR, responded with clarification to the traffic study.

Chair Alexander asked if the underground utilities for the North Corona Mall apply to the South Corona Mall.

Mr. Koper gave a brief description explaining how the utilities are placed for both the North and South Corona Mall.

Commissioner Hooks asked if the overflow of cars from the drive-through would impact the parking lot.

Mr. Koper responded if overflow begins from the drive-through, the plan would be for the management of the establishment to assist in aligning the cars to minimize blocking the on-site circulation within the parking lot.

Chair Alexander asked if customers are restricted from using the parking lot east of proposed project site.

JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR, responded the parking lot to the east is not part of the Corona Mall. She added that Eighth Street will be the primary entrance for customers.

KENDALL BEAS, REPRESENTING KADENCE GROUP, expressed her gratitude of having the opportunity to work with city staff and looks forward to being apart of the Corona community.

Chair Alexander stated she is excited for the new project and believes it will be a great addition to the community.

Vice Chair Siqueland recommended a pedestrian walkway be put in place for pedestrians that walk from the sites located across the streets from the project site.

Vice Chair Siqueland asked if more decorative improvements can be made around the bronzed fire hydrant area.

Ms. Beas responded they are willing to accommodate extra improvements to help the fire hydrant stand out more.

Chair Alexander expressed her agreement with the extra improvements to the fire hydrant.

Chair Alexander asked if historic decor could be on display inside the establishment to represent the history of the fire hydrant.

Ms. Beas responded they are open to displaying historical features inside the establishment.

Commissioner Jones asked if a pedestrian walkway from the sidewalk on Eighth Street could be installed at the southeast corner of the building in front of the drive-through exit.

Ms. Beas explained they did consider a pedestrian walkway at that location but due to safety concerns for pedestrians it was decided to place the walkway on the Main Street side.

A discussion ensued among the Commissioners and Ms. Coletta regarding the requirements for a pedestrian walkway.

Commissioner Jones asked if there is a wall next to the east side door entrance.

Ms. Beas responded that the door on the east side is the entrance for employees and deliveries and believes there is some type of structure there.

Chair Alexander opened the public hearing.

Chair Alexander closed the public hearing.

A motion was made by Commissioner Jones, seconded by Commissioner Hooks, that the Planning and Housing Commission recommend APPROVAL of PM 37748, to the City Council based on the findings contained in the staff report and conditions of approval with the modification to condition number 11 and 28 and the removal of condition number 46. The motion carried by the following vote:

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

Absent: 1 - Commissioner Shah

CUP2019-0009: A conditional use permit application to develop a 1,800 square foot Starbucks coffee shop with drive-through services on the northeast corner of North Main Street and Eight Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Kendall Beas with Kaidence Group 5070 N. 40th Street, Suite 210 Phoenix, AZ 85018).

Attachments: [Staff Report](#)

[Resolution No. 2542](#)

[Locational and zoning map](#)

[Exhibits A1-A2 - Overall Site Plan and Enlarged Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Floor Plan](#)

[Exhibit D1-D3 - Elevations and Architectural Renderings](#)

[Exhibit E - Color Landscape Plans](#)

[Exhibit F - Photo of bronze fire hydrant](#)

[Exhibit G - Applicant's letter](#)

[Exhibit H - Environmental Documentation](#)

A motion was made by Vice Chair Siqueland, seconded by Commissioner Hooks, that the Planning and Housing Commission recommend adoption of Resolution No. 2542 GRANTING CUP2019-0009, based on the findings contained in the staff report and conditions of approval, with the added condition to add addition landscape treatments around the bronze fire hydrant, replace the existing posts with decorative posts to enhance the hydrant, and analyze the feasibility of incorporating a walkway for pedestrian access from the Eighth Street right-of-way. The motion carried by the following vote:

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

Absent: 1 - Commissioner Shah

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

Ms. Coletta mentioned the General Plan Technical Update has been posted on the General Plan Update website. There will be a study session to give an overview of what the update entails.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

10. ADJOURNMENT

Chair Alexander adjourned the meeting at 6:52 p.m. to the Planning and Housing Commission meeting of Tuesday, January 21, 2020, commencing at 6:00 p.m. in the City Hall Council Chambers.