

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Final

Tuesday, January 21, 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** 3 - Chair Karen Alexander, Vice Chair Craig Siqueland, and Commissioner Tim Jones

**Absent** 1 - Commissioner David Hooks

## CALL TO ORDER

Chair Alexander called the meeting to order.

## PLEDGE OF ALLEGIANCE

Commissioner Jones led the Pledge of Allegiance.

## COMMUNICATIONS FROM THE PUBLIC

None.

## MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of January 6, 2020.

**Attachments:** [20200106-P&H Minutes - DRAFT](#)

**A motion was made by Vice Chair Siqueland, seconded by Commissioner Jones, that the Planning and Housing Commission approve the meeting minutes of January 6, 2020. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Hooks

## CONSENT ITEMS

2. Assignment and Assumption of Disposition and Development Agreement with the Boureston Companies for the development of 3.48 acres generally located south of Sixth Street, between Sheridan Street and Belle Avenue, and north of and south of Seventh Street (originally approved on November 7, 2018). (Applicant: Boureston Companies)

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

[Locational Map](#)

[Site Plan](#)

[Disposition and Development Agreement](#)

[Draft Assignment and Assumption Agreement](#)

At the request of Chair Alexander, Ryan Cortez, Economic Development Coordinator, reviewed the staff report for the Disposition and Development Agreement between the City of Corona and the Boureston Companies. At

the conclusion of his presentation, Mr. Cortez offered to answer any questions of the Commission.

Commissioner Shah asked if there has been progress regarding the parking situation.

Mr. Cortez responded there will be a shared parking agreement between the Corona Public Library and the medical office buildings.

Chair Alexander congratulated the applicant on closing escrow. She confirmed Phase 1 will begin in 2022 and Phase 2 will begin in 2025.

Mr. Cortez confirmed the buildings will be constructed simultaneously.

**A motion was made by Commissioner Shah, seconded by Vice Chair Siqueland, that the Planning and Housing Commission recommend APPROVAL of the Assignment and Assumption Agreement to the City Council and Corona Housing Authority. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Hooks

## PUBLIC HEARINGS

3. 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](#)

4. 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](#)

5. 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](#)

6. 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](#)

**A motion was made by Commissioner Jones, seconded by Commissioner Shah, that the Planning and Housing Commission CONTINUE items CUP2019-0006, CUP2019-0007, CUP2019-0008 and PM 37747 to the Planning and Housing Commission meeting of February 10, 2020. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Hooks

7. TTM 37719: Tentative tract map application to subdivide 5.91 acres into 23 numbered lots for single family residential purposes and four lettered lots for street dedication and landscape purposes located at the southwest corner of East Cresta Road and South Promenade Avenue, in the SFR-5 (Single Family Residential, 5,000 square foot minimum lot size) designation of the Northeast Corona Specific Plan (SP81-2). (Applicant: Brad Porter of West Cal Property Group, 2711 N. Sepulveda Blvd, #530, Manhattan Beach, CA 90266.)

**Attachments:** [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Tentative Tract Map 37719](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D1-D4 - Conceptual Grading and cross sections](#)[Exhibit E - CULW2019-0001 Record of Board of Zoning Adjustment Decision](#)[Exhibit F - Applicant's letter giving required subdivision information](#)[Exhibit G - Environmental Documentation](#)[Exhibit H1-H2 - Letter dated July 26, 2019 sent to all 17 properties adjacent to the project site along Wynola Court and meeting sign-in sheet](#)[Exhibit I1-I2 - Letter dated October 8, 2019 sent to all properties within 500 feet and meeting sign-in sheet](#)[Exhibit J - Letter from Mr. and Mrs. Foate, dated January 14, 2020, regarding the project](#)[Exhibit K1-K3 - Pictures of the verdura walls at Terrassa](#)[TTM 37719 and PP2019-0005 Presentation](#)

At the request of Chair Alexander, Lupita Garcia, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items TTM 37719 and PP2019-0005. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

BRAD PORTER, WESTCAL PROPERTY GROUP, gave a brief description on the proposed project.

MR. FOATE, RESIDENT, spoke briefly about the meeting he had with Mr. Porter to address his concerns. He also expressed his concern regarding the traffic near the intersection of East Cresta Road and Harding Road.

Mr. Foate asked if the existing drainage easement on his property can be released to the city due to the new drainage facilities that are being built within the new proposed project behind his property.

Chair Alexander thanked Mr. Foate for meeting with her regarding his concerns for this project.

TOM KOPER, ACTING PUBLIC WORKS DIRECTOR, responded the city would not have any issues with quick claiming the drainage easement on Mr. Foate's property.

Chair Alexander thanked Mr. Porter for holding community meetings with

residents near the proposed project site.

Chair Alexander asked Mr. Koper to explain why a stop sign will be put in place instead of a signal light at the new intersection on Cresta Road and the project street.

Mr. Koper explained why the decision was made to have a stop sign instead of a signal at the new intersection.

Chair Alexander asked Mr. Porter to explain the timeline for the construction and how they plan to minimize the dust.

Mr. Porter explained the timeline process and how they plan to minimize the dust.

Vice Chair Siqueland asked if Lot 16 would benefit by the additional landscaping.

Mr. Porter responded he is open to considering that option.

Commissioner Shah asked if the city can maintain the proposed Home Owners Association (HOA) areas to eliminate HOA fees for the homeowners.

Mr. Porter responded they would consider the city taking over the maintenance of the areas designated for the HOA.

Mr. Koper explained the difference between an HOA being responsible for maintenance versus the city being responsible for maintenance.

Commissioner Shah asked if the color scheme for the residential buildings can include more earth tone colors to match the surrounding homes.

Mr. Porter responded yes.

Commissioner Shah asked if there is a continuous left turn lane on Cresta Road into the proposed project site.

Mr. Koper responded yes.

AARON COX, ASSOCIATE TRAFFIC ENGINEER from the PUBLIC WORK DEPARTMENT, responded there is a two-way left turn lane which will allow residents to enter and exit the proposed project site.

Commissioner Shah asked if the two left turns will be addressed by the applicant.

Mr. Porter responded it was addressed in the traffic study.

Commissioner Jones thanked the residents and the applicant for working together to ensure everyone's concerns have been met.

Chair Alexander asked if Lots 16, 17, 18 and 19 are single or two story homes.

Mr. Porter explained which lots are planned with a single story floor plan and which lots have a two story floor plan.

Chair Alexander opened the public hearing.

Chair Alexander closed the public hearing.

**A motion was made by Vice Chair Siqueland, seconded by Commissioner Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of TTM 37719, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Hooks

8. PP2019-0005 - A proposal to review the site plan, architecture, landscaping, and fencing for 23 single family residential homes proposed on 5.19 acres located at the southwest corner of Promenade Avenue and Cresta Road in the SFR-5 (Single Family Residential, 5,000 square foot minimum lot size) designation of the Northeast Corona Specific Plan (SP81-2). (Applicant: Brad Porter with Westcal Property Group, Inc. 2711 N. Sepulveda Boulevard #530 Manhattan Beach, CA 90266).

**Attachments:** [Staff Report](#)[Resolution No. 2546](#)[Aerial and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibits C1-C4 - Floor Plans](#)[Exhibits D1-D11 - Elevations](#)[Exhibit E - Proposed Color Palette](#)[Exhibits F1-F4 - Landscape Plans](#)[Exhibits G - Overall HOA Maintenance Areas](#)[Exhibits H - Fence and Wall Plan](#)[Exhibits I1-I2 - Slope Exhibit](#)[Exhibit J - Environmental Documentation](#)[Exhibit K1-K2 - Letter dated July 26, 2019 sent to all 17 properties adjacent to the project site along Wynola Court and meeting sign-in sheet](#)[Exhibit L1-L2 - Letter dated October 8, 2019 sent to all properties within 500 feet and meeting sign-in sheet](#)[Exhibit M - Letter from Mr. and Mrs. Foate, dated January 14, 2020, regarding the project](#)[Exhibit N1-N3 - Pictures of the verdura walls at Terrassa](#)

**A motion was made by Commissioner Shah, seconded by Commissioner Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2546 GRANTING PP2019-0005, based on the findings contained in the staff report and conditions of approval with the addition of condition numbers 18 through 24 under the Planning section and added condition number 2 under the Public Works section. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Hooks

- 9.** PPM2019-0005: Application to review the site plan, architecture, and signage associated with the construction of a 48,413 square foot four-story hotel containing 122 rooms proposed on 5.02 acres located on the south side of Tom Barnes Street, east of Interstate 15 in the Commercial Center designation of the El Cerrito Specific Plan (Applicant: Aaron Packard, Gold Coast Properties CA1, LLC, 16155 SW 11th Avenue, Unit B2, Miami, FL 33177).



**Attachments:** [Staff Report](#)  
[Resolution No. 2548](#)  
[Locational and Zoning Map.](#)  
[Exhibit A - Site Plan and Conceptual Grading Plan.](#)  
[Exhibit B - Conditions of Approval.](#)  
[Exhibit C - Floor Plans.](#)  
[Exhibit D - Elevation Plans.](#)  
[Exhibit E - Conceptual Landscape Plan.](#)  
[Exhibit F - Signage.](#)  
[Exhibit G - Applicant's letter dated June 12, 2019 regarding the project.](#)  
[Exhibit H - Enviromental Documentation.](#)  
[PPM2019-0005 PP Presentation](#)

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for PPM2019-0005. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Vice Chair Siqueland asked if the Environmental Impact Report (EIR) from the 2002 approval is the only item carried forward to this application.

Ms. Yang responded that is correct.

Vice Chair Siqueland asked if the current project is subject to current standards and nothing else is grand-fathered from the old application.

Ms. Yang responded that is correct.

Commissioner Shah asked if the previous 2002 EIR conditions will carry forward to this project.

Ms. Yang responded yes.

Commissioner Shah asked if they are identified in the conditions of approval.

Ms. Yang responded only the applicable ones are.

Commissioner Shah asked if either Tom Barnes Street or Tuscany Street would be the main exit to the projected site.

Ms. Yang responded both streets would provide access to the projected site.

Commissioner Shah asked what the traffic study states.

MICHELE HINDERSINN, SENIOR ENGINEER, from the PUBLIC WORKS DEPARTMENT, responded the traffic study refers to the circulation for the entire Crossing development and did not indicated specifically for the proposed project site.

Commissioner Shah asked if the Latitude site plan would have the same vehicular entrance on Tom Barnes Street as the proposed site plan.

Mr. Koper responded the Latitude project will also have access from the intersection of Tom Barnes Street and Tuscany Street as well as from another access point further down Tom Barnes Street.

Chair Alexander commented on the proposed plan and the number of parking spaces required per room.

Commissioner Shah expressed his concern regarding the parking spaces.

Ms. Yang responded the hotel pad has shared parking with the retail businesses within the Crossings retail center so parking would not be a concern.

Commissioner Shah asked if additional parking spaces are required for the project.

AARON PACKARD, REPRESENTING GOLD COAST PROPERTIES, explained the parking capacity for this project and feels parking will not be an issue.

Commissioner Shah asked if there is room for additional parking spaces.

Mr. Packard responded he does not believe any additional parking spaces can be added.

Chair Alexander thanked Mr. Packard for his interest in this property.

Chair Alexander opened the public hearing.

Chair Alexander closed the public hearing.

**A motion was made by Commissioner Shah, seconded by Commissioner Jones, that the Planning and Housing Commission adopt Resolution No. 2548 GRANTING PPM2019-0005, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Hooks

10. ZTA2019-0005: Zone text amendment to Title 17 of the Corona Municipal Code to add a definition for recuperative care facility in Chapter 17.04 and allow a recuperative care facility in the M-1, M-2 and M-4 zones in addition to establishing certain operational standards in Chapter 17.44.

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

[Exhibit A - Proposed Code Section](#)

[Exhibit B - Publication on Illumination Foundation Recuperative Care](#)

[Exhibit C - Publication on Harbor Recuperative Care](#)

[Exhibit D - Environmental documentaion](#)

[ZTA2019-0005 PP Presentation](#)

At the request of Chair Alexander, Joanne Coletta, Director, reviewed the staff report for ZTA2019-0004. At the conclusion of her presentation, Ms. Coletta offered to answer any questions of the Commission.

Vice Chair Siqueland confirmed other models are allowed in residential zones because of their small size.

Ms. Coletta responded yes and explained the structure and city codes for licensed supportive and transitional housing facilities.

Commissioner Jones asked, based on other models that exist, what is the average number of patients for a new facility.

KELLY MARTINEZ, public and proponent of recuperative care, responded that the facility could accommodate 25 to 30 beds/patients.

Commissioner Shah asked how will the issue of not having sidewalks for these facilities be addressed.

Ms. Coletta explained that new tenants moving into existing buildings are not required to install sidewalks. Sidewalks are required to be constructed if new building square footage is being added.

Commissioner Shah asked if a sidewalk requirement can be added around the facility.

Ms. Coletta responded that the Corona Municipal Code (CMC) only requires a sidewalk to be installed if addition square footage is added to the building. The minimum threshold is 650 square feet.

Mr. Koper confirmed that is correct.

A discussion ensued among Commissioner Shah, Ms. Coletta and Mr. Koper regarding the installation of a sidewalk.

Chair Alexander asked for more clarification on the transportation provided by the facility.

Ms. Martinez explained the process of the transportation from the hospital to the facility, which is scheduled by the discharging hospital.

Chair Alexander asked for clarification on the facility's day-to-day functions.

Ms. Martinez explained the purpose of their facility, how they operate, who they will serve and the day-to-day operations.

Commissioner Jones asked where do the patients go after their care is completed at the facility.

Ms. Martinez explained the different options as to where the patients will be placed after they leave the facility. Some may end up in transitional housing or a shelter. No patients are discharged to the street.

Vice Chair Siqueland asked if the patients that come to the facility are coming from Corona hospitals or other surrounding cities.

Ms. Martinez explained they would accept patients from hospitals throughout Riverside County.

Commissioner Shah asked how will the city control the number of these facilities being brought to the city.

Ms. Coletta explained the purpose of the zone text amendment for these facilities and the spacing criteria.

Vice Chair Siqueland asked if this amendment is approved, will the applicant still need to submit a Conditional Use Permit (CUP) application.

Ms. Coletta responded no; this use would be permitted and the applicant would only need to go through the building plan check process for a tenant improvement.

Commissioner Shah asked what type of improvements would need to be made to make this a hospital type of structure.

Ms. Coletta explained the tenant improvement process and the occupancy

classification that would need to be evaluated based on the building's construction type.

Chair Alexander opened the public hearing.

No public comment was provided.

Chair Alexander closed the public hearing.

**A motion was made by Commissioner Jones, seconded by Vice Chair Siqueland, that the Planning and Housing Commission recommend APPROVAL of ZTA2019-0005 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Hooks

## **WRITTEN COMMUNICATIONS**

None.

## **ADMINISTRATIVE REPORTS**

Ms. Coletta spoke on the upcoming Study Session that will take place on January 22, 2020.

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

None.

## **ADJOURNMENT**

Chair Alexander adjourned the meeting at 7:40 p.m. to the Planning and Housing Commission meeting of Monday, February 10, 2020, commencing at 6:00 p.m. in the City Hall Council Chambers.