

City of Corona

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

Planning and Housing Commission Minutes - Final

Monday, July 12, 2021

Council Chambers - 6:00 p.m.



**Craig Siqueland, Chair
Karen Alexander, Vice Chair
Diana Meza, Commissioner
Bridget Sherman, Commissioner
Matt Woody, Commissioner**

ROLLCALL

Present 5 - Vice Chair Karen Alexander, Chair Craig Siqueland, Commissioner Diana Meza, Commissioner Bridget Sherman, and Commissioner Matt Woody

CALL TO ORDER

Chair Siqueland called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Meza led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. Approval of minutes for the Planning and Housing Commission meeting of Monday June 21, 2021.

Attachments: [Planning and Housing Commission minutes - DRAFT](#)

A motion was made by Vice Chair Alexander, seconded by Commissioner Sherman, that these minutes be approved. The motion carried by the following vote:

Aye: 5 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, Commissioner Sherman, and Commissioner Woody

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. **SPA2021-0001:** Specific Plan Amendment 2021-0001 to the El Cerrito Specific Plan (SP91-2) to allow cold storage warehouse operations in Planning Areas 1 and 2 of the Light Industrial Zone generally located at the northwest corner of Temescal Canyon Road and Tom Barnes Street. (Applicant: Latitude Business Park, LLC)

Attachments: [Staff Report](#)[Exhibit 1 - Locational and Zoning Map](#)[Exhibit 2 - Proposed Amendment](#)[Exhibit 3 - Conditions of Approval](#)[Exhibit 4 - Copy of Corona Municipal Code Chapter 17.44 Land Use Table](#)[Exhibit 5 - SPA2021-0001 Initial Study-Mitigated Negative Declaration](#)[Exhibit 6 - Updated Air Quality Assessment dated June 2, 2021](#)[Exhibit 7 - Updated Operational Health Risk Screening dated June 2, 2021](#)[Exhibit 8 - Trip Generation Assessment dated June 18, 2021](#)[Exhibit 9 - Updated Noise Analysis dated June 2, 2021](#)[Exhibit 10 - Updated Greenhouse Gas Emissions dated June 2, 2021](#)[Exhibit 11 - Updated Energy Use and Conservation Update dated June 2, 2021](#)[Exhibit 12 - Applicant's letter dated May 24, 2021](#)[Exhibit 13 - Latitude Business Park MND adopted April 1, 2020 available at](#)<https://www.coronaca.gov/government/departments-divisions/building/projects>[Powerpoint Presentation](#)

Jay Eastman, Planning Manager, reviewed the staff report and exhibits for SPA2021-0001.

Discussion ensued with city staff, applicant Patrick Tritz of Latitude Business Park and four speakers. Mr. Tritz answered the Commissioners questions regarding idling cold storage trucks. Speakers, Laveta Ward, Jami Merchant and Joe Morgan, spoke in support of the amendment and complimented the applicant. Speaker, Gib Willison, stated that he lives near the project and expressed concern with noise and vibration during construction. He identified damage that has occurred at his house.

A motion was made by Vice Chair Alexander, seconded by Commissioner Meza, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and approval of SPA2021-0001 to the City Council, based on the findings contained in the staff report and the conditions of approval. The motion carried by the following vote:

Aye: 5 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, Commissioner Sherman, and Commissioner Woody

- 3. GPA2020-0003:** General Plan Amendment 2020-0003 is an application to amend the General Plan land use designation of 17.02 acres from Low Density Residential (3 to 6 dwelling units per acre) to Medium Density Residential (6 to 15 dwelling units per acre) on 8.07 acres and to General Commercial on 8.95 acres located on the southwest side of Foothill Parkway across from the intersection at Chase Drive.

(Applicant: GF Investments, Inc.)

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2571](#)

[Exhibit 2 - Locational & Zoning Map](#)

[Exhibit 3 - General Plan Amendment](#)

[Exhibit 4 - Conditions of Approval](#)

[Exhibit 5 - Environmental Documentation](#)

[Powerpoint Presentation](#)

Chair Siqueland asked staff to present all project applications at the same time.

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for GPA2020-0003, CZ2020-0002, TTM 37691, CUP2020-0001 and PP2020-0005.

Discussion ensued with city staff, Commissioners, speakers, the applicant, and his representative in regards to the access roads, location of the fire hydrants, dirt hauling, traffic, plants, lighting, parking, construction time frame, and project completion date. The applicant, Chris Bowen of GF Investments, answered that, given approval, construction would start as early as 2022 and would take 15-20 months to complete. The development would be finished approximately in 2023-2024.

Chair Siqueland stated that there were eighteen written comments submitted to the Commission, with 17 being in support of the project. Ten speakers spoke in favor of the proposed development. They mentioned that it would be an attribute for local residents, support local businesses, increase sales tax revenue, and will bring value and appeal to the City of Corona. Some speakers expressed that Mr. Bowen is a local member of the community, and some expressed appreciation that Mr. Bowen reached out to the local Community to get feedback from residents.

There was one written comment in opposition to the project. Seven people spoke during the meeting in opposition, expressing their concerns with disturbances, noise, increased traffic, parking problems, project location, and an increase in lighting at night. They stated that the project will cause a negative impact to the surrounding neighborhood.

Mr. Lee spoke on behalf of his father that owns three parcels of land behind the project site. He was not against development, but was concerned with public access across the site, trail liability, and existing and future access to the properties his father owns.

A motion was made by Vice Chair Alexander, seconded by Commissioner Meza, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and approval of GPA2020-0003 to the City Council, based on the findings contained in the staff report and the conditions of approval, and adopt Resolution No. 2571 granting GPA2020-0003 as part of Cycle 1 of General Plan Amendments

for 2021. The motion carried by the following vote:

Aye: 4 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, and Commissioner Sherman

Abstain: 1 - Commissioner Woody

4. **CZ2020-0002**: Change of Zone 2020-0002 is an application to change the zoning on 17.02 acres from Agricultural to Multiple Family Residential on 8.07 acres and to General Commercial on 8.95 acres located on the southwest side of Foothill Parkway across from the intersection at Chase Drive. (Applicant: Chris Bowen, GF Investments, Inc.)

Attachments: [Staff Report](#)

[Exhibit 1 - Locational & Zoning Map](#)

[Exhibit 2 - Proposed Change of Zone](#)

[Exhibit 3 - Proposed General Plan Land Use Plan](#)

[Exhibit 4 - Conditions of Approval](#)

[Exhibit 5 - Environmental Documentation](#)

[Exhibit 6 - Legal Description of the Change of Zone Project Site](#)

A motion was made by Vice Chair Alexander, seconded by Commissioner Sherman, that the Planning and Housing Commission recommend approval of CZ2020-0002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, and Commissioner Sherman

Abstain: 1 - Commissioner Woody

5. **TTM 37691**: Tentative Tract Map application to subdivide 17.02 acres into two lots for condominium purposes in the General Commercial and Multiple Family Residential zones proposed by Change of Zone 2020-0002, located on the west side of Foothill Parkway at Chase Drive. (Applicant: Chris Bowen, GF Investments, Inc., 110 N. Lincoln Avenue, Suite 202, Corona, CA 92882)

Attachments: [Staff Report](#)

[Exhibit 1 - Locational & Zoning Map](#)

[Exhibit 2.A - Tentative Tract Map 36791](#)

[Exhibit 2.B - Conditions of Approval](#)

[Exhibit 2.C - Site Plan Proposed by PP2020-0005](#)

[Exhibit 2.D - Applicant's letter, dated April 9, 2021, regarding the subdivision](#)

[Exhibit 2.E - Neighborhood Informational Flyer](#)

[Exhibit 3 - Environmental Documentation](#)

A motion was made by Commissioner Sherman, seconded by Commissioner Meza, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of TTM 37691 to the City Council, based on the findings contained in the staff report and the conditions of approval. The motion carried

by the following vote:

Aye: 5 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, Commissioner Sherman, and Commissioner Woody

6. **CUP2020-0001:** Conditional Use Permit application to establish 78 residential condominiums on 8.07 acres in the R-3 zone proposed by Change of Zone 2020-0002, located on the southwest side of Foothill Parkway at Chase Drive. (Applicant: Chris Bowen, GF Investments, Inc., 110 N. Lincoln Avenue, Suite 202, Corona, CA 92882)

Attachments: [Staff Report](#)

[Exhibit 1 - Resolution No. 2573](#)

[Exhibit 2 - Locational & Zoning Map](#)

[Exhibit 3.A - Site Plan](#)

[Exhibit 3.B - Conditions of Approval](#)

[Exhibit 3.C - Preliminary Grading Plan](#)

[Exhibit 3.D - Floor Plans](#)

[Exhibit 3.E - Elevation Plans](#)

[Exhibit 3.F - Renderings of Residential Buildings](#)

[Exhibit 3.G - Landscaping, Fences and Walls, and Signage](#)

[Exhibit 3.H - Retaining Wall Details](#)

[Exhibit 3.I - Neighborhood Informational Meeting Flyer](#)

[Exhibit 3.J - Applicant's letter, dated April 9, 2021](#)

[Exhibit 4 - Environmental Documentation](#)

A motion was made by Commissioner Meza, seconded by Vice Chair Alexander, that the Planning and Housing Commission adopt Resolution No. 2573 granting CUP2020-0001, based on the findings contained in the staff report and the conditions of approval. The motion carried by the following vote:

Aye: 4 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, and Commissioner Sherman

Abstain: 1 - Commissioner Woody

7. **PP2020-0005:** Precise Plan application is for the review of 25,715 square feet of commercial retail, service and food space on 8.95 acres in the C-3 (General Commercial) zone proposed by change of zone 2020-0002, located on the southwest side of Foothill Parkway at Chase Drive. (Applicant: Chris Bowen, GF Investments, Inc., 110 N. Lincoln Avenue, Suite 202, Corona, CA 92882)

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2572](#)[Exhibit 2 - Locational & Zoning Map](#)[Exhibit 3.A - Site Plan](#)[Exhibit 3.B - Conditions of Approval](#)[Exhibit 3.C - Preliminary Grading Plan](#)[Exhibit 3.D - Coffee Shop Plans \(Bldg A1\)](#)[Exhibit 3.E - Retail & Bike Shop Building Plans \(Bldg A2\)](#)[Exhibit 3.F - Multitenant Building Plans \(Bldg A3\)](#)[Exhibit 3.G - Foodhall Plans \(Bldg B\)](#)[Exhibit 3.H - Renderings](#)[Exhibit 3.I - Landscaping, Fences and Walls](#)[Exhibit 3.J - Signage](#)[Exhibit 3.K - Retaining Wall Details](#)[Exhibit 3.L - Neighborhood Informational Meeting Flyer](#)[Exhibit 3.M - Applicant's letter, dated April 9, 2021](#)[Exhibit 4 - Environmental Documentation](#)

A motion was made by Commissioner Sherman, seconded by Vice Chair Alexander, that the Planning and Housing Commission adopt Resolution No. 2572 granting PP2020-0005, based on the findings contained in the staff report and the conditions of approval. The motion carried by the following vote:

Aye: 4 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, and Commissioner Sherman

Abstain: 1 - Commissioner Woody

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Woody spoke about wanting to know more about the City's parking regulations and codes which raised his concerns when speaking about the Skyline Village project. He was informed that the City is currently reviewing parking requirements in the Zoning Code (CMC Chapter 17.76) and asked to know more about that process. Joanne Coletta, Director, answered that the Community Development Department plans to have a discussion with the City Council at their Study Session in

September to go over staff analysis, and that the Planning Division will be part of the parking standard review.

ADJOURNMENT

Chair Siqueland adjourned the meeting at 8:44 p.m. to the Planning and Housing Commission meeting of Monday, July 26, 2021, commencing at 6:00 p.m. in the City Hall Council Chambers.