



DRAFT

City of Corona
Planning & Housing Commission Minutes

Monday, September 23, 2024, 6:00 p.m.
Council Chambers
400 S. Vicentia Avenue
Corona, CA 92882

Commission Present: Matt Woody, Craig Siqueland, Sarah Longwell, Karen Alexander

Commission Absent: Marie Vernon

1. PLEDGE OF ALLEGIANCE

Commissioner Alexander led the Pledge of Allegiance.

2. CALL TO ORDER

Chair Woody called the meeting to order.

3. MEETING MINUTES

3.1 MINUTES - September 9, 2024

Moved by: Karen Alexander

Seconded by: Craig Siqueland

Aye (4): Matt Woody, Craig Siqueland, Sarah Longwell, and Karen Alexander

Absent (1): Marie Vernon

Motion APPROVED (4 to 0)

4. CONSENT CALENDAR

4.1 GPCD2024-0010

This item was pulled for review.

Sandra Vanian, Planning Manager, presented General Plan Contingency Determination 2024-0010 (GPCD 2024-0010).

The Commissioners had questions regarding the history and other details of the subject easements within the Bedford Community development, and staff provided clarification.

Dwight Woodward, resident, spoke against the vacation of the public trail easements.

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The Commission's consensus was to continue discussion of this item to allow Planning staff time to provide more information regarding the vacation of these easements.

Moved by: Karen Alexander
Seconded by: Craig Siqueland

That the Planning and Housing Commission CONTINUE GPCD2024-0010 to allow for further discussion and staff input regarding this item.

Aye (4): Matt Woody, Craig Siqueland, Sarah Longwell, and Karen Alexander

Absent (1): Marie Vernon

Motion APPROVED (4 to 0)

5. COMMUNICATIONS FROM THE PUBLIC

None.

6. PUBLIC HEARINGS

6.1 PP2023-0007

Sandra Vanian, Planning Manager, reviewed the staff report and exhibits for related items PP2023-0007 and CUP2024-0006.

Discussion ensued between the Commissioners and staff regarding the revised plans for this project, including signage, traffic, and landscape details.

Chair Woody opened the public hearing.

Atman Kadakia of Greens Development addressed the Commission's questions.

Scott Sato, traffic engineer for the applicant, provided comments via Zoom.

Andrew Walcker of Overland Development provided further comments on the history of the project.

Chair Woody closed the public hearing.

The Commissioners shared final comments and confirmed the conditions of approval.

Moved by: Karen Alexander
Seconded by: Sarah Longwell

That the Planning and Housing Commission adopt the Addendum to the adopted Mitigated Negative Declaration and Mitigated Monitoring Plan and Resolution No. 2641 GRANTING PP2023-0007, based on the findings contained in the staff report and conditions of approval, with the added conditions that: The applicant shall maintain, and replace as necessary, the screen vine landscaping along the perimeter wrought iron fence adjacent to the freeway right-of-way; and that: If Caltrans is unable to meet the construction schedule of the applicant with respect

to the crosswalk at the intersection of 2nd Street and the SR-91 on-ramp, the applicant shall construct the sidewalk extending from the project site to the intersection at 2nd Street and Buena Vista Avenue prior to the issuance of a Certificate of Occupancy for the project; and with the amended condition that: Developer shall evaluate the location for pedestrian restrictive signage to discourage midblock crossing across 2nd Street. Signs shall be placed on both sides of 2nd Street between the SR91 on-ramp to Buena Vista Avenue unless otherwise approved by the City Engineer.

Aye (4): Matt Woody, Craig Siqueland, Sarah Longwell, and Karen Alexander

Absent (1): Marie Vernon

Motion APPROVED (4 to 0)

6.2 CUP2024-0006

Sandra Vanian, Planning Manager, reviewed this conditional use permit with previous item PP2023-0007, and Commissioners did not have additional questions for staff.

Chair Woody opened the public hearing.

Joe Morgan, resident, provided comments on the crosswalk plan for the project.

Chair Woody closed the public hearing.

The Commissioners moved for a decision without further discussion.

Moved by: Sarah Longwell

Seconded by: Craig Siqueland

That the Planning and Housing Commission adopt the Addendum to the adopted Mitigated Negative Declaration and Mitigation Monitoring Plan, and adopt Resolution No. 2648 GRANTING CUP2024-0006, based on the findings contained in the staff report and conditions of approval, with the added condition that: The carwash facility shall operate only between the hours of 7:00 a.m. and 9:00 p.m.

Aye (4): Matt Woody, Craig Siqueland, Sarah Longwell, and Karen Alexander

Absent (1): Marie Vernon

Motion APPROVED (4 to 0)

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

Joanne Coletta, mentioned that items previously reviewed by the Planning Commission were approved by the City Council on September 18, 2024.

9. COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Alexander thanked City staff for promptly addressing noted questions and concerns.

10. FUTURE AGENDA ITEMS

Future agenda items are to be determined for the meetings of October 7 and October 21, 2024.

11. ADJOURNMENT

Chair Woody adjourned the meeting at 7:39 p.m. to the Planning and Housing Commission meeting of Monday, October 7, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.