

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, August 12, 2024

Council Chambers - 6:00 p.m.



**Chair Matt Woody
Vice Chair Marie Vernon
Commissioner Karen Alexander
Commissioner Sarah Longwell
Commissioner Craig Siqueland**

EXHIBIT 4

ROLLCALL

- Present** 4 - Chair Matt Woody, Vice Chair Marie Vernon, Commissioner Karen Alexander, and Commissioner Craig Siqueland
- Absent** 1 - Commissioner Sarah Longwell

CALL TO ORDER

Chair Woody called the meeting to order.

PLEDGE OF ALLEGIANCE

Chair Woody led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of July 8, 2024.

A motion was made by Commissioner Alexander, seconded by Commissioner Siqueland, that these Minutes be approved, with a noted correction by Commissioner Alexander. The motion carried by the following vote:

Aye: 4 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, and Commissioner Siqueland

Absent: 1 - Commissioner Longwell

CONSENT ITEMS

2. GPCD2024-0009: Request for a General Plan Consistency Determination regarding the acquisition of 0.06 acres of property located at 425 Corona Mall. (Applicant: Ashley Zaragoza, City of Corona Economic Development Department)

The Consent Item was not pulled for discussion by Commission.

The Commission inquired on details of the Downtown property acquisition project led by the Economic Development Department; and staff provided clarification.

A motion was made by Commissioner Siqueland, seconded by Vice Chair Vernon, that the Planning and Housing Commission adopt Resolution No. 2645 determining that the acquisition of 0.06 acres of property located at 425 Corona Mall is in conformance with the City's General Plan. The motion carried by the following vote:

Aye: 4 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, and Commissioner Siqueland

Absent: 1 - Commissioner Longwell

PUBLIC HEARINGS

3. PP2023-0007 (CONTINUED): Precise Plan application for the review of the site plan, architecture, landscaping and other features associated with the development of a 1,900-square-foot restaurant with drive-through services, gas station with seven double-sided fuel pumps, and 3,750-square-foot convenience store on 1.40 acres located on the north side of 2nd Street, approximately 450 feet west of Buena Vista Avenue. (Applicant: Greens Development)

Sandra Vanian, Planning Manager, informed the Commission that the applicant for PP2023-0007 is in the process of revising their application. She mentioned that the item will tentatively be re-noticed for the month of September 2024.

Joe Morgan, resident, provided comments on this continued item.

A motion was made by Commissioner Alexander, seconded by Commissioner Siqueland, that the Planning and Housing Commission CONTINUE PP2023-0007 off calendar. The motion carried by the following vote:

Aye: 4 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, and Commissioner Siqueland

Absent: 1 - Commissioner Longwell

4. SPA2024-0001: Specific Plan Amendment to the Downtown Revitalization Specific Plan amending the general residential guidelines. (Applicant: City of Corona)

Joanne Coletta, Director of Planning and Development Department, reviewed the staff report and exhibits for SPA2024-0001.

The Commission inquired on various details of this item and on a related future zone text amendment; and Ms. Coletta provided clarification.

Chair Woody opened the public hearing.

Joe Morgan, resident, expressed support and had a question regarding a prohibited roof material.

Chair Woody closed the public hearing.

Ms. Coletta addressed Mr. Morgan's question and other questions from the Commission. Commissioner Alexander expressed appreciation for the consistency that this amendment will provide to the area.

A motion was made by Vice Chair Vernon, seconded by Commissioner Alexander, that the Planning and Housing Commission recommend APPROVAL of SPA2024-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, and Commissioner Siqueland

Absent: 1 - Commissioner Longwell

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta shared an update regarding the applications that the Planning Commission recommended for approval to the City Council on July 8. She noted the Commissioner's hard work in reviewing these items that all passed at the City Council meeting of August 7.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Chair Woody requested additional information on the five agenda items scheduled for the Planning Commission meeting of August 26, 2024.

FUTURE AGENDA ITEMS

Future agenda items are scheduled for the Planning and Housing Commission meeting of August 26, 2024.

ADJOURNMENT

Chair Woody adjourned the meeting at 6:37 p.m. to the Planning and Housing Commission meeting of Monday, August 26, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.