

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, February 25, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
Mitchell Norton, Commissioner
Viren Shah, Commissioner
Vacant, Commissioner

Rollcall

- Present** 3 - Commissioner Viren Shah, Commissioner Mitchell Norton, and Chair Karen Alexander
Absent 1 - Vice Chair Tim Jones

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Commissioner Norton led the Pledge of Allegiance.

3. RECOGNITION OF FORMER CHAIR - conducted by Chair Alexander

Chair Alexander recognized Commissioner Mitchell Norton for his year of service as Chair from April 2018 through February 11, 2019.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

ROBERT BRUCH, REPRESENTING UNION BANK, spoke regarding an upcoming affordable Veterans project that will be presented to the Planning and Housing Commission at a later date.

JOSEPH PAZCOGUIN, REPRESENTING PLAN AND PERMIT, spoke on the same upcoming project and stated he is available for any questions.

5. MEETING MINUTES

[19-0167](#) Approval of minutes for the Planning and Housing Commission meeting of February 11, 2019.

Attachments: [20190211-P&H Minutes - DRAFT](#)

A motion was made by Norton, seconded by Shah, that the Planning and Housing Commission approve the meeting minutes of February 11, 2019, with a correction to the typo on page four. The motion carried by the following vote:

Aye: 3 - Commissioner Shah, Commissioner Norton, and Chair Alexander

6. CONSENT ITEMS

None.

7. PUBLIC HEARINGS

[19-0169](#) CZ2017-0101 (CONTINUED): An application to change the zone on approximately 0.61 acres from A (Agricultural) to R1-9.6 (Single Family)

Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue. (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882).

Attachments: [Staff Report](#)

[Aerial and Zoning Map](#)

[Exhibit A - Existing and Proposed zoning map amendment](#)

[Exhibit B - Existing General Plan and South Corona CFP exhibit](#)

[Exhibit C - Parcel Map 37357](#)

[Exhibit D - Applicant's letter dated July 12, 2017](#)

[Exhibit E - Legal Description and plat map of the change of zone project site](#)

[Exhibit F - Environmental Documentation](#)

[CZ2017-0101 PM37357 Presentation for Feb 25](#)

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed portions of the updated staff reports for CZ2017-0101 and PM 37537, which are continued items from the February 11, 2019 Planning and Housing Commission meeting. Ms. Yang summarized the items of concerns that were raised by the Commission from the previous meeting. The two items Ms. Yang addressed were regarding the biological mitigation measures and cultural resource mitigation measures as discussed in the Mitigated Negative Declaration.

TOM KOPER, ASSISTANT PUBLIC WORKS DIRECTOR, addressed a third item which was regarding the existing block walls along the south perimeter of the project site. Mr. Koper explained how the walls were constructed and how an additional six feet of dedication along the north side of Othello Lane was established.

DALE WORTHINGTON, REPRESENTING THE APPLICANT, provided history of the project site, surrounding developments, the perimeter block walls and chain link fence, and the six-foot right-of-way dedication on Othello Lane.

Discussion ensued between Mr. Worthington, the Commissioners, and staff regarding the block wall, the existing chain link fence, and grading that took place prior to project approval and prior to permits being issued.

Chair Alexander opened the public hearing.

TOM RICHINS, RESIDENT, spoke on his approval of this project and also on his disapproval of the political influence that Mr. Richins claims is typically involved in approving projects, particularly the Arantine Hills project.

Chair Alexander stated she did some door-to-door outreach to the surrounding neighbors and most of the residents approved of the project. Chair Alexander also stated she was not on the Planning and Housing Commission during the Arantine Hills project.

JOE MORGAN, RESIDENT, spoke on his approval of this project and spoke on his disapproval of why certain projects get approved right away and others do not.

JOANNE COLETTA, DIRECTOR, stated, for clarification, the December 2018 Planning and Housing Commission meeting was cancelled due to a lack of quorum. In addition, the applications for this project were not deemed complete by staff because of deficiencies until December 7, 2018 which was the reason the project was not scheduled for a public hearing until February 11, 2019.

Mr. Worthington stated, for clarification, he was not the reason for the delay in the process and placed the blame on the city's entitlement process for the delay.

Chair Alexander closed the public hearing.

A motion was made by Shah, seconded by Norton, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of CZ2017-0101 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Commissioner Shah, Commissioner Norton, and Chair Alexander

[19-0156](#)

PM 37357 (CONTINUED): A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agricultural) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone. (PM2017-0103) (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882).

Attachments: [Staff Report](#)
[Aerial and Zoning Map.pdf](#)
[Exhibit A - Parcel Map 37357 \(PM2017-0103\)](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C1 - Cross-Section for Othello Lane](#)
[Exhibit C2 - Map of Existing Walls Along the South Boundaryline of Parcel 2](#)
[Exhibit C3 - Street Views from Othello Lane](#)
[Exhibit D - South Corona Community Facilities Plan - Policy 6](#)
[Exhibit E - Applicant's letter dated July 13, 2018](#)
[Exhibit F - Environmental Documentation](#)

A motion was made by Norton, seconded by Shah, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of PM 37357 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Commissioner Shah, Commissioner Norton, and Chair Alexander

[19-0155](#)

CZ2018-0002: An application to change the zone on 1.46 acres located at 1215 E. Ontario Avenue from C-2 (Restricted Commercial) to C-3 (General Commercial) to facilitate the development of a 4,462 sq. ft. drive-through restaurant (Applicant: Ruben Gonzalez, PM Design Group, 38 Executive Park, Suite 310, Irvine, CA 92614).

Attachments: [Staff Report](#)
[Locational and Zoning Map](#)
[Exhibit A - Proposed Zoning Map Amendment](#)
[Exhibit B - Existing General Plan](#)
[Exhibit C - Site Plan for Raising Cane's restaurant](#)
[Exhibit D - Applicant's letter dated November 20, 2018 describing the scope of the project](#)
[Exhibit E - Legal Description of the change of zone project site and Parcel Map 36633](#)
[Exhibit F - Environmental Documentation](#)
[CZ2018-0002 PPM2018-0011 PP Presentation](#)

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed the staff reports for CZ2018-0002 and PPM2018-0011. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Chair Alexander opened the public hearing.

KRISTEN ROBERTS, APPLICANT, spoke briefly on the history of Raising Cane's and the importance of community involvement for the business.

Commissioner Shah spoke on his concerns regarding the drive-through lanes, stacking area behind the menu boards, and the possible overflow of traffic onto Ontario Avenue.

Commissioner Shah asked if a stacking distance analysis has been completed or reviewed by the Public Works Department.

Discussion ensued among the Commission, staff, and the applicant regarding vehicle traffic management, the need to mitigate bug control during the demolition process, hours of operation, noise control, and the confirmation of alcohol being prohibited.

Ms. Coletta responded to an inquiry from Chair Alexander regarding dust during the demolition process that the applicant is required to follow AQMD dust control standards during the demolition and construction.

TOM RICHINS, RESIDENT, suggested for traffic simulations to be generated and evaluated for the drive-through and possible traffic that could build up and overflow onto Ontario Avenue.

LINDA WILSON, RESIDENT, spoke on her concerns regarding the noise especially since the restaurant is open until late at night on the weekends and inquired if a noise study was conducted for the project. Her home is located directly behind the proposed restaurant on the other side of the park and suggested for some reconfiguration of the drive-through entrance to alleviate some of the noise.

JOE MORGAN, RESIDENT, spoke on his concern regarding the traffic that will overflow onto Ontario Avenue and into the neighboring restaurant, Del Taco.

Ms. Coletta stated a noise analysis was completed and discussed in the Negative Declaration. The noise levels from the drive-through activities would be below the city's thresholds for noise levels but, like any project, if issues arise, staff will contact the business owner.

Mr. Koper spoke on the traffic analysis that was conducted which showed that the project would generate just a little more traffic compared to the original Fresh & Easy market that was on the site.

Chair Alexander expressed her concern on traffic during peak days, especially after her visit to the Riverside location.

Discussion ensued between the Commission and staff regarding traffic

concerns, especially during peak hours.

JOE MEYER, REPRESENTING PACIFIC RETAIL PARTNERS, spoke stating that a traffic study does not distinguish between the different fast food chains and that it only looks at what a typical drive-through restaurant would generate. Mr. Meyer stated Del Taco representatives have stated their approval for this project as well.

Discussion ensued among the Commissioners, the applicant, and staff regarding the ability to expedite the drive-through process through use of iPads and such.

Ms. Coletta said she believes the real priority and goal of the Commission is to make sure that traffic does not overflow onto Ontario Avenue and asked the applicant if her company has conducted a queueing analysis of how vehicle overflow would be brought back on site.

GLEN JONES, PLANT MANAGER FOR THE LIGHT INDUSTRIAL BUSINESS NEXT DOOR, spoke on his concerns regarding potential conflicts between traffic generated by his facility and the restaurant, especially during peak hours. He is suggesting a more specific traffic study to be conducted.

Chair Alexander closed the public hearing.

Discussion ensued between the Commissioners and staff regarding a more specific traffic analysis including stacking distance and onsite circulation.

Ms. Coletta explained that staff will collaborate with the applicant's traffic technical team, and they will be responsible for providing the information that will address the Commissioners' concerns.

Commissioner Norton stated the applicant will also have time to do some additional research on how to expedite the drive-through ordering process. Commissioner Norton expressed that this is a great project; however, certain items do need to be addressed before the Commission can make an informed decision.

Chair Alexander agreed with Commissioner Norton's sentiments.

A motion was made by Norton, seconded by Shah, that the Planning and Housing Commission CONTINUE items CZ2018-0002 and PPM2018-0011 to the Planning and Housing Commission meeting of March 11, 2019. The motion carried by the following vote:

Aye: 3 - Commissioner Shah, Commissioner Norton, and Chair Alexander

[19-0157](#)

PPM2018-0011: Precise plan application to construct a 4,462 sq. ft. restaurant with drive-through services for Raising Cane’s on 1.46 acres in the proposed C-3 (General Commercial) Zone located at 1215 E. Ontario Avenue (Applicant: Ruben Gonzalez, PM Design Group, 38 Executive Park, Suite 310, Irvine, CA 92614).

Attachments:

- [Staff Report](#)
- [Resolution No. 2529](#)
- [Locational and Zoning Map](#)
- [Exhibit A - Site Plan](#)
- [Exhibit B - Conditions of Approval](#)
- [Exhibit C - Floor plan](#)
- [Exhibits D1 & D2 - Detailed Elevation Plans](#)
- [Exhibits E1 & E2 - Colored Elevation Plans](#)
- [Exhibits F1 & F2 - Landscape Plan](#)
- [Exhibit G - Applicant's letter dated November 20, 2018 addressing the scope of the project](#)
- [Exhibit H - Environmental Documentation](#)

8. WRITTEN COMMUNICATIONS

None.

9. ADMINISTRATIVE REPORTS

None.

10. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

11. ADJOURNMENT

Chair Alexander adjourned the meeting at 7:53 p.m. to the Planning and Housing Commission meeting of Monday, March 11, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.