



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Minutes - Draft

Infrastructure Committee

*VICE MAYOR EUGENE MONTANEZ
COUNCIL MEMBER JASON SCOTT*

*ADVISORY MEMBER
COMMISSIONER JEFF RUSCIGNO*

Monday, October 1, 2018

8:00 AM

Council Board Room

1. Call To Order

The meeting was called to order by Vice Mayor Eugene Montanez at 8:00 am. with Council Member Jason Scott absent. In addition to the Committee Members, the following individuals were in attendance:

Darrell Talbert, City Manager	Michelle Nissen, Assistant City Manager
Joanne Coletta, Com. Dev. Dir.	Terri Manuel, Planning Manager
Naomi Ramirez, Mgmt. Svcs. Asst.	Ryan Cortez, Econ. Dev. Coordinator

2. Public Comments

None.

3. Agenda Items

[18-2158](#)

Discussion on a potential amendment to the City's Zoning Ordinance to require discretionary review of industrial buildings solely used for warehouse and distribution.

(Community Development)

Action: Information & Discussion

Mr. Ryan Cortez, Economic Development Coordinator, introduced the topic that relates to the consideration of a new requirement for discretionary approval of industrial buildings that are proposed with the more lenient parking ratio of one parking space per 1,000 square feet of warehouse space.

Ms. Joanne Coletta, Community Development Director, provided information related to the current approval authority that the Zoning Administrator has over warehouse parking standards. The approval process ensures that certain requirements are met in order to use this standard as opposed to the one space per 500 square feet for manufacturing space. The code requires that there be at least 1,000 square feet of contiguous warehouse space and that the primary use of the

building be warehouse and distribution. An agreement is recorded against the property to ensure compliance.

Vice Mayor Montanez expressed concern for new large industrial buildings not being parked accordingly to eventually allow manufacturing uses and have the little available land left in the city get devoted to warehouse and distribution uses. Ms. Coletta explained discretionary review by the Planning and Housing Commission should focus on the use of the building and not on which parking ratio should be used as the parking requirements are already dictated by the municipal code. The Commission has the authority to make land use decisions on projects that require a conditional use permit and are responsible for adopting a set of findings as to why the use is appropriate for the area. If the Commission were to be put in a position to review the parking ratio for a building when the use is clearly allowed by the Zoning Ordinance, the Commission will have difficulty in adopting a set of findings denying the use of an allowed parking ratio. Extensive discussion took place regarding the pros and cons of having new industrial buildings of a certain size [example provided was buildings 150,000 square feet or 175,000 square feet and larger] go through a discretionary process. The Committee asked Mr. Cortez to do some research with some industrial builders on an appropriate building size.

With the absence of Council Member Scott, Vice Mayor Montanez with agreement by Commissioner Ruscigno concluded that more deliberation is needed before direction is given to staff with the recommendation.

4. Adjournment

The meeting was adjourned at 8:37 a.m.