



**SUMMARY MINUTES  
INFRASTRUCTURE COMMITTEE MEETING**

**MAYOR EUGENE MONTANEZ  
VICE MAYOR JASON SCOTT**

**ADVISORY MEMBER  
COMMISSIONER JEFF RUSCIGNO  
COMMISSIONER NANCY GRIGAS**

**December 2, 2015 8:00 a.m.**

**Corona City Hall  
City Council Board Room  
400 South Vicentia Avenue  
Corona, California**

**1. CALL TO ORDER**

The meeting was called to order by Mayor Eugene Montanez at 8:00am. Commissioner Ruscigno was absent. In addition to the Committee and Advisory Member, the following individuals were in attendance:

Darrell Talbert, City Manager	Sylvia Viayra, Asst. to City Manager
Joanne Coletta, Comm. Dev. Director	Albert Espinoza, Principal Civil Engineer
Terri Manuel, Planning Manager	Brittany Ritzi, Community Info. Specialist
Ryan Cortez, Economic Dev. Specialist	

**Others Present:**

Susie Prado, Salim Development  
Hernan Chavez, MCG Architecture  
Ryan Velasquez, Fastech Car Wash Equipment  
Bobby Spiegel, Corona Chamber of Commerce  
Dean Seif, Corona Chamber of Commerce  
Joe Morgan, Resident

**2. Discussion regarding a change of zone from C-2 (Restricted Commercial) to C-3 (General Commercial) to facilitate the potential development of a self-serve car wash and drive-through restaurant on 1.37 acres located on the south side of Ontario Avenue, east of Interstate 15 and west of State Street.**

Ms. Terri Manuel, Planning Manager, presented to the Committee a proposal with exhibits for a change of zone on the referenced site. The vacant site is situated between existing single family residential to the east and general commercial uses to the west. The applicant wishes to establish a drive-through car wash and drive-through fast food business (Der Wienerschnitzel) on the site,

uses which require the more intense C-3 Zoning. Ms. Manuel explained that the current zoning of C-2 is an appropriate transitional buffer between the existing land uses, and that site plan concept has not gone through project review because the zone must be changed to enable the project. If there is not support for the change, the application may not be pursued.

Mayor Montanez and Vice Mayor Scott both expressed their concerns regarding the potential noise that could emanate from such a development involving equipment and machinery related to the car wash and also the drive-through with exterior speakers and cars lined up in a queue. Vice Mayor Scott also noted that the concept for the architecture would need to be re-worked to reflect more closely the existing commercial development in the immediate area, but still would not be supportive of the zone change and resultant project.

Commissioner Grigas asserted that if she were a resident there, she would not favor the zone change. She stated that a car wash is needed in the area, but should be located more appropriately.

Mr. Ryan Velasquez, Fastech Car Wash Equipment, stated that modern car wash equipment is centrally located and operated remotely resulting in less noise, and that a minimum staffing level at the operation would ensure constant control over the potential noise impacts.

Upon inquiry by the Committee, Ms. Susie Prado responded that an outreach to the residents had not been conducted.

Mr. Hernan Chavez, MCG Architecture, stated that the concept plan shows the required 20 foot setback from the east property line.

Mr. Darrell Talbert, City Manager, recommended that another food user be considered because there is another Der Wienerschnitzel in close proximity to this location, and there is likely an unmet need for another type that would function better and be more successful in that location.

Mayor Montanez concluded that the zone change is not a favorable action unless it can be shown that the applicant has conducted outreach to the residents and garnered their support for the project.

3. **Discussion regarding a General Plan Amendment and Change of Zone from C-2 (Restricted Commercial) to MP (Mobile Home Park) to facilitate the expansion of the existing Corona La Linda mobile home park with the addition of 23 mobile homes spaces located at 777 S. Temescal Street.**

Item was pulled from the agenda as the applicant was unable to attend.

4. **PUBLIC COMMENTS**

None