



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda

Planning and Housing Commission

Yolanda Carrillo, Chair
Kirk D. Bennett, Vice Chair
Timothy Jones, Commissioner
Mitchell Norton, Commissioner
Jeff Ruscigno, Commissioner

Monday, November 6, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLIGIANCE

3. MEETING MINUTES

[17-1276](#)

Approval of minutes for the Planning and Housing Commission meeting of October 23, 2017.

Attachments:

[20171023-Planning and Housing Commission minutes-DRAFT.pdf](#)

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Persons wishing to address the Planning and Housing Commission are requested to state their name for the record. This portion of the agenda is intended for public comment. State law prohibits the Planning and Housing Commission from discussing or taking action on items not listed on the agenda. The Planning and Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three minute limit to communications.

5. CONSENT ITEMS

6. PUBLIC HEARINGS

[17-1275](#)

PM 37152: A Parcel Map application to subdivide 3.6 acres into two parcels for light industrial purposes in the Business Park (BP) designation of the Dos Lagos Specific Plan (SP99-03) located on the east side of Temescal Canyon Road and south of Cajalco Road and consideration to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of PM 37152 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval (Applicant: Pat Tritz, Griffco Land LLC, 2518 N. Santiago Blvd., Orange, CA 92867). (Continued Public Hearing from September 25, 2017)

Attachments: [Locational and Zoning Map](#)
[Exhibit A - Parcel Map 37152](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Site Plan, Revised](#)
[Exhibit D - Applicant's letter dated July 26, 2016](#)
[Exhibit E - Environmental Documentation](#)

17-1248

PP16-011: A Precise Plan application to review the site plan, architecture, and landscaping associated with two light industrial buildings totaling 62,721 square feet proposed in the BP (Business Park) designation of the Dos Lagos Specific Plan (SP99-03) located on the east side of Temescal Canyon Road and south of Cajalco Road and consideration to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2502 GRANTING PP16-011, based on the findings contained in the staff report and conditions of approval (Applicant: Pat Tritz, Griffco Land LLC, 2518 N. Santiago Blvd., Orange, CA 92867). (Continued Public Hearing from September 25, 2017)

Attachments: [Resolution No. 2502.pdf](#)
[Locational and Zoning Map](#)
[Exhibit A - Site Plan, Revised](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Parcel Map 37152](#)
[Exhibit D1 - Building 1 Floor Plan](#)
[Exhibit D2 - Building 2 Floor Plan](#)
[Exhibit E1 - Building 1 Elevations](#)
[Exhibit E2 - Building 2 Elevations](#)
[Exhibit E3 - Color and Material Palette](#)
[Exhibit F1 - Building 1 Landscape Plan](#)
[Exhibit F2 - Building 2 Landscape Plan](#)
[Exhibit G1 - Aeria View of golf course trees.](#)
[Exhibit G2 - Street View of golf course trees.](#)
[Exhibit H - Applicant's letter dated July 11, 2016, addressing criteria for Precise](#)
[Exhibit I1 - Photometric Analysis for Building 1](#)
[Exhibit I2 - Photometric Analysis for Building 2](#)
[Exhibit J - Lighting Specifications](#)
[Exhibit K - Noise Analysis](#)
[Exhibit L - Public correspondence from the public](#)
[Exhibit M - Environmental Documentation](#)

17-1214

GPA17-001: An application to amend the General Plan Land Use Map on 2.14 acres from MDR (Medium Density Residential, 6-15 du/ac) to HDR

(High Density Residential, 15-36 du/ac) located on the east side of Buena Vista Avenue approximately 480 feet north of Bollero Place and north of State Route 91 and consideration to adopt the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of GPA17-001, based on the findings contained in the staff report and adopt Resolution No. 2505 granting GPA17-001 as part of Cycle 2 of General Plan Amendments for 2017 (Applicant: Rowdy Williamson on behalf of Pete Nyiri).

Attachments:

[Resolution No. 2505.pdf](#)

[Locational and Zoning Map](#)

[Exhibit A - Existing and proposed General Plan designation](#)

[Exhibit B - Applicant's letter dated June 14, 2017](#)

[Exhibit C - Community flyer for project](#)

[Exhibit D - Correspondence in support of the project](#)

[Exhibit E - Environmental Documentation](#)

[Exhibit F - Aerial exhibit](#)

17-1171

CZ17-002: Application to change the zone on 1.9 acres from R-1-7.2 (Single Family Residential, Minimum Lot Size 7,200 square feet) and 0.24 acres from R-2 (Low Density Multi-Family Residential) to R-3 (Multi-Family Residential) located on the east side of Buena Vista Avenue approximately 480 feet north of Bollero Place and north of State Route 91 and consideration to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of CZ17-002 to the City Council, based on the findings contained in the staff report (Applicant: Rowdy Williamson on behalf of Pete Nyiri).

Attachments:

[Locational and Zoning Map](#)

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

[Exhibit B - Existing and Proposed General Plan](#)

[Exhibit C - Applicant's letter dated June 14, 2017](#)

[Exhibit D - Community flyer for the project](#)

[Exhibit E - Correspondence in support of the project](#)

[Exhibit F - Legal description and plat of the change of zone project site](#)

[Exhibit G - Environmental documentation](#)

17-1215

CUP17-004: Application for a conditional use permit to establish senior housing apartments consisting of 64 units on 2.14 acres in the R-3 (Multiple-Family Residential) Zone being proposed by CZ17-002 located on the east side of Buena Vista Avenue approximately 480 feet north of Bollero Place and north of State Route 91 and consideration to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2506 GRANTING CUP17-004, based on the findings contained in the staff report and conditions of approval (Applicant: Rowdy

Williamson on behalf of Pete Nyiri).

Attachments:

[Resolution No. 2506.pdf](#)

[Locational and zoning map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Elevations](#)

[Exhibit E - Landscape Plans](#)

[Exhibit F - Example of Italian Cypress Trees](#)

[Exhibit G - Open Space Plans](#)

[Exhibit H - Trash enclosures, monument sign, fence and wall permit](#)

[Exhibit I - Applicant's letter dated June 14, 2017](#)

[Exhibit J - Correspondence in support of the project](#)

[Exhibit K - Environmental documentation](#)

7. WRITTEN COMMUNICATIONS

8. ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

[17-1277](#)

Report by Vice Chair Bennett or Commissioner Ruscigno on the November 1, 2017 Infrastructure Committee meeting.

Attachments:

[20171101-Infrastructure Comm. Agenda.pdf](#)

11. ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, November 20, 2017, commencing at 6:00 p.m. in the City Council Chambers, 400 S. Vicentia Avenue.

Corona City Hall Online, All the Time- www.CoronaCA.gov

NOTICE TO THE PUBLIC:

If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Housing Commission at or prior to this public hearing.

Agendas for all Planning and Housing Commission meetings are posted at least 72

hours prior to the meeting in the entry way at City Hall. A complete agenda packet is available for public inspection during business hours at the Community Development Department. Any materials relating to an item on the agenda which are distributed to all, or majority of all, members of the Planning and Housing Commission after the posting of the agenda will also be available at the same time for public inspection during business hours at the Community Development Department.

Written communications from the public for the agenda must be received by the Community Development Department seven (7) days prior to the Planning and Housing Commission meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEETING IS BEING RECORDED