



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda

Planning and Housing Commission

Mitchell Norton, Chair
Timothy Jones, Vice Chair
Yolanda Carrillo, Commissioner
Tony Dunn, Commissioner
Jeff Ruscigno, Commissioner

Monday, August 20, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. 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.

4. MEETING MINUTES

[18-1974](#) Approval of minutes for the Planning and Housing Commission meeting of July 9, 2018.

Attachments: [20180709-P&H Minutes - DRAFT](#)

[18-2044](#) Approval of minutes for the Planning and Housing Commission meeting of July 23, 2018.

Attachments: [20180723-P&H Minutes - DRAFT](#)

5. CONSENT ITEMS

6. PUBLIC HEARINGS

(Items listed below are advertised as public hearings requiring review by the Planning and Housing Commission.)

[18-2034](#) CZ2018-0001: Application to change the zone on approximately 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) located approximately 350 feet west of Lincoln Avenue, north of Sixth Street, and that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of CZ2018-0001 to the City Council based on the findings contained in the staff report. (Applicant: Fitschen

Family Trust, 1203 W. Sixth Street Corona CA 92882).

Attachments:

[Locational and Zoning Map](#)

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

[Exhibit B - Applicant's letter dated March 29, 2018](#)

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

[Exhibit D - Environmental Documentation](#)

[CZ2018-0001 PM2018-0001 Presentation](#)

18-2022

PM37452 (PM2018-0001): Parcel map application to subdivide 8.81 acres into two parcels located approximately 350 feet west of Lincoln Avenue, north of Sixth Street in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone on 0.20 acres and that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of PM37452 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. (Applicant: Fitschen Family Trust, 1203 W. Sixth Street Corona CA 92882).

Attachments:

[Locational and Zoning Map](#)

[Exhibit A - Parcel Map 37452](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter dated March 27, 2018](#)

[Exhibit D - Environmental Documentation](#)

[Exhibit E - GIS Aerial Map](#)

18-2032

PP2018-0003: Application for a Precise Plan review of a proposed 90,865 square foot commercial development including a four-story hotel, 11,000 square feet of restaurant space including a drive-through, 15,800 square feet of retail floor area including a convenience store with a 10-pump fuel station and 2,000 square foot ancillary drive-through car wash on 7.3 acres in the Commercial designation (Planning Area 1) of the Dos Lagos Specific Plan (SP-99-03) and that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2514 GRANTING PP2018-0003 based on the findings contained in the staff report and conditions of approval. (Applicant: Terrano Plaza, Inc., Rexco).

Attachments: [Resolution No. 2514](#)
[Locational and Zoning Map](#)
[Exhibit A-1 and A-2 - Site Plan](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C-1 - C-5 - \(North\) Hotel Elevations, Floor Plans and Material Palette](#)
[Exhibit D-1 - D-2 - \(North\) Buildings B and C Elevations and shell Floor Plans](#)
[Exhibit E-1 - E-3 - \(South\) Buildings A and Drive-through Elevations and shell F](#)
[Exhibit F-1 - F-6 - Convenience store and Fuel Station Rendering, Elevations ar](#)
[Exhibit G - Conceptual Landscape Plan](#)
[Exhibit H-1 - H-6 - Conceptual Sign Program](#)
[Exhibit I - Applicant's letter dated May 1, 2018](#)
[Exhibit J - Letter dated August 8, 2018 from Temescal Canyon, LLC. in support](#)
[Exhibit K - Environmental Documentation with aerial exhibit](#)
[PP2018-0003 and CUP2018-0007](#)

18-2033

CUP2018-0007: Conditional Use Permit for a 2,000 square foot drive-through car wash to be located on the south side of a convenience store as part of a commercial development proposed at the northwest corner of Dos Lagos Drive and Temescal Canyon Road in the Commercial designation of the Dos Lagos Specific Plan (SP-99-03), and that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2515 GRANTING CUP2018-0007, based on the findings contained in the staff report and conditions of approval. (Applicant: Terrano Plaza, LLC - Rexco).

Attachments: [Resolution 2515](#)
[Locational and zoning map](#)
[Exhibit A - Site Plan](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C-1 - C-2 - Elevations](#)
[Exhibit D - Floor Plan](#)
[Exhibit E - Applicant's letter dated May 8, 2018](#)
[Exhibit F - Environmental Documentation with aerial exhibit](#)

7. WRITTEN COMMUNICATIONS

8. ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

10. ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, September 10, 2018, 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