



# 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*

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Monday, October 8, 2018

6:00 PM

Council Chambers

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#### 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

[18-2162](#)

Approval of minutes for the Planning and Housing Commission meeting of September 24, 2018.

**Attachments:**

[20180924-P&H Minutes - DRAFT](#)

#### 5. CONSENT ITEMS

#### 6. PUBLIC HEARINGS

[18-2146](#)

V17-001: Application for a variance from Section 17.06.100(B)(1) of the Corona Municipal Code to reduce the required front yard setback from 25 feet to zero to accommodate a Tennis Center proposed under concurrent CUP17-003 on 4.98 acres located north of Foothill Parkway and west of State Street in the A (Agriculture) Zone (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

**Attachments:**

[Staff Report](#)  
[Resolution No. 2520](#)  
[Locational and Zoning Map](#)  
[Exhibit A - Site Plan](#)  
[Exhibit B - Conditions of Approval](#)  
[Exhibit C - Section D of Conceptual Grading Plan](#)  
[Exhibit E - Photographs of the site and vicinity](#)  
[Exhibit F - Applicant's letter dated December 13, 2017](#)  
[Exhibit G - Environmental Documentation](#)  
[Exhibit H - GIS Aerial Map](#)  
[Tennis Center PP Presentation](#)

**18-2144**

CUP17-003: A conditional use permit application to establish a tennis center consisting of 11 tennis courts, one grandstand court for tournaments, a 4,633 square foot recreation building, and a 686 square foot restroom/classroom building located on the north side of Foothill Parkway and west of State Street (1695 E. Chase Drive) in the Agricultural Zone (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

**Attachments:**

[Staff Report](#)  
[Resolution No. 2521](#)  
[Locational and zoning map](#)  
[Exhibit A - Site Plan](#)  
[Exhibit B - Conditions of Approval](#)  
[Exhibit C - Exhibit of Surrounding Properties](#)  
[Exhibit D - Floor Plans](#)  
[Exhibit E1-E2 - Elevations](#)  
[Exhibit F1-F2 - Off-site Parking Agreement and Shuttle route](#)  
[Exhibit G - Landscape Plan](#)  
[Exhibit H - Fence and Wall Plan](#)  
[Exhibit I - Signage](#)  
[Exhibit J1-J2 - Lighting Plan and Photometric Study](#)  
[Exhibit K - Applicant's letter dated December 13, 2017](#)  
[Exhibit L1-L2 - Letters of Support from 2791 State Street & 1675 Heartland Way](#)  
[Exhibit M - Public Correspondence](#)  
[Exhibit N - Environmental Documentation](#)  
[Exhibit O - GIS Aerial Map](#)

**18-2131**

PM 37334: A parcel map application to establish one lot on 4.98 acres in the A (Agricultural) Zone located on the north side of Foothill Parkway

and west of State Street. (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

**Attachments:**

[Staff Report](#)

[Locational & Zoning Map](#)

[Exhibit A - Parcel Map 37334](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Shuttle Route](#)

[Exhibit E - Applicant's letter, dated May 17, 2017, describing PM 37334](#)

[Exhibit F - Environmental Documentation](#)

[Exhibit G - GIS Aerial Map](#)

[Exhibit H - Public Correspondence](#)

**18-2052**

DA2018-0002: Development Agreement between the City of Corona and All American Asphalt establishing the vested right to conduct surface mining operations on approximately 263 acres on a site totaling 321 acres (located at 1776 All American Way, generally south of Magnolia and east of Interstate 15) in the M-3/M-R (Heavy Manufacturing/Mineral Resources Overlay) zone, and to establish an extraction royalty payment All American Asphalt will pay to the City for the duration of the development agreement (Applicant: All American Asphalt, 400 E. Sixth Street, Corona, CA).

**Attachments:**

[Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Draft Development Agreement](#)

[Exhibit B - Environmental Agreement](#)

[AAA PC presentation](#)

**18-2053**

SMP2017-0101: Application made by All American Asphalt to amend an existing surface mine permit (SMP95-01) to: 1) extend the permit for a period of 100 years; 2) excavate to a depth of 400 feet above mean sea level (amsl) from 500 feet above mean sea level under the existing permit; 3) reconfigure the mining phases of the operation from three to five phases within the current footprint allowed by the existing surface mine permit; and 4) increase total reserves to 177 million tons from 112 million tons. The quarry is located at 1776 All American Way, generally south of Magnolia Avenue and east of Interstate 15 in the M-3/MR (Heavy Manufacturing/Mineral Resources Overlay) zone. (Applicant: All American Asphalt, 400 East Sixth Street, Corona, CA).

**Attachments:**[Staff Report](#)[Resolution No. 2518](#)[Locational](#)[Exhibit A - Site Plan](#)[Exhibit B1-B3 - Conditions of Approval SMP2017-0101, Conditions of Approval for SMP90-0](#)[Exhibit C - Property Zoning](#)[Exhibit D - Property General Plan](#)[Exhibit E - Existing Mining Phases](#)[Exhibit F1-F7 - Proposed Mining Phases](#)[Exhibit G1-G4 - Revised Phasing Cross Sections](#)[Exhibit H - Environmental Documentation](#)**18-2054**

SMRP2018-0001: Surface Mine Reclamation Plan for the All American Asphalt Quarry covering 263 acres on a 321-acre site (located at 1776 All American Way, generally south of Magnolia Avenue and east of Interstate 15) in the M3/MR Overlay (Heavy Manufacturing/Mineral Resources Overlay) zone. (Applicant: All American Asphalt, 400 East Sixth Street, Corona, CA).

**Attachments:**[Staff Report](#)[Resolution No. 2519](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Mining phasing plan](#)[Exhibit D - Final reclamation plan](#)[Exhibit E1-E2 - Benched sloped cross section & cross section with haul road](#)[Exhibit F - Reclamation Plan Amendment for All American Asphalt \(Prepared by EnviroMine\)](#)[Exhibit G - Environmental documentation](#)**0`37. 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****18-2163**

Report by Commissioner Ruscigno on the October 1, 2018 Infrastructure Committee meeting.

Attachments: [20181001-Infrastructure Committee agenda.](#)

## 11. ADJOURNMENT

*The next meeting of the Planning and Housing Commission is scheduled for Monday, October 22, 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](http://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**