



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda

### Planning and Housing Commission

*Karen Alexander, Chair*  
*Timothy Jones, Vice Chair*  
*Mitchell Norton, Commissioner*  
*Viren Shah, Commissioner*  
*Vacant, Commissioner*

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Monday, February 25, 2019

6:00 PM

Council Chambers

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#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. RECOGNITION OF FORMER CHAIR - conducted by Chair Alexander

#### 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. MEETING MINUTES

[19-0167](#)

Approval of minutes for the Planning and Housing Commission meeting of February 11, 2019.

Attachments:

[20190211-P&H Minutes - DRAFT](#)

#### 6. CONSENT ITEMS

#### 7. PUBLIC HEARINGS

[19-0169](#)

CZ2017-0101 (CONTINUED): An application to change the zone on approximately 0.61 acres from A (Agricultural) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue. (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882).

**Recommended action:** That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL OF CZ2017-0101** to the City Council, based on the findings contained in the staff report.

**Attachments:**

[Staff Report](#)

[Aerial and Zoning Map](#)

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

[Exhibit B - Existing General Plan and South Corona CFP exhibit](#)

[Exhibit C - Parcel Map 37357](#)

[Exhibit D - Applicant's letter dated July 12, 2017](#)

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

[Exhibit F - Environmental Documentation](#)

[CZ2017-0101 PM37357 Presentation for Feb 25](#)

[19-0156](#)

PM 37357 (CONTINUED): A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agricultural) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone. (PM2017-0103) (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882).

**Recommended action:** That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of PM 37357** to the City Council, based on the findings contained in the staff report and conditions of approval.

**Attachments:**[Staff Report](#)[Aerial and Zoning Map.pdf](#)[Exhibit A - Parcel Map 37357 \(PM2017-0103\)](#)[Exhibit B - Conditions of Approval](#)[Exhibit C1 - Cross-Section for Othello Lane](#)[Exhibit C2 - Map of Existing Walls Along the South Bondaryline of Parcel 2](#)[Exhibit C3 - Street Views from Othello Lane](#)[Exhibit D - South Corona Community Facilities Plan - Policy 6](#)[Exhibit E - Applicant's letter dated July 13, 2018](#)[Exhibit F - Environmental Documentation](#)[19-0155](#)

CZ2018-0002: An application to change the zone on 1.46 acres located at 1215 E. Ontario Avenue from C-2 (Restricted Commercial) to C-3 (General Commercial) to facilitate the development of a 4,462 sq. ft. drive-through restaurant (Applicant: Ruben Gonzalez, PM Design Group, 38 Executive Park, Suite 310, Irvine, CA 92614).

**Recommended action:** That the Planning and Housing Commission recommend adoption of the Negative Declaration and **APPROVAL of CZ2018-0002** to the City Council, based on the findings contained in the staff report.

**Attachments:**[Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Proposed Zoning Map Amendment](#)[Exhibit B - Existing General Plan](#)[Exhibit C - Site Plan for Raising Cane's restaurant](#)[Exhibit D - Applicant's letter dated November 20, 2018 describing the scope of the project](#)[Exhibit E - Legal Description of the change of zone project site and Parcel Map 36633](#)[Exhibit F - Environmental Documentation](#)[CZ2018-0002 PPM2018-0011 PP Presentation](#)

[19-0157](#)

PPM2018-0011: Precise plan application to construct a 4,462 sq. ft. restaurant with drive-through services for Raising Cane's on 1.46 acres in the proposed C-3 (General Commercial) Zone located at 1215 E. Ontario Avenue (Applicant: Ruben Gonzalez, PM Design Group, 38 Executive Park, Suite 310, Irvine, CA 92614).

**Recommended action:** That the Planning and Housing Commission adopt the Negative Declaration and adopt Resolution No. 2529 **GRANTING** PPM2018-0011 based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Resolution No. 2529](#)

[Locational and Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Floor plan](#)

[Exhibits D1 & D2 - Detailed Elevation Plans](#)

[Exhibits E1 & E2 - Colored Elevation Plans](#)

[Exhibits F1 & F2 - Landscape Plan](#)

[Exhibit G - Applicant's letter dated November 20, 2018 addressing the scope of the project](#)

[Exhibit H - Environmental Documentation](#)

## 8. WRITTEN COMMUNICATIONS

## 9. ADMINISTRATIVE REPORTS

*Report by Director, Joanne Coletta*

## 10. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

## 11. ADJOURNMENT

*The next meeting of the Planning and Housing Commission is scheduled for Monday, March 11, 2019, 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**