



# 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*  
*Craig Siqueland, Commissioner*

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Monday, March 11, 2019

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

[19-0233](#)

Approval of minutes for the Planning and Housing Commission meeting of February 25, 2019.

Attachments:

[20190225-P&H Minutes - DRAFT](#)

#### 5. CONSENT ITEMS

#### 6. HOUSING ITEMS

*(Items listed below are not advertised as public hearings.)*

[19-0206](#)

Consideration of the purchase of surplus property owned by Riverside County Transportation Commission (RCTC) located at the southeast corner of Buena Vista and Second Street (APN 118-302-014) and southwest corner of Buena Vista and Second Street (APN 118-270-002 and 118-270-003) (Applicant: City of Corona Housing Authority).

**Recommended action:** That the Planning and Housing Commission:

1. Recommend that the Corona Housing Authority purchase the surplus property for future affordable housing on APNs 118-270-002 and 118-270-003; and
2. Recommend that the Corona Housing Authority purchase and dispose of APN 118-302-014 in an effort to increase the land area of an affordable housing project (Citrus Circle Apartments) located at 211 N. Buena Vista Avenue.

**Attachments:**

[Staff Report](#)

[Exhibit 1 - Location Map](#)

## 7. PUBLIC HEARINGS

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

[19-0204](#)

CZ2018-0002 (CONTINUED): 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 **CONTINUE CZ2018-0002** to the Planning and Housing Commission meeting of April 8, 2019.

**Attachments:**

[Staff Report](#)

[19-0205](#)

PPM2018-0011 (CONTINUED): 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 **CONTINUE PPM2018-0011** to the Planning and Housing Commission meeting of April 8, 2019.

**Attachments:**

[Staff Report](#)

[19-0218](#)

ZTA2019-0001: Zone text amendment to Title 17 of the Corona Municipal Code amending Chapter 17.74 (Signs) to revise the regulations for parcel identification signs for commercial properties. (Applicant: City of Corona).

**Recommended action:** That the Planning and Housing Commission recommend **APPROVAL OF ZTA2019-0001** to the City Council, based on the findings contained in the staff report.

**Attachments:**

[Staff Report](#)

[Exhibit A1 - A3 - Relined version of Sign Ordinance \(CMC Sections 17.74.130, 17.74.150 and](#)

[Exhibit B - Parcel Identification Sign Visual Example](#)

[Exhibit C - Infrastructure Committee Minutes \(January 9, 2019\)](#)

[Exhibit D - Infrastructure Committee Minutes \(February 6, 2019\)](#)

[Exhibit E - Notice of Environmental Exemption](#)

## 8. WRITTEN COMMUNICATIONS

## 9. ADMINISTRATIVE REPORTS

*Report by Director, Joanne Coletta*

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

## 11. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

[19-0232](#)

Report on the February 6, 2019 Infrastructure Committee meeting.

**Attachments:**

[20190206 Infrastructure Committee Minutes - Final](#)

## 12. ADJOURNMENT

*The next meeting of the Planning and Housing Commission is scheduled for Monday, March 25, 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**