



# 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, April 22, 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

[19-0402](#)

Approval of minutes for the Planning and Housing Commission meeting of April 8, 2019

Attachments:

[20190408-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.)*

[19-0400](#)

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 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 April 5, 2019 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](#)

**19-0401**

PPM2018-0011 (CONTINUED): Precise plan modification 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 A1 - Revised Site Plan \(April 2019\)](#)  
[Exhibit A2 - Initial Site Plan \(February 2019\)](#)  
[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 April 5, 2019 addressing the scope of the project](#)  
[Exhibit H - Environmental Documentation](#)  
[Exhibit I - Drive-through Queueing Analysis dated April 5, 2019](#)

**19-0389**

CUP2018-0003: Conditional use permit application to establish a 76-foot high wireless telecommunications facility designed as a mono-eucalyptus tree on a 0.69-acre property located south of Chase Drive and west of Skyline Drive in the R-1A (Single Family Residential) zone (Applicant: Peter Blied of Plancom, Inc. for Renegade Towers).

**Recommended action:**

That the Planning and Housing Commission adopt Resolution No. 2533 **DENYING CUP2018-0003**, based on the findings contained in the staff

report.

**Attachments:**

[Staff Report](#)

[Resolution No. 2533](#)

[Locational & Zoning Map](#)

[Exhibit A - Site Plans](#)

[Exhibit B - Project Conditions](#)

[Exhibit C - Equipment Layout Plan](#)

[Exhibit D - Antenna Layout Plan](#)

[Exhibit E - Elevation Plans](#)

[Exhibit F - Cross-Section of Project Site](#)

[Exhibit G - Applicant's letter describing alternative sites](#)

[Exhibit H - Propagation Maps](#)

[Exhibit I - Photosimulations](#)

[Exhibit J - Photograph of the project site taken April 12, 2019](#)

[Exhibit K - Community Meeting information for September 28 and 30, 2017](#)

[Exhibit L - Community Meeting information for November 29, 2018](#)

[Exhibit M - Infrastructure Committee Minutes, November 1, 2017](#)

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

[Exhibit O - Public correspondence opposing the project](#)

[Exhibit P - Petition against the project, 2017](#)

[Exhibit Q - Petition against the project, 2018](#)

[Exhibit R - Public correspondence supporting the project](#)

[CUP2018-0003 PP Presentation](#)

## **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, May 6, 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**