



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda

### Planning and Housing Commission

*Karen Alexander, Chair  
Timothy Jones, Vice Chair  
Viren Shah, Commissioner  
Craig Siqueland, Commissioner  
David Hooks, Commissioner*

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Monday, August 12, 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

[19-0685](#)

Approval of minutes for the Planning and Housing Commission meeting of July 22, 2019.

Attachments:

[20190722-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.)*

[19-0714](#)

CUP2018-0014 (CONTINUED): Conditional Use Permit application to establish and operate a 4,375 square foot public charter school within an existing commercial building located at 700 North Main Street in the CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01) (Applicant: Bill Calleja of Pivot Charter School, 700 North Main Street, Corona, CA 92880).

Recommended action: That the Planning and Housing Commission **CONTINUE CUP2018-0014** to the Planning and Housing Commission meeting of August 26, 2019.

**Attachments:**      [Staff Report](#)

[19-0703](#)

CUP2019-0001: Conditional Use Permit application to construct a 2,243-square-foot restaurant with drive-through services on a vacant 0.39-acre pad within an existing commercial center located on the south side of Green River Road, east of Dominguez Ranch Road (4300 Green River Road) in the NCD (Neighborhood Commercial District) designation of the Sierra Del Oro Specific Plan (SP85-02) (Applicant: Milton Economy, 1052 Flager Ranch Road, Corona, CA 92881).

**Recommended action:** That the Planning and Housing Commission recommend adoption of Resolution No. 2537 **GRANTING CUP2019-0001**, based on the findings contained in the staff report and conditions of approval.

**Attachments:**      [Staff Report](#)

[Resolution No. 2537](#)

[Locational and zoning map](#)

[Exhibit A-1 - Existing Overall Site Plan](#)

[Exhibit A-2 - Overall Site Plan](#)

[Exhibit A-3 - Focused Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Trash Enclosure Plan](#)

[Exhibit D - Floor Plan](#)

[Exhibit E1 - Elevation Plans North/South](#)

[Exhibit E2 - Elevation Plans East/West](#)

[Exhibit E3 - Colored Renderings](#)

[Exhibit E4 - Material and Color Palette](#)

[Exhibit F - Colored photographs of surrounding commercial center office park and service sta](#)

[Exhibit G - Landscape Plan](#)

[Exhibit H - Parking Study Summary](#)

[Exhibit I - Traffic Impact Assessment prepared by LL&G dated December 21, 2018](#)

[Exhibit J - Applicant's letter describing the operations of the restaurant with drive-through](#)

[Exhibit K - Environmental Documentation](#)

[CUP2019-0001 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, August 26, 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**