

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Agenda

Monday, February 10, 2020

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Craig Siqueland, Vice Chair
David Hooks, Commissioner
Timothy Jones, Commissioner
Vacant, Commissioner

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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.

MEETING MINUTES

1. [Approval of minutes for the Planning and Housing Commission meeting of January 21, 2020.](#)

Attachments: [20200121-P&H Minutes - DRAFT](#)

CONSENT ITEMS

PUBLIC HEARINGS

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

2. [CUP2019-0006 \(CONTINUED\): Conditional use permit to review the establishment of a Quick Quack self-service carwash proposed on 1.11 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

RECOMMENDED ACTION:

That the Planning and Housing Commission **CONTINUE**
CUP2019-0006 off calendar.

Attachments: [Staff Report](#)

3. [CUP2019-0007 \(CONTINUED\): Conditional use permit to review the establishment of a 3,761 square foot restaurant with drive-through services for Raising Cane's proposed on 1.29 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE**
CUP2019-0007 off calendar.

Attachments: [Staff Report](#)

4. [CUP2019-0008 \(CONTINUED\): Conditional use permit to review the establishment of a 4,355 square foot restaurant with drive-through services proposed on 0.98 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE CUP2019-0008** off calendar.

Attachments: [Staff Report](#)

5. [PM 37747 \(CONTINUED\): Parcel map application to subdivide 4.49 acres into three numbered lots for commercial purposes and two lettered lots for street dedication purposes located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

RECOMMENDED ACTION:

That the Planning and Housing Commission **CONTINUE PM 37747** off calendar.

Attachments: [Staff Report](#)

6. [CUP2018-0011: Conditional Use Permit for the construction and operation of a 105-foot-tall City-owned and operated lattice telecommunications tower at Water Reclamation Facility No. 1 located north of Railroad Street, east of Klug Circle \(2205 Railroad Street\) in the Agricultural zone \(Applicant: Tracy Martin, Utilities Project Manager, City of Corona Department of Water and Power, 755 Public Safety Way, Corona, CA 92880\)](#)

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2547 **GRANTING CUP2018-0011**, based on the findings contained in the staff report and conditions of approval.

Attachments: [Staff Report](#)
[Resolution No. 2547](#)
[Locational and zoning map](#)
[Exhibit A - Site Plan](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Tower Elevation Plan](#)
[Exhibit D - Existing City-owned Communications Tower Map](#)
[Exhibit E - WRF #1 Visual Impact Study & Site propagation Mapping](#)
[Exhibit F - Applicant's letter describing the proposed project](#)
[Exhibit G - Airport Land Use Commission Director's Determination](#)
[Exhibit H - Environmental Documentation](#)

7. [PM 37608: Parcel map application to subdivide 74.80 acres into 13 numbered lots for light industrial purposes, two lettered lots for street dedication purposes, and two lettered lots for conservation area purposes located at the northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, in the Light Industrial designation of the El Cerrito Specific Plan \(Applicant: Patrick Tritz, Latitude Business Park, LLC \(Rexco Development\), 2518 N. Santiago Blvd., Orange, CA 92867\).](#)

That the Planning and Housing Commission recommend adoption the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of PM 37608** to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

Attachments: [Staff Report](#)
[Locational and Zoning Map](#)
[Exhibit A - Parcel Map 37608](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Site Plan](#)
[Exhibit D - Environmental Documentation](#)
[Exhibit E - Intial Joint Project Review \(JPR #19-11-05-01\), dated January 3, 2020](#)
[Exhibit F1-F4 - Public Correspondences](#)
[Exhibit G - Public Comment Letter from Golden State Enviromental Justice Alliance, dated Ja](#)
[Exhibit H - Public Comment Letter from Better Neighborhoods, dated January 31, 2020](#)
[Exhibit I - Response to Public Comments memo](#)
[Exhibit J - Comment Letter from Department of Justice dated February 7, 2020](#)
[Exhibit K - Comment Letter from Department of Fish and Wildlife dated February 7, 2020](#)
[Exhibit L - Comment Letter from South Coast Air Quality Management District dated Februar](#)

8. [PP2019-0001: Precise plan application to review the site plan, architecture, and landscaping of 15 light industrial buildings totaling 1,074,771 million square feet proposed on 74.80 acres located at the northwest corner of Tom Barnes Street and Temescal Canyon Road, east of Interstate 15, in the Light Industrial designation of the El Cerrito](#)

[Specific Plan \(Applicant: Patrick Tritz, Latitude Business Park, LLC \(Rexco Development\), 2518 N. Santiago Blvd., Orange, CA 92867\).](#)

That the Planning and Housing Commission adopt Resolution No. 2549 **GRANTING PP2019-0001** based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Resolution No. 2549](#)

[Locational and Zoning Map](#)

[Exhibit A1-A2 - Site Plan and Parking Table](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Signage Program](#)

[Exhibit F - Access Easement Exhibit for Not A Part Parcels](#)

[Exhibit G - Parcel Map 37608](#)

[Exhibit H - Preliminary Grading Plan](#)

[Exhibit I - Letter from County Transportation Department, dated September 26, 2008, regardi](#)

[Exhibit J - Temescal Canyon Road Improvement Exhibit](#)

[Exhibit K1-K2 - Agency Comments](#)

[Exhibit L1-L4 - Public Correspondences](#)

[Exhibit M - Environmental Documentation](#)

[Exhibit N - Public Comment Letter from Golden State Enviromental Justice Alliance, dated Ja](#)

[Exhibit O - Public Comment Letter from Better Neighborhoods, dated January 31, 2020](#)

[Exhibit P - Response to Public Comments memo](#)

[Exhibit Q - Intial Joint Project Review \(JPR #19-11-05-01\), dated January 3, 2020](#)

[Exhibit R - Comment Letter from Department of Justice dated February 7, 2020](#)

[Exhibit S - Comment Letter from Department of Fish and Wildlife dated February 7, 2020](#)

[Exhibit T - Comment Letter from South Coast Air Quality Management District dated Februar](#)

WRITTEN COMMUNICATIONS

ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, February 24, 2020 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

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