

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, October 9, 2017

6:00 PM

Council Chambers

Planning and Housing Commission

Yolanda Carrillo, Chair
Kirk D. Bennett, Vice Chair
Timothy Jones, Commissioner
Mitchell Norton, Commissioner
Jeff Ruscigno, Commissioner

ROLLCALL

Present 5 - Yolanda Carrillo, Kirk Bennett, Tim Jones, Mitchell Norton, and Jeff Ruscigno

1. CALL TO ORDER

Chair Carrillo called the meeting to order.

2. PLEDGE OF ALLIGIANCE

Commissioner Norton led the Pledge of Allegiance.

3. MEETING MINUTES

[17-1185](#) Approval of minutes for the Planning and Housing Commission meeting of August 21, 2017 and September 25, 2017.

Attachments: [20170821-Planning and Housing Commission minutes-DRAFT.pdf](#)
[20170925-Planning and Housing Commission minutes-DRAFT.pdf](#)

A motion was made by Bennett, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of August 21, 2017. The motion was carried with the following Commissioners abstaining: Norton and Ruscigno

A motion was made by Norton, seconded by Bennett, that the Planning and Housing Commission approve the meeting minutes of September 25, 2017. The motion was carried with the following Commissioners abstaining: Jones

4. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

[17-1107](#) CZ16-007: A request to change the zone of 1.37 acres from C-2 (Restricted Commercial) to the C-3 (General Commercial) zone located on the south side of State Street, approximately 100 feet west of State Street and recommendation for the Planning and Housing Commission to DENY CZ16-007 based on the findings contained in the staff report (Applicant: Mr. Tahir Salim of Salim Development, 1307 W. Sixth Street, Suite 202, Corona, CA 92882).

Attachments: [Locational and zoning map](#)
[Exhibit A- Proposed zoning map amendment](#)
[Exhibit B- Existing General Plan](#)
[Exhibit C- Corona Municipal Code Chapter 17.33- Commercial Zones](#)
[Exhibit D- Applicant's letter dated November 29, 2016](#)
[Exhibit E1- Correspondence in support of project](#)
[Exhibit E2- Correspondence in support of project](#)
[Exhibit E3- Correspondence in support of project](#)
[Exhibit E4- Correspondence in support of project](#)
[Exhibit F- Email from Mr. and Mrs. Ortega opposing the project](#)
[Exhibit G- Correspondence from State Street residents opposing project](#)

At the request of Chair Carrillo, Terri Manuel, Planning Manager, reviewed the staff report and exhibits for the three related public hearing items: CZ16-007, PP16-016, and CUP16-009. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Norton asked for clarification on whether the applicant reached out to the homeowners.

Ms. Manuel stated the applicant was instructed to conduct an outreach, but it was not specified exactly how that would occur. The applicant can elaborate further on what method was used.

Chair Carrillo opened the public hearing.

BRIAN TOMER, RESIDENT, stated he represents the seller of this property. The owners would like to sell the property and locate to a place closer to their children. Mr. Tomer stated the proposed project includes a 25-foot setback to the wall that separates the land from the residential community next door. He stated that the wall is actually supposed to be eight feet, not six feet. The applicant has made the effort to get the right amount of buffering between the project and the residential area. That area is a well traveled street. Regardless of what type of project that eventually ends up at this site, even with the current zoning, traffic will increase. It seems the developer is willing to make modifications and pay for some of the cost. Mr. Tomer stated he is sure there are those here tonight that are in opposition to this project. He hopes it is based on the merit of the project and not because of other conditions in the city. He is in favor of this project.

TAHIR SALIM, REPRESENTING SALIM DEVELOPMENT, stated that the developer started working on this project approximately two years ago. He

was informed then that a Change of Zone would need to be approved, and that a traffic study would need to be completed, as well as some other studies. A traffic study was completed as well as other studies for Phase I and Phase II environmental including a sound study. With respect to the residents, the applicant reached out multiple times, mailed certified letters, and conducted home visits. Three residents were supportive of the project. Later, through the city, the developer discovered there were residents opposed to the project. If there is a concern regarding the increased traffic, the applicant is open to completing at least one of the two projects and then possibly moving forward from there. Currently, there is only one other Weinerschnitzel that has inside dining and no drive-through. That is located off Ontario Avenue. The other location is off Main Street and has no drive-through. Mr. Salim said he has been a Corona resident for 20 years which is one reason why he wanted to complete this project in Corona. He said that it should be a very good project. The applicant is willing to pay for the traffic mitigations, which is what the traffic study recommended.

STEVE NOLAN, RESIDENT, stated he is disappointed the developer was not properly guided by staff or by members of the Infrastructure Committee. The purpose of the Committee is to assist developers so they can present a well-developed project. At Committee, topics such as traffic studies, building designs, landscape versus buffers, etc. are discussed. Mr. Nolan said he understands developers want to make revenue, but it should never be for the sole purpose of gaining revenue. It is already a safety issue exiting the Shell gas station in that area as it is. There are several crashes along Ontario Avenue and Temescal that occur on a regular basis. Mr. Nolan said he lives on Rising Sun Road, and he cannot turn right onto Temescal Canyon Road without waiting 3-5 minutes. It is not safe; it is one lane westbound. There is a constant flow of traffic. To allow this project in this area without proper mitigation is going to get people killed. The Committee members should have denied the applicant at the Committee meeting. There is a lot of staff time being wasted. Staff should properly guide the applicant through the process to target all the traffic concerns. Mr. Nolan thanked the Planning and Housing Commissioners who were present at the Committee meeting when this project was presented because they asked all the right questions. The City Council members, however, did not and they let this project float around for years.

DON FULLER, RESIDENT, stated he is opposed to this project and said that there seems to be a pattern. Just because a project passes legislative muster, it should not be approved. A project should not be approved just because it does not break city standards or ordinances. A project could still be a bad idea. Mr. Fuller said he drove by the proposed project area and adding these businesses will make the area so much more congested

for the existing residents. Mr. Fuller thanked staff for recommending denial of the project.

YVETTE GUERRERO, RESIDENT, stated she is opposed to this project. She only received one piece of correspondence from the applicant. The letter asked for a signature if the resident approved of the project. There was no option to indicate if the resident opposed the project. Her concerns are the traffic, safety, crime, homelessness, and noise.

NATALIE ORTEGA, RESIDENT, stated she is opposed to this project. Her concerns are the traffic and the noise. She said that right now her parents enjoy spending time in their backyard. This project will impact how the family spends their time outside.

GABRIEL ORTEGA, RESIDENT, stated he is opposed to this project. His concerns are the increased traffic and crime.

VERONICA ORTEGA, RESIDENT, stated she is opposed to this project. Her concern is the noise. She said that the applicant did speak to her, and she informed him she was opposed to the project. The letter she received was only to approve of the project.

SARAH NERHUS, RIVERSIDE COUNTY RESIDENT, stated the traffic has increased exponentially over the years. She has concerns about the homeless, trash, traffic, the quality of life, noise, and extra lighting that will come with this project.

JOE MORGAN, RESIDENT, stated he attended the Infrastructure Committee meeting when this project was first introduced and the applicants claimed that they reached out to the residents. The applicants mailed letters to surrounding residents only giving them the option of supporting the project along with an offer for free car washes. Most of the letters included in the staff report that were in favor of the project were from people who do not even live in the area.

FRANCISCO VILLARREAL, RESIDENT, stated the applicant does not care about the residents. He stated his concerns include the increased traffic, crime, and safety. The applicant should propose this project in an area that is already zoned for these types of businesses.

DANIEL MORENO, RIVERSIDE COUNTY RESIDENT, stated he grew up on State Street. His concerns include the traffic that exists and will increase if this project is approved. He was not approached by the developer at all.

SUZANNE MORENO, RESIDENT, stated her main concern is the traffic that already exists in this area and that will increase due to this project. Another concern is the homeless that will be attracted to this project area.

ANGEL CERDA, RESIDENT, stated there is a lot of traffic on State Street, especially since people think State Street is an entrance to the 15 freeway. His concern is the traffic that will increase and homelessness that will increase.

Chair Carrillo closed the public hearing.

A motion was made by Bennett, seconded by Jones, that the Planning and Housing Commission DENY CZ16-007 based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 5 - Carrillo, Bennett, Jones, Norton, and Ruscigno

17-1109

PP16-016: Precise Plan application to review the site plan and architecture of a 730 square foot restaurant with a drive-through service on 1.37 acres in the C-2 (Restricted Commercial) Zone located on the south side of Ontario Avenue, approximately 100 feet west of State Street and recommendation for the Planning and Housing Commission to adopt Resolution No. 2504 DENYING PP16-016 based on the findings contained in the staff report (Applicant: Tahir Salim of Salim Development).

Attachments: [Resolution No. 2504](#)

[Locational and zoning map](#)

[Exhibit A- Site Plan](#)

[Exhibit B- Project conditions](#)

[Exhibit C- Floor plans](#)

[Exhibit D- Elevations](#)

[Exhibit E- Landscape plans](#)

[Exhibit F- Conceptual grading plans](#)

[Exhibit G- Applicant's letter dated November 29, 2016](#)

[Exhibit H1- Correspondence in support of project](#)

[Exhibit H2- Correspondence in support of project](#)

[Exhibit H3- Correspondence in support of project](#)

[Exhibit H4- Correspondence in support of project](#)

[Exhibit I- Email from Mr. and Mrs. Ortega opposing project](#)

[Exhibit J- Correspondence from State Street residents opposing project](#)

A motion was made by Bennett, seconded by Jones, that the Planning and Housing Commission recommend adoption of Resolution No. 2504 DENYING PP16-016 based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 5 - Carrillo, Bennett, Jones, Norton, and Ruscigno

[17-1140](#)

CUP16-009: A request for a conditional use permit to establish a 2,880 square feet self-service drive-through car wash on 1.37 acres in the C-2 (Restricted Commercial) zone located on the south side of Ontario Avenue, approximately 100 feet west of State Street and recommendation for the Planning and Housing Commission to adopt Resolution No. 2503 DENYING CUP16-009 based on the findings contained in the staff report (Applicant: Tahir Salim of Salim Development).

Attachments: [Resolution No. 2503](#)

[Locational and zoning map](#)

[Exhibit A- Site plan](#)

[Exhibit B- Project conditions](#)

[Exhibit C- Floor plan](#)

[Exhibit D- Elevation plans](#)

[Exhibit E- Landscape plans](#)

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[Exhibit I- Email from Mr. and Mrs. Ortega opposing project](#)

[Exhibit J- Correspondence from State Street residents opposing project](#)

A motion was made by Bennett, seconded by Norton, that the Planning and Housing Commission recommend adoption of Resolution No. 2503 DENYING CUP16-009 based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 5 - Carrillo, Bennett, Jones, Norton, and Ruscigno

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

None.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

[17-1108](#) Report by Vice Chair Bennett or Commissioner Ruscigno on the October 4, 2017 Infrastructure Committee meeting.

Attachments: [20171004 Infrastructure Comm agenda.pdf](#)

Commissioner Ruscigno stated at the October 4, 2017 Infrastructure Committee meeting information was provided regarding the proposed facade improvements to the Temescal Village Plaza at the northwest corner of Magnolia Avenue and Rimpau Avenue, and there was no set timeline stated for those improvements to be done.

11. ADJOURNMENT

Chair Carrillo adjourned the meeting at 7:02 p.m. to the Planning and Housing Commission meeting of Monday, October 23, 2017, commencing at 6:00 p.m. in the City Hall Council Chambers.