

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, July 9, 2018

6:00 PM

Council Chambers

Planning and Housing Commission

Mitchell Norton, Chair
Timothy Jones, Vice Chair
Yolanda Carrillo, Commissioner
Tony Dunn, Commissioner
Jeff Ruscigno, Commissioner

1. ROLL CALL

Present 3 - Yolanda Carrillo, Mitchell Norton, and Jeff Ruscigno

Absent 2 - Tim Jones, and Tony Dunn

1. CALL TO ORDER

Chair Norton called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Commissioner Carrillo led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Mr. Rich Winn spoke about the involvement of the Corona Historic Preservation Society for past 20 years in discussion on whether the city should have a Historic Commission or allow the Planning Commission to perform those functions. But because of cost concerns about having additional staff, the decision was made to let the Planning Commission make those decisions.

Mr. Winn also spoke regarding the Commissioner handbook provided by the CHPS and how they have attempted to send newsletters bi-monthly to the Planning Department staff, but it seems as if it has been getting misrouted.

Mr. Winn asked if staff is receiving the newsletter.

JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR, stated she received it before but has not lately.

4. MEETING MINUTES

18-1870 Approval of minutes for the Planning and Housing Commission meeting of May 21, 2018.

Attachments: 20180521-P&H Minutes - DRAFT

No actions for approval due to lack of Quorum for the purpose of Minutes.

18-1913 Approval of minutes for the Planning and Housing Commission meeting of June 25, 2018.

Attachments: 20180625-P&H Minutes - DRAFT

No actions for approval due to lack of Quorum for the purpose of Minutes.

5. CONSENT ITEMS

None

6. PUBLIC HEARINGS

18-1889

HRLM2018-0001: Application to nominate an 1893 Vernacular Wood Frame home located at 1839 South Main Street in the R1-7.2 Zone (Single Family Residential, 7,200 square foot minimum lot size) as a Historic Landmark on the Corona Register of Historic Resources (Applicant: Jon and Rashelle McCarroll).

Attachments: Locational and Zoning Map

Exhibit A - Statements of architectural and historical significance

Exhibits B1-B7 - Photographs of property

Exhibit C - Environmental Documentation

Exhibit D - CHPS letter dated June 16, 2018

Exhibit E - Aerial map of property

HRLM2018-0001 PP Presentation

At the request of Chair Norton, Lupita Garcia, Assistant Planner, reviewed the staff report for HRLM2018-0001. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission. Chair Norton opened the Public Hearing.

WES SPEAKE, CORONA HISTORIC PRESERVATION SOCIETY, spoke in favor of this property becoming a landmark property and its tremendous amount of history with the City of Corona. The restructure and repairs done have brought back its original look.

Chair Norton closed the Public Hearing.

Commissioner Ruscigno noted the roofing material as being composition.

Chair Norton reopened the Public Hearing.

TOM RICHINS, RESIDENT, spoke about the beauty and the history of the property, and its having the city's oldest lemon and orange trees.

Chair Norton reclosed the Public Hearing.

Commissioner Ruscigno stated that the composition roof does not detract from it. With fire code laws it would not be wood shake in today's climate and he definitely supports.

A motion was made by Ruscigno, seconded by Carrillo, that the Planning and

Housing Commission recommend APPROVAL of HRLM2018-0001 to the City Council. The motion carried by the following vote:

Aye: 3 - Carrillo, Norton, and Ruscigno

18-1894 **CUP2018-0005:** Conditional Use Permit application to establish and operate a 34,100 square-foot indoor recreational trampoline park within an existing 100,850 square-foot commercial building located at 705 North Main Street, Suites 106/108, in the MU (Mixed Use) District of the North Main Street Specific Plan (SP99-01) (Applicant: Steve Coyne of Waypoint Group, LLC., 567 San Nicolas Drive, Suite 270, Newport Beach, CA 92660).

Attachments: Resolution No. 2513

Locational and zoning map

Exhibit A - Site Plan

Exhibit B - Conditions of Approval

Exhibit C - Floor Plan

Exhibit D - Applicant's letter dated June 1, 2018

Exhibit E - Environmental Documentation

Exhibit F - Aerial and Vicinity Map

CUP2018-0005 PP Presentation

At the request of Chair Norton, Harald Luna, Associate Planner, reviewed the staff report for CUP2018-0005. At the conclusion of his presentation, Mr. Luna offered to answer any questions of the Commission.

Commissioner Ruscigno asked who generated the parking analysis.

Mr. Luna stated that the applicant hired consultant Keil Mayberry of LL & G.

Commissioner Ruscigno stated that the parking deficit is pretty close with the other tenants' operational hours.

Commissioner Carrillo asked whether the other tenants approved having less parking spaces.

JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR, stated that the tenants were notified of the application, and the property manager is in charge of regulating that. There are no parking spaces being taken away as the specific plan allows staff to look at the shared analysis based on the uses within property. Some uses have higher peak volume than others, even though they have been allocated parking spaces, but not necessarily all are used at the same time. The consultant LL&G conducted an analysis based on methodology and came up with high demand and low demand, and based on number of spaces provided, they meet the demand

of the center.

Chair Norton asked if any concerns were raised by the other occupants.

Ms. Coletta stated there were no comments.

Chair Norton opened the Public Hearing.

SHAWN BENSON, AEROSPORTS CORPORATION, stated that during their project, the Building & Fire Department required them to put a fire-demising wall at 20,000 square feet. It set the project back a year and a half with a cost of \$500,000. He expressed that he wants to be treated equally and will monitor the project closely to make sure there is equal treatment as they are the same use.

STEVE COYNE, WAYPOINT GROUP, LLC., stated the project has been in a 2 year process, and they have consulted with the tenants with no issue with sharing that use. The peak hours during week and weekends are different for the uses, as the trampoline caters to children's events after school and weekends while the gym is the busiest in the mornings. Their building was one existing building and it is a heavily fire-sprinklered, and the separation issue would be dealt with through Building and Safety.

Commissioner Carrillo asked of the age groups that will use the facility.

Mr. Coyne stated that the sites he had visited in Southern California, the age groups run all over the map including teens and young adults.

Commissioner Carrillo asked if one can make reservations like a Chuck E. Cheese Pizza place.

VICKI CASSIDY, TENANT, stated there are five party rooms that consist in birthday party packages that go for an hour and a half.

Commissioner Carrillo asked if there are any coaches for how to use the equipment.

Ms. Cassidy stated that are 40 court monitors.

Chair Norton asked what the name will be in front of the building.

Ms. Cassidy stated it would be Big Air Trampoline Park.

Chair Norton asked if this would be a smaller space as compared to SkyZone.

Ms. Cassidy stated she is not familiar with SkyZone square footage.

Chair Norton asked if there are any concerns of it being too small for the intended purposes.

Ms. Cassidy stated there are no concerns as their other locations are around the same size.

AUSTIN BENSON, AEROSPORTS CORPORATION, spoke regarding their approval process and fire systems for their project as the City of Corona required them to resubmit their plans with a 65-foot demising fire wall and upgraded fire system after approval. He indicated the city lost their approved plans, and it cost them \$585,000 to put the wall and new fire system in place.

Chair Norton closed Public Hearing.

Commissioner Ruscigno asked if, upon submittal of plans, they will need to meet current fire codes.

Ms. Coletta stated that they would need to go through the Tenant Improvement plan check process and comply with requirements based on type of construction and occupancy.

A motion was made by Carrillo, seconded by Ruscigno, that the Planning and Housing Commission recommend adoption of Resolution No. 2513 GRANTING CUP2018-0005, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Carrillo, 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

NONE.

11. ADJOURNMENT

Chair Norton adjourned the meeting at 6:37 p.m. to the Planning and Housing Commission meeting of Monday, July 23, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.