



## Agenda Report

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File #: 18-2084

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### AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 9/19/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

**SUBJECT:**

Public Hearing for City Council consideration of Ordinance No. 3282 for CZ2018-0001, an application to change the zone on approximately 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) (located approximately 350 feet west of Lincoln Avenue, north of Sixth Street), and consideration of the Negative Declaration regarding potential environmental impacts of the project. (Applicant: Fitschen Family Trust)

**RECOMMENDED ACTION:**

That the City Council

1. Adopt the Negative Declaration, and approve CZ2018-0001 as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3282, first reading of an ordinance approving a change of zone on 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) on property generally located approximately 350 feet west of Lincoln Avenue and north of Sixth Street (CZ2018-0001).

**ANALYSIS:**

CZ2018-0001 will change the zone on 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial). The request is being sought at this time because the applicant is processing a parcel map application, PM37452, which will correspondingly subdivide 8.81 acres into two parcels creating the subject 0.2 acres as its own parcel. The change of zone is consistent with the current zoning in the immediate area because the properties along Sixth Street are also zoned C-3. Although the existing commercial building on the subject 0.2 acres is part of the mobile home park and under the same ownership, the building is separated from the park and has its own separate access from Sixth Street. The existing building has no direct access to the mobile home park and the subject site is viewed as being on its own parcel given its physical location and appearance from Sixth Street.

The change of zone in conjunction with PM 37452 will allow the owner of the property to sell the 0.2 acres previously developed for commercial purposes to a proprietor interested in building and operating a commercial establishment on the property that is separate from the mobile home park.

CZ2018-0001 will also establish consistency with the General Plan as the property is designated General Commercial. The change of zone is also consistent with General Plan Policy 1.4.4 to proactively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The applicant has paid all required processing fees for this request.

**ENVIRONMENTAL ANALYSIS:**

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, a negative declaration was prepared for the project because the initial study showed that there is no substantial evidence in light of the whole record before the City that the project may have a significant effect on the environment.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting of August 20, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Carrillo/Jones) and carried unanimously, with Commissioner Dunn absent, that the Planning and Housing Commission adopt the Negative Declaration and approval of CZ2018-0001 to the City Council, based on the findings contained in the staff report. The minutes of the Planning and Housing Commission meeting are included as Exhibit 5.

**PREPARED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

**REVIEWED BY:** KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

**REVIEWED BY:** MICHELE NISSEN, ASSISTANT CITY MANAGER

**SUBMITTED BY:** DARRELL TALBERT, CITY MANAGER

**EXHIBITS**

1. City Ordinance No. 3282.
2. Locational and Zoning Map.
3. Proposed Change of Zone.
4. Planning and Housing Commission Staff Report.
5. Draft Minutes of the Planning and Housing Commission meeting of August 20, 2018.

**APPLICANT INFORMATION**

*Name: Fitschen Family Trust, 1203 W. Sixth Street, Corona*

**ORDINANCE NO. 3282**

**AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA  
APPROVING A CHANGE OF ZONE ON 0.2 ACRES FROM  
MP (MOBILE HOME PARK) TO C-3 (GENERAL  
COMMERCIAL) ON PROPERTY GENERALLY LOCATED  
APPROXIMATELY 350 FEET WEST OF LINCOLN AVENUE  
AND NORTH OF SIXTH STREET (CZ2018-0001)**

**WHEREAS**, on August 20, 2018, the Planning and Housing Commission of the City of Corona ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council of the City of Corona ("City Council") approve a change of zone ("Change of Zone") of 0.2 acres generally located approximately 350 feet west of Lincoln Avenue, north of Sixth Street ("Subject Property"), from MP (Mobile Home Park) to C-3 (General Commercial) to permit commercial uses on the Subject Property; and

**WHEREAS**, while the Subject Property is zoned MP (Mobile Home Park), the underlying General Plan designation is General Commercial; and

**WHEREAS**, the proposed Change of Zone will allow the Subject Property to be developed in a manner consistent with the properties in the immediate surrounding areas which consist of a mobile home park to the north and commercial development to the east, south and west of the Subject Property and, along with companion application PM 37452 (PM2018-0001), will facilitate the separation of the Subject Property from the adjacent mobile home park and, ultimately, the redevelopment and re-use of the existing vacant commercial building on the Subject Property; and

**WHEREAS**, on the basis of the initial study, which indicated that all potential environmental impacts from the Change of Zone were less than significant or could be mitigated to a level of insignificance, a Negative Declaration ("ND") was prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

**WHEREAS**, the ND was made available to the public and to all interested agencies for review and comment on August 1, 2018, pursuant to CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

**WHEREAS**, the Planning Commission based its recommendation to approve the Change of Zone on the findings set forth below and adoption of the ND; and

**WHEREAS**, on September 19, 2018, the City Council conducted a duly noticed public hearing at which all persons wishing to testify in connection with the Change of Zone were heard and the Change of Zone was comprehensively reviewed.



**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1. CEQA Findings.** As the decision-making body for this Change of Zone, the City Council has reviewed and considered the information contained in the ND, the initial study and the administrative record for this Change of Zone, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the ND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

A. The ND, initial study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines.

B. The ND and initial study contain a complete and accurate reporting of the environmental impacts associated with this Change of Zone and reflects the independent judgment and analysis of the City Council.

C. There is no substantial evidence in the administrative record supporting a fair argument that the Change of Zone may result in significant environmental impacts.

D. All environmental impacts of the Change of Zone are less than significant.

**SECTION 2. Adoption of Negative Declaration.** The City Council hereby approves and adopts the ND prepared for this Change of Zone.

**SECTION 3. Change of Zone Findings.** Pursuant to Corona Municipal Code (“CMC”) section 17.104.120 and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. This proposed Change of Zone is in conformity with the General Plan map and text for the following reasons:

(i) The C-3 zone is consistent with the General Commercial designation of the General Plan as the C-3 zone designation being proposed will enable the Subject Property to be subdivided and sold for commercial development in the future.

(ii) CZ2018-0001 is consistent with Policy 1.4.4 of the General Plan as it encourages the re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites in consideration of adjoining uses.

(iii) CZ2018-0001 is consistent with Policy 1.11.5 of the General Plan as is promotes reinvestment in declining shopping centers and districts, with an emphasis on new retail uses that serve adjacent neighborhoods and contributes to the overall vitality of the City.

B. The Subject Property is suitable for the uses permitted in the C-3 zone in terms of access, size of parcel and relationship to similar or related uses for the following reasons:

(i) The Subject Property fronts the Sixth Street commercial corridor in an area that has existing commercial development and existing public infrastructure such as water, sewer, electricity and street access.

(ii) The 0.2 acre parcel proposed by accompanying application Parcel Map 37452 is capable of supporting development under the C-3 zone.

C. This proposed Change of Zone is necessary and proper at this time and is not likely to be detrimental to the adjacent property or residences for the following reasons:

(i) The C-3 zone proposed for the Subject Property will not be detrimental to the adjacent properties because the surrounding zoning and land uses for the properties fronting Sixth Street in the immediate area are zoned C-3 and commercial land uses are developed near the Subject Property.

(ii) The C-3 zone is necessary at this time because the change of zone will allow the 0.2 acres to function as its own parcel separate from the mobile home park and encourage redevelopment of the underutilized site.

D. This proposed Change of Zone is in the interest of the public health, safety, necessity, convenience and general welfare and in accordance with good zoning practice for the following reason:

(i) CZ2018-0001 facilitates future orderly development of the Subject Property as any future development would be required to adhere to the development standards described by the Corona Municipal Code and would enable underutilized property to be developed for commercial uses similar in nature to the existing commercial development in the immediate and surrounding area.

**SECTION 5. Approval of Change of Zone (CZ2018-0001).** CZ2018-0001 is hereby approved to change 0.2 acres of real property located approximately 350 feet west of Lincoln Avenue, north of Sixth Street, as described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, from MP (Mobile Home Park) to C-3 (General Commercial) as described in Chapter 17.24 of Title 17 of the Corona Municipal Code.

**SECTION 6. Modification of Zoning Map.** The Community Development Director shall modify the Official Zoning Map of the City of Corona in accordance with this Ordinance to

indicate thereon the zoning applicable to the Subject Property as set forth on the map attached as Exhibit "B" attached hereto and incorporated by reference.

**SECTION 7. Custodian of Records.** The documents and materials that constitute the record of proceedings on which the findings set forth in this Ordinance have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is Joanne Coletta, Community Development Director.

**SECTION 8. Effective Date of Ordinance.** The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper published in the City of Corona. This Ordinance shall take effect and be in force on the 30<sup>th</sup> day after its adoption.

**ADOPTED** this 3rd day of October 2018.

\_\_\_\_\_  
Mayor of the City of Corona, California

**ATTEST:**

\_\_\_\_\_  
City Clerk of the City of Corona, California

## **CERTIFICATION**

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held on the 19th day of September 2018, and thereafter at regular meeting held on the 3<sup>rd</sup> day of October 2018, it was duly passed and adopted by the following vote of the Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 3rd day of October 2018.

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City Clerk of the City of Corona, California

## **SUMMARY**

On October 3, 2018, the Corona City Council will consider approving a Change of Zone to change the zone on 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) on property generally located approximately 350 feet west of Lincoln Avenue, north of Sixth Street. A certified copy of the full text of this proposed ordinance is posted in the City Clerk's office.

The City Council meets at 6:30 p.m. in the Council Chambers in the Corona City Hall, located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.



**EXHIBIT "A"**

**LEGAL DESCRIPTION AND DEPICTION**

**(THE LEGAL DESCRIPTION AND DEPICTION ARE ATTACHED AS PAGES B-1  
THROUGH B-3 BEHIND THIS PAGE)**

**CHANGE OF ZONE  
LEGAL DESCRIPTION  
1125 WEST 6<sup>TH</sup> STREET**

THAT PORTION OF THE EAST HALF OF LOT 1, BLOCK 67 PER MAP IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOUND IN BOOK 9, PAGE 6 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE WEST LINE OF SAID EAST HALF WITH THE NORTH RIGHT-OF-WAY OF SIXTH STREET (40.00 FOOT HALF-WIDTH) AS SHOWN ON RECORD OF SURVEY FOUND IN BOOK 90, PAGES 3 THROUGH 16, INCLUSIVE, OF RECORD OF SURVEYS;

THENCE, NORTH 08°04'19" EAST ALONG SAID WEST LINE A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON A LINE 44.00 FEET DISTANT FROM AND PARALLEL TO THE CENTER LINE OF SAID SIXTH STREET;

THENCE, NORTH 08°04'19" EAST ALONG SAID WEST LINE A DISTANCE OF 115.19 FEET;

THENCE, SOUTH 81°03'40" EAST A DISTANCE OF 75.01 FEET;

THENCE, SOUTH 08°04'12" WEST A DISTANCE OF 114.01 FEET TO SAID PARALLEL LINE;

THENCE, NORTH 81°57'53" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**.

PROPERTY ALSO SHOWN AS PARCEL 2 OF PARCEL MAP NO. 37452.

SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS, OFFERS OF DEDICATION, RIGHTS AND RIGHT OF WAYS OF RECORD.

CONTAINING APPROXIMATELY 8,595 SQUARE FEET (0.20 ACRES).

This legal description was prepared by me or under my direction.

# CHANGE OF ZONE EXHIBIT

## LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF LOT 1, BLOCK 67 PER MAP IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOUND IN BOOK 9, PAGE 6 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID EAST HALF WITH THE NORTH RIGHT-OF-WAY OF SIXTH STREET (40.00' HALF-WIDTH) AS SHOWN ON RECORD OF SURVEY FOUND IN BOOK 90, PAGES 3-16, INCLUSIVE, OF RECORD OF SURVEYS;

THENCE, N08°04'19"E ALONG SAID WEST LINE A DISTANCE OF 119.19 FEET;

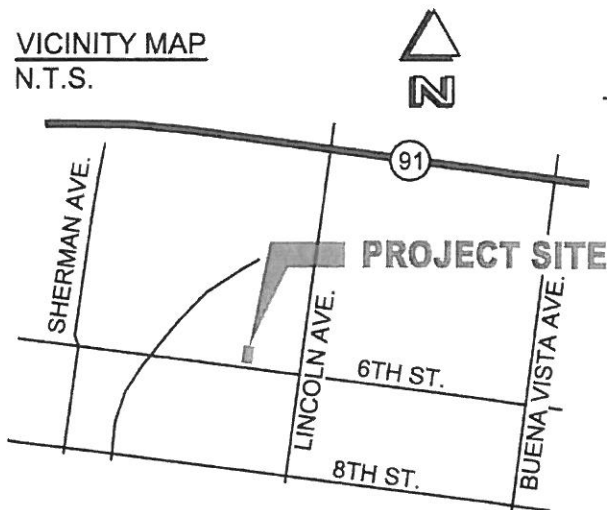
THENCE, S81°03'40"E A DISTANCE OF 75.01 FEET;

THENCE, S08°04'12"W A DISTANCE OF 118.01 FEET TO SAID NORTH RIGHT-OF-WAY;

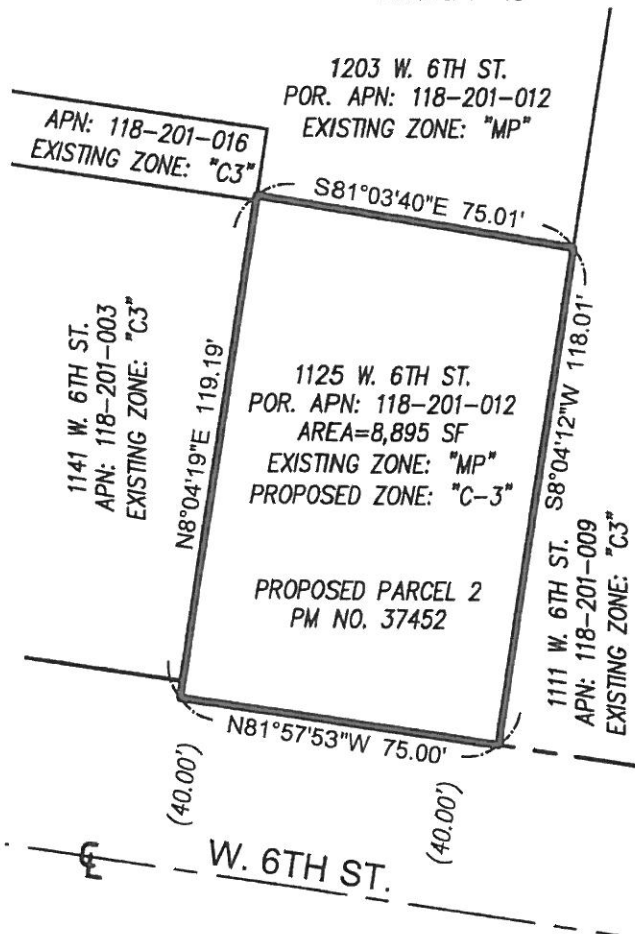
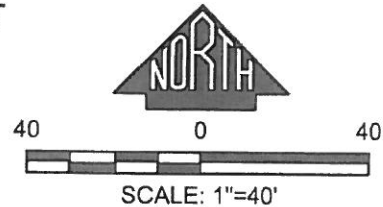
THENCE, N81°57'53"E ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 8,895 SF (0.20 ACRES).

## VICINITY MAP N.T.S.



CITY OF CORONA, CA



## LEGEND:

"C3"	RESTRICTED COMMERCIAL
"MP"	MOBILE HOME PARK
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTER LINE
---	BOUNDARY OF ZONE CHANGE

DRAWN BY: K.B.O.  
CHECKED BY: E.J.B.  
DATE: 03-08-18  
JOB NO.: 174457



JOSEPH E. BONADIMAN & ASSOCIATES, INC.  
ENGINEERS • G.I.S. • SURVEYING • PLANNING

TEL. (909) 885-3806  
234 NORTH ARROWHEAD AVE.  
SAN BERNARDINO, CA 92408  
FAX (909) 381-1721  
www.bonadiman.com

PROJECT:  
CHANGE OF ZONE  
1125 W. 6TH ST.  
POR. APN: 118-201-012

SHT. NO.  
1  
OF 1

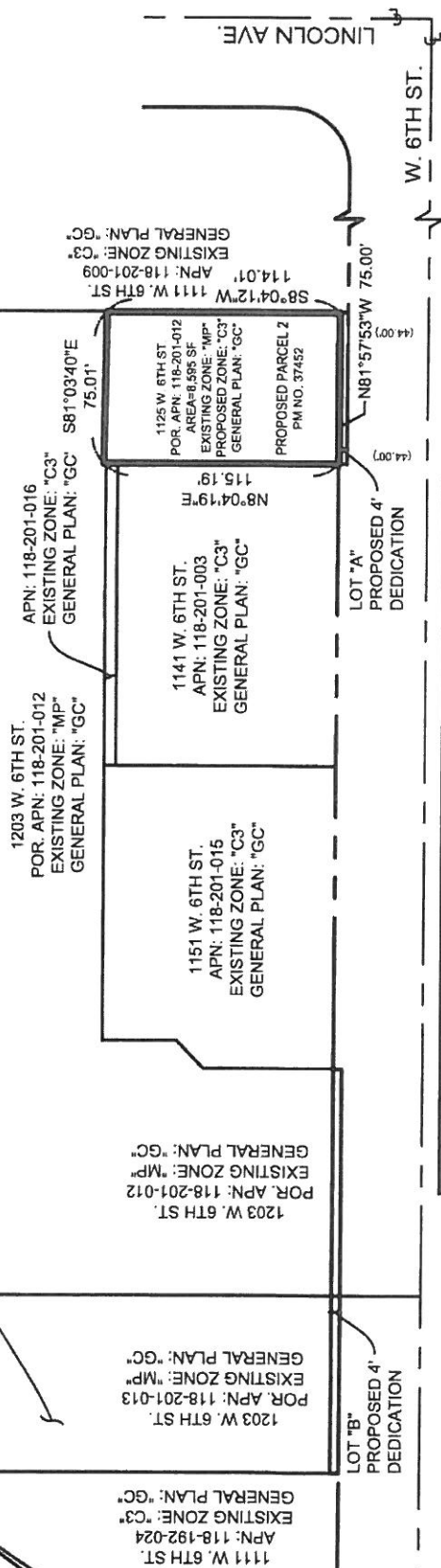
LEGEND:

"C3" RESTRICTED COMMERCIAL  
 "MP" MOBILE HOME PARK  
 "GC" GENERAL COMMERCIAL  
 --- EXISTING RIGHT-OF-WAY  
 --- EXISTING CENTER LINE  
 === BOUNDARY OF ZONE CHANGE



VICINITY MAP  
N.T.S.

PROPOSED PARCEL 1  
P.M. NO. 37452  
(EXISTING MOBILE HOME PARK)



DRAWN BY: K.B.O.  
CHECKED BY: E.J.B.  
DATE: 05-18-18  
JOB NO.: 174457



**TEL. (909) 885-3806**  
234 NORTH ARROWHEAD AVE.  
SAN BERNARDINO, CA 92408  
**FAX (909) 381-1721**  
[www.bonsaliman.com](http://www.bonsaliman.com)

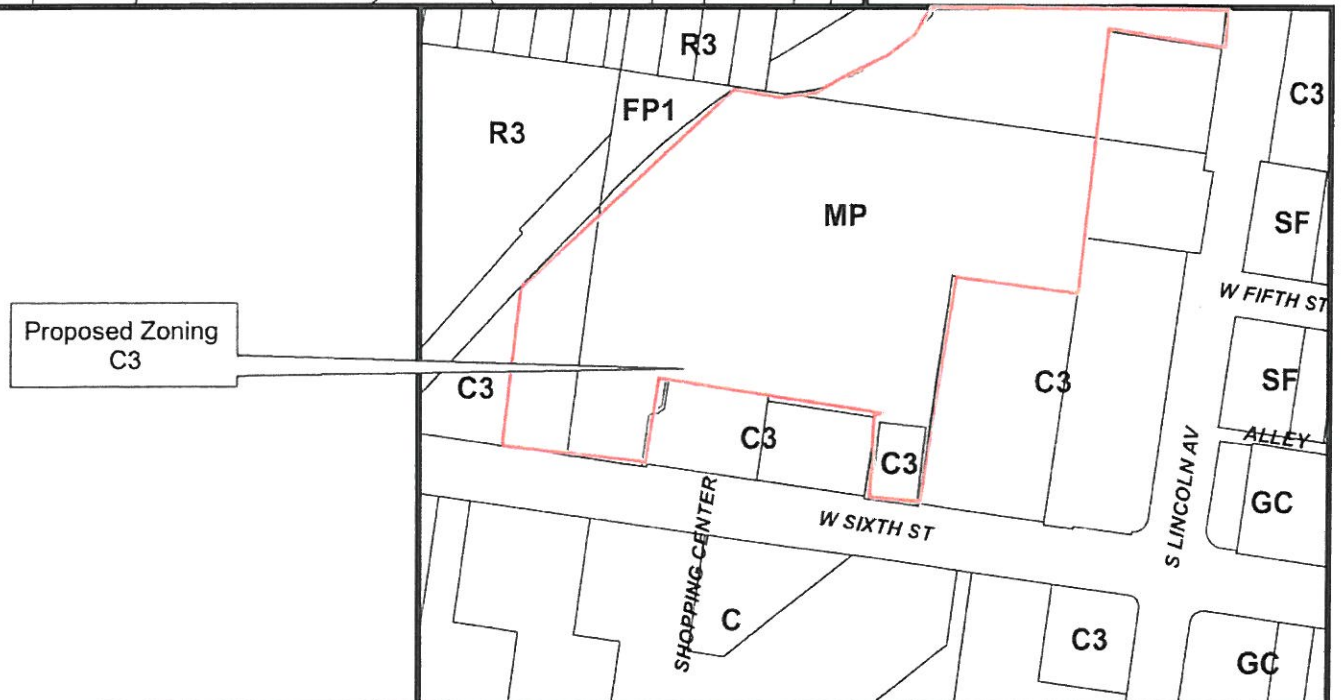
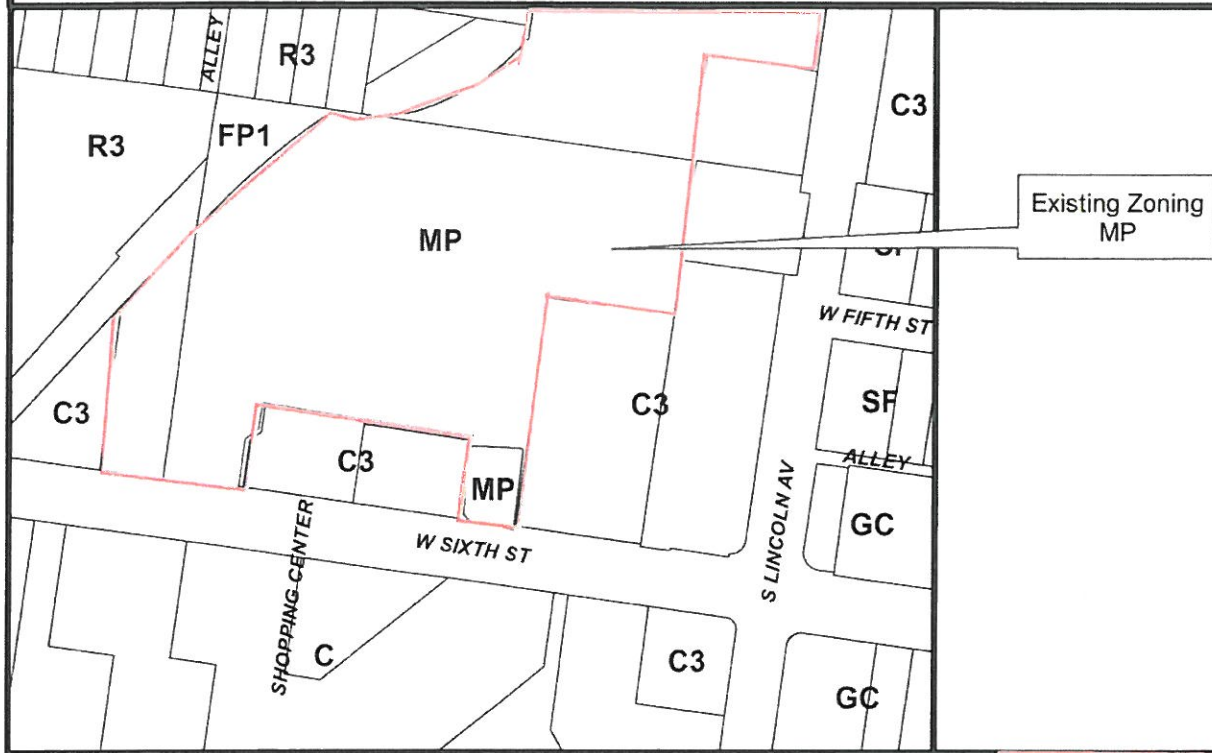
PROJECT: CHANGE OF ZONE  
1125 W. 6TH ST.  
POR. APN: 118-201-012

**EXHIBIT "B"**  
**PROPOSED CHANGES OFFICIAL ZONING MAP**

**(THE PROPOSED OFFICIAL ZONING MAP IS ATTACHED AS PAGE C-1 BEHIND  
THIS PAGE)**



# CHANGE OF ZONE EXHIBIT



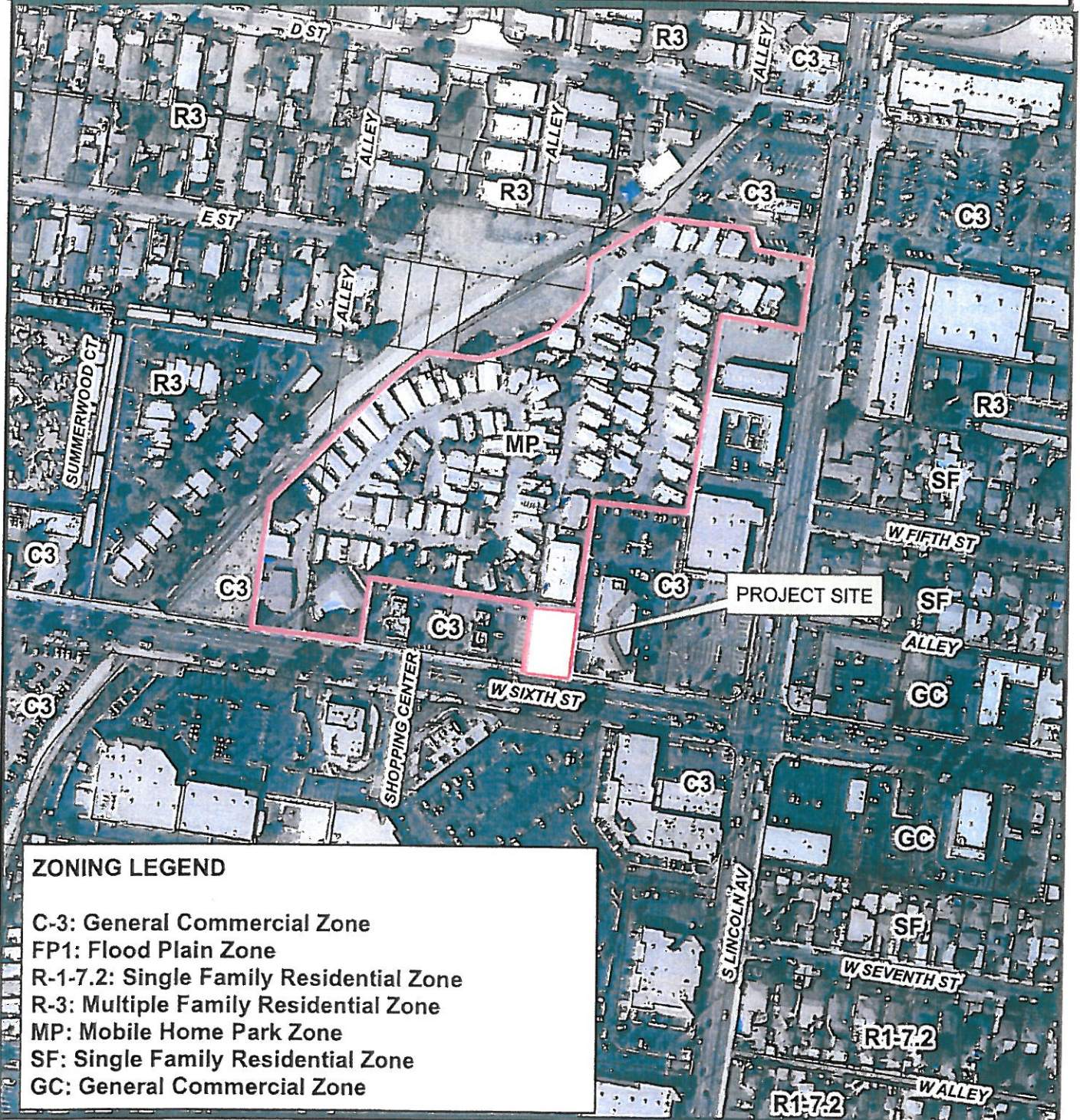
Date: 08/09/2018

1125 W. Sixth Street  
CZ2018-0001 & PM2018-0001 (PM37452)



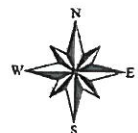


# AERIAL & ZONING MAP



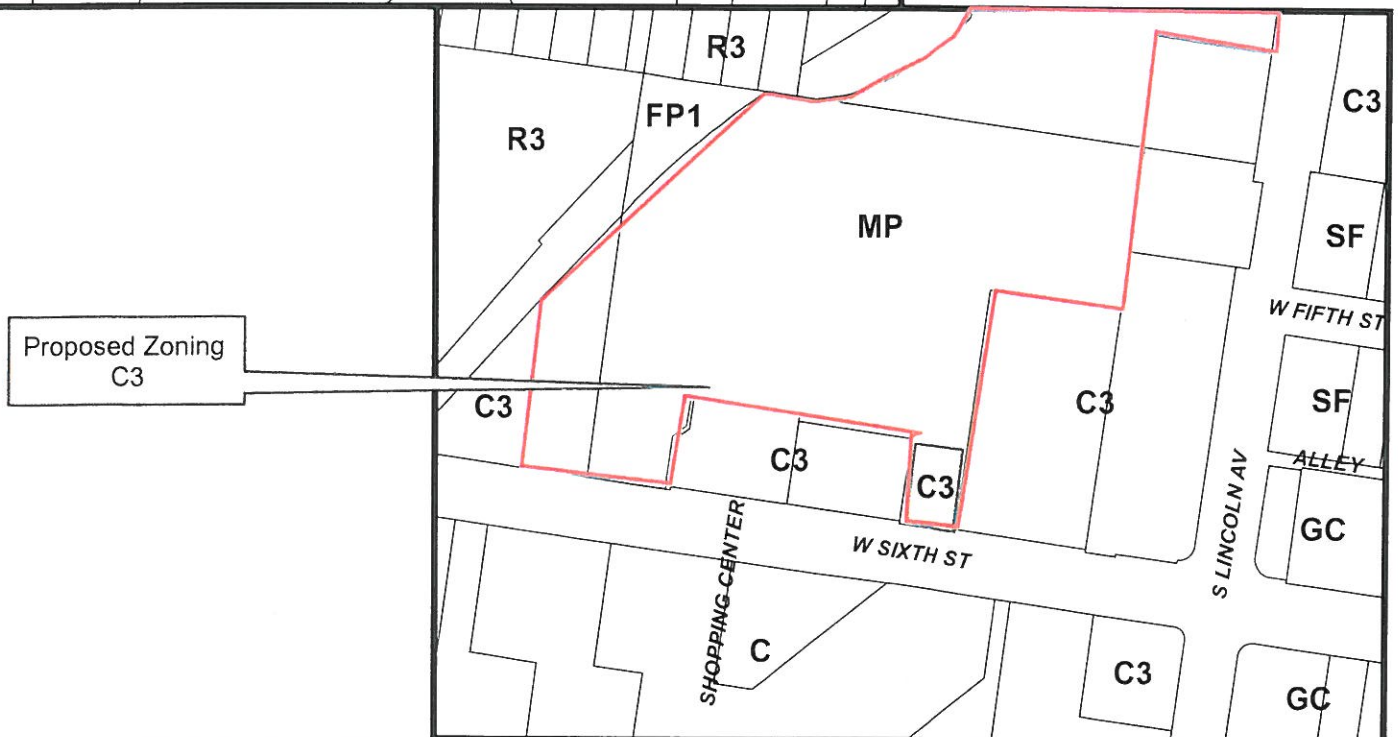
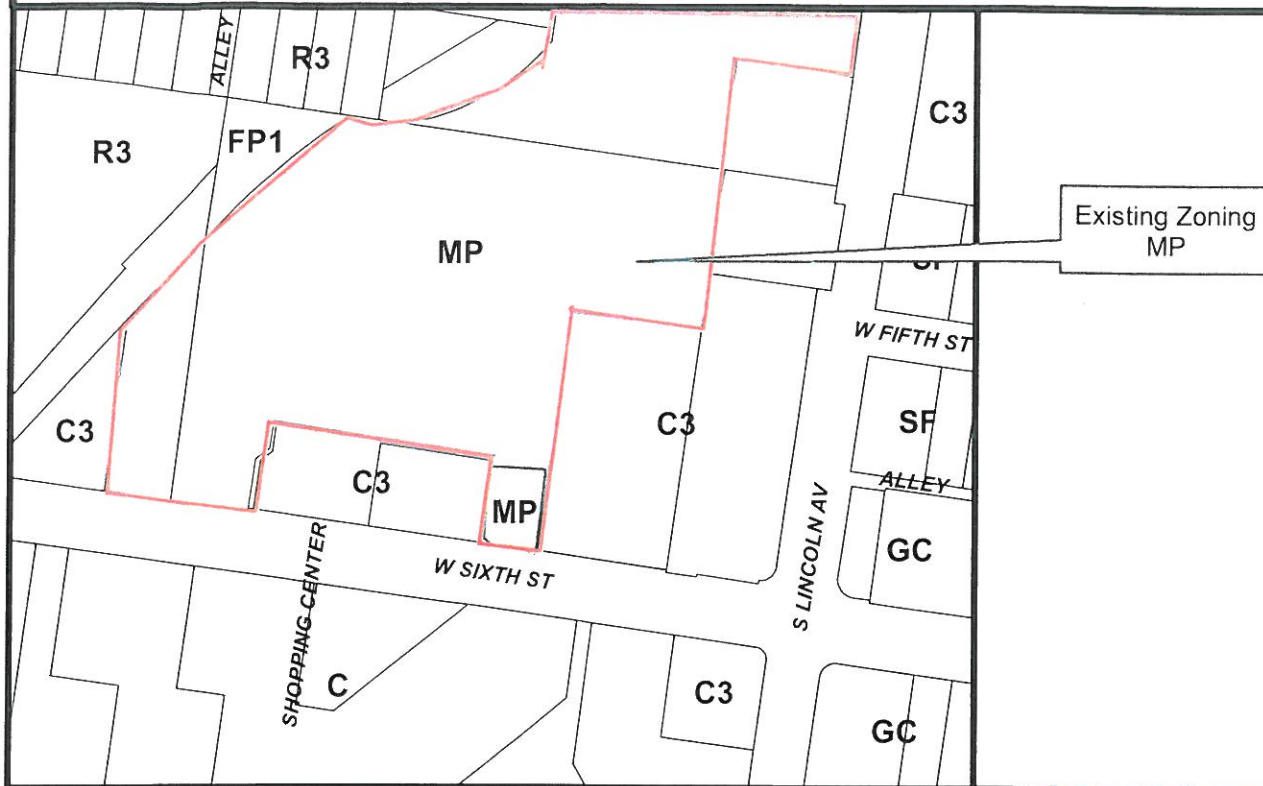
Date: 08/08/2018

1125 W. Sixth Street  
CZ2018-0001 & PM2018-0001 (PM37452)





# CHANGE OF ZONE EXHIBIT



Date: 08/09/2018

1125 W. Sixth Street  
CZ2018-0001 & PM2018-0001 (PM37452)



**EXHIBIT 3**



Agenda Report

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File #: 18-2034

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 8/20/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**CZ2018-0001:** Application to change the zone on approximately 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) located approximately 350 feet west of Lincoln Avenue, north of Sixth Street APN: 118-201-012 (Applicant: Fitschen Family Trust, 1203 W. Sixth Street Corona CA 92882).

**RECOMMENDED ACTION:**

That the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of CZ2018-0001 to the City Council based on the findings contained in the staff report.

**PROJECT SITE SUMMARY**

Area of Property: 0.2 acres  
Existing Zoning: MP (Mobile Home Park)  
Proposed Zoning: C-3 (General Commercial)  
Existing General Plan: GC (General Commercial)  
Existing Land Use: Vacant Commercial Building  
Proposed Land Use: No development proposal  
Surrounding Land Uses:  
N: MP (Mobile Home Park)/Flamingo Mobile Home Park  
E: C-3 (General Commercial)/Commercial development  
S: C-3 (General Commercial)/Commercial development  
W: C-3 (General Commercial)/Commercial development

**BACKGROUND**

The 0.2 acre site contains a 1,717 square foot vacant commercial building. The project site is bordered by a mobile home park to the north, commercial development to the east, south and west. The site is currently zoned MP (Mobile Home Park) but the underlying General Plan designation is General Commercial. The applicant also submitted accompanying application PM 37452 (PM2018-

0001), to subdivide the single parcel into two parcels to separate the mobile home park from the commercial building. The mobile home park will remain in the MP (Mobile Home Park) Zone; however, with the parcelization of the site separating it from the mobile home park, the 0.2 acres accommodating the vacant commercial building can be re-zoned to establish consistency with the underlying General Plan which is General Commercial.

Currently, there is an open building enforcement case (BE2017-0020) against the subject property for a substandard building not approved for occupancy. The commercial building has been vacant since 2013. At this time, there is no development proposal for the commercial building, as the applicant intends to sell the newly created parcel for future development. Therefore, should new development be proposed on the site in the future, a Development Plan Review and Precise Plan will be required, and the building enforcement case will have been resolved.

### **PROPOSED CHANGE OF ZONE**

CZ2018-0001 will change the zone on 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial). The request is being sought at this time because the applicant is processing a parcel map application, PM37452, which will correspondingly subdivide 8.81 acres into two parcels creating the subject 0.2 acres as its own parcel. The change of zone is consistent with the current zoning in the immediate area because the properties along Sixth Street are also zoned C-3. Although the existing commercial building on the subject 0.2 acres is part of the mobile home park and under the same ownership, the building is separated from the park and has its own separate access from Sixth Street. The existing building has no direct access to the mobile home park and the subject site is viewed as being on its own parcel given its physical location and appearance from Sixth Street.

The change of zone in conjunction with PM 37452 will allow the owner of the property to sell the 0.2 acres previously developed for commercial purposes to a proprietor interested in building and operating a commercial establishment on the property that is separate from the mobile home park.

### **ENVIRONMENTAL ANALYSIS:**

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, a negative declaration was prepared for the project because the initial study showed that there is no substantial evidence in light of the whole record before the City that the project may have a significant effect on the environment. The negative declaration is provided as Exhibit D.

### **FISCAL IMPACT**

The applicant has paid all the required application processing fees.

### **PUBLIC NOTICE AND COMMENTS**

A 20-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the *Sentinel Weekly News* and posted at the project site. As of the preparation of this report, staff has received no comments in reference to CZ2018-0001.



## STAFF ANALYSIS

The subject property directly fronts Sixth Street, a commercial corridor, and is surrounded on three sides by existing development. The site is currently zoned MP with a General Plan designation of General Commercial. CZ2018-0001 will re-zone the subject 0.2 acres appropriately to be consistent with the General Plan designation and the current character of the area.

Additionally, CZ2018-0001 will serve to implement General Plan goals and policies encouraging re-use of underutilized buildings in consideration of uses that serve the city's residents and business community. The change of zone is also consistent with General Plan Policy 1.4.4 to pro-actively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. Therefore, CZ2018-0001 is recommended for approval based on the following findings.

## FINDINGS FOR APPROVAL OF CZ2018-0001

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The environmental assessment shows that there is no substantial evidence that the project may have a significant or potentially significant adverse effect on the environment. Therefore, a negative declaration was prepared for CZ2018-0001.
2. The proposed change of zone is in conformity with the General Plan map and text for the following reasons:
  - a. The C-3 zone is consistent with the General Commercial designation of the City's General Plan. The C-3 zone is being proposed on the project site to enable the project site to be subdivided and sold for development in the future.
  - b. CZ2018-0001 is consistent with General Plan Policy 1.4.4 to encourage the re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites in consideration of adjoining uses.
  - c. CZ2018-0001 is consistent with General Plan Policy 1.11.5 to promote reinvestment in declining shopping centers and districts, with an emphasis on new retail uses that serve adjacent neighborhoods and contribute to the overall vitality of the city.
3. The subject property is suitable for the uses permitted in the C-3 zone in terms of access, size of parcel, relationship to similar or related uses, for the following reasons:
  - a. The project site fronts the Sixth Street commercial corridor in an area that has existing commercial development and existing public infrastructure such as water, sewer, electricity and street access.
  - b. The 0.2 acre parcel proposed by accompanying application Parcel Map 37452 is capable of supporting development under the C-3 Zone.
4. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents for the following reasons:

- a. The C-3 Zone proposed on the project site will not be detrimental to the adjacent properties because the adjacent zoning for the properties fronting Sixth Street in the immediate area are zoned C-3 and commercial land uses are developed in vicinity of the project site.
  - b. The C-3 Zone is necessary at this time because the change of zone would allow the 0.2 acres to function as its own parcel separate from the mobile home park and encourage redevelopment of the underutilized site.
5. The proposed change of zone is in the interest of the public health, safety, necessity, convenience and general welfare and in accordance with good zoning practice for the following reason:
- a. CZ2018-0001 will facilitate future orderly development of the project site as any future development would be required to adhere to the development standards prescribed by Corona Municipal Code and would enable underutilized property to have commercial development similar in nature to the existing commercial development in the immediate and surrounding area.

**PREPARED BY:** LUPITA GARCIA, ASSISTANT PLANNER

**REVIEWED BY:** TERRI MANUEL, PLANNING MANAGER

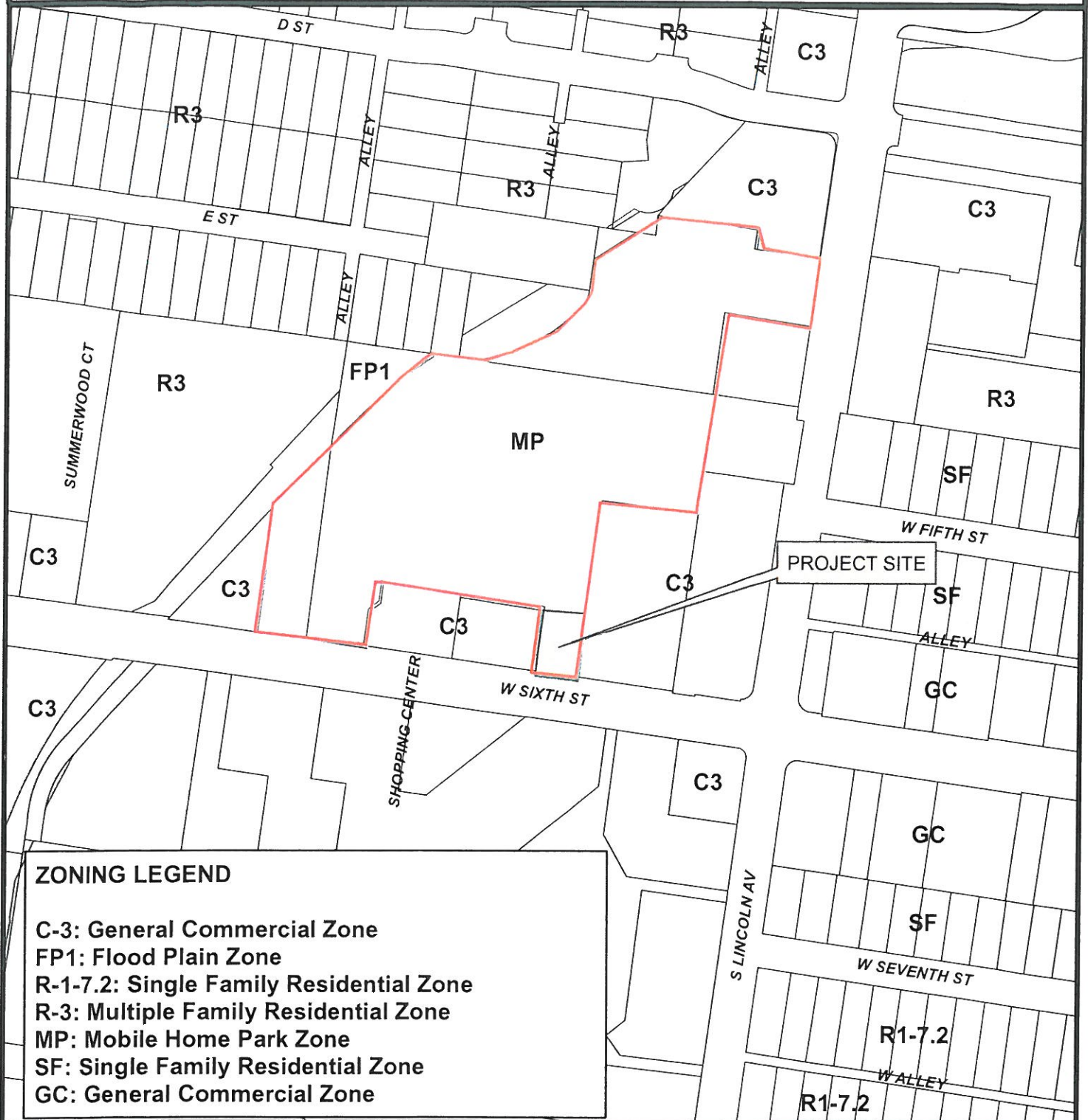
**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

**EXHIBITS**

- 1. Locational and Zoning Map
- 2. Exhibit A - Existing and Proposed zoning map amendment
- 3. Exhibit B - Applicant's letter dated March 29, 2018
- 4. Exhibit C - Legal Description and plat of the change of zone project site
- 5. Exhibit D - Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2293

# LOCATIONAL & ZONING MAP

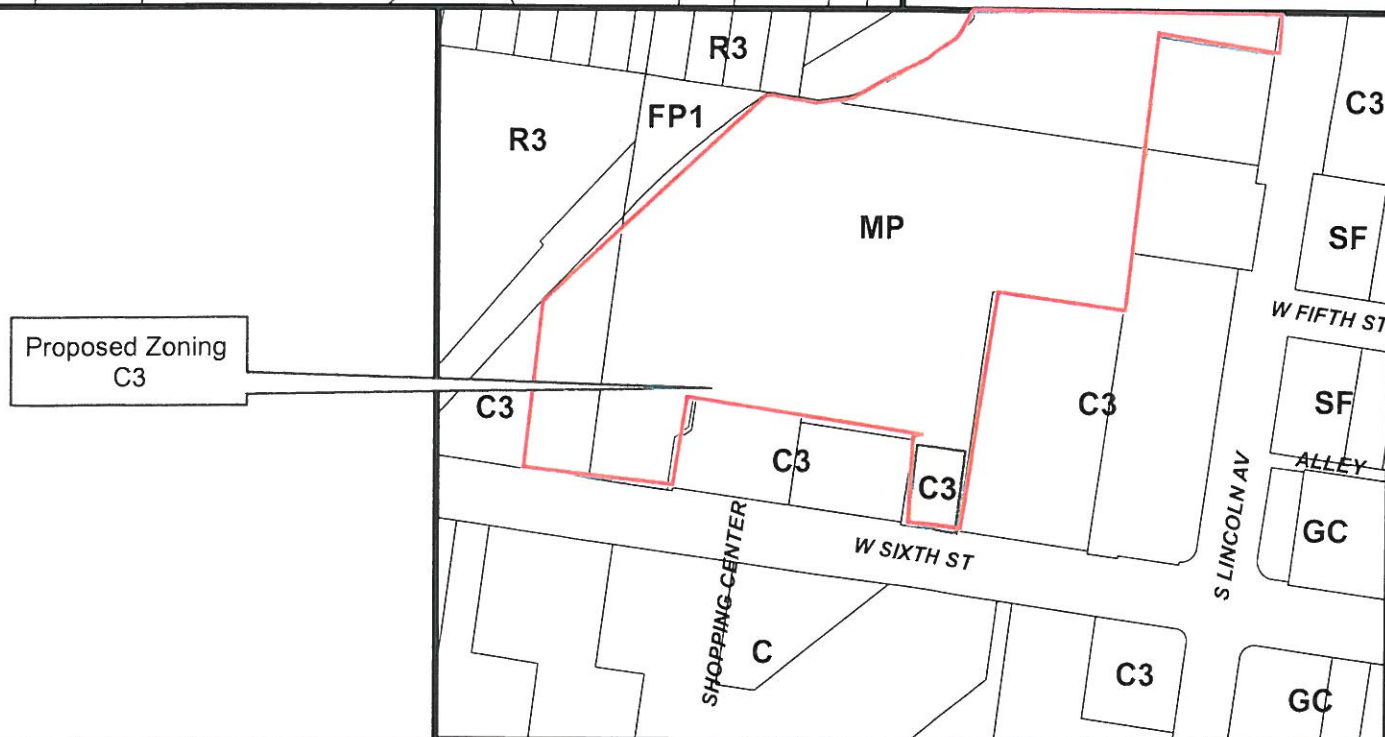
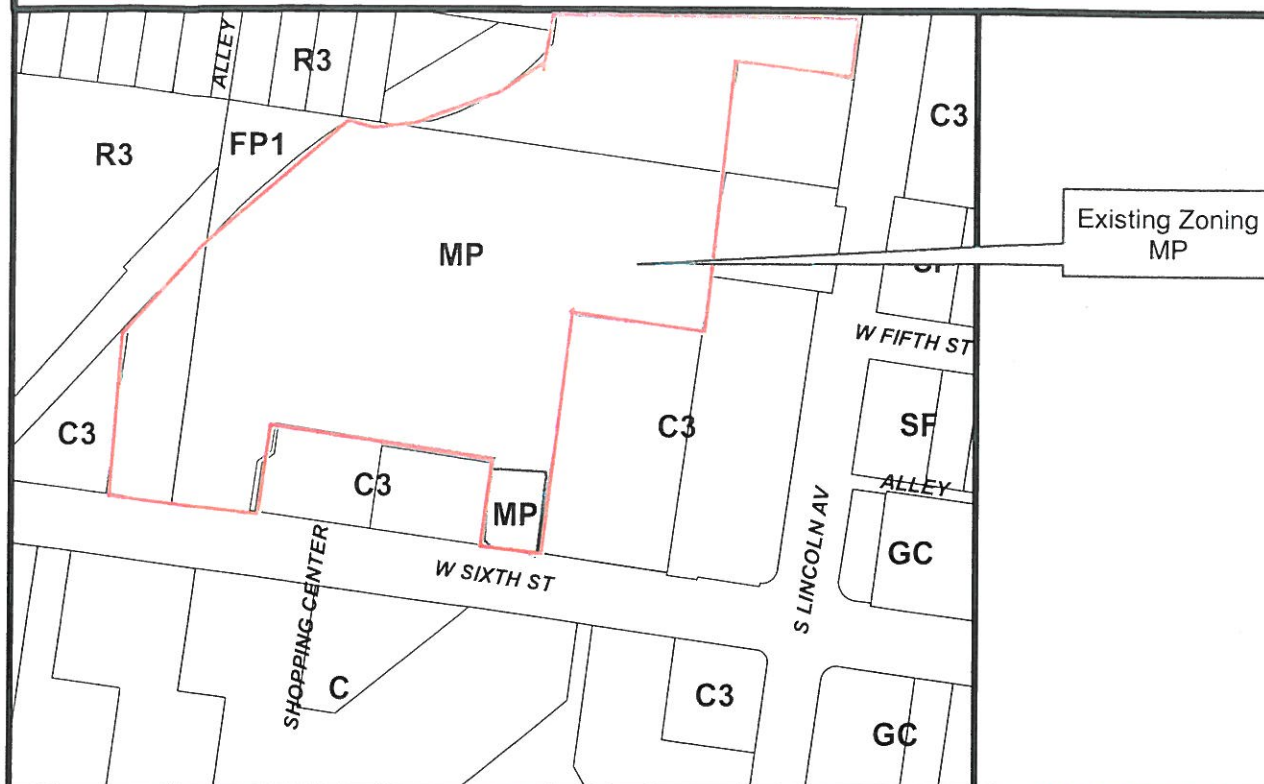


Date: 7/24/2018

1125 W. Sixth Street  
CZ2018-0001 & PM2018-0001 (PM37452)

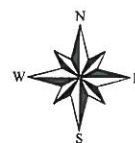


# CHANGE OF ZONE EXHIBIT

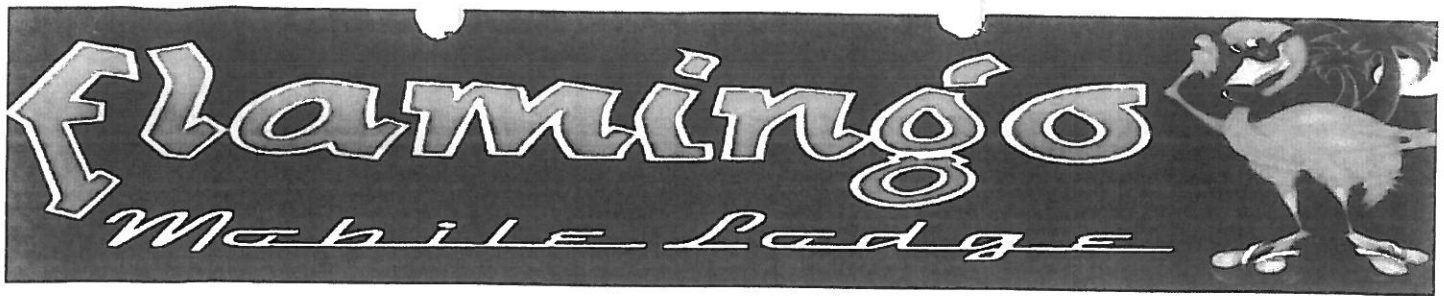


Date: 08/09/2018

1125 W. Sixth Street  
CZ2018-0001 & PM2018-0001 (PM37452)







1203 W Sixth St, Corona, CA. 92882  
951-737-4140  
[www.flamingomobilelodge.com](http://www.flamingomobilelodge.com)

March 29, 2018

City of Corona  
Community Development Department  
Planning Division  
400 S Vicentia Ave.  
Corona, CA. 92882

Attn: City Staff

RE: Parcel Map & Change of Zone for 1125 W Sixth St

The site located at 1125 W Sixth St is an unused portion of the Mobilehome Park known as Flamingo Mobile Lodge (1203 W Sixth St). In the past the property operated as a bar for more than 40 years.

It is the owner's intent to split this lot off, clean up property lines and rezone the new parcel as commercial (C3); which would conform to the surrounding area. This will allow the owner to sell the property and allow new business to come in and remove the blight from this area.

The property is surrounded on the East, West and South by commercial businesses and fast food restaurants.

We humbly submit this package as this endeavor will not only benefit the property owner, but the community as a whole.

Sincerely,

Kelly Taylor  
Business Manager  
Fitschen Family Trust  
DBA: Flamingo Mobile Lodge

**CHANGE OF ZONE  
LEGAL DESCRIPTION  
1125 WEST 6<sup>TH</sup> STREET**

THAT PORTION OF THE EAST HALF OF LOT 1, BLOCK 67 PER MAP IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOUND IN BOOK 9, PAGE 6 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE WEST LINE OF SAID EAST HALF WITH THE NORTH RIGHT-OF-WAY OF SIXTH STREET (40.00 FOOT HALF-WIDTH) AS SHOWN ON RECORD OF SURVEY FOUND IN BOOK 90, PAGES 3 THROUGH 16, INCLUSIVE, OF RECORD OF SURVEYS;

THENCE, NORTH 08°04'19" EAST ALONG SAID WEST LINE A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON A LINE 44.00 FEET DISTANT FROM AND PARALLEL TO THE CENTER LINE OF SAID SIXTH STREET;

THENCE, NORTH 08°04'19" EAST ALONG SAID WEST LINE A DISTANCE OF 115.19 FEET;

THENCE, SOUTH 81°03'40" EAST A DISTANCE OF 75.01 FEET;

THENCE, SOUTH 08°04'12" WEST A DISTANCE OF 114.01 FEET TO SAID PARALLEL LINE;

THENCE, NORTH 81°57'53" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**.

PROPERTY ALSO SHOWN AS PARCEL 2 OF PARCEL MAP NO. 37452.

SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS, OFFERS OF DEDICATION, RIGHTS AND RIGHT OF WAYS OF RECORD.

CONTAINING APPROXIMATELY 8,595 SQUARE FEET (0.20 ACRES).

This legal description was prepared by me or under my direction.

# CHANGE OF ZONE EXHIBIT

## LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF LOT 1, BLOCK 67 PER MAP IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOUND IN BOOK 9, PAGE 6 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID EAST HALF WITH THE NORTH RIGHT-OF-WAY OF SIXTH STREET (40.00' HALF-WIDTH) AS SHOWN ON RECORD OF SURVEY FOUND IN BOOK 90, PAGES 3-16, INCLUSIVE, OF RECORD OF SURVEYS;

THENCE, N08°04'19"E ALONG SAID WEST LINE A DISTANCE OF 119.19 FEET;

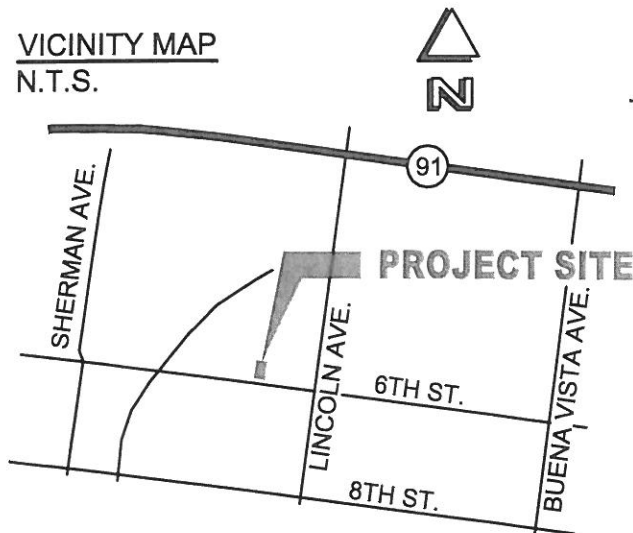
THENCE, S81°03'40"E A DISTANCE OF 75.01 FEET;

THENCE, S08°04'12"W A DISTANCE OF 118.01 FEET TO SAID NORTH RIGHT-OF-WAY;

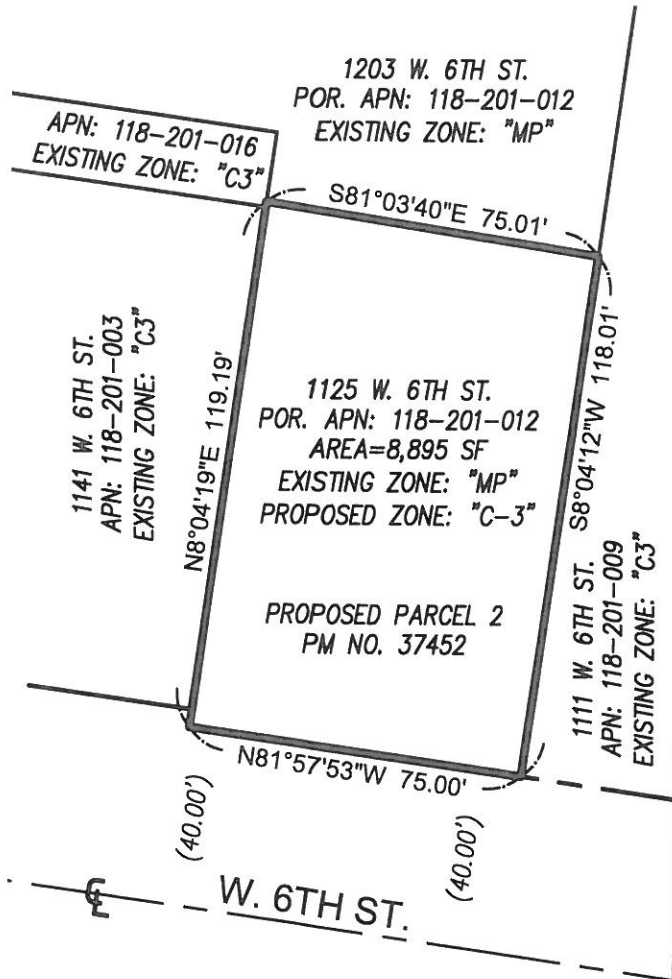
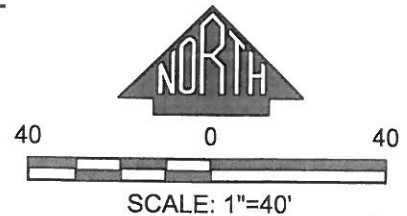
THENCE, N81°57'53"E ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 8,895 SF (0.20 ACRES).

## VICINITY MAP N.T.S.



CITY OF CORONA, CA



## LEGEND:

"C3"	RESTRICTED COMMERCIAL
"MP"	MOBILE HOME PARK
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTER LINE
---	BOUNDARY OF ZONE CHANGE

DRAWN BY: K.B.O.  
CHECKED BY: E.J.B.  
DATE: 03-08-18  
JOB NO.: 174457

**BONADIMAN**  
JOSEPH E. BONADIMAN & ASSOCIATES, INC.  
ENGINEERS • G.I.S. • SURVEYING • PLANNING

TEL. (909) 885-3806  
234 NORTH ARROWHEAD AVE.  
SAN BERNARDINO, CA 92408  
FAX (909) 381-1721  
www.bonadiman.com

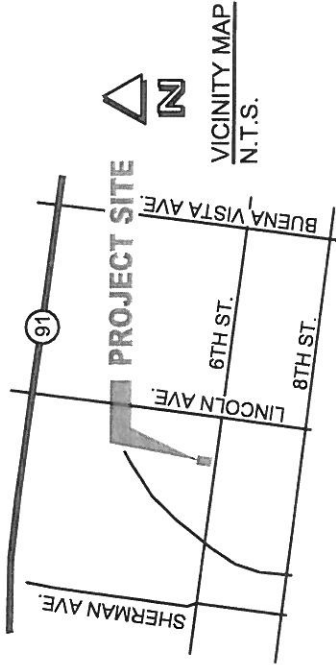
PROJECT:  
CHANGE OF ZONE  
1125 W. 6TH ST.  
POR. APN: 118-201-012

SHT. NO.  
1  
OF 1



SCALE: 1"=80'

# CHANGE OF ZONE EXHIBIT



## LEGEND:

- "C3" RESTRICTED COMMERCIAL
- "MP" MOBILE HOME PARK
- "GC" GENERAL COMMERCIAL
- EXISTING RIGHT-OF-WAY
- EXISTING CENTER LINE
- BOUNDARY OF ZONE CHANGE

## PROPOSED PARCEL 1 P.M. NO. 37452 (EXISTING MOBILE HOME PARK)

1111 W. 6TH ST.  
APN: 118-192-024  
EXISTING ZONE: "C3"  
GENERAL PLAN: "GC"

1203 W. 6TH ST.  
POR. APN: 118-201-012  
EXISTING ZONE: "MP"  
GENERAL PLAN: "GC"

1151 W. 6TH ST.  
APN: 118-201-015  
EXISTING ZONE: "C3"  
GENERAL PLAN: "GC"

1203 W. 6TH ST.  
APN: 118-201-012  
EXISTING ZONE: "C3"  
GENERAL PLAN: "GC"

1141 W. 6TH ST.  
APN: 118-201-003  
EXISTING ZONE: "C3"  
GENERAL PLAN: "GC"

1151 W. 6TH ST.  
POR. APN: 118-201-012  
AREA=8,595 SF  
EXISTING ZONE: "MP"  
PROPOSED ZONE: "C3"  
GENERAL PLAN: "GC"

PROPOSED PARCEL 2  
P.M. NO. 37452

1141 W. 6TH ST.  
APN: 118-201-009  
EXISTING ZONE: "C3"  
GENERAL PLAN: "GC"

LOT "B"  
PROPOSED 4'  
DEDICATION

LOT "A"  
PROPOSED 4'  
DEDICATION

W. 6TH ST.  
LINCOLN AVE.

DRAWN BY: K.B.O.  
CHECKED BY: E.J.B.  
DATE: 05-18-18  
JOB NO.: 174457

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PROJECT:  
CHANGE OF ZONE  
1125 W. 6TH ST.  
POR. APN: 118-201-012

SHT. NO.  
**1**  
OF 1





## **CITY OF CORONA**

### **NEGATIVE DECLARATION**

#### **NAME, DESCRIPTION AND LOCATION OF PROJECT:**

**CZ2018-0001:** An application to change the zone on approximately 0.20 acres from MP (Mobile Home Park) to C-3 (General Commercial) located 350 feet west of Lincoln Avenue, north of Sixth Street.

**PM2018-0001 (PM37452):** A Parcel Map application to subdivide 8.81 acres into two parcels located 350 feet west of Lincoln Avenue, north of Sixth Street in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone (0.20 acres).

#### **ENTITY OR PERSONS UNDERTAKING PROJECT:**

Fitschen Family Trust  
1203 W. Sixth Street  
Corona, Ca 92882

The City Council, having reviewed the initial study of this proposed project and the written comments received prior to the public meeting of the City Council, and having heard, at a public meeting of the Council, the comments of any and all concerned persons or entities, including the recommendation of the City's staff, does hereby find that the proposed project may have potentially significant effects on the environment, but mitigation measures or revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to a point where clearly no significant effects will occur. **Therefore, the City Council hereby finds that the Negative Declaration reflects its independent judgment and shall be adopted.**

The Initial Study and other materials which constitute the records of proceedings, are available at the office of the City Clerk, City of Corona City Hall, 400 S. Vicentia Avenue, Corona, CA 92882.

Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor  
City of Corona

Date filed with County Clerk: \_\_\_\_\_



## **CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST**

### **PROJECT TITLE:**

CZ2018-0001 and PM2018-0001 (PM37452)

### **PROJECT LOCATION:**

Approximately 350 feet west of Lincoln Avenue, north of Sixth Street, County of Riverside (APN: 118-201-012, -013, 118-183-022 (portion), 118-183-048, 118-183-027, 118-183-006 (portion)).

### **PROJECT PROPONENT:**

Fitschen Family Trust  
1203 W. Sixth Street  
Corona, CA 92882

### **PROJECT DESCRIPTION:**

CZ2018-0001 is an application to change the zone on approximately 0.20 acres from MP (Mobile Home Park) Zone to the C-3 (General Commercial) Zone, whereas PM2018-0001 (PM37452) is an application to subdivide 8.81 acres into two parcels in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone (0.20 acres). The subject property currently contains a 92-unit mobile home park and a 1,717 square foot vacant commercial building. The purpose of applications PM2018-0001 (PM37452) and CZ2018-0001 is to separate the commercial building from the mobile home park and change the zone for the commercial building from MP (Mobile Home Park) to C-3 (General Commercial). At this time, no development proposal is affiliated with the subject applications.

### **ENVIRONMENTAL SETTING:**

The 8.81 acre property consists of a Mobile Home Park on approximately 8.60 acres of the project site and a 1,717 square foot commercial building on approximately 0.20 acres of the site located on the north side of W. Sixth Street and west of Lincoln Avenue. The lot is relatively flat and borders a flood control channel and commercial development to the north, commercial development and Lincoln Avenue to the east, commercial development and Sixth Street to the south and a flood control channel, a vacant lot and an apartment complex to the west.

### **GENERAL PLAN \ ZONING:**

The subject property has a zoning designation of MP (Mobile Home Park) and a General Plan designation of GC (General Commercial). The properties to the north are zoned FP1 (Flood Control Channel) and have a General Plan designation of OS (Open Space). The properties to the east, south and west are zoned C-3 (General Commercial) and have a General Plan designation of GC (General Commercial). The proposed change of zone for 0.20 acres of the project site is compatible with the properties abutting the site as well as the properties to the south beyond Sixth Street.

## STAFF RECOMMENDATION:

The City's Staff, having undertaken and completed an initial study of this project in accordance with the City's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)", has concluded and recommends the following:

- ☒ The proposed project could not have a significant effect on the environment. **Therefore, a NEGATIVE DECLARATION will be prepared.**
- ☐ The proposed project could have a significant effect on the environment, however, the potentially significant effects have been analyzed and mitigated to below a level of significance pursuant to a previous EIR as identified in the Environmental Checklist attached. **Therefore, a NEGATIVE DECLARATION WILL BE PREPARED.**
- ☐ The Initial Study identified potentially significant effects on the environment but revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to below a level of significance. **Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.**
- ☐ The proposed project may have a significant effect on the environment. **Therefore, an ENVIRONMENTAL IMPACT REPORT is required.**
- ☐ The proposed project may have a significant effect on the environment, however, a previous EIR has addressed only a portion of the effects identified as described in the Environmental Checklist discussion. As there are potentially significant effects that have not been mitigated to below significant levels, a **FOCUSED EIR will be prepared to evaluate only these effects.**
- ☐ There is no evidence that the proposed project will have the potential for adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The following indicates the areas of concern that have been identified as "Potentially Significant Impact" or for which mitigation measures are proposed to reduce the impact to less than significant.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Land Use Planning           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Agricultural Resources             |
| <input type="checkbox"/> Population and Housing      | <input type="checkbox"/> Hazards / Hazardous Materials | <input type="checkbox"/> Greenhouse Gases                   |
| <input type="checkbox"/> Geologic Problems           | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Public Services               |   |
| <input type="checkbox"/> Air Quality                 | <input type="checkbox"/> Utilities                     |   |
| <input type="checkbox"/> Transportation / Traffic    | <input type="checkbox"/> Aesthetics                    |   |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources            |   |

Date Prepared: August 3, 2018

Prepared By: Lupita Garcia, Assistant Planner

Contact Person: Lupita Garcia

Phone: (951) 736-2262

## AGENCY DISTRIBUTION

(check all that apply)

- ☐ Responsible Agencies
- ☐ Trustee Agencies (CDFG, SLC, CDPR, UC)
- ☐ State Clearinghouse (CDFG, USFWS, Redevelopment Projects)
- ☐ AQMD
- ☐ WQCB
- ☐ Other: Pechanga Band of Luiseno, Soboba Band of Luiseno Indians, Joseph and Luebben, Santa Rosa Band of Cahuilla Mission Indians, Gabrieleno/Tongva San Gabriel Band of Mission Indians.

## AGENCY DISTRIBUTION

☒ Southern California Edison

Southern California Edison Co.  
Local Governmental Affairs  
Land Use / Environmental Coord.  
2244 Walnut Grove Avenue  
Rosemead, CA 91770

Note: This form represents an abbreviation of the complete Environmental Checklist found in the City of Corona CEQA Guidelines. Sources of reference information used to produce this checklist may be found in the City of Corona Community Development Department, 400 S. Vicentia Avenue, Corona, CA.

**1. LAND USE AND PLANNING:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with any land use plan/policy or agency regulation (general plan, specific plan, zoning)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with surrounding land uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically divide established community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The 8.81 acre project site is currently designated GC (General Commercial) on the City's General Plan map. The property is zoned MP (Mobile Home Park). Application PM2018-0001 (PM37452) will enable the subdivision of one parcel to create a second parcel, as the subject property currently contains a 92-unit mobile home park and a 1,717 square foot vacant commercial building. The purpose of applications CZ2018-0001 and PM2018-0001 (PM37452) is to separate the commercial building from the mobile home park, and to change the zone for the commercial building from MP (Mobile Home Park) to C-3 (General Commercial). Furthermore, no development is proposed on the project site as part of applications CZ2018-001 and PM2018-0001 (PM37452). The resulting change of zone is compatible with the properties abutting the site to the east, south and west, as commercial uses exist to the east and west as well as beyond Sixth Street to the south. Therefore, no mitigation is necessary.

**2. POPULATION AND HOUSING:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing or people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The proposed project will subdivide an 8.81 acre parcel containing a mobile home park and a commercial building into two parcels, separating the two uses. The mobile home park will remain MP (Mobile Home Park) Zone and the zone for the commercial building will be changed to C-3 (General Commercial). Since the project site is fully developed it will not induce substantial growth or displace existing housing or people. Additionally, no physical changes to the mobile home park or to the commercial building are proposed as part of the subject applications. Therefore, no impacts would result from the proposed project.

**3. GEOLOGIC PROBLEMS:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Grading of more than 100 cubic yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Grading in areas over 10% slope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantial erosion or loss of topsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Unstable soil conditions from grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Expansive soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The project site is not located within the Alquist-Priolo fault zone. The existing parcel is completely developed on relatively flat land where landslides or other forms of natural slope instability are not expected to be a significant hazard to the project site and no mitigation is warranted. Furthermore, no development proposal accompanies these change of zone and parcel map applications.

**4. HYDROLOGY AND WATER QUALITY:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than significant Impact	No Impact
a. Violate water quality standards/waste discharge requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Deplete groundwater supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alter existing drainage pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Increase flooding hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Degrade surface or ground water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Within 100-year flood hazard area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase exposure to flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Exceed capacity of storm water drainage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

At this time a development proposal is not affiliated with applications CZ2018-0001 and PM2018-0001 (PM37452), as the scope of work consists of subdividing one parcel containing a mobile home park and a vacant commercial building into two parcels to separate the two uses. In the future the applicant intends to sell the commercial parcel; therefore, should development be proposed in the future on the parcel containing the vacant commercial building additional CEQA review may be required depending on the proposed use. Therefore, since no grading is affiliated with applications CZ2018-0001 and PM2018-0001 (PM37452) the project is not expected to alter drainage patterns or expose people to flooding. Additionally, based on FEMA (Federal Emergency Management Agency) flood maps, the project site does not lie within the 100 year flood zones; however, it does lie within the 500 year flood zones. Should development occur at a later date as a result of CZ2018-0001 and PM2018-0001 (PM37452) to cut and fill more than 100 cubic yards the applicant will be required to submit a precise grading plan to the Public Works Department analyzing the site's existing and proposed drainage patterns. Therefore, this is considered a less than significant impact and no additional mitigation is warranted.

**5. AIR QUALITY:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with air quality plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The 8.81-acre project site is fully developed with a 91-unit mobile home park and a 1,717 square foot vacant commercial building. The proposal to subdivide one parcel into two parcels to separate the existing mobile home park and the commercial building will not generate smoke, dust, fumes, or gas into the air. Additionally, the project will not produce dust as the site is fully developed including paving and landscaping. Furthermore, should development occur at a later date as a result of CZ2018-0001, it will be subject to all regulations pertaining to short-term and long-term emission depending on the proposed use. Therefore, the change of zone and parcel map will not result in any impacts to air quality, and mitigation is not warranted.

**6. TRANSPORTATION/TRAFFIC:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



c. Change in air traffic patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Traffic hazards from design features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Emergency access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with alternative transportation policies (adopted policies, plans or programs for public transit, bicycle or pedestrian facilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

Applications CZ2018-0001 and PM2018-0001 (PM37452) are not affiliated with a development proposal, as the application will subdivide one parcel containing a mobile home park and a vacant commercial building into two parcels to separate the two uses. No physical changes to the subject site are proposed as part of applications CZ2018-0001 and PM2018-0001 (PM37452); however, the applicant is required to modify two existing driveways along Sixth Street to make them ADA compliant prior to map recordation. Additionally, West Sixth Street is fully improved and can accommodate the traffic generated by the existing uses along the street. Therefore, no mitigation is warranted.

**7. BIOLOGICAL RESOURCES:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Endangered or threatened species/habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Riparian habitat or sensitive natural community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Adversely affects federally protected wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interferes with wildlife corridors or migratory species	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflicts with local biological resource policies or ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflicts with any habitat conservation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The project involves subdividing an 8.81 acre parcel containing a mobile home park and a commercial building into two parcels, a development proposal is not affiliated with this change of zone and parcel map applications. Therefore, CZ2018-0001 and PM2018-0001 (PM37452) will not impact biological resources as the subject property is fully developed and surrounded by roadways, commercial and residential development. Furthermore, the project site is not located within an MSHCP criteria area and the project is not subject to MSHCP fees per Section 16.33.140 of the Corona Municipal Code. Therefore, no mitigation is required.

**8. MINERAL RESOURCES:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Loss of mineral resource or recovery site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

Per Figure 4.5-7 of the General Plan Technical Background Report, the project site is not located in an oil, gas or mineral resource site. Therefore, mitigation is not required.

**9. HAZARDS AND HAZARDOUS MATERIALS:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Transport, use or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Risk of accidental release of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. Located on hazardous materials site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair emergency response plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase risk of wildland fires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The project site is fully developed with a 92-unit mobile home park and a 1,717 square foot vacant commercial building. The proposed parcel map and change of zone will facilitate the subdivision of one parcel into two parcels to separate the two uses and the change of zone will change the commercial building's zone from MP (Mobile Home Park) to C-3 (General Commercial). Hazardous materials are not existent as the site is fully developed. Additionally, the site is not within the Airport land use plan nor will it impair emergency response plans or increase the risk of wildland fires. Therefore, no mitigation is warranted.

**10. NOISE:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed noise level standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure to excessive noise levels/vibrations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Permanent increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Temporary increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport Land Use Plan noise contours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The project site is fully developed with a mobile home park and a vacant commercial building. The proposed change of zone and parcel map applications are not accompanied by a development proposal at this time; however, should development be proposed in the future on the parcel containing the vacant commercial building additional CEQA review may be required depending on the proposed use. As such there are no impacts resulting from noise and mitigation is not warranted.

**11. PUBLIC SERVICES:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks & recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities or services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The proposed change of zone and parcel map will have no impacts on existing City services, such as water, sewer and streets, as the infrastructure is already constructed. Also, the applicant is only seeking to subdivide an 8.81 acre parcel containing a mobile home park and a commercial building into two parcels, to separate the two uses. The application will allow for the commercial building to be located on its own commercially zoned parcel. No change will occur related to public services already serving the site. As such mitigation is not warranted.

**12. UTILITIES:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed wastewater treatment requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Involve construction/expansion of water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve construction/expansion of storm drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Sufficient water supplies/compliance with Urban Water Management Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Adequate wastewater treatment capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Adequate landfill capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with solid waste regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

No development is proposed with change of zone (CZ2018-0001) and parcel map (PM2018-0001/PM37452). Additionally, utilities have already been constructed in the area and Southern California Edison and Southern California Gas provide power and natural gas services to the project site. Waste Management of California provides waste collection and disposal services. The amount of household gas, power and waste currently generated by the existing uses will not change as there is no development proposal associated with the subject applications; therefore, existing services will not be impacted, and mitigation is not warranted.

**13. AESTHETICS:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Scenic vista or highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Degrade visual character of site & surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Light or glare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Scenic resources (forest land, historic buildings within state scenic highway)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The project site is an improved parcel consisting of a mobile home park and vacant commercial building. The proposed change of zone and parcel map will subdivide an 8.81 acre parcel into two parcels and will change 0.20 acres from MP (Mobile Home Park) to C-3 (General Commercial), making the commercial building conforming with respect to zoning. No development is proposed related to these applications. As such, there are no aesthetic impacts and mitigation is not warranted.

**14. CULTURAL RESOURCES:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Archaeological resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Paleontological resource or unique geologic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disturb human remains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Discussion:**

No development is proposed with change of zone (CZ2018-0001) and parcel map (PM2018-0001/PM37452). The site is fully developed with a mobile home park and commercial building; therefore, there is no potential for the project to affect historical, archaeological or paleontological resources. Therefore, mitigation is not warranted.

**15. AGRICULTURE RESOURCES:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Williamson Act contract                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conversion of farmland to nonagricultural use | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

The project site is not designated as an Agricultural Preserve under the Williamson Act and is developed with a 92-unit mobile home park and a 1,717 square foot vacant commercial building; therefore, mitigation is not warranted.

**16. GREENHOUSE GAS:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Generate greenhouse gases                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with a plan, policy or regulation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

The project site is an improved site consisting of a 92-unit mobile home park and a 1,717 square foot vacant commercial building. Additionally, the proposed change of zone and parcel map applications are not associated with a development proposal. Therefore, there are no impacts to greenhouse gases and mitigation is not warranted.

**17. TRIBAL CULTURAL RESOURCES:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5010.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

It is highly unlikely that the proposed project would cause substantial adverse changes in the significance of a tribal cultural resource since the site is not known to contain tribal cultural resources, as the site is fully developed with a mobile home park and a commercial building. Additionally, the project site is not listed on the California Register of Historical Resources or on the City's register of historic resources. Therefore, there would be no impacts on tribal or cultural resources and no mitigation is required.

**18. MANDATORY FINDING OF SIGNIFICANCE:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fish/ wildlife population or habitat or important historical sites | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cumulatively considerable impacts                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantial adverse effects on humans                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

d. Short-term vs. long-term goals

☐☐☐☒

**Discussion:**

PM2018-0001 (PM37452) and CZ2018-0001 16-003 will not have a significant negative impact on fish or wildlife as no development is proposed with the applications. The site is fully developed with a mobile home park and a commercial building; therefore, since the site is already developed it can be determined that the property does not contain bodies of water, known wildlife habitat, important historical resources, or cumulative considerable impacts and mitigation is not warranted.

**19. PREVIOUS ENVIRONMENTAL ANALYSIS:**

Earlier analysis may be used when one or more of the environmental effects have been adequately analyzed in an earlier EIR or Negative Declaration (Section 15063).

**DOCUMENTS INCORPORATED BY REFERENCE:**

1. City of Corona General Plan, March 17, 2004
2. City of Corona General Plan Technical Background Report, March 2004
3. GIS Aerial Map

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Monday, August 20, 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*

**Rollcall**

**Present** 4 - Yolanda Carrillo, Tim Jones, Mitchell Norton, and Jeff Ruscigno

**Absent** 1 - Tony Dunn

**1. CALL TO ORDER**

Chair Norton called the meeting to order.

**2. PLEDGE OF ALLEGIANCE**

Vice Chair Jones led the Pledge of Allegiance.

**3. ORAL COMMUNICATIONS FROM THE PUBLIC**

None.

**4. MEETING MINUTES**

18-1974 Approval of minutes for the Planning and Housing Commission meeting of July 9, 2018.

**Attachments:** 20180709-P&H Minutes - DRAFT

**A motion was made by Commissioner Ruscigno, seconded by Vice Chair Jones, that the Planning and Housing Commission approve the meeting minutes of July 9, 2018. The motion carried by the following vote:**

**Aye:** 4 - Carrillo, Jones, Norton, and Ruscigno

**Absent:** 1 - Dunn

18-2044 Approval of minutes for the Planning and Housing Commission meeting of July 23, 2018.

**Attachments:** 20180723-P&H Minutes - DRAFT

**A motion was made by Commissioner Ruscigno, seconded by Vice Chair Jones, that the Planning and Housing Commission approve the meeting minutes of July 23, 2018. The motion carried by the following vote:**

**Aye:** 4 - Carrillo, Jones, Norton, and Ruscigno

**5. CONSENT ITEMS**

None.

**6. PUBLIC HEARINGS**

18-2034 CZ2018-0001: Application to change the zone on approximately 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) located

approximately 350 feet west of Lincoln Avenue, north of Sixth Street, and that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of CZ2018-0001 to the City Council based on the findings contained in the staff report. (Applicant: Fitschen Family Trust, 1203 W. Sixth Street Corona CA 92882).

**Attachments:** Locational and Zoning Map

Exhibit A - Existing and Proposed zoning map amendment

Exhibit B - Applicant's letter dated March 29, 2018

Exhibit C - Legal Description and plat of the change of zone project site

Exhibit D - Environmental Documentation

CZ2018-0001 PM2018-0001 Presentation

Chair Norton opened the Public Hearing.

Chair Norton closed the Public Hearing.

Commissioner Ruscigno stated it is a good idea.

Commissioner Ruscigno asked if this used to be a lounge for a long time.

Commissioner Carrillo stated yes.

A motion was made by Carrillo, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of CZ2018-0001 to the City Council based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Carrillo, Jones, Norton, and Ruscigno

**18-2022**

PM37452 (PM2018-0001): Parcel map application to subdivide 8.81 acres into two parcels located approximately 350 feet west of Lincoln Avenue, north of Sixth Street in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone on 0.20 acres and that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of PM37452 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. (Applicant: Fitschen Family Trust, 1203 W. Sixth Street Corona CA 92882).

**Attachments:** Locational and Zoning Map

Exhibit A - Parcel Map 37452

Exhibit B - Conditions of Approval

Exhibit C - Applicant's letter dated March 27, 2018

Exhibit D - Environmental Documentation

Exhibit E - GIS Aerial Map

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of PM37452 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:

Aye: 4 - Carrillo, Jones, Norton, and Ruscigno

18-2032 PP2018-0003: Application for a Precise Plan review of a proposed 90,865 square foot commercial development including a four-story hotel, 11,000 square feet of restaurant space including a drive-through, 15,800 square feet of retail floor area including a convenience store with a 10-pump fuel station and 2,000 square foot ancillary drive-through car wash on 7.3 acres in the Commercial designation (Planning Area 1) of the Dos Lagos Specific Plan (SP-99-03) and that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2514 GRANTING PP2018-0003 based on the findings contained in the staff report and conditions of approval. (Applicant: Terrano Plaza, Inc., Rexco).

Attachments: Resolution No. 2514

Locational and Zoning Map

Exhibit A-1 and A-2 - Site Plan

Exhibit B - Conditions of Approval

Exhibit C-1 - C-5 - (North) Hotel Elevations, Floor Plans and Material Palette

Exhibit D-1 - D-2 - (North) Buildings B and C Elevations and shell Floor Plans

Exhibit E-1 - E-3 - (South) Buildings A and Drive-through Elevations and shell Floor Plans

Exhibit F-1 - F-6 - Convenience store and Fuel Station Rendering, Elevations and Material Palette, and Floor Plan

Exhibit G - Conceptual Landscape Plan

Exhibit H-1 - H-6 - Conceptual Sign Program

Exhibit I - Applicant's letter dated May 1, 2018

Exhibit J - Letter dated August 8, 2018 from Temescal Canyon, LLC, in support of the project

Exhibit K - Environmental Documentation with aerial exhibit

PP2018-0003 and CUP2018-0007

Commissioner Ruscigno asked about the open tunnel of the car wash and landscape screening for the visual and sound aspects of it.

TERRI MANUEL, PLANNING MANAGER, stated that the operation would be from 6 a.m. to 10 p.m., although the convenience store will operate 24 hours. The applicant has stated that the hours will be limited from 6 a.m. to 10 p.m. Staff can ensure that additional landscaping is placed at key locations to visually buffer it from the right-of-way.

Commissioner Ruscigno asked about the landscaping and trellises above the gas pumps and how they would be maintained if it is completely covered.

Ms. Manuel stated that she imagines it will be a drip design and it would be something their landscape architect would have to address in terms of getting enough sunlight.

Commissioner Ruscigno stated that he is trying to get the concept that is presented as it appears different compared to mediterranean design.

Vice Chair Jones asked if the hours of operation are indicated in the conditions of approval.

Ms. Manuel stated that she does not believe they were added as a condition of approval as staff relies on that from the applicant's representation.

Vice Chair Jones stated, on the concern of the potential noise late at night, that there is no guarantee those hours would stand. He said he would also like to see more landscaping for the sound attenuation around the car wash.

Ms. Manuel stated that staff can add those as two additional separate conditions of approval.

Chair Norton asked if the precise identity of the tenants for the restaurants are yet to be determined.

Ms. Manuel stated that is staff's understanding.

Commissioner Ruscigno asked if they would eventually subdivide the property now or later

Ms. Manuel stated that the applicant intends to do a lot line adjustment subject to Board of Zoning Adjustment approval. If they are increasing the number of lots, they would bring it back as a Parcel Map.

Commissioner Ruscigno asked if there is only one parcel.

CHRIS HORN, SENIOR ENGINEER, stated there are currently three parcels, and there will be a lot line adjustment on the south part of the property between car wash and the retail spaces. The developer has discussed how they would handle the subdivision of the north side of the

site, and the would potentially have an option to do a Parcel Map waiver.

Chair Norton opened the Public Hearing.

Chair Norton closed the Public Hearing.

A motion was made by Carrillo, seconded by Ruscigno, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2514 GRANTING PP2018-0003 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Carrillo, Jones, Norton, and Ruscigno

Absent: 1 - Dunn

18-2033 CUP2018-0007: Conditional Use Permit for a 2,000 square foot drive-through car wash to be located on the south side of a convenience store as part of a commercial development proposed at the northwest corner of Dos Lagos Drive and Temescal Canyon Road in the Commercial designation of the Dos Lagos Specific Plan (SP-99-03), and that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2515 GRANTING CUP2018-0007, based on the findings contained in the staff report and conditions of approval. (Applicant: Terrano Plaza, LLC - Rexco).

**Attachments:** Resolution 2515

Locational and zoning map

Exhibit A - Site Plan

Exhibit B - Conditions of Approval

Exhibit C-1 - C-2 - Elevations

Exhibit D - Floor Plan

Exhibit E - Applicant's letter dated May 8, 2018

Exhibit F - Environmental Documentation with aerial exhibit

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2515 GRANTING CUP2018-0007, based on the findings contained in the staff report and conditions of approval.. The motion carried by the following vote:

Aye: 4 - Carrillo, Jones, Norton, and Ruscigno

## 7. WRITTEN COMMUNICATIONS

None.

## 8. ADMINISTRATIVE REPORTS



None.

## **9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS**

None.

## **10. ADJOURNMENT**

Chair Norton adjourned the meeting at 6:37 p.m. to the Planning and Housing Commission meeting of Monday, September 10, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.