

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, October 8, 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 3 - Yolanda Carrillo, Tim Jones, and Jeff Ruscigno

Absent 2 - Mitchell Norton, and Tony Dunn

1. CALL TO ORDER

Vice Chair Jones called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Commissioner Carrillo led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

4. MEETING MINUTES

[18-2162](#) Approval of minutes for the Planning and Housing Commission meeting of September 24, 2018.

Attachments: [20180924-P&H Minutes - DRAFT](#)

Motion was made to continue approval of the September 24, 2018 Minutes to the October 22, 2018 Planning and Housing Commission meeting.

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

[18-2146](#) V17-001: Application for a variance from Section 17.06.100(B)(1) of the Corona Municipal Code to reduce the required front yard setback from 25 feet to zero to accommodate a Tennis Center proposed under concurrent CUP17-003 on 4.98 acres located north of Foothill Parkway and west of State Street in the A (Agriculture) Zone (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

Attachments: [Staff Report](#)
[Resolution No. 2520](#)
[Locational and Zoning Map](#)
[Exhibit A - Site Plan](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Section D of Conceptual Grading Plan](#)
[Exhibit E - Photographs of the site and vicinity](#)
[Exhibit F - Applicant's letter dated December 13, 2017](#)
[Exhibit G - Environmental Documentation](#)
[Exhibit H - GIS Aerial Map](#)
[Tennis Center PP Presentation](#)

At the request of Vice Chair Jones, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for the three related public hearing items V17-001, CUP17-003, and PM 37334. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Ruscigno asked for clarification on the parking agreement with Santiago High School.

Ms. Yang stated that there is an agreement in place between the applicant and Santiago High School.

Commissioner Ruscigno asked for information on the decibel level.

Ms. Yang stated the applicant submitted a noise study that demonstrated the standard for residential properties would not be exceeded based on similar types of uses.

Commissioner Carrillo asked a question regarding potential overflow parking situations during tournaments.

Ms. Yang deferred to the applicant to address the expected tournament operations.

Vice Chair Jones asked for more information on the tennis tournaments in terms of frequency, quantity of visitors, and increased use of the venue.

RUDOLFO FRANCO, APPLICANT, introduced himself and expressed his experience related to tennis and stated he is available to answer questions.

Commissioner Carrillo asked for clarification on the tennis court lighting.

Mr. Franco stated the lights will be on a timer that will turn the lights off automatically.

Commissioner Carrillo asked for clarification on the parking agreement.

Mr. Franco stated the parking agreement with Santiago High School is only for tennis tournaments. Mr. Franco stated he does not anticipate an issue of overflow parking.

Discussion ensued regarding mitigating any impacts related to parking should there become an issue.

Vice Chair Jones asked how often will tournaments take place.

Mr. Franco stated the maximum amount of tournaments would probably be no more than three times a year. Mr. Franco stated his family enjoys the game of tennis. There are limited tennis courts in the area so his family decided to propose this idea to the City.

Discussion ensued on the seating capacity at the tennis venue.

Vice Chair Jones opened the public hearing.

GLEN FLETCHER, RIVERSIDE COUNTY RESIDENT, stated his concerns include the parking and number of memberships allowed, which will affect the parking.

ESTEBAN LOYA, RESIDENT, stated he is a friend of the applicant and was part of the development of this project. Mr. Loya gave a description of the purpose and design of the project.

HENRY MENDOZA, RESIDENT, stated his concerns include the noise level, parking, and hours of operation.

DAREN AULD, DIRECTOR OF OPERATIONS FOR THE TENNIS CENTER, stated there is an eb and flow to the tournament process. There will not be a great number of people at the venue all at once. In addition, typically people will carpool to tournament. The decibel level will be at a moderate level.

Discussion ensued regarding possible overflow of parking, lighting of the venue, and the eb and flow of tournaments.

Vice Chair Jones stated he would recommend a condition be added to ensure the venue closes at an hour sufficient that the property is vacated at 10 p.m. preventing lingering noise from the parking lot.

JOE MORGAN, RESIDENT, stated he is in favor of this project.

MICHELE WENTWORTH, RESIDENT, stated she is in favor of this project and reinforced the information provided that tournaments do not draw crowd of people all at once. The nature of tennis tournaments is different in that the participants and attendees come to the tournaments over a period of time.

MAURITA HARRIS, REPRESENTING PHX ARCHITECTURE, stated this project will give back to the community. The applicant and everyone involved will work diligently to address the concerns voiced this evening.

ESTEBAN ALTUNA, NORCO RESIDENT, stated he is in favor of this project.

Vice Chair Jones closed the public hearing.

Commissioner Ruscigno asked to see the landscape exhibit.

Vice Chair Jones stated his concerns about the project such as noise, lighting, and parking that were addressed this evening.

Ms. Coletta stated that she recommended a condition to be added requiring the applicant to advertise to its patrons the availability of additional off-site parking at Santiago High School during tournament days and that no parking is permitted on any surrounding streets in the area.

A motion was made by Carrillo, seconded by Ruscigno that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2520 GRANTING V17-001, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Carrillo, Jones, and Ruscigno

[18-2144](#)

CUP17-003: A conditional use permit application to establish a tennis center consisting of 11 tennis courts, one grandstand court for tournaments, a 4,633 square foot recreation building, and a 686 square foot restroom/classroom building located on the north side of Foothill Parkway and west of State Street (1695 E. Chase Drive) in the Agricultural Zone (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N.

Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

Attachments: [Staff Report](#)

[Resolution No. 2521](#)

[Locational and zoning map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Exhibit of Surrounding Properties](#)

[Exhibit D - Floor Plans](#)

[Exhibit E1-E2 - Elevations](#)

[Exhibit F1-F2 - Off-site Parking Agreement and Shuttle route](#)

[Exhibit G - Landscape Plan](#)

[Exhibit H - Fence and Wall Plan](#)

[Exhibit I - Signage](#)

[Exhibit J1-J2 - Lighting Plan and Photometric Study](#)

[Exhibit K - Applicant's letter dated December 13, 2017](#)

[Exhibit L1-L2 - Letters of Support from 2791 State Street & 1675 Heartland Way](#)

[Exhibit M - Public Correspondence](#)

[Exhibit N - Environmental Documentation](#)

[Exhibit O - GIS Aerial Map](#)

A motion was made by Ruscigno, seconded by Carrillo, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2521 GRANTING CUP17-003 with added condition number 11, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Carrillo, Jones, and Ruscigno

18-2131

PM 37334: A parcel map application to establish one lot on 4.98 acres in the A (Agricultural) Zone located on the north side of Foothill Parkway and west of State Street. (Applicant: PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260).

Attachments: [Staff Report](#)[Locational & Zoning Map](#)[Exhibit A - Parcel Map 37334](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Shuttle Route](#)[Exhibit E - Applicant's letter, dated May 17, 2017, describing PM 37334](#)[Exhibit F - Environmental Documentation](#)[Exhibit G - GIS Aerial Map](#)[Exhibit H - Public Correspondence](#)

A motion was made by Jones, seconded by Ruscigno, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of PM 37334 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: 3 - Carrillo, Jones, and Ruscigno

18-2052

DA2018-0002: Development Agreement between the City of Corona and All American Asphalt establishing the vested right to conduct surface mining operations on approximately 263 acres on a site totaling 321 acres (located at 1776 All American Way, generally south of Magnolia and east of Interstate 15) in the M-3/M-R (Heavy Manufacturing/Mineral Resources Overlay) zone, and to establish an extraction royalty payment All American Asphalt will pay to the City for the duration of the development agreement (Applicant: All American Asphalt, 400 E. Sixth Street, Corona, CA).

Attachments: [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Draft Development Agreement](#)[Exhibit B - Environmental Agreement](#)[AAA PC presentation](#)

At the request of Vice Chair Jones, Joanne Coletta, Director, reviewed the staff report and exhibits for the three related public hearing items DA2018-0002, SMP2017-0101 and SMRP2018-0001. At the conclusion of her presentation, Ms. Coletta offered to answer any questions of the Commission.

TIM BALLON, MANAGER OF AGGREGATES FOR ALL AMERICAN ASPHALT, gave an overview of the company and stressed the importance of renewing the permit. Mr. Ballon stated approval of the permit will not change the daily operations of the company.

Vice Chair Jones opened the public hearing.

WES OPSAHL, ALL AMERICAN EMPLOYEE, spoke in support of the item.

GEORGE CHAVEZ, ALL AMERICAN EMPLOYEE, spoke in support of the item.

SANTIAGO RODRIGUEZ JR, ALL AMERICAN EMPLOYEE, spoke in support of the item.

VICTOR J. CONNELL JR., ALL AMERICAN EMPLOYEE, spoke in support of the item.

DAVID PEASE, REPRESENTING VARIOUS VENDORS ASSOCIATED WITH ALL AMERICAN, spoke in support of the item.

BILL ANSELN, ALL AMERICAN EMPLOYEE, spoke in support of the item.

LYDIA HEUSNER, REPRESENTING THE ASSOCIATION FOR LA LINDA MOBILE HOME PARK (LLMHP), stated the mobile home community sits right next to All American Asphalt (AAA). The community agrees that AAA is an asset to the city. However, there are several issues due to the work performed at AAA, including the amount of dust, the odors, cracks to their property, broken windows, and health issues. Ms. Heusner presented pictures of dust accumulation on her property.

JOANITA GONZALEZ, RESIDENT OF LLMHP, stated her concern is the health issue from the dust and particles in the air caused by AAA.

ANTONIO LUPERCIO, RESIDENT OF LLMHP, stated her concerns include the dust from AAA which is causing health issues and a strong odor in the air.

JIM GRAY, RESIDENT OF LLMHP, stated his concern is the dust from AAA on his property.

MARGARITA RUDOLPH, RESIDENT OF LLMHP, stated her concern is the dust from AAA and she is concerned about her health also.

SOCORRO BARAJAS, RESIDENT OF LLMHP, stated she has witnessed landscape changes over the years due to the work at AAA. She is

concerned for her family's health and well-being.

JOSEPH RUDOLPH, RESIDENT OF LLMHP, stated his concern is the dust from AAA. He would like for a study to be conducted on the health impacts from all the dust due to the work performed at AAA.

FELIPE VALLADARES, RESIDENT OF LLMHP, stated his concern is the dust from AAA and the impacts of the explosions that come from AAA which damage his property.

LUCILA ROSALES, RESIDENT OF LLMHP, stated her concern is the dust and the health of her family.

JORGE RODRIGUEZ, RESIDENT OF LLMHP, stated he understands the benefits of AAA. His concern is the health of his family.

GUADALUPE ALAMILLA, RESIDENT OF LLMHP, stated her concern is the health issue from all the dust.

JOE MORGAN, RESIDENT, stated the concerns of the LLMHP residents should have been addressed during the environmental review process.

STEVE HEUSNER, RESIDENT OF LLMHP, stated his concern is the property damage that is occurring as well as the dust.

MARIZOL CASTRO, RESIDENT OF LLMHP, stated her concerns include the health of her family, the odor coming from AAA, and the blasting.

CARLOS CARRIAN, RESIDENT OF LLMHP, stated his concerns include the dust, the odor, and the effects this is having on his family.

EDUARDO RIVERA, RESIDENT, stated his concern is the dust.

Vice Chair closed the public hearing.

Vice Chair reopened the public hearing.

TOM RICHINS, RESIDENT, thanked staff for the presentation. Mr. Richins stated the residents of LLMHP and those who spoke in support of All American Asphalt both have valid points. Mr. Richins pointed out the fact that the mines have been there long before other uses in the area including the mobile home park.

Vice Chair Jones closed the public hearing.

Mr. Ballon provided a brief history of how AAA has historically addressed issues raised by residents of LLMHP in the past. Mr. Ballon stated AAA will continue to work with their neighbors. Mr. Ballon stated that this is the first time he has heard of the concerns presented this evening.

Vice Chair Jones stated that he took a tour of the facility recently and was very pleased with what he saw and the information he was given. However, after hearing the concerns from the LLMHP residents this evening he would like to know what measures can be taken to address the concerns of the residents.

Commissioner Carrillo inquired about the property distance over the years from the project site to the LLMHP residents.

Mr. Ballon stated as the mining progresses in the future, the impacts will move further away from the LLMHP residents.

Discussion ensued on the possible effects of the blasting to some of the LLMHP properties.

Commissioner Carrillo asked what can be done to help the residents with the dust.

Mr. Ballon stated AAA will conduct best practices research and potentially modern technology. AAA can also look into changing the patterns of the current watering process.

Vice Chair Jones stated he would like to clarify what AAA will do to mitigate some of the concerns voiced this evening.

Commissioner Ruscigno stated he would like to confirm that the reclaimed dirt will be buildable.

Mr. Ballon stated yes.

Commissioner Ruscigno asked if there is room for improvement based on rules and regulations currently in place or from new rules.

Mr. Ballon stated yes.

Ms. Coletta asked Mr. Ballon to speak on the monitoring through Air Quality Management District (AQMD).

CRYSTAL HOWARD, REPRESENTING ENVIROMINE, INC., stated if AQMD changes a rule there is a timeline by which to comply.

Commissioner Ruscigno asked what would happen to the royalties if AAA sells their business to another company.

Ms. Howard stated the royalties stay with the land.

Commissioner Carrillo speaking to the translated testimony of some speakers, stated the residents are not against AAA being in business; however, she said they are asking for mitigation measures to assist with their concerns.

Ms. Coletta asked Mr. Ballon if AAA has the ability within the next six months to conduct air quality monitoring to observe what is taking place during operations in order to understand what needs to be mitigated based on what was presented by the residents this evening.

Mr. Ballon stated yes.

Ms. Coletta stated the Commission can add conditions of approval in the motion to approve.

A motion was made by Carrillo, seconded by Jones, that the Planning and Housing Commission APPROVE DA2018-0002 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

[18-2053](#)

SMP2017-0101: Application made by All American Asphalt to amend an existing surface mine permit (SMP95-01) to: 1) extend the permit for a period of 100 years; 2) excavate to a depth of 400 feet above mean sea level (amsl) from 500 feet above mean sea level under the existing permit; 3) reconfigure the mining phases of the operation from three to five phases within the current footprint allowed by the existing surface mine permit; and 4) increase total reserves to 177 million tons from 112 million tons. The quarry is located at 1776 All American Way, generally south of Magnolia Avenue and east of Interstate 15 in the M-3/MR (Heavy Manufacturing/Mineral Resources Overlay) zone. (Applicant: All American Asphalt, 400 East Sixth Street, Corona, CA).

Attachments: [Staff Report](#)[Resolution No. 2518](#)[Locational](#)[Exhibit A - Site Plan](#)[Exhibit B1-B3 - Conditions of Approval SMP2017-0101, Conditions of Approval for SMP90-01 and Conditions of Approval for SMP95-01](#)[Exhibit C - Property Zoning](#)[Exhibit D - Property General Plan](#)[Exhibit E - Existing Mining Phases](#)[Exhibit F1-F7 - Proposed Mining Phases](#)[Exhibit G1-G4 - Revised Phasing Cross Sections](#)[Exhibit H - Environmental Documentation](#)

A motion was made by Jones, seconded by Carrillo, that the Planning and Housing Commission recommend adoption of the Subsequent Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2518 GRANTING SMP2017-0101 with revised condition 31 and added condition 18, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Carrillo, Jones, and Ruscigno

18-2054

SMRP2018-0001: Surface Mine Reclamation Plan for the All American Asphalt Quarry covering 263 acres on a 321-acre site (located at 1776 All American Way, generally south of Magnolia Avenue and east of Interstate 15) in the M3/MR Overlay (Heavy Manufacturing/Mineral Resources Overlay) zone. (Applicant: All American Asphalt, 400 East Sixth Street, Corona, CA).

Attachments: [Staff Report](#)[Resolution No. 2519](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Mining phasing plan](#)[Exhibit D - Final reclamation plan](#)[Exhibit E1-E2 - Benched sloped cross section & cross section with haul road](#)[Exhibit F - Reclamation Plan Amendment for All American Asphalt \(Prepared by EnviroMine Inc.\)](#)[Exhibit G - Environmental documentation](#)

A motion was made by Jones, seconded by Carrillo, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2519 APPROVING SMRP2018-0001, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Carrillo, Jones, and Ruscigno

WRITTEN COMMUNICATIONS

OLIVIA SANCHEZ, Planning and Housing Commission Secretary, stated that eight letters of support from businesses and residents were received in support of the AAA item.

8. ADMINISTRATIVE REPORTS

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

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

[18-2163](#) Report by Commissioner Ruscigno on the October 1, 2018 Infrastructure Committee meeting.

Attachments: [20181001-Infrastructure Committee agenda.](#)

Commissioner Ruscigno stated there was discussion on a potential amendment to the City's Zoning Ordinance to require discretionary review of industrial buildings solely used for warehouse and distribution.

11. ADJOURNMENT

Vice Chair Jones adjourned the meeting at 8:53 p.m. to the Planning and Housing Commission meeting of Monday, October 22, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.