



Agenda Report

File #: 18-2300

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 12/6/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration for SUF2018-0001 a similar use finding that metal punching and pressing of small components is considered similar to uses permitted in the M-1 (Light Manufacturing) Zone, such as the use machine shop, the manufacturing of goods made from metal, and the manufacturing of electronic equipment, components, and products. (Applicant: Nicholas Ravlich of Ravlich Enterprises, LLC)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting SUF2018-0001, based on the findings contained in the staff report.

-OR-

2. Set the item for review at a subsequent meeting.

ANALYSIS:

Similar Use Finding 2018-0001 is an application from Nicholas Ravlich of Ravlich Enterprises, LLC requesting that metal punching and pressing of small components be considered similar to various light industrial uses already permitted in the M-1 (Light Manufacturing) Zone and not be considered the same as metal stamping, which is not permitted. Based on advanced technology used in the field of manufacturing from metal, the applicant considers the nature of their operation similar to a machine shop, and to the manufacturing of goods made from metal and the manufacturing of electronic equipment, components, and products. All of these uses are permitted in the M-1 zone. Although the Corona Municipal Code clearly indicates metal stamping is not permitted in the M-1 Zone, it does not make a distinction between the different forms of metal stamping. Ravlich Enterprises, LLC creates small metal parts from thin raw metals using hydraulic presses. This type of technology does not create ground vibrations or loud noises associated with traditional metal

stamping equipment that creates parts from heavy duty metal. Therefore, SUF2018-0001 is intended to clarify that small metal components created from using punching and press machines is similar to the aforesaid uses already allowed in the M-1 Zone.

REASON FOR THE SIMILAR USE FINDING

Section 17.44.030 of the CMC allows other similar uses that are not listed in a particular industrial zone to be permitted by the Planning and Housing Commission based on a similar use determination. The Commission at its meeting on November 13, 2018, reviewed the request by the applicant and determined that Neutronic's manufacturing operation, which involves metal punching and pressing of small components, was found similar to the following light industrial uses which are permitted in the M-1 Zone:

- Machine shops, provided that all operations are done indoors.
- Manufacturing, assembly, fabrication of goods from metal.
- Manufacturing of electronic equipment, components, and products.

Because technology has evolved, metal stamping in some operations do not require the use of large drop forge hammers or stampers. Neutronic and other modern manufacturers currently use small hydraulic presses in their operation to create smooth, thin metal parts. Hydraulic presses use high pressure localized at a specific point creating a static push to bend or punch holes in metal. This results in minimal vibration and noise. The hydraulic press used by the applicant is capable of producing very small parts and components with great precision from thin raw material. This is currently how the applicant produces terminal pins. Finally, the applicant's business does not utilize hazardous materials on site or emit dust, smoke, odor, or glare.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

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

ENVIRONMENTAL ANALYSIS:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) of the State CEQA Guidelines and Section 3.07 of the City of Corona Local Guidelines for Implementing CEQA because there is no possibility that the activity may have a significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of November 13, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Dunn/Jones) and carried unanimously with Commissioner Ruscigno

abstaining, that the Planning and Housing Commission adopt Resolution No. 2526 granting SUF2018-0001, based on the findings contained in the staff report. The minutes of the Planning and Housing Commission meeting are included as Exhibit 2.

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. Planning and Housing Commission Staff Report.
2. Draft Minutes of the Planning and Housing Commission meeting of November 13, 2018.

APPLICANT INFORMATION

Nicholas Ravlich of Ravlich Enterprises, LLC 10550 Lawson River Avenue Fountain Valley, CA 92708