



## Agenda Report

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**File #:** 18-2300

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### **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*



Agenda Report

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File #: 18-2233

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 11/13/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**SUF2018-0001:** Request for 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 10550 Lawson River Avenue Fountain Valley, CA 92708).

**RECOMMENDED ACTION:**

That the Planning and Housing Commission **GRANT SUF2018-0001**, and adopt Resolution No. 2526 based on the analysis and findings made pursuant to Section 17.88.050 of the Corona Municipal Code that metal punching and pressing of small components is permitted in the M-1 (Light Manufacturing) Zone and similar to the use machine shop, the manufacturing of goods made from metal and the manufacturing of electronic equipment, components, and products.

**PROJECT SUMMARY**

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.

## **BACKGROUND**

Ravlich Enterprises, LLC, dba Neutronic, is currently operating in the City of Fountain Valley and is looking to relocate to the City of Corona. The owner is seeking to lease an industrial building located at 100 Business Center Drive in the M-1 Zone. Neutronic's primary operation involves metal cutting and forming to manufacture terminal pins that can be found in computers, automobiles, airplanes and medical equipment. The vast majority of the products are made from copper alloys. The thickness of the metal used ranges from .025 inches to .0315 inches with an average width of 1.50 inches. Because of their small size and slenderness, an average person can hold thousands of terminals in the palm of their hand.

Section 17.44.030 of the Corona Municipal Code lists the permitted uses for the M-1 (Light Manufacturing), M-2 (General Manufacturing), M-3 (Heavy Manufacturing) and M-4 (Industrial Park) Zones. Pursuant to this section, metal stamping is listed as not permitted in the M-1 or M-4 Zones because the zones are intended to provide for manufacturing uses that are generally passive and can possibly be located next to non-manufacturing uses, such as commercial and residential. Traditional metal stamping is normally considered an operation that uses drop forge hammers on large heavy metal pieces to change the shape of metal. The force used in this type of machine creates immense ground vibrations and escalated noise levels. For these reasons, the Corona Municipal Code permits metal stamping in the M-2 and M-3 Zones, which allows general and heavy manufacturing uses that have the likelihood to produce noise, dust, and frequent truck activity. Both zones are typically located away from residential and commercial areas.

Neutronic creates metal parts from metal punching and forming operations using Bruderer Presses. Because of the lack of a definition for metal stamping, the use is considered to fall within the realm of metal stamping. However, based on the information provided by the applicant, the use of punching and press machines can also be considered similar to machine shops. The Bruderer Presses have dampeners on all press legs to eliminate vibration. The noise level in the press room is comparable to that of a blender or motorcycle. Neutronic's machine shop and tool room service the company's punching and cutting operations using electric discharge machines, grinders, and small band saws and lathes. The applicant has also indicated that no ear protection is required for employees. During peak production hours, the noise level is approximately 69 dBA which is below the city's maximum allowable exterior noise level of 70 dBA for industrial zones. This measurement was taken by the applicant at their existing facility in Fountain Valley.

## **REASON FOR THE SIMILAR USE FINDING**

Section 17.44.030 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 applicant is requesting that the Commission make the determination that Neutronic's manufacturing operation, which involves metal punching and pressing of small components, be 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.

Furthermore, the applicant's business does not utilize hazardous materials on site or emit dust, smoke, odor, or glare. The building in Corona has one operational loading door which will be used for shipping and receiving products.

Therefore, SUF2018-0001 is considered similar to other light industrial uses listed in Section 17.44.030 of the Corona Municipal Code for the M-1 Zone.

### **PUBLIC NOTICE AND COMMENTS**

SUF2018-0001 was advertised in the Sentinel Weekly News and as of the preparation of this report the Community Development Department has not received any inquiries from the public regarding the application.

### **STAFF ANALYSIS**

The applicant has been able to demonstrate that the use of hydraulic press machines to create small metal components is found to be similar to a machine shop and to the manufacturing of goods made from metal than to metal stamping. This type of operation is housed inside the building and thereby minimizes disturbances to other nearby businesses. Hydraulic press machines are designed to have dampeners on the press legs to absorb vibrations and prevent ground vibrations on the property and nearby properties. Also, the metal product produced by the hydraulic presses are precisely cut with clean smooth lines and used in a variety of markets that serve the automobile, electronics, telecom, aerospace and medical industries. Therefore, the applicant's operations would be compatible with other uses currently permitted in the M-1 Zone.

## **FINDINGS FOR APPROVAL OF SUF2018-0001**

1. The proposed use in the M-1 zone is not inconsistent with the purposes and intent of Chapter 17.88 of the Corona Municipal Code, for the following reason:
  - a. *Chapter 17.88 recognizes that the development of a comprehensive zoning ordinance may have ambiguity concerning the appropriate classification for all uses; therefore, the City's similar use procedure is intended to determine the generally compatibility of uses that may be considered similar to permitted uses listed in said zones.*
2. The proposed use is similar to one or more uses permitted in the M-1 Zone, within which it is proposed to be located, for the following reason:
  - a. *Metal punching and pressing of small components is considered similar to various light industrial uses permitted in the M-1 Zone, such as the use machine shop, and the manufacturing of goods made from metal and manufacturing of electronic equipment,*

*components and products.*

3. The operation of the proposed use is compatible with other permitted uses within the M-1 zone, for the following reason:
  - a. *The technology used in hydraulic press machines to create metal components produce minimal noise and vibration, and the manufacturing operations would be conducted inside the building, similar to machine shop operations and businesses manufacturing parts from metal.*
4. The proposed use will further the objectives of the M-1 Zone for the following reason:
  - a. *The proposed operation will be conducted entirely within the building and is a clean operation that uses machines to create precisely cut metal pieces from thin raw metal.*
5. The proposed use will not cause substantial injury or impair the present or potential use of the properties in the M-1 Zone for the following reason:
  - a. *The hydraulic press machines are designed to prevent ground vibrations on the property and the noise level from the machines are within the decibel levels allowed for industrial zones during peak operating times. Additionally, this type of use does not emit glare, dust, smoke, or odor.*
6. The proposed use will not be detrimental to the public health, safety, convenience and welfare of the community for the following reason:
  - a. *The proposed use will be located in the M-1 zone, which is normally adjacent to other properties located in the M-1 zone or other industrial zones, such as the M-2 zone; therefore, the use would be compatible and similar to other industrial uses that may occupy the area.*
7. The proposed use will not generate substantial additional traffic congestion over other permitted uses in the M-1 Zone for the following reason:
  - a. *Industrial buildings are located in areas of the city that are intended for industrial land uses and the streets serving this land use are classified to serve the level of traffic associated with these types of uses. The proposed use is similar to other uses allowed in the M-1 zone and would not generate traffic above other uses established in the area.*
8. The proposed use will not adversely affect the intent of the City's General Plan for the following reasons:
  - a. *SUF2018-0001 implements General Plan Goal 1.12 to develop and maintain industries that provide job opportunities for Corona's residents and sustain the economy as the use will bring new employment and service opportunities for Corona's residents.*
  - b. *SUF2018-0001 implements General Plan Policy 1.12.1 to provide for the continuation*

*of existing and development of new manufacturing, research, and development, professional office and similar uses in accordance with the Land Use Plan's designations and development policies.*

**FISCAL IMPACT**

The applicant has paid all the required application processing fees.

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

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

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

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

**EXHIBITS**

1. Exhibit A - Corona Municipal Code Section 17.44.030 Permitted Uses.
2. Exhibit B - Applicant's letter dated October 3, 2018 describing the use and operations of the business.
3. Exhibit C - Environmental documentation

Case Planner: Lupita Garcia (951) 736-2293



**RESOLUTION NO. 2526**

**APPLICATION NUMBER: SUF2018-0001**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING 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 10550 LAWSON RIVER AVENUE FOUNTAIN VALLEY, CA 92708).**

**WHEREAS, The Corona Municipal Code provides a procedure for the Planning and Housing Commission to resolve ambiguities which may arise concerning the appropriate classification of an unlisted particular use under the City's zoning ordinance; and**

**WHEREAS, on November 13, 2018, the Commission held a duly noticed public hearing pursuant to Corona Municipal Code Chapter 17.88.**

**WHEREAS, on November 13, 2018, the Commission finds that this project is exempt from 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 of the environment.**

**NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California the following findings have been made pursuant to Section 17.88.050 of the Corona Municipal Code.**

- 1. The proposed use in the M-1 zone is not inconsistent with the purposes and intent of Chapter 17.88 of the Corona Municipal Code, for the following reason:**
  - a. Chapter 17.88 recognizes that the development of a comprehensive zoning ordinance may have ambiguity concerning the appropriate classification for all uses; therefore, the*

*City's similar use procedure is intended to determine the generally compatibility of uses that may be considered similar to permitted uses listed in said zones.*

2. The proposed use is similar to one or more uses permitted in the M-1 Zone, within which it is proposed to be located, for the following reason:
  - a. *Metal punching and pressing of small components is considered similar to various light industrial uses permitted in the M-1 Zone, such as the use machine shop, and the manufacturing of goods made from metal and manufacturing of electronic equipment, components and products.*
3. The operation of the proposed use is compatible with other permitted uses within the M-1 zone, for the following reason:
  - a. *The technology used in hydraulic press machines to create metal components produce minimal noise and vibration, and the manufacturing operations would be conducted inside the building, similar to machine shop operations and businesses manufacturing parts from metal.*
4. The proposed use will further the objectives of the M-1 Zone for the following reason:
  - a. *The proposed operation will be conducted entirely within the building and is a clean operation that uses machines to create precisely cut metal pieces from thin raw metal.*
5. The proposed use will not cause substantial injury or impair the present or potential use of the properties in the M-1 Zone for the following reason:
  - a. *The hydraulic press machines are designed to prevent ground vibrations on the property and the noise level from the machines are within the decibel levels allowed for industrial zones during peak operating times. Additionally, this type of use does not emit glare, dust, smoke, or odor.*
6. The proposed use will not be detrimental to the public health, safety, convenience and welfare of the community for the following reason:
  - a. *The proposed use will be located in the M-1 zone, which is normally adjacent to other properties located in the M-1 zone or other industrial zones, such as the M-2 zone; therefore, the use would be compatible and similar to other industrial uses that may occupy the area.*
7. The proposed use will not generate substantial additional traffic congestion over other permitted uses in the M-1 Zone for the following reason:
  - a. *Industrial buildings are located in areas of the city that are intended for industrial land*

*uses and the streets serving this land use are classified to serve the level of traffic associated with these types of uses. The proposed use is similar to other uses allowed in the M-1 zone and would not generate traffic above other uses established in the area.*

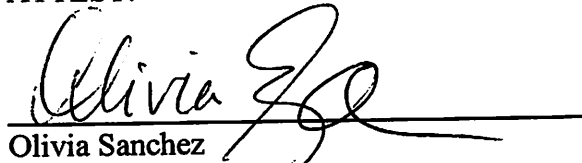
8. The proposed use will not adversely affect the intent of the City's General Plan for the following reasons:
  - a. *SUF2018-0001 implements General Plan Goal 1.12 to develop and maintain industries that provide job opportunities for Corona's residents and sustain the economy as the use will bring new employment and service opportunities for Corona's residents.*
  - b. *SUF2018-0001 implements General Plan Policy 1.12.1 to provide for the continuation of existing and development of new manufacturing, research, and development, professional office and similar uses in accordance with the Land Use Plan's designations and development policies.*

Adopted this 13<sup>th</sup> day of November, 2018.



Mitchell Norton, Chair  
Planning and Housing Commission  
City of Corona, California

ATTEST:



Olivia Sanchez  
Secretary, Planning and Housing Commission  
City of Corona, California

I, Olivia Sanchez, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 13<sup>th</sup> day of November, 2018, and was duly passed and adopted by the following vote, to wit:

**AYES:** Norton, Jones and Dunn

**NOES:** None

**ABSENT:** None

**ABSTAINED:** Ruscigno



Olivia Sanchez  
Secretary, Planning and Housing Commission

CHAPTER 17.44  
INDUSTRIAL ZONES

Sections

17.44.010	Purpose.
17.44.020	Applicability.
17.44.030	Permitted uses; conditional uses; prohibited uses.
17.44.040	Development standards.
17.44.050	Building exterior.
17.44.060	Parking requirements.
17.44.070	Loading areas.
17.44.080	Trash enclosures.
17.44.090	Inside and outside storage areas.
17.44.100	Landscaping; walls; fences.
17.44.110	Signs.
17.44.120	Industrial condominium development; defined.

**17.44.010 Purpose.**

(A) **M-1 Light Manufacturing Zone.** The M-1 (Light Manufacturing) Zone is intended for light manufacturing and industrial uses. The purpose of the M-1 zone is to provide for manufacturing uses that are generally passive because the M-1 zone can be established adjacent to residential and commercial areas.

(B) **M-2 General Manufacturing Zone.** The M-2 (General Manufacturing) Zone is intended for general manufacturing and industrial uses. The M-2 zone allows for the establishment of the most common manufacturing uses and processes, including the treatment, processing and fabrication of goods from raw materials. The M-2 zone is located in areas that are well suited for the manufacture of goods requiring night shift work, frequent truck activity and the transfer of bulk processed goods.

(C) **M-3 Heavy Manufacturing Zone.** The M-3 (Heavy Manufacturing) Zone is intended for heavy manufacturing and industrial uses. The M-3 zone allows for manufacturing uses that may produce noise, dust and heat and for uses that require the utilization or mixing of toxic chemicals. The M-3 zone is primarily established at locations removed from commercial and residential areas.

(D) **M-4 Industrial Park Zone.**

(1) The M-4 (Industrial Park) Zone is designed to provide attractive sites for restricted industrial development at desirable locations in an environment designed for industrial concerns engaged in research, development, production and distribution and shall include the administrative, financial or executive offices related thereto. Such developments shall be compatible with surrounding present and future residential neighborhoods.

(2) The standards and requirements for the M-4 zone are intended to encourage the establishment of industries which are compatible with one another and to minimize traffic congestion, noise, glare, fire and safety hazards, air pollution, water pollution, emission of smoke, fumes, ash, dust, gas odors or vibrations which are inconsistent with the intent and purpose of this zone. These standards are established to assure environmental development, including landscaping of open space, to provide a continuation of the surrounding residential atmosphere and healthful productive working conditions. ('78 Code, § 17.44.010.) (Ord. 2365 § 1 (part), 1998.)

## 17.44.020 Applicability.

Except as specifically provided elsewhere in this title, every building and premise or land in the M-1, M-2, M-3 and M-4 zones shall be used for or occupied, and every building shall be erected, constructed, altered, enlarged, maintained, moved into or within said zones, exclusively and only in accordance with the regulations set forth in this chapter. ('78 Code, § 17.44.020.) (Ord. 2365 § 1 (part), 1998.)

## 17.44.030 Permitted uses; conditional uses; prohibited uses.

As set forth in Table 1, the following uses shall be permitted, may be permitted with a conditional use permit issued pursuant to Chapter 17.92 or with approval by the Board of Zoning Adjustment pursuant to Chapter 17.98 or shall not be permitted in the M-1, M-2, M-3 and M-4 zones. Other similar permissible uses not identified in Table 1 may be permitted by Planning Commission determination pursuant to Chapter 17.88. All permitted uses in the M-4 zone shall be conducted completely within enclosed buildings in such a manner that no nuisance is created therefrom outside the building.

TABLE 1 Permitted Land Uses				
Use categories:				
"AUPP" Adult use planning permit.				
"P" Permitted uses.				
"CUP" Permitted with a conditional use permit issued pursuant to Chapter 17.92.				
"MCUP" Permitted with a minor conditional use permit pursuant to Chapter 17.92.				
"BZA" Permitted with approval by the Board of Zoning Adjustment pursuant to Chapter 17.98.				
"NP" Not permitted.				
"A" Permitted as Ancillary Use to a Permitted Use				
Land Uses	M-1 Zone	M-2 Zone	M-3 Zone	M-4 Zone
Adult businesses, provided the use complies with Chapters 5.19 and 17.41	NP	NP	AUPP	NP
Ancillary residential dwelling, provided each commercial or industrial concern shall be restricted to one residential dwelling on the premises for exclusive use by a caretaker or superintendent employed on the premises and his or her family	P	P	P	P
Animal specialties (including, but not limited to: animal training schools, kennels and dog pounds)	CUP	NP	NP	NP
Antique restoration	P	P	P	P
Asphalt manufacturing or refining	NP	NP	P	NP
Auction house (no animals)	P	P	P	P
Automobile assembly plant	NP	P	P	NP
Automobile body and fender repair	CUP	P	P	NP

Land Uses	M-1 Zone	M-2 Zone	M-3 Zone	M-4 Zone
Automobile (electric) and/or electric vehicles, assembly of	P	P	P	NP
Automobile parts assembly	P	P	P	NP
Automobile sales, new and used	P	NP	NP	NP
Automobile supply store, retail and wholesale	P	NP	A	NP
Automobile service station, provided the use complies with Ch. 17.72	P	P	P	NP
Automobile and truck repair garages, provided outdoor storage of vehicles must be enclosed by a solid wall or fence	P	P	P	NP
Automobile towing and impounding yard	NP	CUP	CUP	NP
Batch plant (cement)	NP	NP	P	NP
Blueprint, photocopy	P	P	P	P
Boat assembly, repair and equipment sales	P	P	P	NP
Bottling and bottle washing	P	P	P	P
Brewery, Craft	P	P	P	P
Brick, tile or terra cotta manufacture	NP	P	P	NP
Building materials and lumber yards	P	P	P	NP
Catalog distribution, provided no retail sales or customers are on premises	P	P	NP	P
Catering/Commercial kitchen	P	NP	NP	P
Church not exceeding a floor area of 10,000 square feet when combined with a humanitarian/outreach center as defined in § 17.04.319	MCUP	MCUP	NP	NP
Church not exceeding an overall combined floor area of 10,000 square feet	MCUP	NP	NP	NP
Clay products(kiln under 16 cubic feet)	P	P	P	P
Clay products (kiln over 16 cubic feet)	NP	P	P	NP
Commercial recreation and drive-in theaters	CUP	CUP	CUP	CUP
Communications equipment sales, engineering and repair, provided no retail to the general public is done on the premises	P	P	NP	P
Computer and copy sales, equipment sales, engineering and repair, provided the sales are business to business only and no retail to the general public	P	P	NP	P
Concrete products, manufacture of	NP	P	P	NP
Construction equipment sales, repair and incidental retail sale of spare parts	P	P	P	NP
Cosmetic, manufacturer of	P	P	P	P
Die casting	P	P	P	NP
Drafting instruments and good,	P	P	P	P

<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>	<i>M-4 Zone</i>
Drop forge industries, manufacturing forging with power hammers	NP	NP	P	NP
Dyeing of materials	P	P	P	NP
Electric generating plant	NP	CUP	CUP	NP
Electronics, manufacturing of equipment, components and products	P	P	P	P
Electronic waste recycling	P	P	P	P
Emergency homeless shelter	BZA	BZA	BZA	NP
Equipment rental and repair	P	P	P	NP
Farm equipment, manufacturing and reconditioning of	NP	P	P	NP
Feed stores	P	P	NP	NP
Film processing center, provided no retail sales or customers are on the premises	P	NP	NP	P
Food processing and packaging	P	P	P	P
Foundries, the operation of which shall consist solely of the casting of processed ferrous and/or nonferrous metal into temporary or semipermanent, or permanent molds, including casting by injection under low pressures and casting using direct chill technology, subject to the following limitations: (1) all such operations shall be conducted wholly within a building and meeting the performance standards set forth in Ch. 17.84; (2) any temporary storage of materials or equipment outside any building in which the use is being conducted shall be screened from view from any and all public rights-of-way	NP	CUP	CUP	NP
Fuel dispensing for private industries	P	P	P	NP
Furniture manufacturing	P	P	P	P
Headstone and monument work	P	P	P	NP
House trailer, temporary, provided the use is only for a construction project office during time of construction when a valid building permit is pulled	P	P	P	P
Laboratories	P	P	NP	P
Laundry, industrial	P	P	NP	NP
Lumber mills (saw mills)	NP	P	P	NP
Machine shops, provided all operations are done indoors, there is no outside garage and the use complies with Ch. 17.84	P	P	P	P

<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>	<i>M-4 Zone</i>
Manufacturing, assembly, fabrication of goods from the following materials: Canvas; Felt; Leather; Stones; Yarn. Cellophane; Fiber; Metals; Rubber; Cloth; Glass; Paper; Textiles; Feathers; Hair; Plastic; Wood;	P	P	P	P
Manufacturing, assembly, fabrication of goods from the following materials: Acids; Fiberglass	P	P	P	CUP
Manufacturing, assembly, fabrication of goods from the following materials: Oil; Plaster; Petroleum base products; Styrofoam Paint;	P	P	P	NP
Marijuana business	NP	NP	NP	NP
Marijuana cultivation	NP	NP	NP	NP
Marijuana delivery	NP	NP	NP	NP
Marijuana dispensary	NP	NP	NP	NP
Metal galvanizing, painting, plating and powder coating	P	P	P	CUP
Metal scrap collection, storage and distribution, provided such use is conducted indoors, or if outdoors, adequate screened from public view	NP	CUP	CUP	NP
Metal stamping	NP	P	P	NP
Mobile home trailer, camper, and recreational vehicle sales (new and used), and assembly and incidental services, provided all outdoor storage of parts or of inoperable vehicles shall be enclosed with a solid wall or fence	P	P	NP	NP
Motorcycle sales, service and repair	P	P	NP	NP
Musical instrument manufacturing	P	P	P	P
Offices, general, including dental and medical (parking shall be provided per CMC Section 17.76.030)	P	NP	NP	P
Offices for the following types of uses (CMC 17.99.070 not applicable to businesses solely dedicated for office use): - Architectural and engineering; - Health care sales and administrative offices; - Industrial associates and trade group offices; - Industrial medicine – acute care and administrative offices; - Insurance agents, claims and adjusters; - Labor union administration; - Land surveying - Manufacturers representatives; - Real estate brokers and appraisers; - Telecommunication equipment sales; - Title insurance and escrow agents.	P	P	NP	P

<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>	<i>M-4 Zone</i>
Oil drilling operations in oil overlay zones	NP	CUP	CUP	NP
Optical goods, manufacturing of	P	P	P	P
Packaging business	P	P	P	P
Parcel delivery service	P	P	P	P
Parking lot and/or parking structure (garage or multi-story)	P	P	P	P
Pest control operators and services	P	P	NP	NP
Pharmaceutical processing	P	P	P	P
Photography and Portrait Studio, appointment only	P	NP	NP	P
Plastic extrusion lamination molding	P	P	P	P
Print shop (books, periodicals and newspaper publishing)	P	P	P	P
Public scales	P	P	P	NP
Recreational vehicle storage, (Indoor and Outdoor)	CUP	CUP	CUP	CUP
Recycling of green waste and wood chipping, excluding composting	NP	NP	CUP	NP
Research development and testing laboratories and facilities	P	P	NP	P
Restaurants and other eating places, including drive-in establishments, provided no dancing or live entertainment shall be conducted	CUP	CUP	CUP	CUP
Restaurants and other eating places, excluding drive-in establishments, provided no dancing or live entertainment shall be conducted	MCUP	MCUP	MCUP	MCUP
Retail sale of produces manufactured, assembled, fabricated or processed in whole or major part on premises, provided off-street parking requirements for commercial uses shall be applied to the portion used for retail sales or as determined by the Community Development Director	MCUP	MCUP	NP	MCUP
Retailing, leasing, wholesaling and servicing uses, all of which have as their sole purpose the provision of goods, materials, equipment and services for industrial, construction and agricultural uses or similar type of uses, provided no retail sales or services to the general public	P	P	P	P
Rock crusher or distribution of rocks, sand and gravel	NP	NP	CUP	NP
Rubber, reclaiming and/or manufacture of synthetic rubber or its constituents	P	P	P	P
Rug cleaning (on-site)	P	P	NP	NP
Scientific optical, medical, dental and photographic equipment assembly	P	P	P	P

Land Uses	M-1 Zone	M-2 Zone	M-3 Zone	M-4 Zone
Showroom design centers with limited retail sale of products associated with home improvement and decorating	P	NP	NP	P
Silk screens, including manufacturing and processing, and similar reproductive processes	P	P	NP	P
Solvent extraction (not including oil)	NP	P	P	NP
Spas, gazebos and aboveground pools, sale of	P	P	NP	P
Sports training/performance enhancement centers	P	NP	NP	P
Storage, outdoor (contractors storage yard), subject to the screening requirements in Section 17.44.090	NP	P	P	NP
Storage facility, self storage	CUP	NP	NP	NP
Studio (art, music, dance, gymnastic, martial arts and other uses similar in nature), subject to the parking requirements for trade schools	P	NP	NP	P
Textile weaving	NP	P	P	NP

<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>	<i>M-4 Zone</i>
Toy manufacturing	P	P	P	P
Trade schools	P	P	P	P
Tree surgeons	P	P	P	P
Truck terminals and wash	NP	P	P	NP
Upholstering	P	P	P	P
Warehouse and distribution	P	P	P	P
Welding, accessory use	P	P	P	P
Welding, primary use	MCUP	P	P	NP

(`78 Code, § 17.44.030.) (Ord. 3223 §§ 31, 32, 2016; Ord. 3220 §§ 30, 31 2015; Ord. 3201 § 5, 2015; Ord. 3186 § 5, 2014; Ord. 3139 § 7 (part), 2013; Ord. 3079 § 1, 2011; Ord. 3062 § 1, 2011; Ord. 3051 § 1, 2010; Ord. 2972 § 1 (part), 2009; Ord. 2951 § 1 (part), 2008; Ord. 2928 § 1, 2008; Ord. 2885 § 2 (part), 2007; Ord. 2866 § 1, 2006; Ord. 2821 § 2, 2006; Ord. 2746 § 2, 2005; Ord. 2708 § 5, 2004; Ord. 2674 § 2, 2003; Ord. 2673 § 2, 2003; Ord. 2510 § 4, 2001; Ord. 2452 § 1, 2000; Ord. 2365 § 1 (part), 1998.)

#### 17.44.040 Development standards.

Table 2 implements the development standards for the M-1, M-2, M-3 and M-4 zones.

TABLE 2 INDUSTRIAL LAND USE DEVELOPMENT STANDARDS				
Development Standards	M-1 Light Industry	M-2 General Industry	M-3 Heavy Industry	M-4 Industrial Park
Front Yard Setback				
Local/collector street	15 feet	15 feet	15 feet	15 feet
Secondary/major street	20 feet	20 feet	20 feet	20 feet
Adjacent to or across from an area zone for residential use	25 feet	25 feet	25 feet	25 feet
Side Yard Setback				
Interior side yard:	No minimum	No minimum	No minimum	No minimum
Corner (street side):				
Local street	15 feet	15 feet	15 feet	15 feet
Secondary street	20 feet	20 feet	20 feet	20 feet
Abutting a residential zone	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet

<b>TABLE 2</b> <b>INDUSTRIAL LAND USE DEVELOPMENT STANDARDS</b>				
<b>Development Standards</b>	<b>M-1 Light Industry</b>	<b>M-2 General Industry</b>	<b>M-3 Heavy Industry</b>	<b>M-4 Industrial Park</b>
Rear Yard Setback	No minimum	No minimum	No minimum	No minimum
Abutting a residential zone	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet	10' landscape buffer with an overall building setback of 30 feet
Building setback adjacent to a freeway right-of-way or railroad right-of-way	No minimum, except where there is parking or a drive aisle, a 10' landscape buffer shall be provided	No minimum, except where there is parking or a drive aisle, a 10' landscape buffer shall be provided	No minimum, except where there is parking or a drive aisle, a 10' landscape buffer shall be provided	No minimum, except where there is parking or a drive aisle, a 10' landscape buffer shall be provided
Minimum Lot Area (except for Industrial Condominium Projects as defined in § 17.44.120)	20,000 sq. ft.	One acre	One acre	20,000 sq. ft.
Width	100 ft.	120 ft.	120 ft.	100 ft.
Depth	150 ft.	200 ft.	200 ft.	150 ft.
Building Height	40 feet at building line; or for one foot of setback, an additional height of one foot shall be permitted up to 55 feet	55 feet	55 feet	40 feet at building line; or for one foot of setback, an additional height of one foot shall be permitted up to 55 feet

(`78 Code, § 17.44.040.) (Ord. 2686 § 1, 2003; Ord. 2365 § 1 (part), 1998.)

#### **17.44.050 Building exterior.**

Building designs and exterior materials shall be consistent with the city's design guidelines for industrial development.  
 (`78 Code, § 17.44.050.) (Ord. 2365 § 1 (part), 1998.)

#### **17.44.060 Parking requirements.**

(A) Projects shall be designed for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets or highways, particularly local streets.

(B) Off-street parking requirements for all uses shall comply with Chapter 17.76.  
 (`78 Code, § 17.44.060.) (Ord. 2365 § 1 (part), 1998.)

## 17.44.070 Loading areas.

(A) Loading areas for all uses shall comply with Chapter 17.78, unless determined to be impractical by the Planning Director.

(B) Loading doors and docks shall conform to the following location criteria:

- (1) Loading doors or docks shall not be located at the front of buildings or next to main building entrances; and
- (2) Loading doors or docks shall not be located adjacent to a street, unless it is properly screened from public view.

(`78 Code, § 17.44.070.) (Ord. 2365 § 1 (part), 1998.)

## 17.44.080 Trash enclosures.

All uses shall provide trash enclosures in accordance with Chapter 17.79, unless determined to be impractical by the Planning Director.

(`78 Code, § 17.44.080.) (Ord. 2365 § 1 (part), 1998.)

## 17.44.090 Inside and outside storage areas.

(A) Decorative block walls shall be required for all fencing of outdoor storage yards located within view of a public street, freeway right-of-way or railroad right-of-way. The Planning Director, in his or her discretion, shall determine whether the proposed outdoor storage yards are within view from a public street, freeway right-of-way or railroad right-of-way. Chain link fencing with tubular slats may be permitted if the outdoor storage yard is not visible from a public street, freeway right-of-way or railroad right-of-way.

(B) Outside storage shall not occupy more than 10% of the total lot area, obstruct required parking spaces or obstruct drive aisles.

(C) Temporary outdoor storage containers may be permitted by the Board of Zoning Adjustment pursuant to § 17.98.030 (Special Use Permits) for a period not exceeding 90 days in a calendar year subject to the following conditions:

(1) The temporary outdoor storage container shall comply with the property development standards set forth in § 17.44.040;

(2) The temporary outdoor storage container shall not encroach into drive-aisles or required parking spaces unless authorized in the special use permit; and

(3) The temporary outdoor storage containers shall not be visible from the public streets unless authorized by the special use permit.

(D) Outdoor storage containers that are intended to function as a permanent structure or fixture shall be architecturally compatible with the primary structure associated with the property, shall not encroach into drive-aisles or required parking spaces unless affected parking spaces can be relocated on-site, shall comply with the property development standards set forth in § 17.44.040 and shall not be placed on the property without first obtaining all applicable permits from the City of Corona.

(E) Recreational vehicle storage shall be subject to the following development standards:

(1) Decorative block walls or wrought iron fencing with screening having a height of eight feet shall be required for securing and screening of recreational vehicle storage yards located within view of a public street, freeway, right-of-way, or railroad right-of-way. Chain link fencing with tubular slats or other durable fencing may be permitted on internal property lines subject to approval by the Community Development Director.

(2) Recreational vehicles shall be stored in a manner that does not encroach into designated fire lanes, drive aisles or required parking spaces.

(3) Decorative block walls shall be treated with "Vitro-Chem" an anti-graffiti coating.

(`78 Code, § 17.44.090.) (Ord. 2972 § 1 (part), 2009; Ord. 2746 § 1, 2005; Ord. 2554 §§ 3, 4, 2001; Ord. 2365 § 1 (part), 1998.)

**17.44.100 Landscaping; walls; fences.**

(A) Front, side and rear yards required for a lot or building shall be fully landscaped. All landscaping shall include the installation of concrete curb planters and shall be continuously maintained by an irrigation system operable at all times.

(B) Landscape areas, walls and fences shall be established in accordance with Chapter 17.70. Fences and walls adjacent to and visible from the street or freeway right-of-way shall be of decorative block or wrought iron. Fences or walls constructed adjacent to residential uses shall be of decorative block.

(C) Fencing adjacent to a railroad right-of-way shall be of decorative material, such as wrought iron, decorative block or alternative materials approved by the Planning Director.

(D) Fences and walls in the industrial zones may have an additional two feet of security fencing added to the permitted enclosure for security purposes.

(`78 Code, § 17.44.100.) (Ord. 2365 § 1 (part), 1998.)

**17.44.110 Signs.**

All signs shall be erected and maintained in accordance with Chapter 17.74.

(`78 Code, § 17.44.110.) (Ord. 2729 § 2, 2004; Ord. 2551 § 2, 2001; Ord. 2365 § 1 (part), 1998.)

**17.44.120 Industrial condominium development; defined.**

For purposes of this chapter, the term "industrial condominium development" shall mean an industrial development with all of the following features: (a) the development includes three or more separate legal parcels with the boundaries of the lot coinciding with the footprint of the building, (b) at least one parcel within the development encompasses the common areas that serve the remaining parcels, such as parking lots, access ways, and landscaped areas (hereinafter the "common parcel"), and (c) covenants and restrictions approved by the city are recorded on all parcels to provide that the common parcel(s) is owned, controlled, and maintained by the owners of the remaining parcels through a property owners association. For Industrial Condominium Developments, access to individually owned parcels within the development are allowed via the common parcel(s).

(Ord. 2686 § 2, 2003.)

October 3, 2018

Planning and Housing Commission  
**City of Corona**  
400 S. Vicentia Ave  
Corona, CA 92882

**RE: Similar Use Finding Application**  
**Property: 100 Business Center Dr., Corona, CA**

Dear Planning and Housing Commission,

The purpose of this letter is to demonstrate why the business use of Ravlich Enterprises, LLC DBA: Neutronic should be approved to operate in the free-standing industrial building located at 100 Business Center Drive, Corona, CA.

***About Ravlich Enterprises, LLC***

Ravlich Enterprises, LLC DBA Neutronic was founded in 1975. Our primary operation involves metal cutting and forming to manufacture terminal pins that can be found in computers, automobiles, medical equipment, and airplanes. The vast majority of our product is made from copper allows between .025" to .0315" thick with an average width of 1.50". To put in in perspective, you could fit thousands of our terminals in the palm of your hand. These terminals are used to carry signals or power in products across the various industries we serve.

Our machine shop and tool room service our punching and cutting operations using EDM (Electric Discharge Machine), grinders, and other common machine shop equipment such as smaller band saws and lathes. These operations are extremely quiet, and no ear protection is required.

Our metal punching and forming operations use Bruderer Presses that have dampeners on all press legs to eliminate vibration. The noise level in the press room can be equated to a blender or motorcycle. This noise quickly dissipates as you move away from the press and goes down to the level of soft traffic as you exit the building.

See **Exhibit B** for photos of our shop, the products we make, the markets we serve, and the quality standard promise to our customers.

***Why 100 Business Center Drive in Corona?***

We are predicting and planning for major growth which is why we are looking at increasing our facility square footage and the City of Corona is a perfect fit. It's central to our employees, business friendly, and great location for our customers. Due to our heavy power requirement, it is very difficult to find a building with enough amperage to support our needs. We have also been looking for several months to identify a free-standing building in the 30K-40K square foot range, with high image and ample office space to support our staff. After touring and considering several properties for over 9 months, we have found the building at 100 Business Center Dr. to have everything we are looking for in our new facility. It is an ideal fit for our business and we have already developed a great relationship with the landlord.

## The Zoning Code

### Metal Stamping

It is important to point out how our process is completely different from the traditional definition of “metal stamping” (see exhibit B):

These are videos that accurately depict metal stamping operations, which is not at all what we do:

<https://www.youtube.com/watch?v=IMhJDIDrSAI>  
<https://www.youtube.com/watch?v=6022lxm0LdU>  
<https://www.youtube.com/watch?v=Mm17N-ihl0o>  
<https://www.youtube.com/watch?v=Wf4NDkiZw6E>  
<https://www.youtube.com/watch?v=ZWXFhdeOjMY>

This description of stamping and forging is exactly what we are not and does not apply to our operation whatsoever:

<http://www.iloencyclopaedia.org/component/k2/item/673-forging-and-stamping>

The manufacturing equipment and processes shown in the videos above would no doubt cause a disturbance in the surrounding community as it relates to noise and vibration. When these hammers drop, they literally shake the Earth and produce very loud noise.

Our shop however, uses much smaller *hydraulic* presses that produce very small parts with great precision, from thin raw metals. Using static pressure rather than a drop forge, our equipment produces zero vibration and significantly less noise.

The facts and details that follow, very clearly show that our business operations fall within all of the allowable tolerances set forth by the Planning and Housing Commission and that our manufacturing operation is completely different from the metal stamping processes shown in the videos above.

### Permitted Classifications

The best classification for our business is a machine shop that manufactures products with metal being the raw material. Some of these products are electronics components, which is also permitted.

The following uses all apply to my business and are permitted in the M1 Zone:

<i>Land Uses</i>	<i>M-1 Zone</i>	<i>M-2 Zone</i>	<i>M-3 Zone</i>
Machine shops, provided all operations are done indoors, there is no outside garage and the use complies with <a href="#">Ch. 17.84</a>	P	P	P
Manufacturing, assembly, fabrication of goods from the following materials: Canvas; Felt; Leather; Stones; Yarn. Cellophane; Fiber; <u>Metals</u> ; Rubber; Cloth; Glass; Paper; Textiles; Feathers; Hair; Plastic; Wood;	P	P	P
Electronics, manufacturing of equipment, components and products	P	P	P

I can see that there is a reference to **Ch. 17.84 (Performance Standards)** which requires compliance as it relates to Noise, Vibration, Emissions, etc. I will address each of these subsections to demonstrate that our use is compliant with all of these requirements.

#### **Chapter 17.84 – Performance Standards**

*Let's get the easy ones out of the way first:*

##### **17.84.020 Fire and explosion hazard.**

We do not store any hazardous material on site. Any flammable material is stored in very small quantities in flammable storage cabinets.

##### **17.84.030 Radio-frequency energy or electrical disturbance.**

Our process does not emit any radio-frequency or create an electrical disturbance of any kind.

##### **17.84.060 Dust, smoke, glare – Emission.**

Our process does not produce any dust, smoke, odor, or glare emissions of any kind.

##### **17.84.070 Glare.**

Our process does not produce glare of any kind.

##### **17.84.080 Underground storage tanks.**

We have no use for underground storage tanks and will not be installing these under any circumstances.

*Now to address the sections of the code which are most applicable to our use:*

##### **17.84.050 Vibration.**

Our presses on their own, do not produce vibration. Additionally, each press sits on a dampener that is primarily used to protect the press itself from reverse tonnage. This dampener acts as a shock absorber that would further eliminate any potential vibration produced by the presses.

[Glass of Water Next to Press Video](#) – In this video, we show a glass of water sitting on the ground right next to a running press. As you can see, there is no vibration whatsoever.

[Glass of Water on Hood of Car Video](#) - For comparison, we placed the same glass of water on the hood of a car, where you can clearly see vibration.

##### **17.84.040 Noise.**

While our machines do produce noise, the exterior noise falls below the Maximum Allowable Noise Levels in the Stationary Noise Source Standards, which are 75dBA for industrial manufacturing from 7am-10pm (see below):

TABLE 1 STATIONARY NOISE SOURCE STANDARDS				
TYPE OF LAND USE	MAXIMUM ALLOWABLE NOISE LEVELS			
	Exterior Noise Level		Interior Noise Level	
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Single-, Double- and Multi- Family Residential	55 dBA	50 dBA	45 dBA	35 dBA
Other Sensitive Land Uses	55 dBA	50 dBA	45 dBA	35 dBA
Commercial Uses	65 dBA	60 dBA	Not applicable	Not applicable
Industrial, Manufacturing or Agricultural	75 dBA	70 dBA	Not applicable	Not applicable

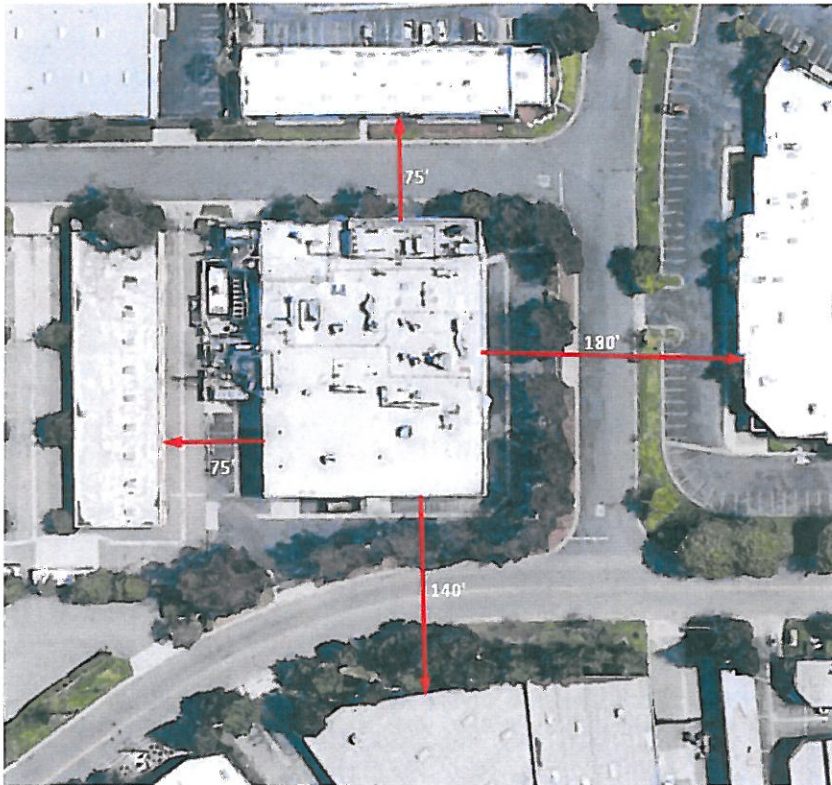
To demonstrate our compliance with this standard, we shot a video of the external noise produced by our current machine shop in Fountain Valley.

[Decibel Meter Reading Video](#) – In this video we are holding a decibel meter and walking around the outside of our manufacturing facility during peak production hours. You can see that the decibel reading never reaches 70 dBA and is well below the maximum allowable noise level shown in the table above.

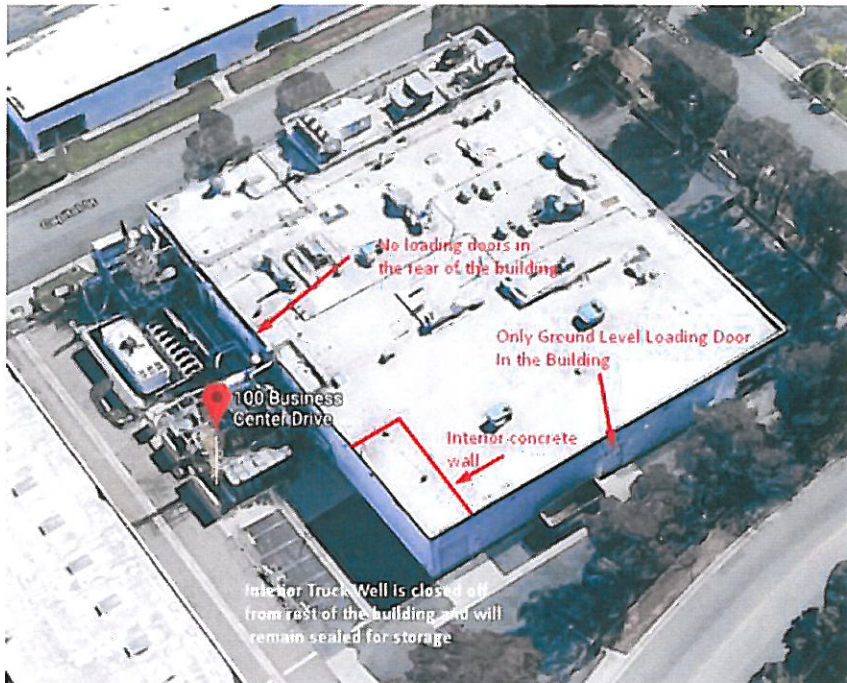
Furthermore, in our current machine shop, our presses are right up against the 2 large roll-up doors (because we are out of space). However, at 100 Business Center Drive, there is only 1 ground-level door in the entire building and our machines will be much further away, by at least 30 feet.

#### Building and Neighborhood

100 Business Center Drive is a highly secure 32,250 SF, free-standing, concrete tilt-up industrial building. It has streets on 3 sides and solid concrete walls (with no large openings) on 3 sides and it is virtually isolated from all neighboring businesses. The nearest building is 75' away (see below):



At 100 Business Center Drive, there is only 1 ground level door in the entire building and it faces Pomona Rd. The other loading door (also facing Pomona Rd.) is an interior truck-well that is completely sealed off by a concrete wall inside the building and will remain sealed as a storage area. They don't have frequent shipments and have no use for dock loading. (see below)



#### **Conclusion**

After performing extensive due diligence of the building and neighborhood surrounding 100 Business Center Drive and after taking measurements of our noise levels of our operation, we are confident that our use will not have a negative impact on the surrounding businesses or community in any way. The noise levels of our pressroom will not cause a disturbance and falls within the allowable standards set forth by the City of Corona, as we have demonstrated in the attached videos. This building and location is the perfect fit for our well established and growing business and we have gone to great lengths to compile this information for your consideration and review. I hope that this letter will serve as an indication for how important this building is to our business and that all those involved will appreciate the professional manner in which we have gone about seeking the City's approval. We have agreed to terms with the Landlord and your approval of our use is the last step in a very long process to secure the right location to facilitate our growth and continued success. Thank you for your time and consideration and please do not hesitate to reach out with any further questions.

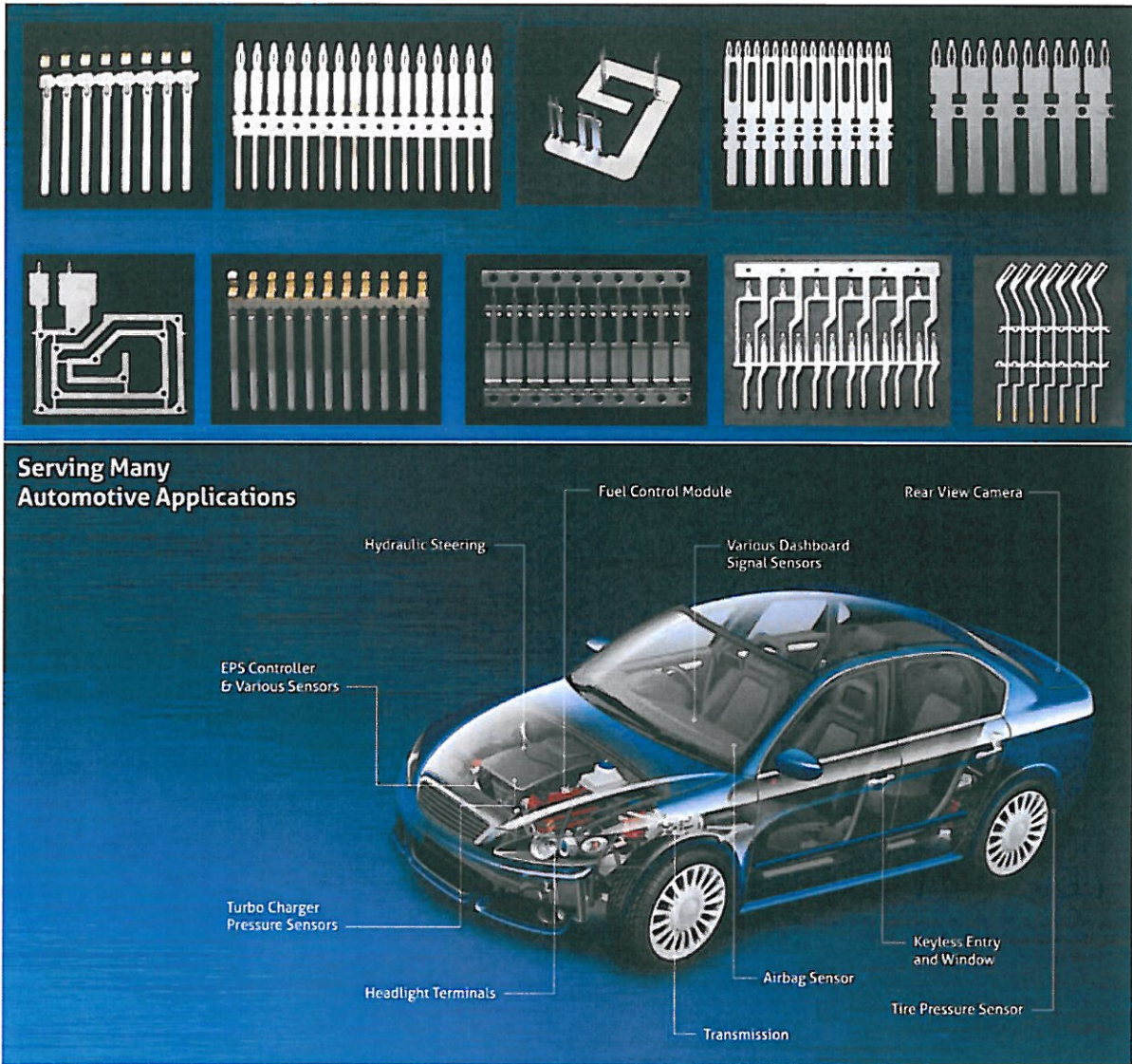
Sincerely,

Nicholas Ravlich  
President

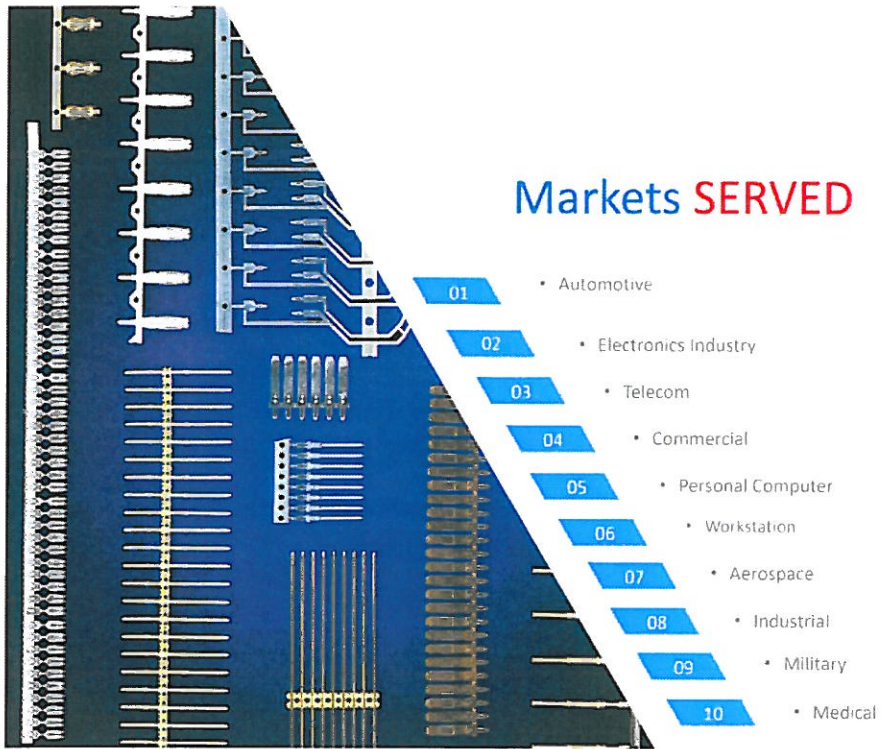
10550 Lawson River Ave.  
Fountain Valley, CA 92708  
(714) 964-8900 x 102

## Exhibit A

### Products we Make

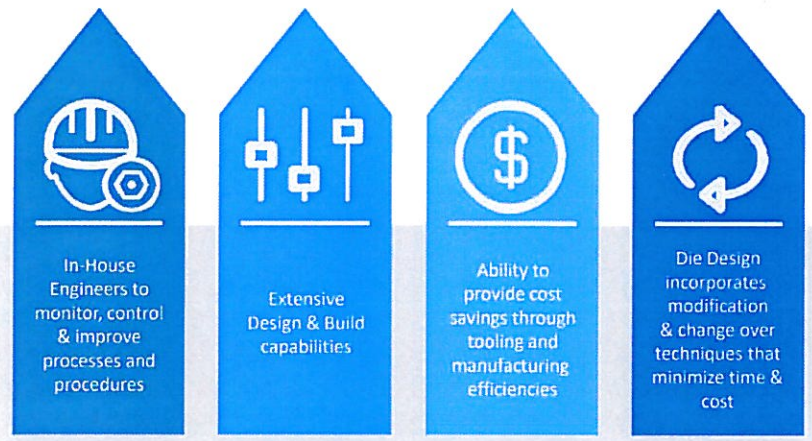


## Markets we Serve



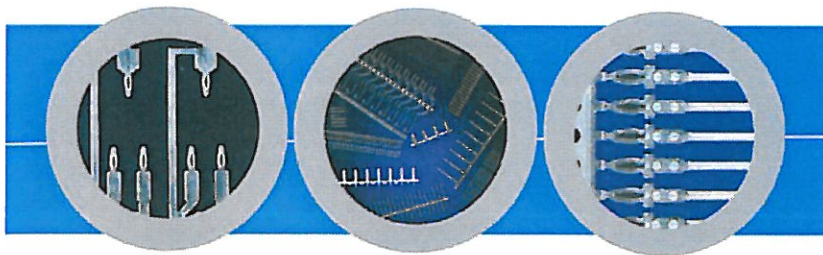
## Quality Standards

## Engineering & DESIGN



## Engineering & DESIGN

Compliant Technology



### Neutronic Compliant Pins Tested & Approved According to Customer Test Specifications:

- ✓ IEC 60357-5 Specification
- ✓ TRW Test Specification
- ✓ Hella Test Specification
- ✓ Testing underway with Yazaki & Bosch

### Neutronic Compliant Pins are also approved by:

- ✓ TRW
- ✓ Hella
- ✓ Samda
- ✓ BorgWarner
- ✓ Seehner
- ✓ Autoliv and others

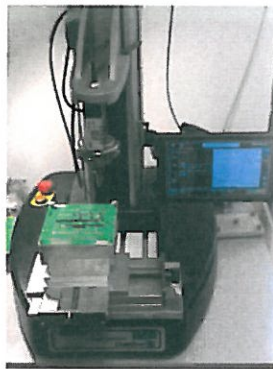
## Our Pressroom and Equipment



# Quality



OGP Smart Scope



Insertion/Retention



Keyence One-Touch



In-Line Vision Systems for  
Quality Control

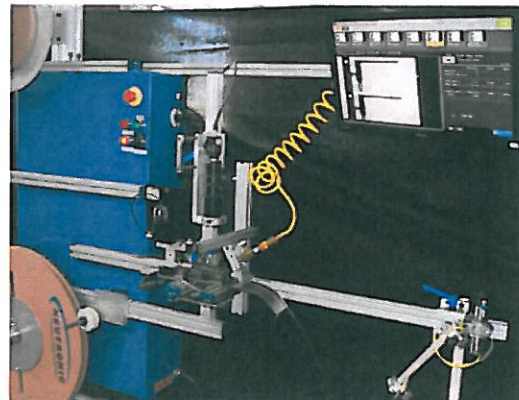
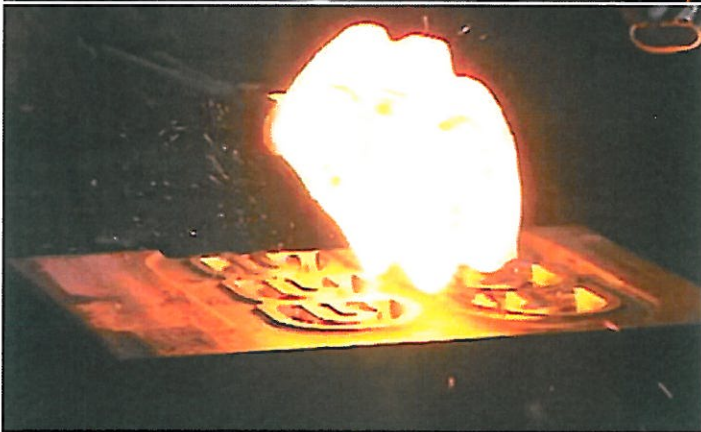
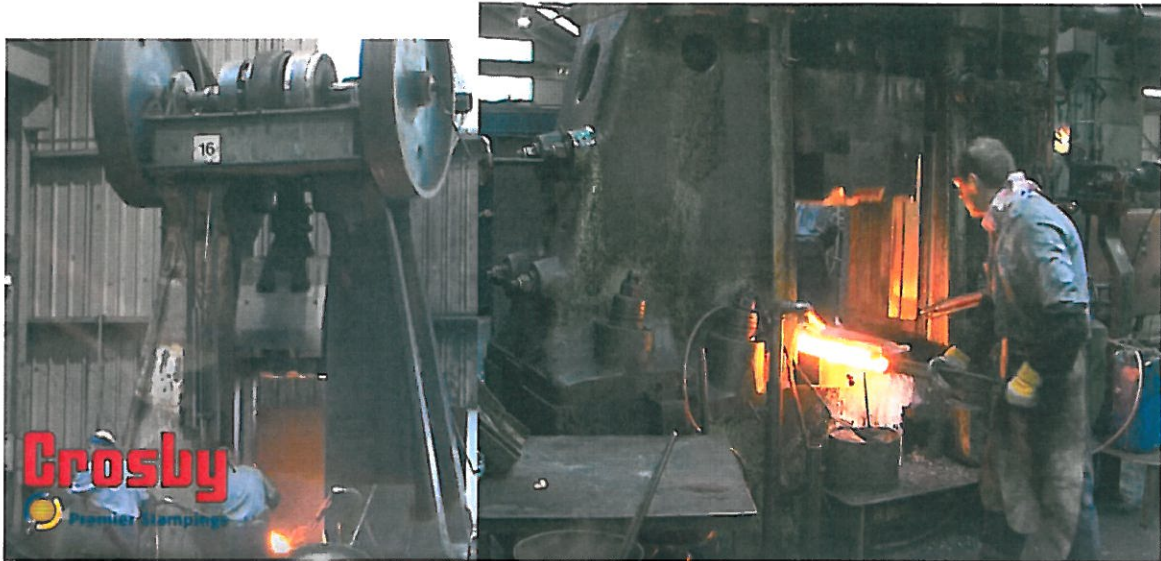


Exhibit B

Photos of Metal Stamping (not what we do)



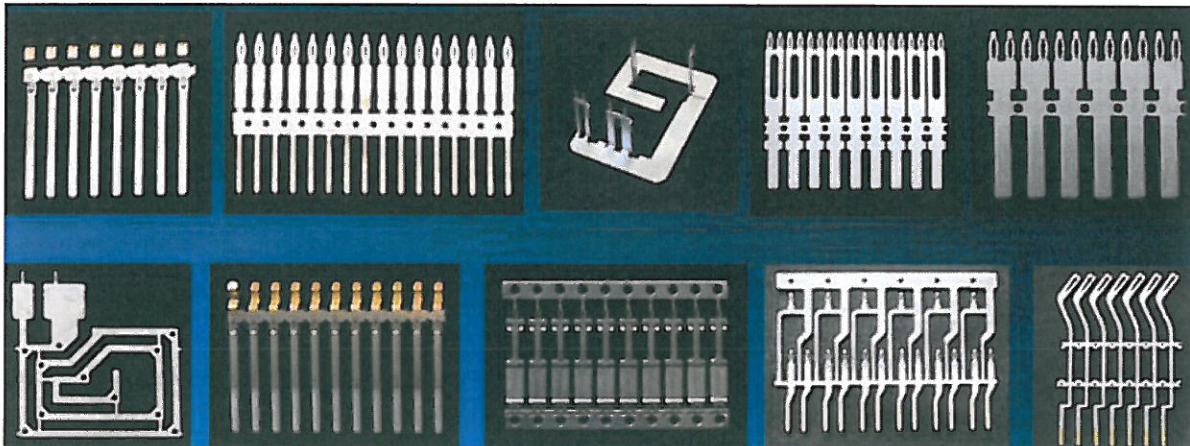
Our raw material is thin metal “tape” on a spool, shown here:



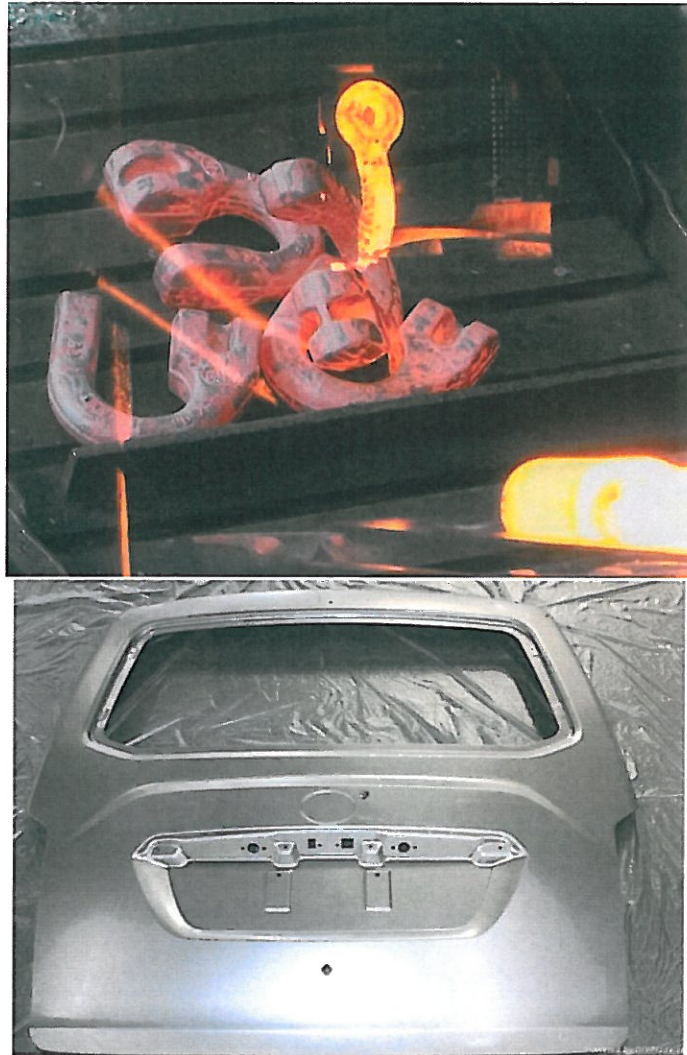
Our raw material is not heavy metal blanks for stamping, like these:



Our finished product is thin, detailed pieces of metal:



Our finished product is not heavy metal stamped pieces like these:





## CITY OF CORONA

### PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

#### Name, Description and Location of Project:

*SUF2018-0001 is a request for a similar use finding to determine that metal stamping of small components is considered similar to various light industrial uses currently permitted in the M-1 (Light Manufacturing) Zone, including machine shops, manufacturing of goods made from metal, and manufacturing of electronic equipment, components, and products.*

#### Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: Nicholas Ravlich  
Ravlich Enterprises, LLC DBA: Neutronic  
Address: 10550 Lawson River Avenue  
Fountain Valley, CA 92708  
Telephone No.: (714) 267-2602

#### Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.
- ☐ B. The project is a Ministerial Project.
- ☐ C. The project is an Emergency Project.
- ☐ D. The project constitutes a feasibility or planning study.
- ☐ E. The project is categorically exempt.
- ☐ F. The project is a statutory exemption. Code section number:
- ☒ G. The project is otherwise exempt on the following basis: **The purpose of SUF2018-0001 is to determine that metal stamping of small components is considered similar to various light industrial uses currently permitted in the M-1 (Light Manufacturing) Zone. As such SUF2018-0001 has no possibility of creating a significant impact on the environment.**
- ☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

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

\_\_\_\_\_  
Lupita Garcia, Assistant Planner  
Lead Agency Representative



## NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF  
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA  
COMMUNITY DEVELOPMENT DEPARTMENT  
400 S. VICENTIA AVE, SUITE 120  
CORONA, CA 92882

1. Project title: SUF2018-0001
2. Project location (specific): N/A – Citi wide
3.
  - a. Project location - City of Corona
  - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project: *SUF2018-0001 is a request for a similar use finding to determine that metal stamping of small components is considered similar to various light industrial uses currently permitted in the M-1 (Light Manufacturing) Zone, including machine shops, manufacturing of goods made from metal, and manufacturing of electronic equipment, components, and products.*
5. Name of public agency approving project: *City of Corona*
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:  
*Nicholas Ravlich  
Ravlich Enterprises, LLC DBA: Neutronic  
10550 Lawson River Avenue  
Fountain Valley, CA 92708*
7. Exempt Status (check one):
  - a. ☐ Ministerial Project
  - b. ☐ Not a project
  - c. ☐ Emergency project
  - d. ☐ Categorical Exemption. State type and class number:
  - e. ☐ Declared Emergency
  - f. ☐ Statutory Exemption. State code section number:
  - g. ☒ Other: Explain: **The purpose of SUF2018-0001 is to determine that metal stamping of small components is considered similar to various light industrial uses currently permitted in the M-1 (Light Manufacturing) Zone. As such SUF2018-0001 has no possibility of creating a significant impact on the environment.**
8. Reasons why the project is exempt:  
  
*The purpose of SUF2018-0001 is to determine that metal stamping of small components is considered similar to various light industrial uses currently permitted in the M-1 (Light Manufacturing) Zone. As such SUF2018-0001 has no possibility of creating a significant impact on the environment.*
9. Contact Person/Telephone No.: *Lupita Garcia / (951) 736-2293*
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_  
*Lupita Garcia, Assistant Planner  
Lead Agency Representative*

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Tuesday, November 13, 2018

6:00 PM

Council Chambers

### Planning and Housing Commission

*Mitchell Norton, Chair*  
*Timothy Jones, Vice Chair*  
*Tony Dunn, Commissioner*  
*Jeff Ruscigno, Commissioner*  
*Vacant, Commissioner*

EXHIBIT

2

## ROLLCALL

**Present** 4 - Tim Jones, Mitchell Norton, Jeff Ruscigno, and Tony Dunn

**1. CALL TO ORDER****2. PLEDGE OF ALLEGIANCE**

Commissioner Ruscigno led the Pledge of Allegiance.

**3. ORAL COMMUNICATIONS FROM THE PUBLIC**

JOE MORGAN, RESIDENT, addressed his concern regarding All American Asphalt and the monitoring of certain issues that were presented by the residents at the October 22, 2018 Planning and Housing Commission meeting. The project was approved by City Council on November 7, 2018; however, Mr. Morgan stated the agreement to monitor the issues raised by residents was not in official writing.

JOANNE COLETTA, DIRECTOR, stated for clarification, a condition of approval was added to the Surface Mining Permit, and it is part of the public record.

**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](#)

**A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of September 24, 2018. The motion carried by the following vote:**

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

[18-2252](#)

Approval of minutes for the Planning and Housing Commission meeting of October 22, 2018.

**Attachments:** [20181022-P&H Minutes - DRAFT](#)

**A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of October 22, 2018. The motion carried by the following vote:**

**5. CONSENT ITEMS**

None.

## 6. PUBLIC HEARINGS

[18-2255](#)

**GPA2018-0001:** Application to amend the General Plan designation on approximately 31 acres from Agriculture to MDR (Medium Density Residential, 6-15 du/ac) on 17.4 acres and OS (Open Space) on 11.2 acres plus 2.6 acres of street right-of-way associated with the extension of the southerly boundary of the Arantine Hills Specific Plan (SP09-001) and further amend the General Plan designations within the boundary of the specific plan to increase Open Space (OS) from 56.8 to 77.4 acres; increase Parks (P) from 8.7 to 9.9 acres; reduce Low Density Residential (LDR, 3-5 du/ac) from 75.6 to 42.5 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 110.1 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.0 acres for the project located west of Interstate 15, south of Eagle Glen Parkway in the Arantine Hills Specific Plan. (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

**Attachments:** [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2256](#)

**DA15-001 Amendment:** First amendment to the Arantine Hills Development Agreement (DA15-001) to include and extend the development rights and obligations of the original development agreement to the 31.2 acres proposed to be added to the project area by SPA2018-0001, an application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

**Attachments:** [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2257](#)

**SPA2018-0001:** Application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, to:

- 1) re-allocate units among the planning areas *with no additional units being added* and distribute the allowable units across a wider area by including 31.2 acres into the specific plan boundary along the southerly perimeter establishing new Planning Area 17 with an MDR (Medium Density Residential) designation (17.4 acres) and Planning Area 16A with an OS (Open Space) designation (11.1 acres) plus 2.6 acres of street right-of-way;
- 2) amend Planning Area 1 from Low Density Residential (LDR, 27.6 acres) to Medium Density Residential (MDR, 33.4 acres); Planning Area 2 from Medium Density Residential (MDR, 23.2 acres) to High Density Residential (HDR, 17.4 acres); Planning Area 6 from High Density Residential (HDR, 17.4 acres) to Medium Density Residential

(MDR, 17.4 acres); Planning Area 8, Low Density Residential (LDR) from 48 to 42.5 acres; Planning Area 9, Medium Density Residential (MDR) from 10.2 to 10.5 acres; Planning Area 10, High Density Residential (HDR) from 16.9 to 21.6 acres; Planning Area 12 from Medium Density Residential (MDR, 9.5 acres) to Open Space (OS, 9.5 acres); **3)** amend Planning Area 14 (MDR, 25.9 acres) reducing 167 units to 154 units; **4)** add a new Planning Area 18 for 1.2 acres of additional Park (P); and **5)** commensurate conforming revisions to the specific plan document (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

**Attachments:** [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2258](#)

**PM 37036:** Application to subdivide approximately 159+ acres into two parcels for conveyance purposes along the southerly boundary of the Arantine Hills Specific Plan (SP09-001), located west of Interstate 15, south of Eagle Glen Parkway (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

**Attachments:** [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

Chair Norton stated that the applicant requested a continuance to the Planning and Housing Commission meeting of November 26, 2018. Chair Norton asked if there is anyone from the public that wants to comment on these applications at this time.

FRED MYERS, RIVERSIDE COUNTY RESIDENT, thanked staff for taking action on certain items he presented at the October 22, 2018 Planning and Housing Commission meeting. Mr. Myers spoke on a Memorandum of Sale Agreement from 2016 and stated he will address his other concerns at the November 26, 2018 Planning and Housing Commission meeting.

**A motion was made by Ruscigno seconded by Dunn, that the Planning and Housing Commission CONTINUE items GPA2018-0001, SPA2018-0001, DA15-001, and PM 37036 to the Planning and Housing Commission meeting of November 26, 2018. The motion carried by the following vote:**

[18-2233](#)

**SUF2018-0001:** Request for 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 10550 Lawson River Avenue Fountain Valley, CA 92708).

**Attachments:** [Staff Report](#)[Resolution No. 2526](#)[Exhibit A - Corona Municipal Code Chapter 17.44.030 Permitted Uses](#)[Exhibit B - Applicant's letter dated October 3, 2018 describing the use and operations of the business](#)[Exhibit C - Environmental Documentation](#)[PPT for SUF2018-0001](#)

Commissioner Ruscigno recused himself due to a conflict of interest.

At the request of Chair Norton, Lupita Garcia, Assistant Planner, reviewed the staff report for SUF2018-0001. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

ADAM HILL, REPRESENTING RAVLICH ENTERPRISES, LLC, provided a brief overview of the project and why there is a need for it.

Commissioner Jones asked about the decibel level and how that was determined.

Ms. Garcia said the decibel reading was taken at their existing location, while the press machines were being used.

Chair Norton opened the public hearing.

BRIAN TRESSEN, RESIDENT, spoke in favor of the project.

JOE MORGAN, RESIDENT, spoke in favor of the project. He suggested possibly changing the ordinance.

Chair Norton closed the public hearing.

Discussion ensued between the Commission and staff regarding the threshold between small and larger pieces of metal.

**A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission GRANT SUF2018-0001, and adopt Resolution No. 2526 based on the analysis and findings made pursuant to Section 17.88.050 of the Corona Municipal Code that metal punching and pressing of small components is permitted in the M-1 (Light Manufacturing) Zone and similar to the use machine shop, the manufacturing of goods made from metal and the manufacturing of electronic equipment, components, and products. The motion carried by the following vote:**

**Aye:** 3 - Jones, Norton, and Dunn

**Recused:** 1 - Ruscigno

[18-2220](#)

**PM 36667:** Parcel map application to subdivide 1.60 acres into four parcels for single-family residential purposes located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend, LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

**Attachments:** [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Parcel Map 36667](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter, dated October 8, 2018, providing essential subdivision information](#)

[Exhibit D - Information regarding community meetings held in April and May 2016](#)

[Exhibit E - Flyer for community meeting held on October 15, 2018](#)

[Exhibit F - Presentation for community meeting held on October 15, 2018](#)

[Exhibit G - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit H - Environmental Documentation](#)

[PM 36667, TTM 36634, PP15-004 PP Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for the three related public hearing items PM 36667, TTM 36634, and PP15-004. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

MICHAEL KIM, PROJECT ENGINEER REPRESENTING POPPYBEND LLC., thanked staff for hearing the proposal.

MELVIN AOU, REPRESENTING POPPYBEND LLC, stated he is available to answer any questions.

CATHERINE HALLETT, RESIDENT, spoke on her concern regarding the fact that the largest home proposed in the project will be located right behind her home. Her request is that a smaller home be built behind her home and that the setbacks be similar. Ms. Hallett also mentioned her concern about the maintenance and upkeep to the proposed landscape area. Ms. Hallett stated she is also speaking on behalf of one of her neighbors who has the same concerns.

HOWARD LOMBARDI, RESIDENT, spoke on his concern regarding the stability of the existing block wall once the grading begins, the ability to maintain the area by the 11 residents, and the accessibility of the area from the street.

KATHY HUMPHRY, RESIDENT, spoke on her concerns regarding the maintenance of the slope and the maintenance of the existing iron fencing.

AMIT CHANDRA, RESIDENT, spoken on his concern regarding additional traffic.

Chair Norton closed the public hearing.

DON SCHWEITZER, ARCHITECT FOR THE PROJECT, addressed the concerns regarding the setbacks and size of the properties.

Mr. Aou addressed the concerns regarding the maintenance of the landscape areas, the stability of the existing retaining wall, and traffic concerns.

Mr. Kim addressed the concern regarding accessibility of the area from the street and the placement of other single story homes.

TOM KOPER, ASSISTANT PUBLIC WORKS DIRECTOR, provided information on the traffic study and on the proposed wall. Mr. Koper recommended that the current homeowners photo-document the condition of the existing retaining wall and their swimming pools. Mr. Koper also spoke on the CC and Rs that will directly effect each property owner.

Commissioner Dunn asked for clarification on the block wall that was mentioned earlier.

Mr. Koper provided an explanation between the existing wall and the new proposed wall.

Discussion ensued between Vice Chair Jones, staff and the applicant on the type of shrubbery that will be planted and the height of the shrubbery. Mr. Koper indicated only shrubs will be planted in this area, but no trees. Trees could potentially undermine the retaining wall.

Discussion ensued between Commissioner Ruscigno, staff and the applicant regarding the protective guard rail, shrubbery and landscape, parking options and clarification on the Homeowners Association.

Commissioner Ruscigno stated he would like to add a condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site be 36-inch box in size at the time of installation.

Chair Norton reopened the public hearing.

TOM RICHINS, RESIDENT, applauded the Planning and Housing Commissioners for their well thought-out questions. He is in favor of this project.

Chair Norton closed the public hearing.

**A motion was made by Jones, seconded by Ruscigno, that the Planning and Housing Commission recommend APPROVAL of PM 36667 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 - Jones, Norton, Ruscigno, and Dunn

[18-2253](#)

**TTM 36634:** Tentative tract map application to create one buildable lot for residential condominium purposes and two lettered lots for streets and other improvements on 2.32 acres to facilitate the development of 11 single-family detached condominium homes located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

**Attachments:** [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Tentative Tract Map 36634](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Applicant's letter, dated October 8, 2018, giving required subdivision information](#)

[Exhibit E - Information regarding community meetings held in April and May 2016](#)

[Exhibit F - Letter from Monte Verde HOA, dated October 27, 2018](#)

[Exhibit G - Mailer for community meeting held on October 15, 2018](#)

[Exhibit H - Presentation for community meeting held on October 15, 2018](#)

[Exhibit I - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit J - Mailer for Ferndale Street residences](#)

[Exhibit K - Public correspondence](#)

[Exhibit L - Environmental Documentation](#)

**A motion was made by Ruscigno, seconded by Dunn, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of TTM 36634, based on the findings contained in the staff report and conditions of approval. The motion**

carried by the following vote:

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

[18-2260](#)

**PP15-004:** Precise plan application to review the site design, architecture, fencing, and landscaping associated with the development of 11 single-family detached condominium homes on 2.32 acres located on the east side of Hudson Avenue at Poppyseed Lane and four single-family homes on 1.60 acres located at the terminus of Riverbend Circle, generally on the west and east sides of Fullerton Avenue near Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

**Attachments:** [Staff Report](#)[Resolution No. 2525](#)[Locational and Zoning Map](#)[Exhibit A-1 - Site Plan for Condominium Development](#)[Exhibit A-2 - Site Plan for Single-Family Development](#)[Exhibit B - Conditions of Approval](#)[Exhibit D - Floor Plans for Single-Family Development](#)[Exhibit E-1 - Colored Elevations for Condominium Development](#)[Exhibit E-2 - Colored Elevations for Single-Family Development](#)[Exhibit F-1 - Detailed Elevations for Condominium Development](#)[Exhibit F-2 - Detailed Elevations for Single-Family Development](#)[Exhibit G - Landscape Plan for Condominium Development](#)[Exhibit H - Landscape Plan for Single-Family Development](#)[Exhibit I - Open Space Plan](#)[Exhibit J - Fences and Walls for Condominium Development](#)[Exhibit K - Fences and Walls for Single-Family Development](#)[Exhibit L - Photos of the South Retaining Wall and Tubular Steel Fence](#)[Exhibit M - Cross-section Details of the South Project Boundaryline](#)[Exhibit N - Conceptual Grading Plan for Condominium Development](#)[Exhibit O - Applicant's letter dated July 17, 2017, addressing criteria for Precise Plan](#)[Exhibit P - Information regarding community meetings held in April and May 2016](#)[Exhibit Q - Letter from Monte Verde HOA, dated October 27, 2018](#)[Exhibit R - Flyer for community meeting held on October 15, 2018](#)[Exhibit S - Presentation for community meeting held on October 15, 2018](#)[Exhibit T - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)[Exhibit U - Mailer for Ferndale Street residences](#)[Exhibit V - Public correspondence](#)[Exhibit W - Environmental Documentation for Condominium Development](#)[Exhibit X - Environmental Documentation](#)

**A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and the Mitigation Monitoring Plan and adopt Resolution No. 2525 GRANTING PP15-004, with an added condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

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

[18-2254](#)

**V2017-0101:** Application for a variance from Sections 17.70.060 (A) and 17.70.060 (F) (1) of the Corona Municipal Code to increase the height of a perimeter tube steel fence from five feet to eight feet within the front yard and from seven feet to eight feet within the side and rear yards for a new city water reservoir site located on the southeast corner of Nelson Street and Keith Street (3985 Nelson Street) in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

**Attachments:** [Staff Report](#)

[Resolution No. 2524](#)

[Locational and Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C1 - C2 - Fence Plan and Details](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Applicant's letter, dated October 12, 2018](#)

[Exhibit F - Environmental Documentation](#)

[Exhibit G - Letter of objection, dated June 22, 2018](#)

[CUP17-002 V2017-0101 PP Presentation](#)

At the request of Chair Norton, Harald Luna, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items V2017-0101 and CUP17-002. At the conclusion of his presentation, Mr. Luna offered to answer any questions of the Commission.

MAYRA CABRERA, UTILITY ENGINEER, stated she is available to answer any questions.

Commissioner Ruscigno asked what the height is of the reservoir on the north side of Nelson from Masters Drive.

TOM MOODY, DWP GENERAL MANAGER, stated it is 24 feet above grade.

Chair Norton opened the public hearing.

RUSSELL TULL, RESIDENT, spoke on his concern regarding the structural integrity of the water tower and the possibility of flooding due to a crack or a leak. Mr. Tull also spoke on his concern regarding the empty lot adjacent to the proposed water tower and the potential fire hazard that exists due to the weeds.

JOE MORGAN, RESIDENT, asked what the funding source is for this

project. Mr. Morgan stated he is also interested in hearing about the steps the City will take if there is a flood or leak due to the water tower.

Chair Norton closed the public hearing.

Mr. Moody stated that the project will partially be funded by the developer of Arantine Hills, which is their fair share, and partially funded by the current rate-payer. Mr. Moody stated that most of the piping for this project is underground. In addition, inside the piping are check valves. For example, if there is an earthquake, the check valves would automatically shut down. Also, staff would have the ability to control the valves if needed.

Vice Chair Jones spoke on his concern regarding potential graffiti to the water tower. He would like to see more mature landscape planted around the tower. He would like all trees to be planted at the project site to be a minimum of 36-inch box in size at time of installation.

Mr. Moody stated staff is willing to use mature landscaping and the department is aware of potential graffiti and will address any graffiti in a timely manner.

Discussion ensued between Commissioner Ruscigno and staff regarding the ground level placement of the water tower.

**A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2524 GRANTING V2017-0101, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

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

[18-2234](#)

**CUP17-002:** Conditional Use Permit application to establish a 2.5 million-gallon potable water reservoir on 0.90-acres located at 3985 Nelson Street in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone. (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

**Attachments:** [Staff Report](#)[Resolution No. 2523](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Conceptual rendering of reservoir](#)[Exhibit D - Potable Water Storage Reservoir Cross Sections](#)[Exhibit E - Landscape Plan](#)[Exhibit F1 - F2 - Fence Plan and Details](#)[Exhibit G - Letter of Objection, dated June 22, 2016](#)[Exhibit H - Environmental Documentation](#)[Exhibit I - Applicant's letter, dated December 14, 2016](#)

A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2523 GRANTING CUP17-002, adding a condition that all trees to be planted at the project site shall be a minimum of 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

**18-2231**

**ZTA2018-0001**: Proposal to amend various sections of, and add a new subsection to, Title 17 pertaining to: 1) lot coverage for legal non-conforming smaller lots in residential zones with larger minimum lot size standards (CMC Sections 17.06.120; 17.08.120; 17.10.120; 17.11.120; 17.12.120; 17.20.120; 17.64.010[E] (new); and 2) amend Sections 17.85.040(B)(2) and (C)(3) pertaining to parking requirements for accessory dwelling units in order to conform with recent state legislation (Applicant: City of Corona).

**Attachments:** [Staff Report](#)[Exhibit A - Proposed zone text amendment to CMC Chapter 17.64 \(Lots and Yards\)](#)[Exhibit B - Proposed zone text amendment to CMC Chapters 17.06, 17.08, 17.10, 17.11, 17.12 and 17.20 \(Agriculture and Single Family Zones\)](#)[Exhibit C - Proposed zone text amendment to Chapter 17.85 \(Accessory Dwelling Units\)](#)[Exhibit D - Aerial depicting small lot development in the Overlook Addition](#)[Exhibit E - Environmental documentation](#)[Exhibit F - Letter of support from Ms. Melissa Hendrickson](#)[PPT for ZTA2018-0001](#)

At the request of Chair Norton, Terri Manuel, Planning Manager, reviewed

the staff report and exhibits for public hearing item ZTA2018-0001. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Ruscigno asked if this was part of the annexation that took place years back.

Mr. Koper stated part of the area was within the City jurisdiction, the other was part of Riverside County.

Commissioner Ruscigno asked for clarification on the location of the assessory dwelling units.

Ms. Manuel explained the ZTA deals with two separate topics neither of which affects the other.

Discussion ensued regarding the assessory dwelling units.

Chair Norton opened the public hearing.

MELISSA HENDRICKSON, RESIDENT, thanked staff for all their hard work. Her main goal in the design was to place the master bedroom downstairs.

WES SPEAKE, RESIDENT, spoke on his concerns regarding future larger lots being converted to smaller lots and parking standards.

JOE MORGAN, RESIDENT, stated the zone text amendment should be two separate applications and not combined and these types of situations should be approved on a case by case basis.

Ms. Manuel provided responses to Mr. Speake and Mr. Morgan's concerns. Ms. Manuel also stated that it is acceptable to combine a zone text amendment.

Ms. Coletta provided additional information on the lot coverage regulations.

Commissioner Ruscigno asked for clarification on the minimum of the small lot size on single family homes.

Ms. Coletta provided a response confirming that the minimum lot size for a fee simple (ownership) lot is 7,200 square feet.

**A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission recommend APPROVAL of ZTA2018-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:**

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

## **7. WRITTEN COMMUNICATIONS**

None.

## **8. ADMINISTRATIVE REPORTS**

Ms. Coletta stated there will be a Study Session on Wednesday, November 14, 2018 at 3:30 p.m.

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

None.

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

[18-2266](#)

Report by Commissioner Ruscigno on the November 7, 2018 Infrastructure Committee meeting.

**Attachments:** [20181107-Infrastructure Committee agenda](#)

Mr. Ruscigno stated there was discussion and review of the Manglar Blend Station from the Public Works Department.

## **11. ADJOURNMENT**

Chair Norton adjourned the meeting at 8:15 p.m. to the Planning and Housing Commission meeting of Monday, November 26, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.