



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Minutes - Final

### Infrastructure Committee

**MAYOR JASON SCOTT**  
**COUNCIL MEMBER WES SPEAKE**

**ADVISORY MEMBER**  
**PLANNING & HOUSING COMMISSIONER**

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Wednesday, February 6, 2019

8:00 AM

Council Board Room

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\*\* Updated Agenda - Attachments added to item 3A on February 5, 2019. \*\*

#### 1. Call To Order

The meeting was called to order by Mayor Jason Scott at 8:01 a.m. In addition to the Committee Members, the following individuals were in attendance:

|                                                 |                                               |
|-------------------------------------------------|-----------------------------------------------|
| Darrell Talbert, City Manager                   | Kerry Eden, Asst. City Mgr. /Admin Svcs. Dir. |
| Michele Nissen, Asst. City Magr.                | Joanne Coletta, Com. Dev. Dir.                |
| Nelson Nelson, Public Works Dir.                | Dennis Ralls, Program Mgr.                    |
| Terri Manuel, Planning Manager                  | Sandra Yang, Senior Planner                   |
| Kimberly Davidson, Economic Development Manager |                                               |
| Ryan Cortez, Economic Development Coordinator   |                                               |
| Naomi Ramirez, Management Svcs. Asst.           |                                               |

#### **Others Present:**

|                            |                                  |
|----------------------------|----------------------------------|
| Chris Bowen, GF Services   | Rick Neugebauer, RTN Development |
| Ned Ibrahim, NI Associates | Roman Ciuni, LAB                 |
| Chris Bennett, LAB         | Cary Bellaflor, Resident         |
| Michael Shay, Resident     | Kim Mabon, Resident              |
| Violet Shay, Resident      | Laura Seltzer, Resident          |
| Don Fuller, Resident       | Matt Olsen, Resident             |
| Tony Finaldi, Resident     | Tom Richins, Resident            |
| Joe Morgan, Resident       |                                  |

#### 2. Public Comments

None.

### 3. Agenda Items

- A. [19-0113](#) Discussion regarding a potential zone change from Agriculture to Commercial on 17 acres located on the south side of Foothill Parkway, west of Trudy Way (APNs 275-050-014 & 275-080-041).  
(Community Development Department)  
Action: Information & Discussion

**Attachments:** [Foothill Pkwy Locational](#)  
[1847 CONCEPTUAL GRADING PLAN-CONC GRADE01-30-19 \(004\)](#)  
[Item 19-0113 Presentation](#)

Ms. Joanne Coletta, Community Development Director, presented to the Committee a conceptual proposal by RTN Development to develop approximately 17 acres for a commercial development located on the south side of Foothill Parkway, west of Trudy Way. The site was part of the Skyline Heights annexation that was annexed into the city approximately one year ago and is currently zoned Agricultural with a General Plan designation of Low Density Residential. A commercial use on the site would require a change of zone and an amendment to the General Plan. The developer has not submitted an application to the city yet as he is currently in the stage of completing his due diligence. As such, the site plan and renderings that were presented to the Committee are conceptual and have not been reviewed comprehensively by staff.

Mr. Rick Neugebauer of RTN Development, provided an overview of the company's background and the proposal. RTN Development is a commercial development company based in the city of Temecula. The proposal consists of five buildings totaling approximately 134,000 square feet of building area with 586 on-site parking spaces. The uses include a three-story Class A office building, service station with a drive-through coffee shop, grocery store, and various retail and commercial service type uses. The conceptual site plan that was presented, depicted the center having three main pads with a single point of entry located on Foothill Parkway that lines up with Chase Drive. Two of the pads are located near Foothill Parkway and would be occupied by the service station and three-story office building. The third pad is located towards the rear of the center and would be occupied by the grocery store, restaurants, and retail and service shops. The center would also include a weekday farmer's market and an open patio area that would allow for outdoor events. Mr. Neugebauer stated his hope is to have the outdoor events pull in Skyline Trail visitors during the weekends to help relieve the parking congestion along Foothill Parkway. Renderings for the center depicted the buildings with an architectural style reminiscent of a packing house. The buildings

had a brick exterior finish with metal accent.

Chris Bowen of GF Services described the concept of the commercial center as a destination place with views of the Cleveland National Forest where residents of Corona and nearby cities could gather. The uses within the center such as the coffee shop could also serve hikers of the Skyline Trail. Mr. Bowen noted that as part of his research, he has been seeking input from the public from several social media websites including Facebook and various trail websites.

Council Member Wes Speake appreciated the community outreach that has been conducted so far but expressed concerns regarding lighting and sound traveling from the outdoor events to the nearby residents. Mr. Neugebauer responded that some sound is expected to travel, but a soundwall would be constructed if necessary, and a light study would be conducted for the center.

Mayor Jason Scott inquired if there has been feedback from the public regarding the gas station. Mr. Bowen indicated that the concerns raised from the public have included crime, traffic, and how the use would impact their quality of life.

Council Member Speake inquired with staff about the connectivity of the Skyline Trail to the project as it would provide the neighborhood with amenities and reduce traffic on the Skyline Trail. Ms. Coletta confirmed that the trail route will be incorporated into the site design of the project and, if necessary, can be re-routed to keep the connectivity.

Several residents attended the meeting to express their general support for the project but raised concerns regarding potential lighting and glare from the gas station, gas station signage, sound from outdoor events, businesses that would be opened 24 hours, fast food uses, and architecture of the buildings.

Council Member Speake asked that the development take into consideration the area's mining history. Mayor Scott expressed his support for the project, but community outreach needs to be conducted with the residents within the Orchard Glen community and Chase Drive area. In addition, the architecture and signage for the center, especially for the service station, should blend in with the area.

Overall, the Committee was receptive to the proposal, but would like the proposal to be brought back before the Committee for an update after the developer has had an opportunity to refine the details of the project.

- C. [19-0115](#) Update and discussion of Corona Mall conceptual masterplan.  
(Management Services Department)  
Action: Information & Discussion

**Attachments:** [Item 19-0115 Presentation](#)

Mr. Roman Ciuni, Project Manager for Lab Holding, LLC, gave opening remarks discussing the history and establishment of the LAB Holding company and provided the Committee with examples of several other projects owned and managed by Lab Holding. Mr. Ciuni made note that Lab Holding is an acronym that stands for Little American Business and noted that they do not typically sign lease agreements with large corporate retailers. Mr. Ciuni completed his introduction and passed the presentation to Mr. Chris Bennett, Director of Development, for Lab Holding.

Mr. Bennett gave a presentation on the proposed project tentatively named "Union". Mr. Bennett shared the project principles which included districtwide planning, layered experience, park as place, a music venue and the repurpose of local structures. Mr. Bennett shared that proposed project will largely use the existing structures and the goal is to represent the best of what Corona is. Mr. Bennett shared a proposed phasing plan that would be complete in four phases. He continued to go through each phase and the proposed work each phase would consist of. Phase one would be the south mall, phase two is the north mall, phase three included the east parking lot and the final phase would include expansion of the development for a larger district. Mr. Bennett provided the Committee with a project concept to create a shade structure over the common area Breezeways.

Mayor Scott provided feedback on the concept and design. He noted that the shaded breezeway was an excellent idea, especially for hot summer days.

Council Member Speake provided feedback on the design and noted that he would like to see community involvement and outreach to surrounding neighborhoods. Council Member Speake is looking forward to the completion of this project as it will be a highlight for the community.

Mr. Joe Morgan, Resident, is in favor of the project and noted that he likes the idea of the incorporating the existing buildings into the new design.

Mr. Tony Finaldi, Resident, made comment to the architectural style and shared his uncertainty with the renderings. Mr. Finaldi inquired about the construction time line. Applicants responded that they hope to start phase one within the year.

Ms. Kim Mabon, Resident, is looking forward to the completed project and inquired about the current office building privately owned at the Corona Mall North in which the developer shared that there are no immediate plans at this time to purchase the office space.

The Committee expressed their satisfaction and thanked the Lab Holding representatives for the presentation.

**\*Item 19-0115 was taken out of order.\***

**B.**      [19-0114](#)

Update on proposed revisions to the city's Sign Ordinance (CMC Chapter 17.74) regarding parcel identification signage.  
(Community Development Department)  
Action: Information & Discussion

Ms. Joanne Coletta, Community Development Director, updated the Committee on proposed revisions to the city's Sign Ordinance regarding parcel identification signs in the C-P, C-2, and C-3 commercial zones. The amendment originated from a commercial center located on the northwest corner of Rimpau Avenue and Magnolia Avenue whose owner had been seeking additional signage space on the center's existing pylon sign. The proposed revisions would create two separate categories with different criteria - one for commercial or office centers that are 10 acres or greater in size, and one for commercial or office centers that are less than 10 acres. The revisions would eliminate the current 50 square foot sign area limitation for pylon signs. Instead, the sign area would be based on a ratio of one square foot of sign area per one lineal foot of lot frontage up to 200 square feet maximum for centers less than 10 acres and 240 square feet maximum for centers 10 acres and greater. Also, for centers that are 10 acres and greater, pylon signs would be able to advertise up to a maximum of six tenants. For centers less than 10 acres, a maximum of four tenants would be permitted. The revisions would also permit a center that has multiple street frontages to have up to two signs per street frontage, provided that the other street frontage has no pylon sign.

Council Member Speake commended the revisions stating that they offer flexibility without resulting in excessive signage.

Mayor Scott requested to see visual exhibits depicting the different sign areas before commenting on the sign revisions.

**D.**      [19-0112](#)

Discussion about Traffic Control for Alcoa Dike: Traffic Modeling  
(Public Works Department)  
Action: Information & Discussion

Mr. Nelson Nelson, Public Works Director, introduced the item explaining

that the Army Core of Engineers' Alcoa Dike Project will require hauling dirt which will require traffic control at the entrance to the Municipal Airport on Butterfield Drive, a flagged crossing on Rincon west of Smith, and a crossing on Auburndale requiring the daytime closure of Auburndale. An encroachment permit application was received by the Public Works Department for these activities. Before approving this permit, at a previous Infrastructure Committee meeting, Councilmember Speake asked for a traffic modeling to be performed by staff to determine the level of impacts on Rincon during the flagging operation.

Mr. Dennis Ralls, Public Works Program Manager, explained that the traffic modeling used recent counts to show the worst-case scenario for the current morning conditions and applied techniques to simulate how flagging operations on Rincon would impact traffic flow on Rincon. The simulation showed that there would be a 200 to 500-foot increase in queue length resulting in an increased travel time increase of 2 to 5 minutes. Mr. Ralls also simulated the afternoon peak traffic with current and flagging operations indicating no significant impact. Mr. Ralls explained that he believed the impacts of the flagging operation on Rincon would be minor having the greatest impact during the morning commute.

Council Member Speake confirmed with Mr. Ralls that the traffic volumes used in the model assumed worse case traffic volumes which included school traffic and volumes that were measured after the completion of the 91 projects. Council Member Speake asked Mr. Ralls how the increased delay in the morning compares to the current delay on Rincon.

Mr. Ralls indicated that the travel time is currently about 10 minutes and that the flagging operation is expected to increase 2 to 5 minutes more. Council Member Speake confirmed with Mr. Ralls the peak hours' time periods for morning and afternoon peaks. Council Member Speake then discussed the idea of pushing the flagging operation back one hour starting at 8 a.m.

Mr. Nelson indicated that these simulations show a possible worst-case scenario and offered that staff would monitor the operation and would make any necessary adjustments .

Councilmember Speake expressed concern for school traffic. Mr. Morgan suggested we set a maximum queue length that would trigger the flagging operation to stop for a moment to allow the excess queue to clear. Mr. Ralls offered the bridge on Rincon as an easy landmark for that purpose.

Mr. Nelson explained that we could direct the contractor to clear queues if it reached a specific point but explained that the all-way stop at Smith Ave. would prevent a large amount of queue to clear. In conclusion, Mr. Nelson

said that they will issue the permit for the project letting the contractor know that there will be queue length thresholds and the potential to move back their start time should their impacts be too significant.

#### **4. Adjournment**

The meeting was adjourned at 9:54 a.m.