

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Monday, February 25, 2019

6:00 PM

Council Chambers

## Planning and Housing Commission

*Karen Alexander, Chair*  
*Timothy Jones, Vice Chair*  
*Mitchell Norton, Commissioner*  
*Viren Shah, Commissioner*  
*Vacant, Commissioner*

Rollcall

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. RECOGNITION OF FORMER CHAIR - conducted by Chair Alexander**
- 4. ORAL COMMUNICATIONS FROM THE PUBLIC**
- 5. MEETING MINUTES**

Approval of minutes for the Planning and Housing Commission meeting of February 11, 2019.

**Attachments:** [20190211-P&H Minutes - DRAFT](#)

A motion was made by Norton, seconded by Shah, that the Planning and Housing Commission approve the meeting minutes of February 11, 2019, with a correction to the typo on page four. The motion carried by the following vote:

- 6. CONSENT ITEMS**
- 7. PUBLIC HEARINGS**

**CZ2017-0101 (CONTINUED):** An application to change the zone on approximately 0.61 acres from A (Agricultural) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue. (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882).

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

[Aerial and Zoning Map](#)

[Exhibit A - Existing and Proposed zoning map amendment](#)

[Exhibit B - Existing General Plan and South Corona CFP exhibit](#)

[Exhibit C - Parcel Map 37357](#)

[Exhibit D - Applicant's letter dated July 12, 2017](#)

[Exhibit E - Legal Description and plat map of the change of zone project site](#)

[Exhibit F - Environmental Documentation](#)

[CZ2017-0101 PM37357 Presentation for Feb 25](#)

A motion was made by Shah, seconded by Norton, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of CZ2017-0101 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

**PM 37357 (CONTINUED):** A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agricultural) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone. (PM2017-0103) (Applicant: Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882).

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

[Aerial and Zoning Map.pdf](#)

[Exhibit A - Parcel Map 37357 \(PM2017-0103\)](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C1 - Cross-Section for Othello Lane](#)

[Exhibit C2 - Map of Existing Walls Along the South Boundaryline of Parcel 2](#)

[Exhibit C3 - Street Views from Othello Lane](#)

[Exhibit D - South Corona Community Facilities Plan - Policy 6](#)

[Exhibit E - Applicant's letter dated July 13, 2018](#)

[Exhibit F - Environmental Documentation](#)

A motion was made by Norton, seconded by Shah, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of PM 37357 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

**CZ2018-0002:** An application to change the zone on 1.46 acres located at 1215 E. Ontario Avenue from C-2 (Restricted Commercial) to C-3 (General Commercial) to facilitate the development of a 4,462 sq. ft. drive-through restaurant (Applicant: Ruben Gonzalez, PM Design Group, 38 Executive Park, Suite 310, Irvine, CA 92614).

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

[Locational and Zoning Map](#)

[Exhibit A - Proposed Zoning Map Amendment](#)

[Exhibit B - Existing General Plan](#)

[Exhibit C - Site Plan for Raising Cane's restaurant](#)

[Exhibit D - Applicant's letter dated November 20, 2018 describing the scope of the project](#)

[Exhibit E - Legal Description of the change of zone project site and Parcel Map 36633](#)

[Exhibit F - Environmental Documentation](#)

[CZ2018-0002 PPM2018-0011 PP Presentation](#)

A motion was made by Norton, seconded by Shah, that the Planning and Housing Commission CONTINUE items CZ2018-0002 and PPM2018-0011 to the Planning and

Housing Commission meeting of March 11, 2019. The motion carried by the following vote:

**PPM2018-0011:** Precise plan application to construct a 4,462 sq. ft. restaurant with drive-through services for Raising Cane's on 1.46 acres in the proposed C-3 (General Commercial) Zone located at 1215 E. Ontario Avenue (Applicant: Ruben Gonzalez, PM Design Group, 38 Executive Park, Suite 310, Irvine, CA 92614).

**Attachments:** [Staff Report](#)  
[Resolution No. 2529](#)  
[Locational and Zoning Map](#)  
[Exhibit A - Site Plan](#)  
[Exhibit B - Conditions of Approval](#)  
[Exhibit C - Floor plan](#)  
[Exhibits D1 & D2 - Detailed Elevation Plans](#)  
[Exhibits E1 & E2 - Colored Elevation Plans](#)  
[Exhibits F1 & F2 - Landscape Plan](#)  
[Exhibit G - Applicant's letter dated November 20, 2018 addressing the scope of the project](#)  
[Exhibit H - Environmental Documentation](#)

## **8. WRITTEN COMMUNICATIONS**

## **9. ADMINISTRATIVE REPORTS**

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

## **11. ADJOURNMENT**