

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, August 12, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
David Hooks, Commissioner
Craig Siqueland, Commissioner
Viren Shah, Commissioner

ROLLCALL

Present 5 - Commissioner Viren Shah, Vice Chair Tim Jones, Chair Karen Alexander, Commissioner Craig Siqueland, and Commissioner David Hooks

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Commissioner Hooks led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

None

4. MEETING MINUTES

[19-0685](#) Approval of minutes for the Planning and Housing Commission meeting of July 22, 2019.

Attachments: [20190722-P&H Minutes - DRAFT](#)

A motion was made by Commissioner Siqueland, seconded by Commissioner Shah, that the Planning and Housing Commission approve the meeting minutes of July 22, 2019. The motion carried by the following vote:

Aye: 4 - Commissioner Shah, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

Abstain: 1 - Commissioner Hooks

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

[19-0714](#) CUP2018-0014 (CONTINUED): Conditional Use Permit application to establish and operate a 4,375 square foot public charter school within an existing commercial building located at 700 North Main Street in the CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01) (Applicant: Bill Calleja of Pivot Charter School, 700 North Main Street, Corona, CA 92880).

Attachments: [Staff Report](#)

A motion was made by Commissioner Shah, seconded by Vice Chair Jones, that the Planning and Housing Commission CONTINUE item CUP2018-0014 to the Planning and Housing Commission meeting of August 26, 2019. The motion

carried by the following vote:

Aye: 5 - Commissioner Shah, Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

19-0703

CUP2019-0001: Conditional Use Permit application to construct a 2,243-square-foot restaurant with drive-through services on a vacant 0.39-acre pad within an existing commercial center located on the south side of Green River Road, east of Dominguez Ranch Road (4300 Green River Road) in the NCD (Neighborhood Commercial District) designation of the Sierra Del Oro Specific Plan (SP85-02) (Applicant: Milton Economy, 1052 Flager Ranch Road, Corona, CA 92881).

Attachments: [Staff Report](#)[Resolution No. 2537](#)[Locational and zoning map](#)[Exhibit A-1 - Existing Overall Site Plan](#)[Exhibit A-2 - Overall Site Plan](#)[Exhibit A-3 - Focused Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Trash Enclosure Plan](#)[Exhibit D - Floor Plan](#)[Exhibit E1 - Elevation Plans North/South](#)[Exhibit E2 - Elevation Plans East/West](#)[Exhibit E3 - Colored Renderings](#)[Exhibit E4 - Material and Color Palette](#)[Exhibit F - Colored photographs of surrounding commercial center office park and service station](#)[Exhibit G - Landscape Plan](#)[Exhibit H - Parking Study Summary](#)[Exhibit I - Traffic Impact Assessment prepared by LL&G dated December 21, 2018](#)[Exhibit J - Applicant's letter describing the operations of the restaurant with drive-through](#)[Exhibit K - Environmental Documentation](#)[CUP2019-0001 PP Presentation](#)

At the request of Chair Alexander, Harald Luna, Associate Planner, reviewed the staff report for CUP2019-0001. At the conclusion of his presentation, Mr. Luna offered to answer any questions of the Commission.

MILTON ECONOMY, APPLICANT, gave a brief description of his connection to the city and the theme and concept of the restaurant. He also mentioned he will be the person operating the restaurant on a daily basis.

Chair Alexander asked what the hours operation will be.

Mr. Economy explained the hours of operation for both the weekdays and weekends.

Commissioner Shah asked if he planned to serve alcohol at the restaurant.

Mr. Economy responded no.

Commissioner Shah asked how many employees will be working during the busiest time of day.

Mr. Economy responded morning and lunch will be the busiest time and there will be anywhere from six to eight employees per shift.

Vice Chair Jones asked if there are any other restaurants affiliated with this restaurant.

Mr. Economy replied no and that the restaurant would be one of a kind as it is not a chain restaurant.

Commissioner Siqueland asked what the long-term vision is for the restaurant regarding expanding the restaurant.

Mr. Economy responded that at this time he does not foresee expanding or having multiple restaurants.

Chair Alexander asked Mr. Economy if he was aware of the traffic flow along Green River Road and Dominguez Ranch Road.

Mr. Economy responded that since acquiring the property a year and a half ago he has driven that route 10-15 times a week at different times of the day to observe the traffic flows.

Chair Alexander asked what conditions would have to exist for in order for staff to use the point of sale tablets for drive-through service.

Mr. Economy responded the tablets would be used during the morning and afternoon rush.

Vice Chair Jones asked during peak hours how many orders will be processed through the drive-through.

Mr. Economy explained morning hours will bring the most customers through the drive-through.

Commissioner Hooks asked what is the occupancy for the restaurant.

Mr. Luna responded the occupancy is 73.

Commissioner Hooks asked if there will be an impact in the parking lot due to the loss of 10 parking stalls.

Mr. Economy answered there are plenty of parking stalls and it would not have a negative impact.

Mr. Luna explained the parking that is required for the restaurant is based on the square footage of the restaurant and this project meets the parking requirements.

Commissioner Siqueland asked what the current parking ratio is.

Mr. Luna responded the current parking requirement is one space per 100 square feet and the restaurant meets the requirements. He also mentioned that the site is overparked based on the parking calculations.

Commissioner Siqueland asked what would be required if the applicant decided to add outside sitting in the future.

Mr. Luna responded it would have to be reviewed by city staff.

Commissioner Shah asked how will the applicant manage the drive-through back-up as customers order and pick up their food.

Mr. Economy explained when a back up in the drive-through occurs the staff will use the tablets to take orders to move the cars through quicker.

Commissioner Shah asked what will trigger staff to realize they need to go outside with the tablets to take orders.

Mr. Economy replied that a visual inspection will be done frequently during peak times to expedite the drive-through process.

Mr. Shah asked Ms. Joanne Coletta, Community Development Director, if a condition can be added to ensure that the applicant continues to utilize the tablets and what enforcement power the city has if the tablets are not implemented in the future.

Ms. Coletta responded that a condition can be added to make sure the applicant implement the tablets. Staff will not be there everyday to monitor the operations of the business, but if staff receives a complaint then staff

would address it with the applicant.

Mr. Shah asked what the distance is between the pick-up window and the drive-through entrance.

Mr. Luna explained the site plan depicts eight cars between the pick-up window and the entrance of the drive-through but it does not have the actual dimensions.

Commissioner Shah explained his concerns regarding the short distance between the pick-up window and menu board and the overall number of cars that can fit within the drive-through lane which may be less than eight cars as depicted on the site plan. He also expressed concerns over the number of parking spots for the restaurant and proposed that the restaurant utilize the city's current restaurant parking ratio of 1 per 100 square feet of building area instead of the site's original entitled parking ratio of 1 per 375.

Chair Alexander commented on the differences between of the Raising Cane's project versus the applicant's project in terms of parking and access.

Chair Alexander pointed out that back door on the north side of the building which could be used by staff and customers is a concern because it exits next to the drive-through and recommended a pedestrian rail be placed outside the door.

Vice Chair Jones stated his concerns regarding the project potentially adding to the center's existing problems with on-site circulation, cut-through traffic during the morning peak hours, and cars backing up through center as they are trying to exit onto Dominguez Ranch Road as there are no other access that will allow for cars to travel westbound on Green River Road. He also expressed his concerns with the drive-through lane and the number of cars it can accommodate.

Commissioner Shah expressed his concerns for the number of cars that may over-flow from the drive-through lane and block the parking spaces located along the north perimeter of the site.

Mr. Economy recommended that those parking spaces be designated for employees only parking.

A discussion ensued between the Commissioners and the applicant regarding the parking concerns.

Chair Alexander suggested to display breakfast items only during the morning hours to speed up the orders.

Chair Alexander spoke about the surrounding businesses and they all seemed pleased to have a new restaurant nearby but existing restaurants expressed concern over losing customers.

Chair Alexander opened the public hearing.

JOE MORGAN, RESIDENT, expressed his concern with the number of cars the drive-through can accommodate. He recommended moving the order board further back.

Chair Alexander closed the public hearing.

A discussion ensued among the Commissioners regarding adding conditions of approval. Ms. Coletta stated the applicant has met all the standards according to the municipal code, and while understanding that the CUP is discretionary, the city also doesn't want to create new standards that don't exist through the conditions of approval. Ms. Coletta pointed out that if the project is conditioned to eliminate the northerly parking spaces in order to accommodate a longer drive-through lane for more stacking area and this design can't be met then the project would not be able to move forward. Ms. Coletta asked Mr. Economy if there is a possibility to eliminate some parking spaces along the north perimeter of the site

Mr. Economy stated he would have to check with the owner of the shopping center.

A discussion ensued between the Commissioners, city staff and the applicant regarding the number of cars in the drive-through and the number of parking stalls.

Commissioner Shah presented four exhibits of existing fast food restaurants depicting their drive-through layout.

The discussion continued among Commissioner Shah, city staff and applicant regarding the parking concerns.

Chair Alexander asked Mr. Economy his opinion on moving the order sign further back in the drive-through.

Mr. Economy stated he did discuss this option with Mr. Luna.

The discussion continued among the Commissioner, city staff and applicant regarding the three parking spots closest to the drive-through to be designated for employee parking only.

Chair Alexander re-opened the public hearing.

KEIL MABERRY, TRAFFIC ENGINEER REPRESENTING MR. ECONOMY, spoke about his traffic impact assessment for the proposed site. He presented his recommendation of a traffic management plan that would involve coning off the northerly parking spaces during the peak hours instead of eliminating those spaces.

Commissioner Shah questioned the reliability of a traffic management plan for the longterm and recommended conditioning the project to provide a stacking area for 10 cars in the drive-through lane, implementation of the tablets, and parking the restaurant at the 1 per 100 parking ratio.

Chair Alexander closed the public hearing.

Discussion ensued among the Commissioners regarding the drive-through, parking concerns, and conditions of approval suggested by Commissioner Shah.

Commissioner Siqueland and Chair Alexander expressed their concerns with the conditions of the approval.

Commissioner Shah motioned to approve the project subject to the three added conditions of approval. (The motion did not pass)

A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that the Planning and Housing Commission recommend adoption of Resolution No. 2537 GRANTING CUP2019-0001, with the added conditions: to install a pedestrian guard rail along the north side of the sidewalk near the drive-through lane in the area of the building's exterior doors and the first three parking spaces located east of the drive-through lane entrance shall be reserved for employee designated parking only to accommodate the potential stacking of vehicles without interfering with customer parking, in addition to the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 5 - Commissioner Shah, Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

None.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

10. ADJOURNMENT

Chair Alexander adjourned the meeting at 7:38 p.m. to the Planning and Housing Commission meeting of Monday, August 26, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.