

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, February 26, 2018

6:00 PM

Council Chambers

Planning and Housing Commission

Vacant, Chair

Timothy Jones, Vice Chair

Yolanda Carrillo, Commissioner

Mitchell Norton, Commissioner

Jeff Ruscigno, Commissioner

1. CALL TO ORDER

Present 4 - Yolanda Carrillo, Tim Jones, Mitchell Norton, and Jeff Ruscigno

2. PLEDGE OF ALLEGIANCE

Commissioner Norton led the Pledge of Allegiance.

3. MEETING MINUTES

[18-1552](#) Approval of minutes for the Planning and Housing Commission meeting of February 12, 2018.

Attachments: [20180212-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of February 12, 2018. The motion carried by the following vote:

Aye: 4 - Carrillo, Bennett, Jones, and Ruscigno

Abstain: 1 - Norton

4. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

5. CONSENT ITEMS

None.

6. PUBLIC HEARING

[18-1539](#) PM 2017-0104 (PM37412): Application to subdivide 8.6 acres into two parcels and four lettered lots located on the north side of Quarry Street, east of Rimpau Avenue and Third Street in the M-1 (Light Manufacturing) Zone and that the Planning and Housing Commission recommend adoption of the Addendum to the Mitigated Negative Declaration adopted on January 4, 2017 for PM 37167 and APPROVAL of PM 2017-0104 (PM 37412) to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. (Applicant: Jack Thomson, Stadium Properties).

Attachments: [Locational and Zoning Map](#)

[Exhibit A - Parcel Map 2017-0104 \(PM 37412\)](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Conceptual grading plan with street sections](#)

[Exhibit D - Applicant's letter dated November 8, 2017](#)

[Exhibit E - CEQA Addendum with Mitigated Negative Declaration of 1.4.17](#)

At the request of Chair Bennett, Terri Manuel, Planning Manager, reviewed the staff report and exhibits for the two related public hearing items PM 2017-0104 (PM 37412) and CUP2017-0106. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Ruscigno stated he likes this plan in comparison to the previous plan.

Chair Bennett stated this plan is an improvement.

Commissioner Norton asked for more clarification on the legal research that still needs to be conducted related to the easement number four on the map.

TOM KOPER, ASSISTANT PUBLIC WORKS DIRECTOR, provided clarification on the referenced easement that is shown separated from the map boundary and that staff will be seeking guidance from the city attorney's office as to whether the detached property that was separated due to the State Route 91 expansion project should be included in the record map boundary.

Chair Bennett opened the public hearing.

JACK THOMSON, REPRESENTING STADIUM PROPERTIES, stated he is available for any questions.

Chair Bennett reiterated that this is a much better design than the first design.

Commissioner Carrillo stated she likes the new design and expressed her wish that there would be more RV parking so that there will be less RV vehicles on the street.

Mr. Thomson stated that was a consideration; however, after conducting some research it was deemed too expensive.

Chair Bennett closed the public hearing.

A motion was made by Ruscigno, seconded by Norton, that the Planning and Housing Commission recommend adoption of the Addendum to the Mitigated Negative Declaration adopted on January 4, 2017 for PM 37167 and APPROVAL of PM 2017-0104 (PM 37412) 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: 5 - Carrillo, Bennett, Jones, Norton, and Ruscigno

[18-1540](#)

CUPM2017-0106: Application for a revised development plan for a self-storage facility totaling 80,470 square feet with office and six open air recreational vehicle storage spaces on approximately 2.5 acres located on the north side of Quarry Street, east of Rimpau Avenue and Third Street in the M-1 (Light Manufacturing) Zone and that the Planning and Housing Commission recommend adoption of the Addendum to the January 4, 2017 Mitigated Negative Declaration for CUP16-005 and PM 37167 and Resolution No. 2508 granting CUPM2017-0106 based on the findings

contained in the staff report and conditions of approval. (Applicant: Jack Thomson, Stadium Properties).

Attachments: [Resolution No. 2508](#)

[Locational and zoning map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Elevations](#)

[Exhibit D - Unit Mix Plan](#)

[Exhibit E - Lockers, pictorial example](#)

[Exhibit F - Roof Plan](#)

[Exhibit G1 and G2-Landscape concept with pictorial examples of materials](#)

[Exhibit H - Applicant's letter dated November 8, 2017](#)

[Exhibit I1-I3 - Originally approved Site Plan & Elevations \(CUP16-005\)](#)

[Exhibit J - CEQA Addendum with Mitigated Negative Declaration of 1.4.17.pdf](#)

[CUPM2017-0106 and PM 37167 PPT](#)

A motion was made by Carrillo, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Addendum to the January 4, 2017 Mitigated Negative Declaration for CUP16-005 and PM 37167 and and Resolution No. 2508 GRANTING CUP2017-0106, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 5 - Carrillo, Bennett, Jones, Norton, and Ruscigno

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

Ms. Coletta stated that at the February 13, 2018 Study Session there was discussion regarding developing regulations for recreational marijuana. At the conclusion of the meeting the City Council decided it is not the right time and staff was not directed to do anything further regarding the issue. At the Study Session this Wednesday, the City Council will discuss the McKinley grade separation.

9. PLANNING AND HOUSING COMMISSIONERS' REPORT AND COMMENTS

None.

10. ADJOURNMENT

Chair Bennett adjourned the meeting at 6:27 p.m. to the Planning and

Housing Commission meeting of Monday, March 12, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.