

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, August 20, 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

Rollcall

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

Absent 1 - Tony Dunn

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

Vice Chair Jones led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

4. MEETING MINUTES

[18-1974](#) Approval of minutes for the Planning and Housing Commission meeting of July 9, 2018.

Attachments: [20180709-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of July 9, 2018. The motion was carried by the following vote:

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

Absent: 1 - Dunn

[18-2044](#) Approval of minutes for the Planning and Housing Commission meeting of July 23, 2018.

Attachments: [20180723-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of July 23, 2018. The motion carried by the following vote:

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

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

[18-2034](#) CZ2018-0001: Application to change the zone on approximately 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) located approximately 350 feet west of Lincoln Avenue, north of Sixth Street, and that the Planning and Housing Commission recommend adoption of the

Negative Declaration and APPROVAL of CZ2018-0001 to the City Council based on the findings contained in the staff report. (Applicant: Fitschen Family Trust, 1203 W. Sixth Street Corona CA 92882).

Attachments: [Locational and Zoning Map](#)

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

[Exhibit B - Applicant's letter dated March 29, 2018](#)

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

[Exhibit D - Environmental Documentation](#)

[CZ2018-0001 PM2018-0001 Presentation](#)

Chair Norton opened the public hearing.

Chair Norton closed the public hearing.

Commissioner Ruscigno stated it is a good idea.

Commissioner Ruscigno asked if this used to be a lounge for a long time.

Commissioner Carrillo stated yes.

A motion was made by Carrillo, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of CZ2018-0001 to the City Council based on the findings contained in the staff report. The motion carried by the following vote:

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

18-2022

PM37452 (PM2018-0001):Parcel map application to subdivide 8.81 acres into two parcels located approximately 350 feet west of Lincoln Avenue, north of Sixth Street in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone on 0.20 acres and that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of PM37452 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. (Applicant: Fitschen Family Trust, 1203 W. Sixth Street Corona CA 92882).

Attachments: [Locational and Zoning Map](#)

[Exhibit A - Parcel Map 37452](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter dated March 27, 2018](#)

[Exhibit D - Environmental Documentation](#)

[Exhibit E - GIS Aerial Map](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of PM37452 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 - Carrillo, Jones, Norton, and Ruscigno

[18-2032](#)

PP2018-0003: Application for a Precise Plan review of a proposed 90,865 square foot commercial development including a four-story hotel, 11,000 square feet of restaurant space including a drive-through, 15,800 square feet of retail floor area including a convenience store with a 10-pump fuel station and 2,000 square foot ancillary drive-through car wash on 7.3 acres in the Commercial designation (Planning Area 1) of the Dos Lagos Specific Plan (SP-99-03) and that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2514 GRANTING PP2018-0003 based on the findings contained in the staff report and conditions of approval. (Applicant: Terrano Plaza, Inc., Rexco).

Attachments: [Resolution No. 2514](#)

[Locational and Zoning Map](#)

[Exhibit A-1 and A-2 - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C-1 - C-5 - \(North\) Hotel Elevations, Floor Plans and Material Palette](#)

[Exhibit D-1 - D-2 - \(North\) Buildings B and C Elevations and shell Floor Plans](#)

[Exhibit E-1 - E-3 - \(South\) Buildings A and Drive-through Elevations and shell Floor Plans](#)

[Exhibit F-1 - F-6 - Convenience store and Fuel Station Rendering, Elevations and Material Palette, and Floor Plan](#)

[Exhibit G - Conceptual Landscape Plan](#)

[Exhibit H-1 - H-6 - Conceptual Sign Program](#)

[Exhibit I - Applicant's letter dated May 1, 2018](#)

[Exhibit J - Letter dated August 8, 2018 from Temescal Canyon, LLC. in support of the project](#)

[Exhibit K - Environmental Documentation with aerial exhibit](#)

[PP2018-0003 and CUP2018-0007](#)

Commissioner Ruscigno asked about the open tunnel of the car wash and landscape screening for the visual and sound aspects of it.

TERRI MANUEL, PLANNING MANAGER, stated that the operation would be from 6 a.m. to 10 p.m., although the convenience store will operate 24 hours. The applicant has stated that the hours will be limited from 6 a.m. to 10 p.m. Staff can ensure that additional landscaping is placed at key locations to visually buffer it from the right-of-way.

Commissioner Ruscigno asked about the landscaping and trellises above the gas pumps and how they would be maintained if it is completely

covered.

Ms. Manuel stated that she imagines it will be a drip design and it would be something their landscape architect would have to address in terms of getting enough sunlight.

Commissioner Ruscigno stated that he is trying to get the concept that is presented as it appears different compared to the mediterranean design.

Vice Chair Jones asked if the hours of operation are indicated in the conditions of approval.

Ms. Manuel stated that she does not believe they were added as a condition of approval as staff relies on that from the applicant's representation.

Vice Chair Jones stated, on the concern of the potential noise late at night, that there is no guarantee those hours would stand. He said he would also like to see more landscaping for the sound attenuation around the car wash.

Ms. Manuel stated that staff can add those as two additional separate conditions of approval.

Chair Norton asked if the precise identity of the tenants for the restaurants are yet to be determined.

Ms. Manuel stated that is staff's understanding.

Commissioner Ruscigno asked if they would eventually subdivide the property now or later.

Ms. Manuel stated that the applicant intends to do a lot of line adjustment subject to Board of Zoning Adjustment approval. If they are increasing the number of lots, they would bring it back as a Parcel Map.

Commissioner Ruscigno asked if there was only one parcel.

CHRIS HORN, SENIOR ENGINEER, stated there are currently three parcels, and there will be a lot line adjustment on the south part of the property between car wash and the retail spaces. The developer has discussed how they would handle the subdivision of the north side of the site, and they would potentially have an option to do a Parcel Map waiver.

Chair Norton opened the public hearing.

Chair Norton closed the public hearing.

A motion was made by Carrillo, seconded by Ruscigno, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2514 GRANTING PP2018-0003 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

Absent: 1 - Dunn

[18-2033](#)

CUP2018-0007: Conditional Use Permit for a 2,000 square foot drive-through car wash to be located on the south side of a convenience store as part of a commercial development proposed at the northwest corner of Dos Lagos Drive and Temescal Canyon Road in the Commercial designation of the Dos Lagos Specific Plan (SP-99-03), and that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2515 GRANTING CUP2018-0007, based on the findings contained in the staff report and conditions of approval. (Applicant: Terrano Plaza, LLC - Rexco).

Attachments: [Resolution 2515](#)

[Locational and zoning map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C-1 - C-2 - Elevations](#)

[Exhibit D - Floor Plan](#)

[Exhibit E - Applicant's letter dated May 8, 2018](#)

[Exhibit F - Environmental Documentation with aerial exhibit](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2515 GRANTING CUP2018-0007, based on the findings contained in the staff report and conditions of approval.. The motion carried by the following vote:

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

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

None.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

10. ADJOURNMENT

Chair Norton adjourned the meeting at 6:37 p.m. to the Planning and Housing Commission meeting of Monday, September 10, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.