

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Monday, April 8, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
Mitchell Norton, Commissioner
Viren Shah, Commissioner
Craig Siqueland, Commissioner

ROLLCALL

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

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Chair Alexander led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

4. MEETING MINUTES

[19-0334](#) Approval of minutes for the Planning and Housing Commission meeting of March 25, 2019

Attachments: [20190325-P&H Minutes - DRAFT](#)

A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that the Planning and Housing Commission approve the meeting minutes of March 25, 2019. The motion carried by the following vote:

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

Abstain: 1 - Commissioner Norton

5. CONSENT ITEMS

None

6. PUBLIC HEARINGS

[19-0321](#) PPM2018-0011 (CONTINUED): 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](#)

[19-0320](#) CZ2018-0002 (CONTINUED): 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](#)

A motion was made by Commissioner Norton, seconded by Vice Chair Jones, that the Planning and Housing Commission CONTINUE items PPM2018-0011 and CZ2018-0002 to the Planning and Housing Commission meeting of April 22, 2019. The motion carried by the following vote:

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

[19-0322](#)

PP2019-0002: A proposal to rebuild a new 9,570 square foot Lazy Dog restaurant building on a building pad previously occupied by the Claim Jumper restaurant located at 380 N. McKinley Street (Corona Hills Plaza) within the Sub-Regional Shopping Center designation of the Northeast Corona Specific Plan (SP81-2). (Applicant: Jared Taylor Golden Property Development for Lazy Dog Restaurants, LLC, 5847 Brace Road Loomis, CA 95650).

Attachments: [Staff Report](#)

[Resolution No. 2534](#)

[Locational and Zoning Map](#)

[Exhibit A1-A3 - Site Plan, Enlarged Site Plan and Detailed parking tabulation](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Floor Plan](#)

[Exhibit D1-D3 - Elevation Plans](#)

[Exhibit E1-E3 - Colored Elevation Plans](#)

[Exhibit F - Landscape Plans](#)

[Exhibit G1 - Applicant's letter dated February 15, 2019, addressing the scope of the project](#)

[Exhibit G2 - Applicant's letter dated March 5, 2019, addressing the restaurant's delivery hours](#)

[Exhibit H - Environmental Documentation](#)

[PP2019-0002 Presentation](#)

At the request of Chair Alexander, Lupita Garcia, Assistant Planner, reviewed the staff report for PP2019-0002. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

Vice Chair Jones asked how many parking spaces are within the Lazy Dog pad and how many spaces the restaurant is required to provide.

Ms. Garcia responded that the restaurant is required to provide 91 spaces,

but the applicant will not be making any changes to the parking lot and the existing number of parking spaces will remain the same.

Commissioner Norton inquired about the capacity of the prior restaurant versus the new restaurant.

Ms. Garcia deferred the response to the applicant.

Commissioner Shah inquired about the number of signs that can be placed on the building and maintenance of the landscaping behind the Lazy Dog pad adjacent to the 91 freeway.

Ms. Garcia responded that the Corona Municipal Code restricts building signage on up to three sides of the building and the landscaping in question is the responsibility of the property management company of the shopping center.

Chair Alexander opened the public hearing.

JARED TAYLOR, REPRESENTING LAZY DOG RESTAURANTS, thanked city staff for their involvement and stated he is looking forward to getting started on this project.

Discussion ensued among the Commission, applicant, and staff regarding construction related to the Lazy Dog restaurant and traffic within the shopping center.

Commissioner Shah expressed concerns regarding traffic accidents at the intersection within the shopping center and inquired about placing a condition on the project requiring a traffic study to be prepared for the intersection for a possible traffic signal.

Mr. Taylor stated that all construction will be contained within the Lazy Dog pad and that the intersection is outside of the restaurant's lease area; therefore, he is unable to directly address the traffic issue at the intersection, but has made the management company aware of the concern.

Ms. Joanne Coletta, Community Development Director, reemphasized that the on-site traffic issues are existing and the responsibility of the management company to address. Also, the condition of approval would require a nexus tying the project to the traffic issue and the applicant is the not the cause of the issue.

Mr. Tom Koper, Assistant Public Works Director, added that the existing four-way stop sign at the intersection is the best traffic measure for the intersection versus a traffic signal because the four-way stop sign slows traffic down and disperses traffic into the rest of the shopping efficiently.

DEWAYNE MITCHELL, REPRESENTING LAZY DOG RESTAURANTS, thanked city staff for their involvement and stated he is looking forward to getting started on this project.

JOE MORGAN, RESIDENT, spoke in favor of having of the new restaurant and appreciates the discussion regarding concerns with the traffic issues.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that the Planning and Housing Commission adopt Resolution No. 2534 GRANTING PP2019-00022, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

Michele Nissen, Acting City Manager, introduced Mitch Lansdell as the new Interim City Manager. Mr. Lansdell stated he is looking forward to working with the Planning and Housing Commissioners and the Corona Community as a whole.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

[19-0335](#) Report on the March 6, 2019 Infrastructure Committee meeting.

Attachments: [20190306 Infrastructure Committee Minutes - Final](#)

11. ADJOURNMENT

Chair Alexander adjourned the meeting at 6:51 p.m. to the Planning and Housing Commission meeting of Monday, April 22, 2019, commencing at

6:00 p.m. in the City Hall Council Chambers.