



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda

Planning and Housing Commission

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

Monday, May 20, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Persons wishing to address the Planning and Housing Commission are requested to state their name for the record. This portion of the agenda is intended for public comment. State law prohibits the Planning and Housing Commission from discussing or taking action on items not listed on the agenda. The Planning and Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three minute limit to communications.

4. AGENDA ITEM

19-0506

[Overview of the city's development process.](#)

Attachments:

[P & H Commission Study Session Presentation](#)

5. ADMINISTRATIVE REPORTS - Report by Public Works Traffic Division

19-0511

[Level of service on McKinley near McKinley Shopping Centers.](#)

Attachments:

[McKinley Avenue Presentation](#)

6. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

7. ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, June 10, 2019, commencing at 6:00 p.m. in the City Council Chambers, 400 S. Vicentia Avenue.

Corona City Hall Online, All the Time- www.CoronaCA.gov

NOTICE TO THE PUBLIC:

If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Housing Commission at or prior to this public hearing.

Agendas for all Planning and Housing Commission meetings are posted at least 72 hours prior to the meeting in the entry way at City Hall. A complete agenda packet is available for public inspection during business hours at the Community Development Department. Any materials relating to an item on the agenda which are distributed to all, or majority of all, members of the Planning and Housing Commission after the posting of the agenda will also be available at the same time for public inspection during business hours at the Community Development Department.

Written communications from the public for the agenda must be received by the Community Development Department seven (7) days prior to the Planning and Housing Commission meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEETING IS BEING RECORDED



Community Development Department

Study Session – Development Process

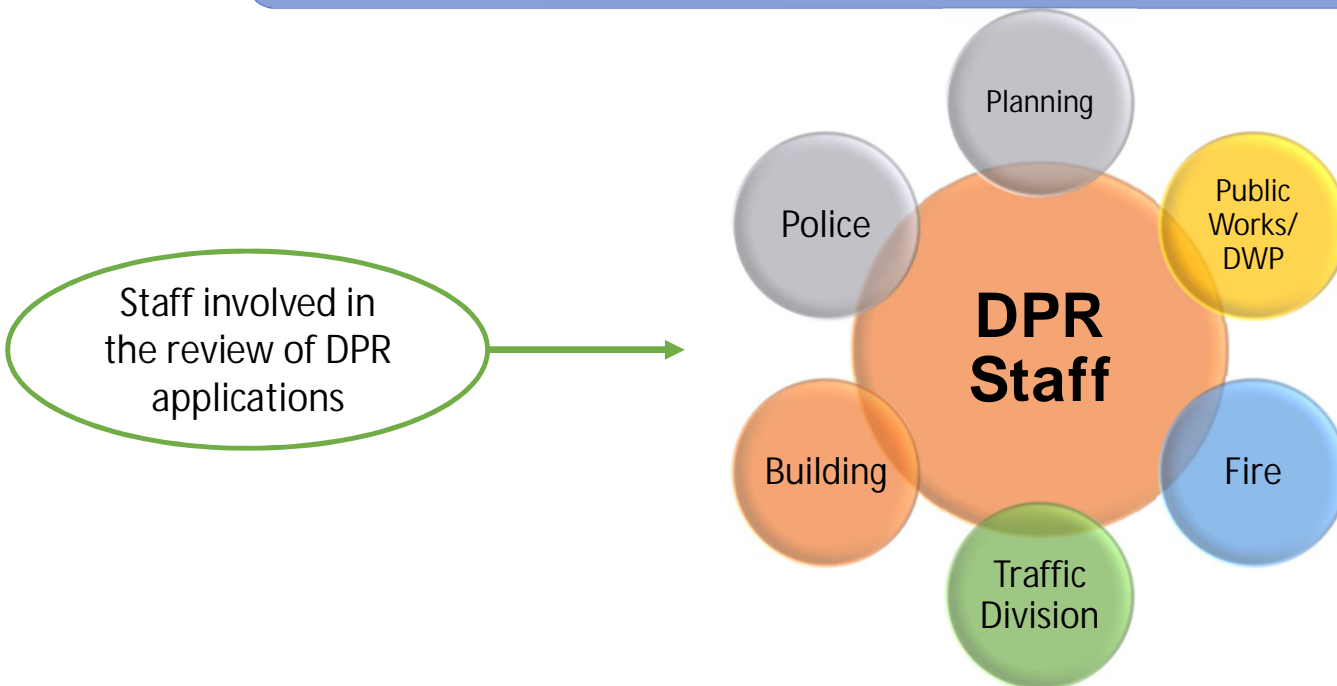
Joanne Coletta, Community Development Director

CITY OF CORONA DEVELOPMENT PROCESS

Corona Municipal Code Chapter 17.102 DEVELOPMENT PLAN REVIEW

Initial review process for:

- New development and additions to existing development.
- Additions to existing development based on threshold provided in CMC Chapter 17.102.



Role of City Departments

Planning

- Zoning & General Plan or Specific Plan.
- Compliance with development standards.
- Determine types of technical studies.
- Determine type of environmental analysis under CEQA.

Public Works/DWP

- Review civil engineering of the on-site design.
- WQMP/BMP.
- Utility services and connections.
- Off-site public improvements.
- Community Facilities District (CFD).

Traffic

- Traffic generation.
- Determine if Traffic Impact Analysis (TIA) required for project:
 - Project generates 1 to 49 trips during any peak hour without consideration of pass-by trips to the existing circulation system.
 - Project generates 50 peak hour trips or more without consideration of pass-by trips.
 - Project is located near a major arterial or impacted intersection.
 - As directed by the City Traffic Engineer.
- TIA prepared per city's TIS Guidelines.

Fire

- On-site emergency access and area around the building.
- Number of access points.
- Fire hydrant locations.
- On-site water connections and pressure.
- Building occupancy.
- Fire suppression (fire sprinklers, fire alarms).
- Development standards in High Fire Severity Zones.
- Fuel modification plans.

Police

- Traffic/Patrol.
- Access.
- Radio communications.

Building

- Type of construction.
 - Bldg. occupancy.
 - Bldg. separation.
- American Disabilities Act (ADA).

Development Requests subject to DPR Applications

New non-residential buildings 650 square feet and greater

Building additions exceeding 2,000 square feet

Tentative tract maps and parcel maps

New specific plans and specific plan amendments

Annexations

Site plan and architecture for residential dwellings having 5 or more lots

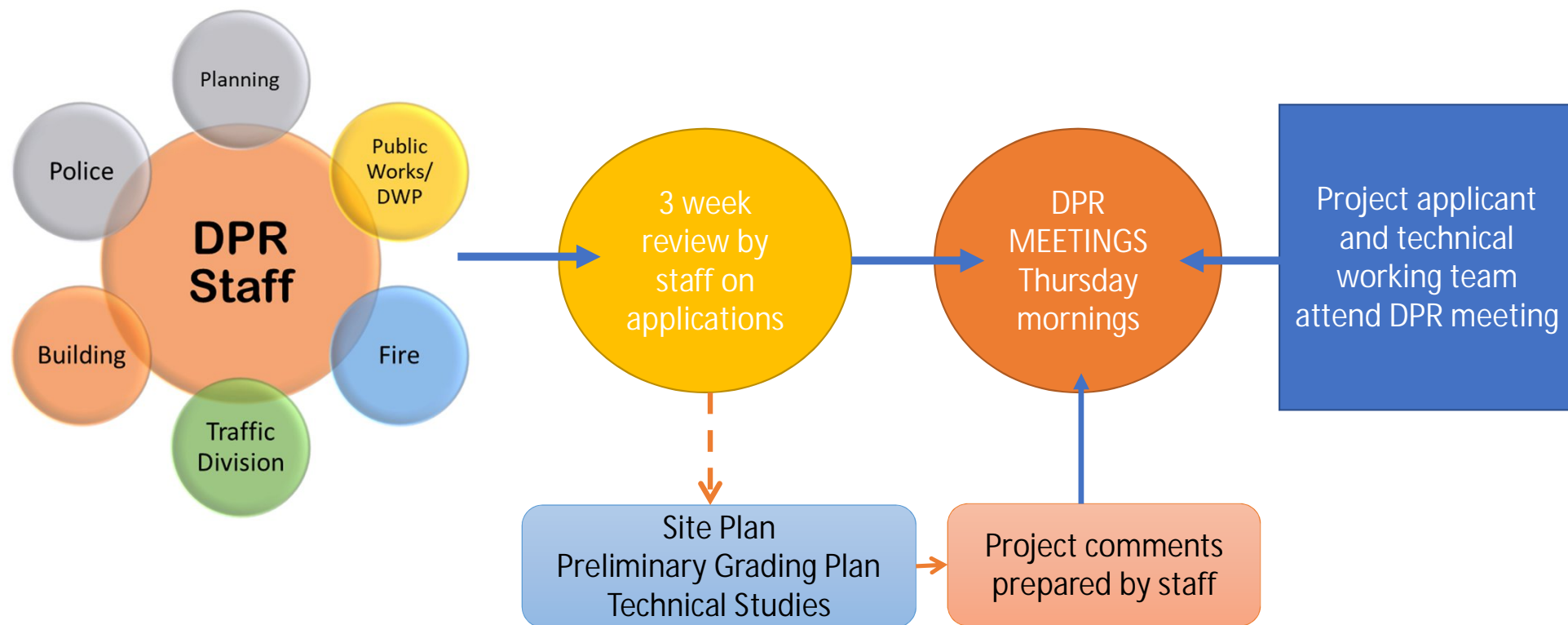
Attached or multiple family residential housing

Projects involving Precise Plan or Architectural review

Establishment of a use on vacant undeveloped property

Conversion of residential structures to non-residential structures

DPR MEETINGS



What is staff reviewing for DPR...

Site Plan and Preliminary
Grading Plan Review

Technical Studies

Project Applications
& CEQA

Check for compliance with development standards in Corona Municipal Code and/or applicable specific plan.

- Zoning standards.
- Grading standards.
- Fire dept. standards.
- California Building Code.

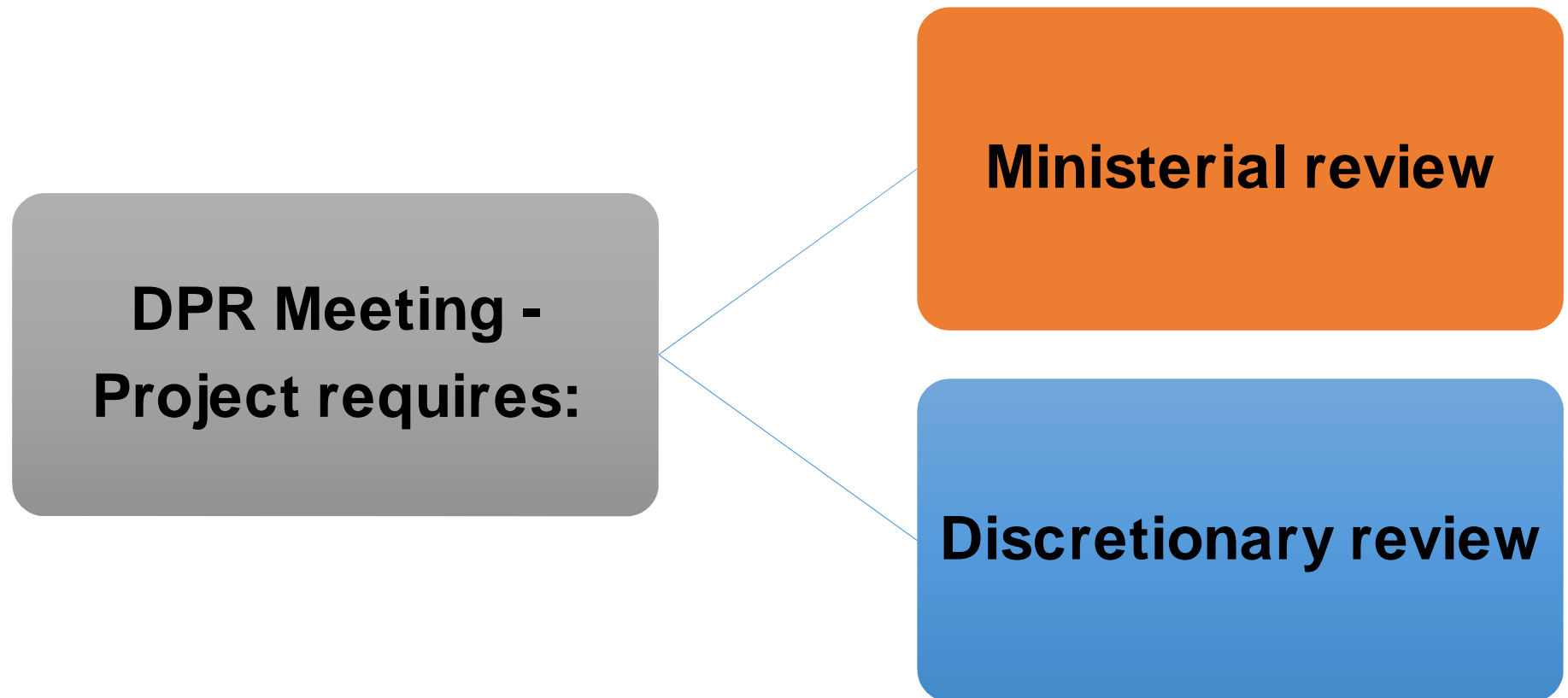
Depending on the type of project, technical studies may include:

- Traffic analysis.
- Biological.
- Drainage.
- Geotechnical.
- Cultural.
- Air quality.
- Greenhouse Gas.
- Water Supply Assessment.

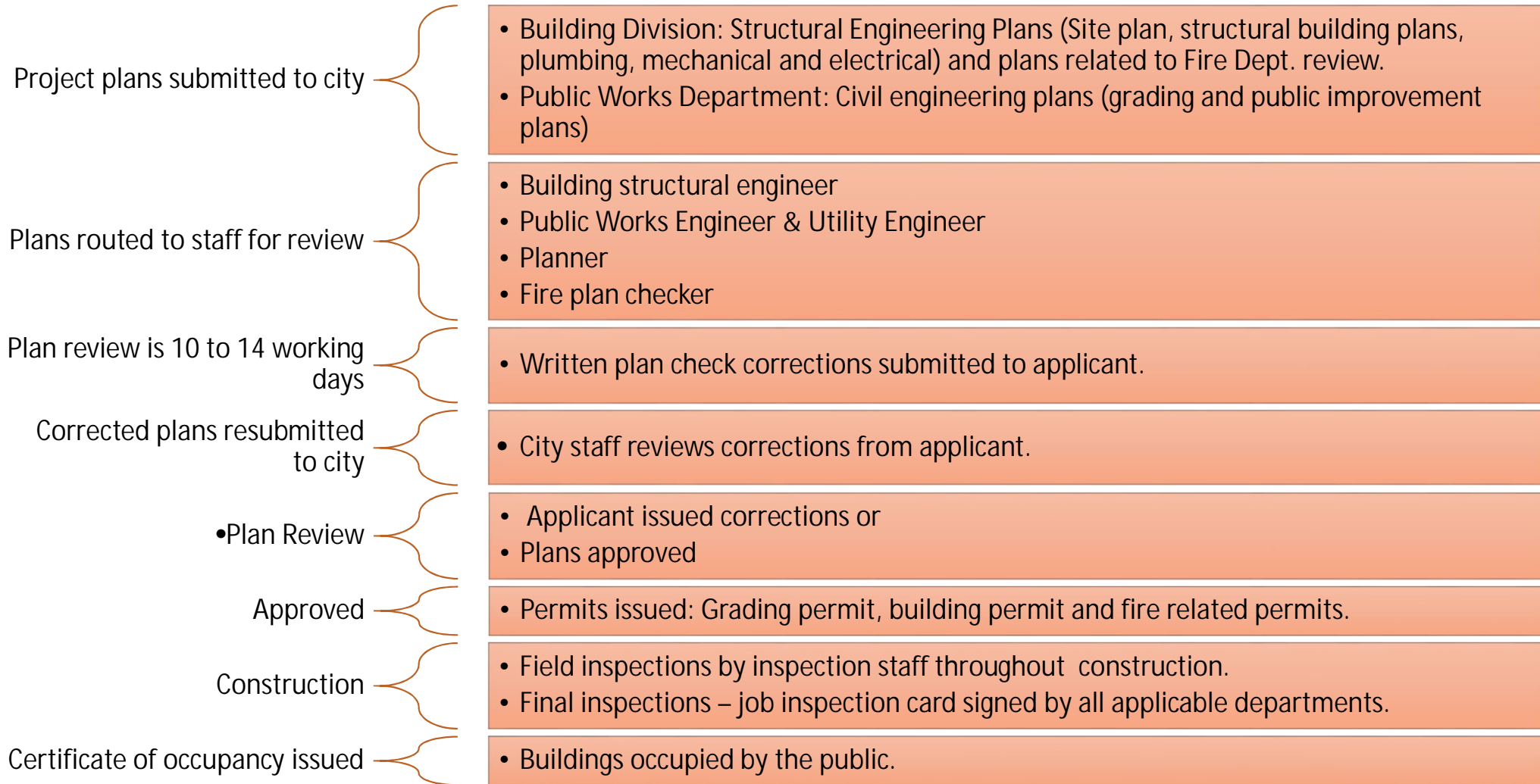
Determine type of application required for the project and CEQA review based on the results of the technical studies.

Only projects requiring discretionary action are subject to CEQA.

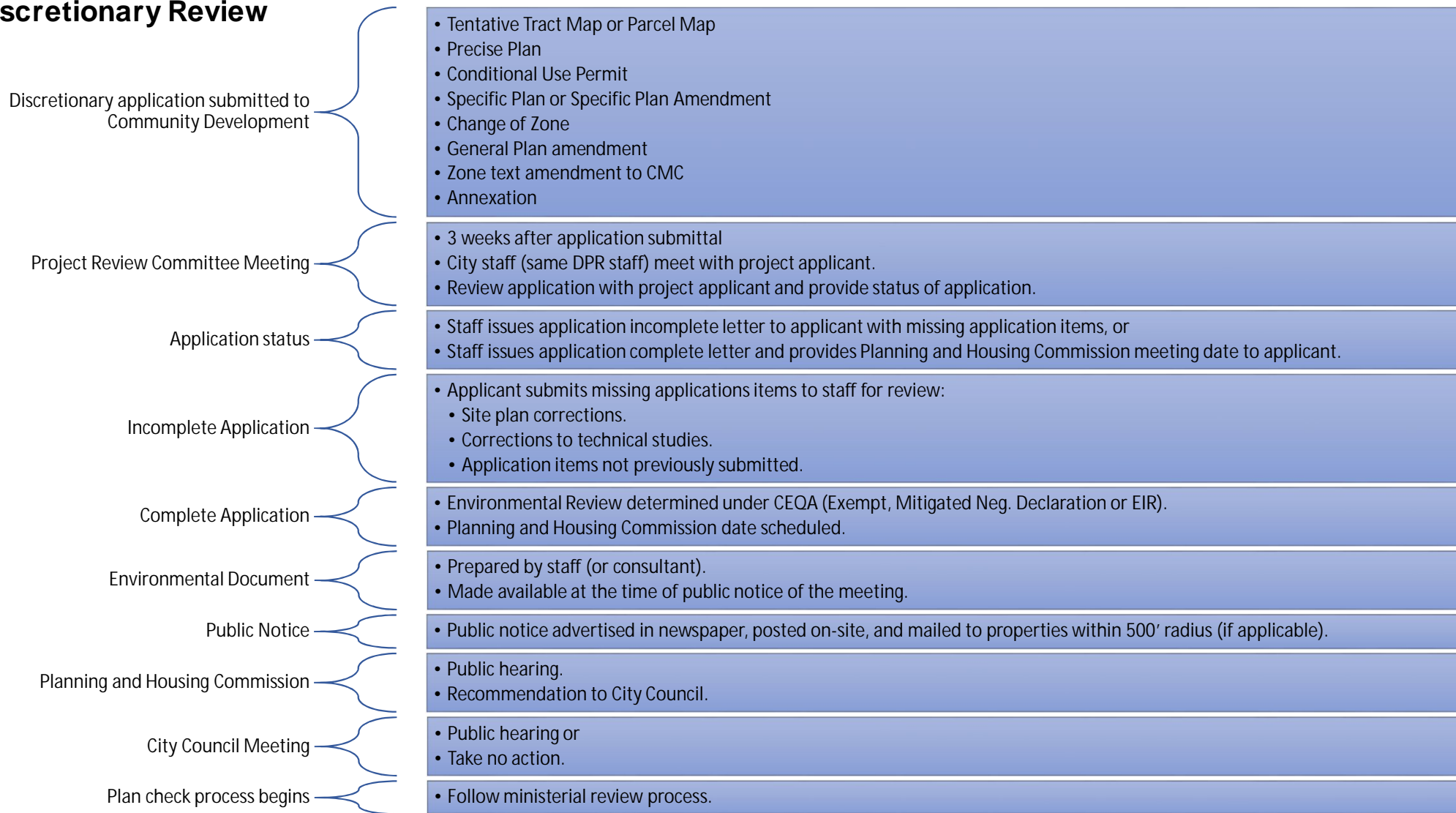
PROCESS FOLLOWING DPR



Ministerial Process



Discretionary Review





Questions?



Planning Commission
May 20, 2019

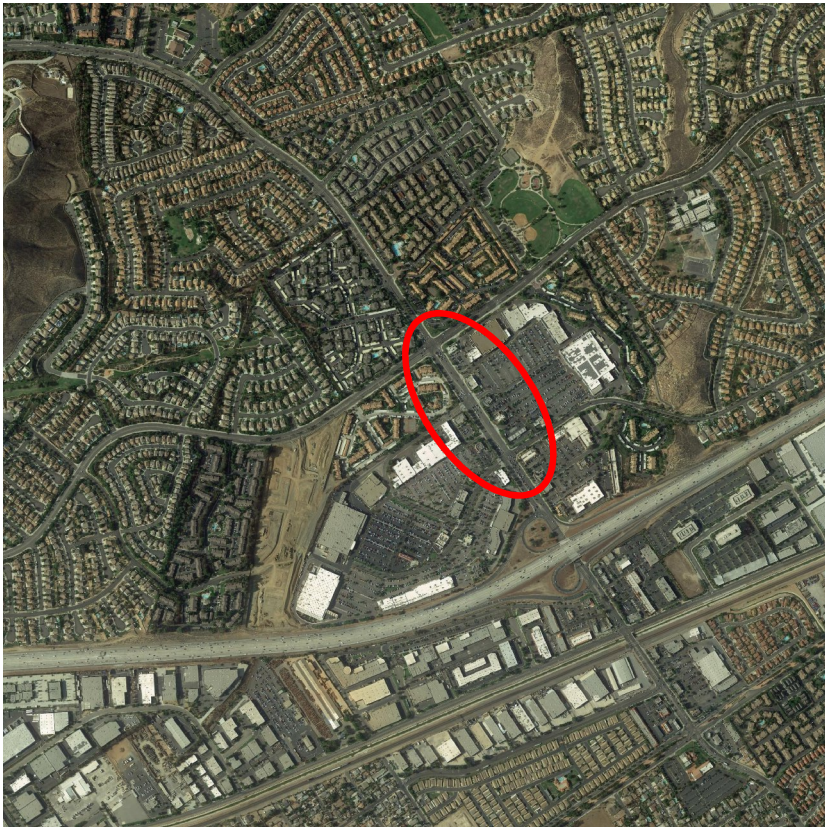
Public Works Department

LOS on McKinley near Shopping Centers

Dennis Ralls, T.E. – PW Program Manager

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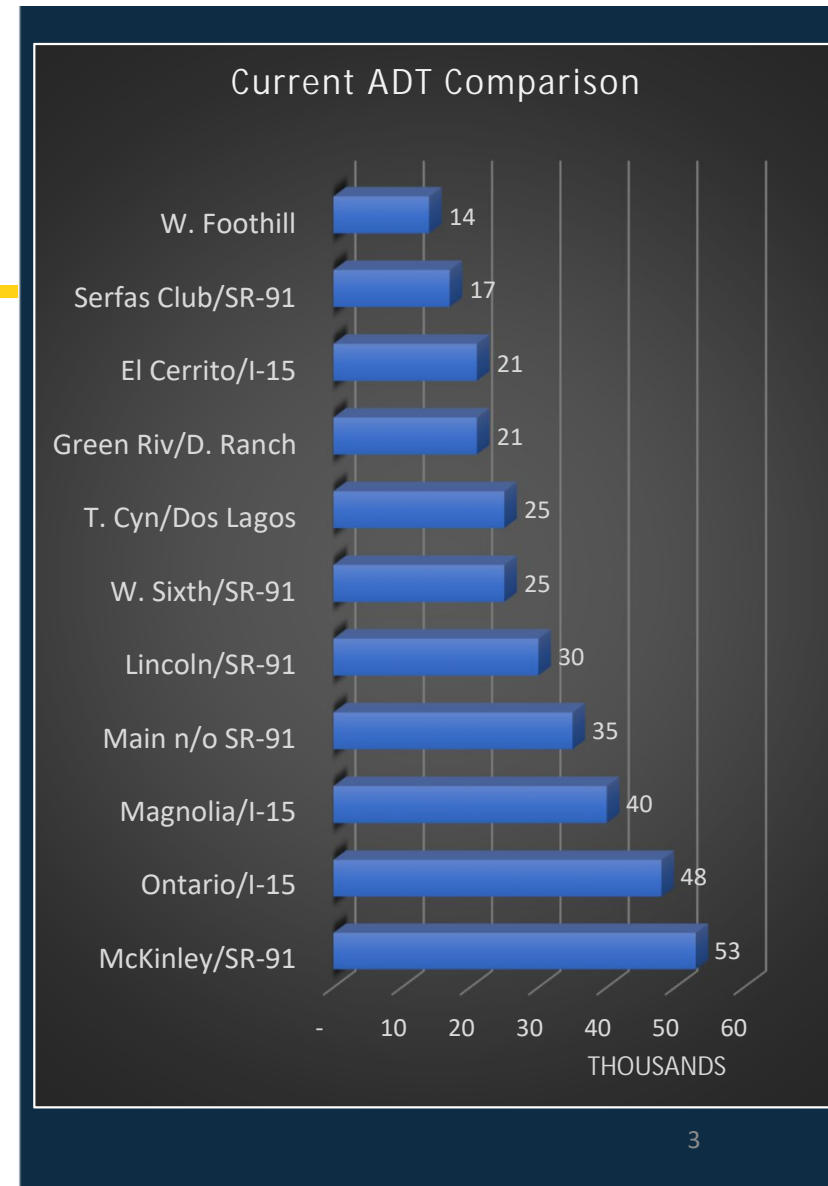
Level of Service (LOS) at McKinley Shopping Centers



- McKinley Traffic Statistics
- What is Level of Service (LOS)?
- Current McKinley LOS
- McKinley Signal Operations

McKinley Traffic Statistics

- Highest Average Daily Traffic in Corona (Griffin to SR-91)
 - Nearly 56,000 (2015)
 - 53,000 (2018)
- Only at McKinley Signals:
 - Costco Center (Enter / Exit)
 - 1,800 / 1,500 VPH
 - Walmart Center (Enter / Exit)
 - 1,100 / 1,100 VPH



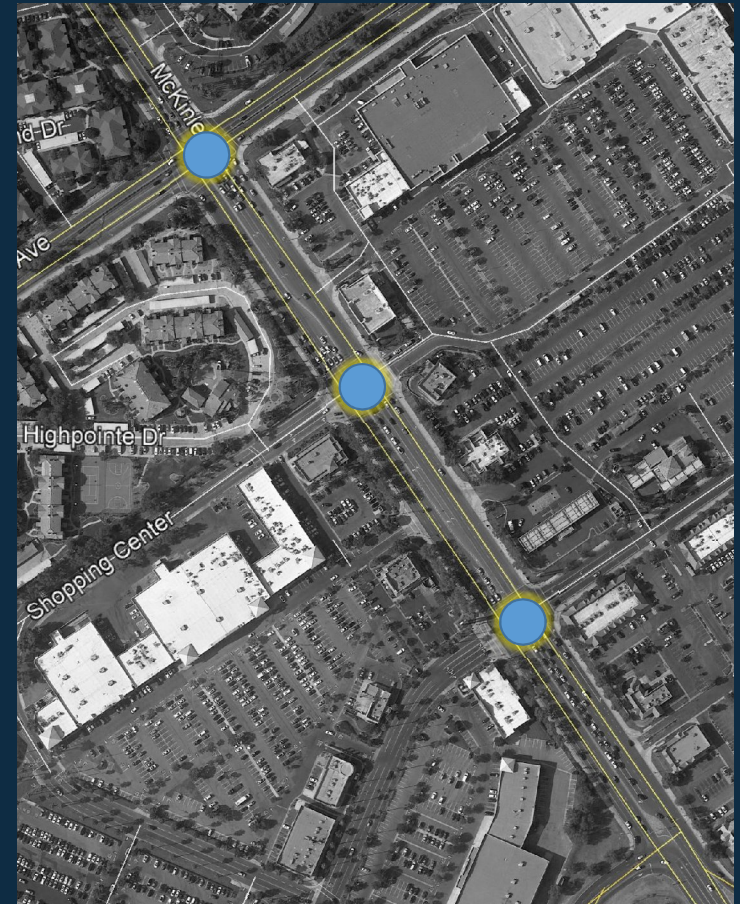
Intersection Level of Service Definitions			
LOS	Interpretation	Signalized Intersection Delay (s/v)	Stop-Controller Intersection Average Stop Delay (sec)
A	<u>Excellent</u> operation. All approaches to the intersection appear quite open, turning movement are easily made, and nearly all drivers find freedom of operation.	≤ 10	≤ 10
B	<u>Very good</u> operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	>10 and ≤ 20	>10 and ≤ 15
C	<u>Good</u> operation. Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	>20 and ≤ 35	>15 and ≤ 25
D	<u>Fair</u> operation. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	>35 and ≤ 55	>25 and ≤ 35
E	<u>Poor</u> operation. Some long-standing vehicular queues develop on critical approaches.	>55 and ≤ 80	>35 and ≤ 50
F	<u>Forced flow</u> . Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop-and-go-type traffic flow.	> 80	> 50

What is Level of Service?

- Categorical measurement simplifying the quality of operation at an intersection related to time.
- Units: Seconds / Vehicle
- "A" through "F" Letter Grade
- Signals and Stop Signs are different.
- Average of all movements and lanes

Current McKinley LOS (2017)

INTERSECTION	AM	Noon	PM	Sat
McKinley / Promenade	C	D	D	D
McKinley / Shopping Ctr	B	C	C	C
McKinley / Griffin	C	D	D	E





McKinley Signal Operations

- Our Methodology
- Challenges
- Traffic Video

QUESTIONS?



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