



**RESOLUTION NO. 2627**

**APPLICATION NUMBER: CUP2023-0017**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH A CHARTER SCHOOL WITHIN AN EXISTING 44,800-SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 2115 COMPTON AVENUE (APN: 278-060-035) IN THE COMMERCIAL (C) DISTRICT OF THE EL CERRITO SPECIFIC PLAN. (APPLICANT: RIVER SPRINGS CHARTER SCHOOLS)**

**WHEREAS**, the application to the City of Corona, California, for a Conditional Use Permit under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the Conditional Use Permit to establish a charter school within an existing 44,800-square-foot commercial building located at 2115 Compton Avenue (APN: 278-060-035) in the Commercial (C) district of the El Cerrito Specific Plan; and

**WHEREAS**, the Conditional Use Permit was submitted in conjunction with Specific Plan Amendment 2023-0001 (SPA2023-0001); and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for CUP2023-0017 and SPA2023-0001 on March 11, 2024, as required by law; and

**WHEREAS**, the Planning and Housing Commission continued the public hearing for CUP2023-0017 and SPA2023-0001 to April 8, 2024; and

**WHEREAS**, the Planning and Housing Commission finds that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines and Section 3.28 of the City of Corona Local Guidelines for Implementing CEQA, because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA, and there is no possibility that the proposal may have any significant effects on the environment; and

**EXHIBIT 1**

**WHEREAS**, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Conditional Use Permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2023-0017 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission based its recommendation to approve the CUP2023-0017 on certain conditions of approval and the findings set forth below.

**NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1. CEQA Findings.** As the decision-making body for this CUP2023-0017, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as an exemption under CEQA per Section 15301 of the State CEQA Guidelines and Section 3.28 of the City of Corona adopted Local Guidelines for implementing CEQA. A Notice of Exemption has been prepared because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA. There is no evidence presented to the City that the proposal will have any significant effects on the environment; and

**SECTION 2. Conditional Use Permit Findings.** Pursuant to Corona Municipal Code (“CMC”) section 17.92.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

1. A Notice of Exemption has been prepared pursuant to Section 15301 of the State Guidelines for CEQA because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA. The project consists of the establishment and operation of an educational school serving kindergarten through 12<sup>th</sup> grade students within an existing 44,800 square-foot commercial building, and no building expansion is proposed with the project. All activities will be conducted inside the building with limited outdoor play area. Therefore, there is no possibility that the proposal will have any significant effects on the environment.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2023-0017 for the following reasons:
  - a. *The proposed use will not be detrimental to the public health, safety, convenience and general welfare, and is in harmony with the goals and policies of the City’s General Plan because the project will establish a school within an existing building on an already developed property that was designed to meet the applicable development standards of the El Cerrito Specific Plan. The applicant will be required to demonstrate compliance with all current building and fire codes that are applicable to the proposed education school use through the city’s*

*plan check process. Furthermore, the proposed use is compatible with the surrounding commercial uses, and the property has adequate parking and access to meet the anticipated parking demand of the proposed use.*

- b. Reasonable conditions as necessary are being imposed to protect the public health, safety, and welfare and to establish full compliance with the applicable development standards of the Commercial District of the El Cerrito Specific Plan and Corona Municipal Code.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. The proposed project contributes to the achievement of Land Use Policy LU-4.4 to promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. The proposed education school will occupy an existing three-story commercial office building.*
  - b. CUP2023-0017 fulfills Land Use Policy LU-15.2 to allow for the development of new schools, parks, government, fire and police facilities, utilities, and infrastructure uses in any location of the City, regardless of the land use plan's designation, provided the use is environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided. The proposed education school site has existing infrastructure, vehicle access, and complies with parking requirement for the use, its operation is contained inside the existing building and will not result in noise impact to adjacent uses.*
4. The proposal is consistent with the El Cerrito Specific Plan (SP 91-2) for the following reasons:
- a. The project is consistent with the Commercial District of the El Cerrito Specific Plan with respect to building setbacks, parking, landscaping and access. Additionally, the proposed use is in harmony with the other existing commercial uses and the school will operate entirely inside the existing building which is consistent with the Commercial District requirements under Section 12.8.2 of the El Cerrito Specific Plan.*

**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said conditional use permit.

Adopted this 8<sup>th</sup> day of April, 2024.

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Matt Woody, Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**

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Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 8<sup>th</sup> day of April, 2024, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California