



**RESOLUTION NO. 2554**

**APPLICATION NUMBER: PP2019-0008**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN FOR THE REVIEW OF THE DEVELOPMENT OF THE BEDFORD MARKETPLACE CONSISTING OF 134,378 SQUARE FEET OF COMMERCIAL/RETAIL BUILDING AREA AND A 135-ROOM HOTEL ON 21.7 ACRES WITHIN THE GENERAL COMMERCIAL DESIGNATION OF THE ARANTINE HILLS SPECIFIC PLAN (PLANNING AREA 11) LOCATED ON THE WEST SIDE OF INTERSTATE 15 AND SOUTH OF EAGLE GLEN PARKWAY. (APPLICANT: GLEN POWELS, BEDFORD MARKET PLACE, LLC.).**

**WHEREAS**, the application to the City of Corona, California, for a Precise Plan, PP2019-0008, under the provisions of Chapter 17.91 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the review of the development of the Bedford Marketplace consisting of 134,378 square feet of commercial/retail building area and a 135-room hotel on 21.7 acres within the General Commercial designation of the Arantine Hills Specific Plan (Planning Area 11) located on the west side of Interstate 15 and south of Eagle Glen Parkway.

**WHEREAS**, the Precise Plan was submitted in conjunction with General Plan Amendment 2019-0002 (GPA2019-0002), Specific Plan Amendment 2019-0005 (SPA2019-0005), and Parcel Map 37788 (PM37788); and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for PP2019-0008 in conjunction with GPA2019-0002, SPA2019-0005, and PM 37788 on April 20, 2020, as required by law; and

**WHEREAS**, the Planning and Housing Commission at its meeting on April 20, 2020, continued the public hearing for PP2019-0008 but recommended to the City Council the approval of GPA2019-0002, SPA2019-0005, and PM 37788; and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for PP2019-0008 on June 22, 2020, and continued the public hearing to July 6, 2020; and

**WHEREAS**, the Planning and Housing Commission held a continued public hearing for PP2019-0008 on July 6, 2020, and

**WHEREAS**, pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) (“CEQA”), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) the City Council certified a Supplemental Environmental Impact Report (SEIR) on May 20, 2020, with associated application GPA2019-0002. The SEIR was prepared as a supplement to the Arantine Hills Specific Plan Final EIR certified August 5, 2012 (SCH# 2006091093), Supplement to the Final EIR certified May 19, 2016, and Addendum to the Final EIR adopted on December 19, 2018. The City of Corona has determined that no additional environmental review is necessary in connection with its consideration of PP2019-0008, as PP2019-0008 proposes no changes to the project analyzed under the certified SEIR or circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162.

**WHEREAS**, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2019-0008 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission based its recommendation to approve the Precise Plan 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 Precise Plan, the Planning and Housing Commission has determined that no additional environmental review is necessary in connection with its consideration of PP2019-0008, as PP2019-0008 proposes no changes to the project analyzed under the Final SEIR for Arantine Hills Specific Plan Amendment No. 3 certified by the City Council on May 20, 2020, in conjunction with GPA2019-0002 that would require further environmental review pursuant to CEQA Guidelines § 15162.

**SECTION 2. Precise Plan Findings.** Pursuant to Corona Municipal Code (“CMC”) section 17.91.070 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. The City Council certified a Supplemental Environmental Impact Report (SEIR) on May 20, 2020 with associated application GPA2019-0002. The SEIR was prepared as a supplement to the Arantine Hills Specific Plan Final EIR certified August 5, 2012 (SCH# 2006091093), Supplement to the Final EIR certified May 19, 2016, and

Addendum to the Final EIR adopted on December 19, 2018. The City of Corona has determined that no additional environmental review is necessary in connection with its consideration of PP2019-0008, as PP2019-0008 proposes no changes to the project analyzed under the certified SEIR or circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162.

2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91 of the Corona Municipal Code do exist in reference to PP2019-0008 for the following reasons:
  - a. *The proposal is consistent with the project site's General Plan land use designation of General Commercial and the General Commercial land use designation of the Arantine Hills Specific Plan.*
  - b. *The proposal complies with the use, design guidelines, and development standards of the General Commercial designation of the Arantine Hills Specific Plan and the applicable provisions of the Corona Municipal Code.*
  - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. A Final Supplemental EIR was certified on May 20, 2020 for the project, which recommends mitigation measures to be implemented with the project to reduce environmental impacts to less than significant, to the extent feasible.*
  - d. *The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated by the project plans attached this report.*
  - e. *The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the General Commercial designation of the Arantine Hills Specific Plan and the applicable development standards under the Corona Municipal Code. The project also includes a multipurpose trail for public use, implements diffused methods of sign lighting in consideration of the nearby residential land uses, and incorporates enhanced landscaping to beautify the project site and surroundings.*
  - f. *The architectural design of the proposed development is compatible with the character of the adjacent Arantine Hills neighborhood, will enhance the visual character of the neighborhood and City in general by improving vacant undeveloped property that is located at a major entry point into the City,*

*attract commuters from the adjacent Interstate 15 freeway, and will provide for harmonious, orderly and attractive development of the site.*

- g. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance, as demonstrated by the architectural plans in Exhibit C.*

3. The proposal is consistent with the General Plan for the following reasons:

- a. The project is consistent with Land Use Policies 1.1 and 1.2 in that it supports the diverse needs of Corona's residents by accommodating a use that will help sustain Corona as a cohesive, distinct, and self-sustaining community, and minimize the need for Corona's residents to travel to surrounding communities for services and employment.*
- b. The project is consistent with Growth and Development Policy 4.3 as it would allow for the development of vacant lands within the City on the periphery of existing development that complements the scale and pattern of existing uses, protects development and population from natural hazards, and where it is logical and feasible to extend infrastructure improvements.*
- c. The project fulfills Land Use Policy 11.2 by providing a range of retail commercial uses that include larger-format uses, national retailers, restaurants, and overnight accommodations, that serve the region as well as the local community, and is located adjacent to freeway off-ramps for accessibility.*
- d. The project's architecture, landscaping, lighting, access, incorporation of a multipurpose trail, and building layout are designed to fit with the neighboring residential Bedford communities located within the Arantine Hills Specific Plan which fulfills Community Design Policy 5.8.*
- e. The project is consistent with Land Use Policy 1.5 by accommodating land use development in balance with the preservation and conservation of open spaces for aesthetic relief, natural resource value, and public safety. The Bedford Marketplace includes extensive open space that includes slopes, a water infiltration basin, and the Bedford Wash.*
- f. The project implements Community Design Policy 4.2 by providing a pedestrian-friendly multipurpose trail with a vinyl fencing barrier along the project's frontage to connect to off-site trails located in the vicinity of the project site.*
- g. The project complies with Circulation Policy 7.1 by exceeding the project's minimum off-street parking requirement based on the parking requirements under Corona Municipal Code Chapter 17.76*

- h. The project implements water conservation features and materials in the design of its landscape plan through the use of drought tolerant plant materials and water efficient irrigation system which fulfills Environmental Resources Policy 2.4.*
- i. The project ensures that urban runoff from the development does not degrade the quality of the City's surface waters, groundwater system, and other sensitive environmental areas under Infrastructure & Utility Goal 5 through the required construction of a water quality management plan that will manage the project's surface water runoff before allowing the runoff to drain into the adjacent Bedford Wash.*
- j. The project is consistent with the General Plan's Economic Development goals and policies in general because the project contributes to and helps strengthen the City's economic base by providing a commercial center that supports the local and neighboring communities while generating jobs.*

**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 Precise Plan.

Adopted this 6<sup>th</sup> day of July, 2020.

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Karen Alexander, Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**

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Olivia Sanchez  
Secretary, Planning and Housing Commission  
City of Corona, California

I, Olivia Sanchez, 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 6<sup>th</sup> day of July, 2020, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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Olivia Sanchez  
Secretary, Planning and Housing Commission  
City of Corona, California