



RESOLUTION NO. 2629

APPLICATION NUMBER: GPA2023-0005

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT TO THE LAND USE ELEMENT AND HOUSING ELEMENT TO UPDATE THE CITY'S HOUSING SITES INVENTORY OF THE HOUSING ELEMENT FOR PLANNING PERIOD 2021-2029 AS PART OF CYCLE 2 FOR GENERAL PLAN AMENDMENTS 2024. (APPLICANT: CITY OF CORONA)

WHEREAS, the Planning and Housing Commission of the City of Corona initiated proceedings through GPA2023-0005 to consider amending the City's General Plan Land Use Element and Housing Element to update the City's housing sites inventory of the Housing Element for Planning Period 2021-2029 as part of Cycle 2 for General Plan amendments 2024; and

WHEREAS, GPA2023-0005 amended the Land Use Table to add residential associated with the Affordable Housing Overlay zone as a general land use in the General Commercial designation;

WHEREAS, GPA2023-0005 amended a total of 1.33 acres generally located on East Grand Boulevard and Victoria Avenue from the General Commercial designation to the High Density Residential designation;

WHEREAS, GPA2023-0005 amended the housing sites inventory in the Housing Element to add new housing sites to make up for the shortfall of housing sites required to meet the City's Regional Housing Needs Assessment allocation for low income housing units for Planning Period 2021-2029;

WHEREAS, the GPA2023-0005 was submitted in conjunction with Specific Plan Amendment 2023-0008 (SPA2023-0008) and Change of Zone 2023-0007 (CZ2023-0007); and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for GPA2023-0005, SPA2023-0008, and CZ2023-0007 on March 25, 2024, as required by law,

WHEREAS, all persons wishing to testify in connection with GPA2023-0005 were heard during the public hearing and GPA2023-0005 was comprehensively reviewed; and

EXHIBIT 1

WHEREAS, the Planning and Housing Commission pursuant to CEQA (California PRC Section 21000, et seq. and California Code of Regulations [CCR], Title 14, Section 15000, et seq.) considered the Addendum to the Supplemental Environmental Impact Report (EIR) (SCH No. 2022060732) for the Corona Housing Element Rezoning Program certified on March 1, 2023, and determined that none of the conditions listed in CEQA Guidelines Sections §§15162, 15163, 15164 apply and that an Addendum to the Supplemental EIR (SCH No. 2022060732) for the Corona General Plan Housing Element Rezoning Program Update, certified by the City Council on March 1, 2023, and related entitlements, fully complies with CEQA, as described in the CEQA Guidelines; and

WHEREAS, the Planning and Housing Commission, by the majority, approved GPA2023-0005 in accordance with the analysis and findings in the staff report.

NOW, THEREFORE BE IT RESOLVED BY 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 GPA2023-0005, the Planning and Housing Commission has reviewed and considered the information contained in the Addendum to the Supplemental EIR for the Corona Housing Element Rezoning Program certified on March 1, 2023, and determined that none of the conditions listed in CEQA Guidelines Sections §§15162, 15163, 15164 apply and that an Addendum to the Supplemental EIR (SCH No. 2022060732) for the Corona General Plan Housing Element Rezoning Program Update, certified by the City Council on March 1, 2023, and related entitlements, fully complies with CEQA, as described in the CEQA Guidelines.

SECTION 2. Findings. GPA2023-0005 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:

1. The City prepared an Addendum to the Supplement Environmental Impact Report (EIR) for the Corona Housing Element Rezoning Program, certified on March 1, 2023. Per the California Environmental Quality Act (CEQA), an addendum to a previously-certified EIR can be prepared if some changes or additions are necessary to the prior EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (CEQA Guidelines §§15162, 15163, 15164). The City has determined that none of the conditions listed in §§15162, 15163, 15164 apply and that an Addendum to the Supplemental EIR (SCH No. 2022060732) for the Corona General Plan Housing Element Rezoning Program Update, certified by the City Council on March 1, 2023, and related entitlements, fully complies with CEQA, as described in the CEQA Guidelines. This Addendum is prepared in conformance with CEQA (California PRC Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000, et seq.).
2. GPA2023-0005 is in the public interest and would not be detrimental to public health, safety and welfare for the following reasons:

- a. The amendment provides updated information to the Housing Element related to the monitoring of designated housing sites to ensure compliance with the city's RHNA allocation for planning period 2021-2029, which is required by state law.*
 - b. The text revision to the land use designation table establishes consistency with the city's zoning to plan for the development of affordable housing units in accordance with the Housing Element.*
3. GPA2023-0005 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:
 - a. Policy H-1.3 because it provides sites for residential development, including sites for affordable housing so that the scarcity of land does not unduly increase the cost or decrease the availability of housing for all economic segments of the community.*
 - b. Housing Program 8 of the General Plan Housing Element requires the City to maintain its housing sites inventory to ensure a no net loss in housing sites and to maintain sites to accommodate the city's RHNA allocation during the Housing Element's eight-year planning cycle (Year 2021-2029).*

THAT THE COMMISSION passes and adopts Resolution No. 2629 approving the General Plan Amendment granted in accordance with Exhibits 2 through 7 of the staff report for GPA2023-0005; and

THAT THE COMMISSION recommends to the City Council that it approve such General Plan Amendment as part of Cycle 2 for General Plan Amendments 2024.

Adopted this 25th day of March, 2024.

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

ATTEST:

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 an adjourned regular session of said Planning and Housing Commission duly called and held on the 25th day of March, 2024, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

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