



RESOLUTION NO. 2605

APPLICATION NUMBER: CUP2021-0004

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT APPLICATION FOR A DRIVE-THROUGH AND WALK-UP WINDOW COFFEE SHOP (STARBUCKS) WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT THE SOUTHEAST CORNER OF GREEN RIVER ROAD AND DOMINGUEZ RANCH ROAD IN THE NEIGHBORHOOD COMMERCIAL DISTRICT OF THE SIERRA DEL ORO SPECIFIC PLAN. (APPLICANT: JESSICA STEINER OF BICKEL GROUP ARCHITECTURE)

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 a Conditional Use Permit application for a drive-through and walk-up window coffee shop (Starbucks) within an existing commercial center located at the southeast corner of Green River Road and Dominguez Ranch Road in the Neighborhood Commercial District of the Sierra Del Oro Specific Plan; and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUP2021-0004 on February 6, 2023 and continued the application to February 21, 2023; and

WHEREAS, the Planning and Housing Commission held a public hearing on February 21, 2023, and continued the public hearing for CUP2021-0004 to March 20, 2023; and

WHEREAS, the Planning and Housing Commission held a public hearing on March 20, 2023, and continued the public hearing for CUP2021-0004 to April 10, 2023; and

WHEREAS, the Planning and Housing Commission held a public hearing on April 10, 2023, and continued the public hearing for CUP 2021-0004 to April 24, 2023; and

EXHIBIT 1

WHEREAS, the Planning and Housing Commission held a public hearing on April 24, 2023, and continued the public hearing for CUP2021-0004 to May 8, 2023; and

WHEREAS, the Planning and Housing Commission held a public hearing for CUP2021-0004 on May 8, 2023; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15303(c) of the State Guidelines for the California Environmental Quality Act (CEQA) and Section 3.27 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 3 categorical exemption (New Construction or Conversion of Small Structures), as the project consists of a new 966-square-foot coffee shop with drive-through and walk-up services only (no indoor or outdoor seating), within an existing commercial center; and

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 CUP2021-0004, based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve the CUP2021-0004 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 CUP2021-0004, 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 15303(c) of the State Guidelines, and Section 3.27 of the City of Corona adopted Local Guidelines for implementing CEQA. There is no evidence presented to the City that the project will have any significant effects on the environment.

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. The City of Corona has determined that this project is exempted from the California Environmental Quality Act (CEQA) pursuant Section 15303(c) of the State Guidelines for Implementing CEQA and Section 3.27 of the City's Local CEQA Guidelines, because the project qualifies as a Class 3 categorical exemption (New Construction and Small Conversions). The proposed project consists of a new 966-square-foot coffee shop with drive-through and walk-up services only (no indoor or outdoor seating), within an existing commercial center.

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 CUP2021-0004 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, as the proposal supports the diverse needs of Corona's residents. The proposed project meets or exceeds the development standards of the Corona Municipal Code and the Sierra Del Oro Specific Plan for the Neighborhood Commercial District in terms of setbacks, building height limitation, parking, landscaping, and overall site design. The project also meets the city's established development standards in the Corona Municipal Code for drive-through establishments. Furthermore, the project has adequate vehicular access from Green River Road and Dominguez Ranch Road from established driveways into the commercial center.*
 - b. *The proposed use would not be detrimental to other existing and permitted uses in the general area because the project site is located within an existing and fully improved commercial center and is capable of accommodating the proposed coffee shop with walk-up and drive-through services. The project also has adequate vehicular access from the adjacent streets which are fully improved and capable of handling the traffic associated with the use.*
 - c. *The project is subject to the Conditions of Approval attached as Exhibit 4, which are necessary and desirable for the purpose of protecting public health, safety, convenience, and general welfare of the public, in accordance with the intent and purpose of the City's zoning regulations.*
3. The proposal is consistent with the General Plan for the following reasons:
 - a. *CUP2021-0004 is consistent with the project site's General Plan land use designation of General Commercial.*
 - b. *The proposed project is consistent with General Plan Policies LU-1.1 and LU-1.2 because 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.*
4. The proposal is consistent with Neighborhood Commercial District designation of the Sierra Del Oro Specific Plan (SP85-02) for the following reasons:
 - a. *The proposed use complies with the Neighborhood Commercial District designation of the Sierra Del Oro Specific Plan as coffee shops with drive-through services are permitted by a conditional use permit.*

- b. The proposed use complies with the development standards of the Sierra Del Oro Specific Plan, with respect to setbacks, minimum parking requirements and access, as demonstrated by the project plans attached to CUP2021-0004.*

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 8th day of May, 2023.

Craig Siqueland, 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 a regular session of said Planning and Housing Commission duly called and held on the 8th day of May, 2023, 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