



RESOLUTION NO. 2491

APPLICATION NUMBER: PP2023-0007

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN FOR THE REVIEW OF THE SITE PLAN, ARCHITECTURE, LANDSCAPING AND OTHER FEATURES ASSOCIATED WITH THE DEVELOPMENT OF A 1,900-SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH SERVICES, GAS STATION WITH SEVEN DOUBLE-SIDED FUEL PUMPS, AND 3,750-SQUARE-FOOT CONVENIENCE STORE ON 1.40 ACRES, LOCATED ON THE NORTH SIDE OF 2ND STREET, APPROXIMATELY 450 FEET WEST OF BUENA VISTA AVENUE (APPLICANT: GREENS DEVELOPMENT).

WHEREAS, the application to the City of Corona, California, for a Precise Plan 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 site plan, architecture, landscaping and other features associated with the development of a 1,900-square-foot restaurant with drive-through services, gas station with seven double-sided fuel pumps, and 3,750-square-foot convenience store on 1.40 acres, located on the north side of 2nd Street, approximately 450 feet west of Buena Vista Avenue.

WHEREAS, the Precise Plan 2023-0007 (PP2023-0007) was submitted in conjunction with General Plan Amendment 2023-0004 (GPA2023-0004), and Change of Zone 2023-0006 (CZ2023-0006) ("Proposed Project"); and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for the Proposed Project on July 8th, 2024, as required by law; and

WHEREAS, on July 8, 2024, as the first action on the Proposed Project, the Planning and Housing Commission approved Resolution 2640 adopting GPA2023-0004 and the Mitigated Negative Declaration (MND) prepared pursuant to CEQA Guidelines Section 15070 for the Proposed Project because the information contained in the MND, the initial study and

EXHIBIT 1

the administrative records for this project, including all written and oral evidence provided during the comment period and presented to the Planning and Housing Commission, the Commission finds that potential environmental impacts of this project are either no impact or less-than-significant.

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2023-0007 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve PP2023-0007 according to 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 PP2023-0007, the Planning and Housing Commission has reviewed and considered the information contained in the MND, the initial study and the administrative records for the Proposed Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study and the administrative record, including all written and oral evidence presented to the Planning and Housing Commission, the Commission finds that there is no substantial evidence, in light of the whole record before the City, that PP2023-0007 may have a significant or potentially significant effect on the environment.

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. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The initial study identifies potentially significant effects on the environment, but:
 - a. *The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit 4.*
 - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. All the conditions necessary to granting a Precise Plan as set forth in Chapter 17.91 of the

Corona Municipal Code do exist in reference to PP2023-0007 for the following reasons:

- a. *The project is consistent with the Corona General Plan because, with approval of GPA2023-0004, the proposed commercial use is consistent with the General Plan's General Commercial land use designation, and the project's floor area ratio (FAR) of 0.09 is within the General Commercial's FAR limit of 0.5.*
 - b. *The project, as designed and with the conditions of approval, comply with the applicable development standards established for the C-3 zone, and other applicable requirements in the Corona Municipal Code.*
 - c. *The project has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of such act have been followed, and as shown by the project's Mitigated Negative Declaration in Exhibit 12, mitigation measures have been established to reduce the project's impacts on the environment to less than significant.*
 - d. *As demonstrated by the project's Site Plan and the conditions of approval for the project, the site accommodates the scale of the project, by adhering to the objective development standards required by the zoning of the site and other physical features of the proposal including fencing, water quality facilities, and signage.*
3. The proposal is consistent with the C-3 zone because the proposed uses are allowed and the project along with the conditions of approval comply with the development standards for the C-3 zone.

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 8th day of July, 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 a regular session of said Planning and Housing Commission duly called and held on the 8th day of July, 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