



RESOLUTION NO. 2514

APPLICATION NUMBER: PP2018-0003

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN FOR A PROPOSED 90,865 SQUARE FOOT COMMERCIAL DEVELOPMENT INCLUDING A FOUR-STORY HOTEL, 11,000 SQUARE FEET OF RESTAURANT SPACE INCLUDING A DRIVE-THROUGH, 15,800 SQUARE FEET OF RETAIL FLOOR AREA INCLUDING A CONVENIENCE STORE WITH A 10-PUMP FUEL STATION AND 2,000 SQUARE FOOT ANCILLARY DRIVE-THROUGH CAR WASH ON 7.3 ACRES IN THE COMMERCIAL DESIGNATION (PLANNING AREA 1) OF THE DOS LAGOS SPECIFIC PLAN (SP-99-03). (APPLICANT: TERRANO PLAZA, INC, REXCO).

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, made by Pat Tritz of Terrano Plaza, Inc. on behalf of Rexco, has been duly submitted to said City's Planning and Housing Commission for decision after public hearing, for which proper notice was given, held on the August 20, 2018, as required by law; and

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 PP2018-0003 based on the evidence presented to the Commission during said hearing; and

WHEREAS, at the conclusion of said hearing the Planning and Housing Commission determined there is no substantial evidence, in light of the whole record before the city, that the project may have a significant effect on the environment, and adopted the Mitigated Negative Declaration prepared for the Precise Plan in compliance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a regular session assembled this 20th day of

August, 2018, that the aforesaid application for a Precise Plan is hereby granted in accordance with Exhibit A in the staff report, subject to the attached conditions and approved for the following reasons:

1. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91.070 of the Corona Municipal Code do exist in reference to PP2018-0003 for the following reasons:
 - a. *The proposal is consistent with the MUI (Mixed Use 1) land use designation of the General Plan because this land use is intended for a mix of residential and commercial uses which this precise plan facilitates.*
 - b. *The proposal complies with the C (Commercial) designation of the Dos Lagos Specific Plan (SP-99-03) zone because the intended uses are permitted in this designation, and the site development plan has been designed in accordance with the standards imposed by the Commercial designation.*
 - 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. As justified in Finding # 1, the project is being mitigated to a level below significance.*
 - 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 in Exhibit A of 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 city's development standards for the property and is designed for compatibility and reciprocal benefit with the residential property on the first phase of Planning Area 1.*
 - f. *The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood because the design complies with the Eclectic Mediterranean theme prescribed by the specific plan and is compatible with existing development in the area resulting in a 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.*
2. The proposal is consistent with the General Plan for the following reasons:
 - a. *The proposed commercial project will implement the Mixed Use 1 designation of the General Plan that applies to this site.*
 - b. *The proposed project is consistent with General Plan Goal 1.13 encouraging vital and active districts that provide for housing and commercial in proximity to one another and with other supportive entertainment and service land uses.*
 - c. *The proposed project is consistent with General Plan Policy 1.13.1 promoting the development of properties for mixed use projects that integrate residential and commercial uses into a cohesive, mutually beneficial design.*
 - d. *The proposed project implements General Plan Policy 1.4.1 to accommodate growth and development on vacant land on the city's periphery.*

3. The proposal is consistent with the Commercial (C) designation of the Dos Lagos Specific Plan (SP-99-03) for the following reasons:
 - a. *The proposed project has been designed in accordance with the development standards imposed by the Commercial designation of the 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 Precise Plan.

Adopted this 20th day of August, 2018.

Mitchell Norton, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Rafael Torres
Secretary, Planning and Housing Commission
City of Corona, California

I, Rafael Torres, 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 20th day of August, 2018, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Rafael Torres
Secretary, Planning and Housing Commission
City of Corona, California