



**RESOLUTION NO. 2532**

**APPLICATION NUMBER: GPA2018-0002**

**WHEREAS**, the City of Corona initiated proceedings through GPA2018-0002 to consider to change the General Plan designation of 3.8 acres located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

**WHEREAS**, a timely and properly noticed public hearing on this proposed amendment was held by the Planning and Housing Commission on March 25, 2019, at which hearing oral and documentary evidence was admitted on behalf of and in opposition to the proposal; and

**WHEREAS**, the Planning and Housing Commission after close of the public hearing considered all of the evidence presented in its deliberations; and

**WHEREAS**, the Planning and Housing Commission, by the majority, approved GPA2018-0002 in accordance with the analysis and findings in the staff report; and

**WHEREAS**, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15183 of the state CEQA Guidelines which states a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to

change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

GPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property. Therefore, GPA 2018-0002 is exempt from further environmental review and a Notice of Exemption has been prepared.

**NOW, THEREFORE BE IT RESOLVED** by the Planning and Housing Commission of the City of Corona, California, an adjourned regular session assembled this 25<sup>th</sup> day of March, 2019, that it approves the General Plan Amendment granted, and approved for the following reasons:

1. Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

GPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and

North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property. Therefore, GPA 2018-0002 is exempt from further environmental review and a Notice of Exemption has been prepared.

2. GPA2018-0002 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:
  - a. *The amendment is consistent with General Plan Policy 1.18.1 which accommodates the development of entertainment/specialty retail, commercial retail, service commercial, business park, industrial, and mixed uses in accordance with the North Main Street's land use plan's designations and applicable density standards and design and development policies.*
  - b. *The amendment is consistent with General Plan Goal 1.18 which will promote the enhancement of the North Main Street corridor as a vital center of professional offices, entertainment, and retail activity.*

**THAT THE COMMISSION** passes and adopts Resolution No. 2532 approving the General Plan Amendment granted in accordance with Exhibit A of the staff report for GPA2018-0002; and

**THAT THE COMMISSION** recommends to the City Council that it approve such General Plan Amendment.

Adopted this 25th day of March, 2019.

---

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

**ATTEST:**

---

Jennifer Killman  
Secretary, Planning and Housing Commission  
City of Corona, California

I, Jennifer Killman, 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, 2019, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

---

Jennifer Killman  
Secretary, Planning and Housing Commission  
City of Corona, California