



RESOLUTION NO. 2548

APPLICATION NUMBER: PPM2019-0005

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN MODIFICATION FOR REVIEW OF THE SITE PLAN, ARCHITECTURE, AND SIGNAGE ASSOCIATED WITH THE CONSTRUCTION OF A 48,413 SQUARE FOOT FOUR-STORY HOTEL CONTAINING 122 ROOMS PROPOSED ON 5.02 ACRES LOCATED ON THE SOUTH SIDE OF TOM BARNES STREET, EAST OF INTERSTATE 15 IN THE COMMERCIAL CENTER DESIGNATION OF THE EL CERRITO SPECIFIC PLAN (SP91-2). (APPLICANT: GOLD COAST PROPERTIES CA1).

WHEREAS, the application to the City of Corona, California, for a Precise Plan Modification PPM2019-0005 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 a site plan, architecture, and signage associated with the construction of a 48,413 square foot four-story hotel containing 122 rooms proposed on 5.02 acres located on the south side of Tom Barnes Street, east of Interstate 15 in the Commercial Center designation of the El Cerrito Specific Plan (SP91-2).

WHEREAS, the Planning and Housing Commission held a noticed public hearing for PPM2019-0005 on January 21st, 2020, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15062 of the State CEQA Guidelines because no subsequent environmental evaluation is required when an EIR has been certified for a project and no substantial changes have been made to the project. The Crossings EIR was certified by the City Council on April 17, 2002 and included the project site and the analysis of a 120-room hotel. The project does not result in substantial changes from that analyzed in the EIR therefore no further analysis is required and the project is exempt.

WHEREAS, after close of said hearing, the Planning and Housing Commission by formal action, found that all the conditions necessary to grant a precise plan modification as set forth in Corona Municipal Code Section 17.91.170 and Section 14.6.4 of the El Cerrito Specific Plan do exist in reference to PPM2019-0005 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning Commission based its recommendation to approve the Precise Plan Modification 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 Precise Plan, the Planning and Housing Commission has determined that this project does not require further environmental assessment because per Section 15162 of the State Guidelines for implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project.

SECTION 2. Precise Plan Modification Findings. Pursuant to Corona Municipal Code (“CMC”) Section 17.91.070 and Section 14.6.4 of the El Cerrito Specific Plan 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. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project was previously evaluated under the Crossings Environmental Impact Report (EIR) which was certified April 17, 2002. The previous EIR included the project site and a 120-room hotel in its analysis. The current proposal is a 122-room hotel and is not considered a substantial change from what was originally analyzed. Therefore, the current proposal is not expected to result in new significant environmental effects from what was previously analyzed in the EIR.
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91 of the Corona Municipal Code do exist in reference to PPM2019-0005 for the following reasons:
 - a. *The proposal is consistent with the General Commercial land use designation of the General Plan because this land use is intended for commercial uses.*
 - b. *The proposal complies with the Commercial Center designation of the El Cerrito Specific Plan because hotels are a permitted use.*
 - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act (CEQA) and all applicable requirements and procedures of the act have been followed. As justified in Finding # 1, the project is exempted from further review under CEQA as the project site was previously analyzed under The Crossings Environmental*

Impact Report which was certified by the City of Corona on April 17, 2002. The proposed project is not expected to result in any significant impacts to the environment.

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 properties located within the Commercial Center designation of the El Cerrito Specific Plan.

f. The architectural design of the proposed development is compatible with the character of the surrounding commercial buildings, will enhance the visual character of the neighborhood by improving vacant undeveloped property, and will provide for harmonious, orderly and attractive development of the site which is demonstrated by this application.

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 as demonstrated by the applicant's plans for this application.

3. The proposal is consistent with the General Plan for the following reasons:

a. The proposed hotel project is consistent with the project site's General Plan designation of General Commercial which is intended for various commercial, retail and service related uses.

b. The project meets the intent of General Plan Policy 1.1.1 which is to accommodate uses that support the diverse needs of Corona's residents including opportunities for living, commercial, employment, recreation, education, culture, entertainment, civic engagement, and social and spiritual activity that are in balance with natural open spaces because the hotel is being located within an existing regional commercial center that already provides various retail establishments, eating places and entertainment.

c. The project meets the intent of General Plan Policy 1.1.2 which is to emphasize the development of uses that sustain Corona as a cohesive, distinct, and self-sustaining community and minimize the need for Corona's residents to travel to surrounding communities for retail goods, services, and employment because the hotel will accommodate the visiting public.

d. The project meets the intent of General Plan Policy 1.2.9 which is to promote the development of new jobs by generating uses along the freeway corridors to maximize visibility because the hotel will increase the city's service population by providing more job opportunity.

e. The project meets the intent of General Plan Policy 1.11.1 which is to encourage a comprehensive range of retail, services, and other commercial uses in the City that provide goods and services to meet the diverse needs of Corona's residents and businesses as the hotel expands upon services needed in the city.

f. The project meets the intent of General Plan Policy 5.4.1 which is to encourage the expansion of visitor-serving opportunities by encouraging an appropriate mix of revenue-generating land uses to maintain a competitive edge and a strong sales tax base because the hotel will accommodate the visiting public.

4. The proposal is consistent with granting criteria for precise plans under Section 14.6.4 of the El Cerrito Specific Plan for the following reasons:

a. The proposed project conforms to the General Plan, the El Cerrito Specific Plan, and all provisions of the Corona Municipal Code for the following reasons.

- i. The project site is designated General Commercial on the General Plan land use map which accommodates various commercial uses.*
- ii. The proposed project is a four-story hotel which is a permitted use in the Commercial Center designation of the El Cerrito Specific Plan. The project is designed to comply with the building setbacks, building height, landscaping, and parking requirements of the El Cerrito Specific Plan and Corona Municipal Code as demonstrated by this application.*

b. The project will not unnecessarily remove trees, will preserve natural landforms and ridgelines, does not include excessive or unsightly grading of hillsides and otherwise will not adversely affect the natural beauty of the City for the following reason:

- i. The project site is currently a vacant pad located within an existing developed commercial site. Development of the project will not unnecessarily remove trees from the site as the pad is primarily a dirt pad that was previously graded at the time The Crossings center was developed and used as a staging area for equipment. The development will not impact the landscaping within the existing westerly slope that borders Interstate 15 which was installed at the time of the development of the Crossing center.*

c. The project will not adversely affect the views, sunlight, or privacy of any nearby residences because the project is not located nearby or adjacent to any existing land uses, provides adequate buffering between residential and non-residential uses, and otherwise is in the best interest of the public health, safety, and general welfare for the following reason:

i. The project site is zoned commercial and surrounded by non-residential land uses located in the same zone and vacant property to the north that is zoned light industrial.

d. The structure, site plan, and landscaping are in scale and harmony with existing and future development adjacent to the site, and in the vicinity and with the landforms and vegetation in the vicinity of the site.

i. The proposed hotel has a building height of approximately 49 which is compatible with the structures within the commercial center. The tallest in-line tenant building within the commercial center is 45 feet with the tallest architectural feature at approximately 65 feet. Furthermore, the hotel is appropriately situated at the northwesterly corner of the commercial center by Interstate 15. The hotel's location, the landscaping and overall site design complement and enhance the commercial center.

e. The structure, site plan, and landscaping create an internal sense of order, provide a visually pleasing setting for occupants, visitors and the general community, are appropriate to the function of the site, and provide safe and convenient access to the property for pedestrians, cyclists and vehicles.

i. As demonstrated by this application and the applicant's plans, development of the project site includes the construction of a private sidewalk along Tuscany Street along the project's frontage to allow for safe pedestrian access between the existing commercial center and hotel site. In addition, two points of vehicular access will be provided to the site for ingress and egress. The project site will have landscaping throughout, and the architecture of the hotel complements the retail buildings in terms of materials, colors, and building height. The overall design and layout of the project will provide a visually pleasing setting for occupants, visitors and the general community.

f. To the maximum extent feasible, the project includes the maintenance, rehabilitation and improvement of existing sites, structures and landscaping, and will correct any violations of the zoning ordinance, building code, or other provisions of the Municipal Code that exist on the site.

Adopted this 21st day of January, 2020.

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 21st day of January, 2020, 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