



**RESOLUTION NO. 2639**

**APPLICATION NUMBER: PP2023-0011**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN TO REVIEW THE SITE PLAN, ARCHITECTURE, LANDSCAPING AND OTHER FEATURES ASSOCIATED WITH 25 PERMANENT SUPPORTIVE HOUSING UNITS ON 0.72 ACRES IN THE MP (MOBILE HOME PARK) ZONE, LOCATED SOUTH OF 2ND STREET AND WEST OF BUENA VISTA AVENUE (APN: 118-270-055). (APPLICANT: SECOND STREET HOUSING LP)**

**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 the site plan, architecture, landscaping and other features associated with 25 permanent supportive housing units on 0.72 acres in the MP (Mobile Home Park) zone, located south of 2nd Street and west of Buena Vista Avenue.

**WHEREAS**, Precise Plan 2023-0011 (PP2023-0011) was submitted in conjunction with an Affordable Housing Density Bonus Agreement (AHDB2023-0003); and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for PP2023-0011 and AHDB2023-0003 ("Proposed Project") on July 8, 2024, as required by law; and

**WHEREAS**, on July 8, 2024, as the first action on the Proposed Project, the Planning and Housing Commission recommended to the City Council the approval of AHDB2023-0003 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 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.

**EXHIBIT 1**

**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 PP2023-011 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission based its recommendation to approve the PP2023-0011 on certain conditions of approval and the findings set forth below and adoption of the MND.

**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 PP2023-0011, the Planning and Housing Commission has reviewed and considered the information contained in the MND, the initial study and the administrative records for this Precise Plan, 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 PP2023-0011 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 Mitigation and Monitoring Program within the Mitigated Negative Declaration and within the Conditions of Approval attached as Exhibits 4 and 12, respectively.*
  - b. *There is no substantial evidence before the City that the 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 PP2023-0011 for the following reasons:
  - a. *The project is consistent with the Corona General Plan’s High Density Residential (HDR) land use designation because the proposed use is multi-family*

*residential at a density of 34.72 du/ac, which is consistent with the HDR density range of 15-36 du/ac.*

- b. The project complies with applicable provisions of the Corona Municipal Code (CMC), and as allowed by the state density bonus law and the applicant's companion density bonus agreement, certain waivers have been applied to certain development standards to support the development of the permanent supportive housing units entirely on the project site.*
  - c. The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and all applicable requirements and procedures of such act have been followed and mitigation measures have been established to reduce the project's impacts on the environment. As justified in Finding # 1, a Mitigated Negative Declaration is recommended for adoption in compliance with CEQA as the initial study identifies potentially significant effects on the environment, however, 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.*
  - d. The project's design is contained entirely on the project site making the project site suitable for the proposed development in conjunction with the waiver of certain developed standards being applied to the project.*
  - e. The architectural design of the project adheres to the city's Residential Development Design Guidelines and consists of contemporary architectural elements that feature s-tile pitched roofing, awnings, balconies, window trimming, accent tiles, plank siding accents, smooth plaster walls and overall wall reveals and trim. The architectural design is compatible with the character of the surrounding neighborhood.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. PP2023-0011 is consistent with Goal LU-7 to have residential neighborhoods that contain a diversity of housing and supporting uses to meet the needs of Corona's residents and that are designed to enhance livability and a high quality of life because the architectural style uses materials to enhance the visual appearance of the building along with varied rooflines and wall planes.*
  - b. PP2023-0011 is consistent with Policy 7.8 requiring that new multi-family residential projects be designed to convey a high level of visual and physical quality and distinctive neighborhood character because the architectural design of the building provides articulated facades that break up the massing of the building, and incorporates outdoor living space for each unit along the building facades.*
  - c. PP2023-0011 is consistent with Policy 7.10 requiring that fencing and walls in*

*residential neighborhoods achieve high aesthetic and safety standards because the project proposed a combination of tubular steel fencing and solid block walls that complement the architectural design of the building.*

- d. PP2023-0011 is consistent with Policy H-1.1 supporting public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households because the project has been designed to support permanent supportive housing units within a three-story building that includes outdoor amenities in a protected setting.*
  - e. PP2023-0011 is consistent with Policy H-2.4 providing permanent supportive housing, similar to emergency shelters, with transitional support for city residents, including disadvantaged groups because the project is designed specifically to support persons needing assistance to prevent homelessness.*
4. The proposal is consistent with the R-3 Zone because multiple family apartments are a permitted land use, and as allowed by the state density bonus law and the applicant's companion density bonus agreement, certain waivers have been applied to certain development standards to support the development of the permanent supportive housing units entirely on the project site.

**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 8<sup>th</sup> day of July, 2024.

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Matt Woody, Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**

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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 8<sup>th</sup> day of July, 2024, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California