



**RESOLUTION NO. 2640**

**APPLICATION NUMBER: GPA2023-0004**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN AMENDING THE LAND USE OF 0.59 ACRES FROM HIGH DENSITY RESIDENTIAL TO GENERAL COMMERCIAL AS PART OF CYCLE 3 OF GENERAL PLAN AMENDMENTS FOR 2024 (APPLICANT: GREENS DEVELOPMENT).**

**WHEREAS**, the Planning and Housing Commission of the City of Corona initiated proceedings through GPA2023-0004 to consider amending the City's General Plan land use map to amend the Land Use Element of the General Plan amending the land use of 0.59 acres from High Density Residential to General Commercial located on the north side of Second Street, approximately 450 feet west of Buena Vista Avenue; and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for GPA2023-0004 on July 8, 2024 as required by law, 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 GPA2023-0004 in accordance with the analysis and findings in the staff report; and

**WHEREAS**, the Planning and Housing Commission pursuant to CEQA Guidelines Section 15070, recommended the City Council adopt Mitigated Negative Declaration prepared for GPA2023-0004, 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 and adopt a resolution approving GPA2023-0004.

**NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**EXHIBIT 1**

**SECTION 1. CEQA Findings.** As the decision-making body for this GPA2023-0004 the Planning and Housing Commission has reviewed and considered the information contained in the MND, the initial study and the administrative records for this General Plan Amendment, 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 potential environmental impacts of this GPA2023-0004 are either no impact or less-than-significant.

**SECTION 2. Findings.** GPA2023-0004 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:

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 3 of the staff report for GPA2023-0004.*
  - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. GPA2023-0004 is in the public interest and would not be detrimental to public health, safety and welfare for the following reason:
  - a. *GPA2023-0004 will provide a logical transition of the GC designation, which exists on the adjacent parcel to the west, and establish compatibility with the commercial land uses in the immediate area and the freeway to the north.*
3. GPA2023-0004 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:
  - a. *GPA2023-0004 is consistent with companion application CZ2023-0006 which proposes to change the zoning of the project site to C3 (General Commercial) to establish consistency with the GC designation of the General Plan because both classifications are intended for commercial land uses.*
  - b. *GPA2023-0004 is consistent with General Plan Policy LU-4.3 to allow for the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses, and where it is logical and feasible to extend infrastructure because commercial land uses and public infrastructure exist in the vicinity of the project site.*

**THAT THE COMMISSION** passes and adopts Resolution No. 2640 approving the General Plan Amendment granted in accordance with Exhibit 1 through 4 of the staff report for GPA2023-0004; and

**THAT THE COMMISSION** recommends to the City Council that it approve such General Plan Amendment as part of Cycle 3 for General Plan Amendments 2024 and adopt the MND prepared for GPA2023-0004.

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 an adjourned 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