



RESOLUTION NO. 2593

APPLICATION NUMBER: CUP2022-0002

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH A 1,200-SQUARE-FOOT AUTOMATED CARWASH TUNNEL PROPOSED AS PART OF AN ELECTRICAL VEHICLE CHARGING STATION WITH 52 CHARGING SPACES IN THE C-3 (GENERAL COMMERCIAL) ZONE, LOCATED AT 1335 AND 1341 W. SIXTH STREET. (APPLICANT: MATT STOWE, ARG DEVCO).

WHEREAS, the application to the City of Corona, California, for a Conditional Use Permit under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission to establish a 1,200-square-foot automated carwash tunnel proposed as part of an electrical vehicle charging station with 52 charging spaces in the C-3 (General Commercial) zone, located at 1335 and 1341 W. Sixth Street.

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUP2022-0002 on September 26, 2022, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is a Class 32 in-fill exemption under the California Environmental Quality Act (CEQA), pursuant to Sections 15332 the State CEQA Guidelines and Section 3.27 of the City of Corona Local Guidelines for Implementing CEQA, as the project is less than 5 acres in size; is consistent with the City's general plan and zoning ordinance; has no value as habitat for endanger, rare or threatened species; is adequately served by utilities and public services; and will not result in any significant effects related to traffic, noise, air quality or water quality because there is no possibility that the activity may have a significant effect on the environment.

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Conditional Use Permit as set forth in Corona

EXHIBIT 1

Municipal Code Section 17.92.110 do exist in reference to CUP2022-0002 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve the CUP2022-0002 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 CUP2022-0002, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as an exemption under CEQA per Section 15332 of the State Guidelines and Section 3.27 of the City of Corona adopted Local Guidelines for implementing CEQA. There is no evidence presented to the city that the project will have any significant effects on the environment.

SECTION 2. Conditional Use Permit Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.92.110 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 Notice of Exemption has been prepared pursuant to Section 15332 of the State Guidelines for CEQA because the project qualifies as a Class 32 (Infill Development Projects) categorical exemption under CEQA. The project, which consists of an electric vehicle charging facility, 8,000-square-foot market, 1,200-square-foot automated carwash tunnel, is less than five acres in size, is consistent with the General Plan and zoning requirements, has no value as natural habitat, has adequate utilities and public services, and would not result in any significant traffic, noise, air quality or water quality impacts.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2022-0002 for the following reasons:
 - a. *The proposal will not be detrimental to the public health, safety, convenience or general welfare, and will be in harmony with the various elements and objectives of the city’s General Plan because the project meets or exceeds the development standards for properties that are zoned C-3 and provides adequate access from Sixth Street.*
 - b. *The proposed use would not be detrimental to other and existing and permitted uses in the general area of the project site because the use would be surrounded by other commercial uses that are similar or compatible with the proposed carwash use. For the adjacent sensitive residential land uses, the project is incorporating adequate setbacks, trees, and a six-foot high block perimeter block wall as buffers to mitigate noise and protect the privacy of the residences. The project relates properly to existing and proposed streets and highways as it is designed with access from Sixth Street.*

Adopted this 26th day of September, 2022.

Craig Siqueland, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California

I, Olivia Sanchez, 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 26th day of September, 2022, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California