



RESOLUTION NO. 2592

APPLICATION NUMBER: PP2022-0001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN TO REVIEW A PROPOSED ELECTRIC VEHICLE CHARGING STATION WITH 52 CHARGING SPACES, AN 8,000-SQUARE-FOOT MARKET AND 1,200-SQUARE-FOOT AUTOMATED CARWASH, LOCATED AT 1335 AND 1341 W. SIXTH STREET IN THE C-3 (GENERAL COMMERCIAL) ZONE. (APPLICANT: MATT STOWE OF ARG DEVCO).

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 a proposed electric vehicle charging station with 52 charging spaces, an 8,000-square-foot market and 1,200-square-foot automated carwash, located at 1335 and 1341 W. Sixth Street in the C-3 (General Commercial) zone.

WHEREAS, the Planning and Housing Commission held a noticed public hearing for PP2022-0001 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 of 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.

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2022-0001 based on the evidence presented to the Commission during said hearing; and

EXHIBIT 1

WHEREAS, the Planning and Housing Commission based its recommendation to approve the PP2022-0001 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 PP2022-0001, 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. 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. 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 to granting a Precise Plan set for in Section 17.91.070 of the Corona Municipal Code do exist in reference to PP2022-0001 for the following reasons:
 - a. *The project is consistent with the General Commercial (GC) land use designation of the General Plan because this land use is intended to accommodate a range of commercial uses that serve local neighborhoods, the community and visitors.*
 - b. *The proposal complies with the C-3 zone because the project, which consists of a market, associated parking spaces, and carwash, is capable of meeting the development standards for the C-3 zone.*
 - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. As justified in Finding #1, the project will not result in significant effects to the environment because the project is consistent with the General Plan and zoning requirements, and would not result in any significant traffic, noise, air quality or water quality impacts.*
 - d. *The site is of a sufficient size and configuration to accommodate the design and scale of the proposed development, including buildings and elevations, landscaping, parking, and other physical features of the proposal, as demonstrated by the applicant’s site plan in Exhibit 3 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 project complies with the city's development standards for the subject property. The building height and layout of the structures fit the scale of the neighboring developments. The adjacent roadways are capable of handling the traffic volume attributed to the project, and all missing public improvements will be constructed or guaranteed with this project.*
 - f. *The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, which is comprised of an eclectic mix of architectural designs, will enhance the visual character of the neighborhood by improving a vacant undeveloped property and will provide for harmonious, orderly and attractive development of the site.*
 - 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 appropriate for the proposed use, and will retain a reasonably adequate level of maintenance.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. *The proposed project implements the General Plan's General Commercial designation, which allows a range of commercial uses that serve the local neighborhoods, the community and visitors.*
 - b. *The project has a Floor Area Ratio (FAR) of 0.08, which does not exceed the General Plan's FAR limit of 0.5 established for the General Plan designation.*
 - c. *General Plan Policy LU-11.1 states: Encourage a comprehensive range of retail, service, and other commercial uses in the City that provide goods and services to meet the diverse needs of Corona's residents and businesses, in accordance with the land use plans' designations and applicable density standards and design and development policies. The project provides a unique service that meets the intent of Policy LU-11.1.*
 - d. *General Plan Policy LU-19.3 states: Promote the consolidation of small, underutilized lots, or irregularly spaced parcels into larger parcels that are conducive to and supportive of viable and more cohesive development. The project is consistent with Policy LU-19.3 because it consolidates three vacant underutilized parcels into a single parcel to allow for the cohesive development of an electric vehicle charging station.*
 - e. *General Plan Policy ER-13.4 states: Increase use of clean fuel and electric vehicles in the city through the support of the installation of electric vehicle infrastructure; explore opportunities to incentivize and/or facilitate installation of electric vehicle charging stations at convenience locations in Corona. The project fulfills Policy ER-13.4 by providing an electric vehicle charging station on Sixth Street, which is heavily traveled and conveniently located in proximity to State Route 91.*

4. The proposal is consistent with the C-3 zone because the proposed uses are allowed in the C-3 zone, and the project complies with the development standards for the C-3 zone.

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 26th day of September, 2022.

Chair 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