



RESOLUTION NO. 2502

APPLICATION NUMBER: PP16-011

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN TO REVIEW THE SITE PLAN, ARCHITECTURE, AND LANDSCAPING ASSOCIATED WITH TWO LIGHT INDUSTRIAL BUILDINGS TOTALING 62,737 SQUARE FEET PROPOSED IN THE BP (BUSINESS PARK) DESIGNATION OF THE DOS LAGOS SPECIFIC PLAN (SP99-03) LOCATED ON THE EAST SIDE OF TEMESCAL CANYON ROAD AND SOUTH OF CAJALCO ROAD (APPLICANT: PAT TRITZ, GRIFFCO LAND LLC).

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 decision after public hearing, for which proper notice was given, held on the November 6, 2017, as required by law; and

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 PP16-011 based on the evidence presented to the Commission during said hearing; and

WHEREAS, at the conclusion of said hearing the Planning and Housing Commission determined there is no substantial evidence, in light of the whole record before the city, that the project may have a significant effect on the environment, adopted the Mitigated Negative Declaration prepared for the Precise Plan in compliance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a regular session assembled this 6th day of November, 2017, that the aforesaid application for a Precise Plan is hereby granted in accordance with Exhibit A in the staff report, subject to the attached conditions, and approved based on the following findings:

1. 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 PP06-011 for the following reasons:

- a. *The proposed development consists of two light industrial buildings which is consistent with the Light Industrial land use designation of the General Plan because this land use is intended for light industrial uses.*
- b. *The project complies with the development standards of the Business Park designation of the Dos Lagos Specific Plan in terms building setbacks and building height limit while the proposed use of the site which consists of two light industrial buildings complies with the site's alternative land use designation of Light Industrial in terms of permitted uses.*
- 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. The project will not result in significant effects to the environment because the project applicant has agreed 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 B.*
- 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 which were fully analyzed in a focused traffic impact analysis, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the development standards of the Business Park designation of the Dos Lagos Specific Plan.*
- f. *The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, 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.*
- 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.*

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

- a. *The proposed development consists of two light industrial buildings which is consistent with the Light Industrial land use designation of the General Plan because this land use is intended for light industrial uses.*
- b. *The project is consistent with General Plan Policy 1.4.3 which promotes the development of vacant lands within the City on the periphery of existing development that complements the scale and pattern of existing uses.*

- c. The project is consistent with General Plan Goal 1.12 because it provides job opportunities for Corona's residents and sustains the City's economy.*
- 3. The proposal is consistent with the Dos Lagos Specific Plan for the following reason:
 - a. The project is consistent with the Dos Lagos Specific Plan because it fulfills the intent of said specific plan which designates the project site as Planning Area 6 which is intended to be developed for either business park or light industrial uses.*
- 4. The proposal is consistent with the Business Park designation of the Dos Lagos Specific Plan for the following reason:
 - a. The project is consistent with the Dos Lagos Specific Plan because its site plan complies with the development standards of the Business Park designation of the Dos Lagos Specific Plan in terms building setbacks and building height limit while the proposed use of the site which consists of two light industrial buildings comply with the site's alternative land use designation of Light Industrial in terms of permitted*

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 6th day of November, 2017.

Kirk D. Bennett, Vice 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 6th day of November, 2017, 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