



**RESOLUTION NO. 2506**

**APPLICATION NUMBER: CUP17-004**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH SENIOR HOUSING APARTMENTS CONSISTING OF 64 UNITS ON 2.14 ACRES IN THE R-3 (MULTIPLE-FAMILY RESIDENTIAL) ZONE BEING PROPOSED BY CZ17-002 LOCATED ON THE EAST SIDE OF BUENA VISTA AVENUE APPROXIMATELY 480 FEET NORTH OF BOLLERO PLACE AND NORTH OF STATE ROUTE 91 (APPLICANT: ROWDY WILLIAMSON ON BEHALF OF PETE NYIRI).**

**WHEREAS**, the application to the City of Corona, California, for a conditional use permit under the provisions of Chapter 17.92, Title 17, of the Corona Municipal Code, made by Rowdy Williamson, has been duly submitted to said City's Planning and Housing Commission for decision and granted on November 6<sup>th</sup>, 2017, as required by law; and

**WHEREAS**, after close of said hearing, the Planning and Housing Commission by formal action, found that all the conditions necessary to grant a conditional use permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP17-004 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, at the conclusion of the 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 and adopted the Mitigated Negative Declaration and Mitigation Monitoring Plan prepared for the conditional use permit 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 an adjourned regular session assembled this 6<sup>th</sup> day of November, 2017, that the aforesaid application for a conditional use permit is hereby granted in accordance with Exhibit A, subject to the attached conditions, and approved for the following reasons:

1. 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 CUP17-004 for the following reasons:
  - a. *The proposed project will not be detrimental to the public health, safety, convenience and general welfare, and will be in harmony with the goals and policies of the City's General Plan because the project meets the development standards of the Corona Municipal Code in terms of setbacks, parking, landscaping, and overall site design. Furthermore, the project has adequate vehicular access from Buena Vista Avenue.*
  - b. *The proposed project is not detrimental to the existing uses in the general area because the project site is capable of accommodating the proposed 64 senior citizen apartments as depicted in Exhibit A. The project also has adequate vehicular access from the adjacent street and existing infrastructure exists within the area to provide the appropriate utilities to the project site.*
  - c. *The proposed project complies with the development standards of the R-3 zone as well as other development standards required by the Corona Municipal Code. As such, the project will not be detrimental to other existing uses in the area, which consists of single family and multiple family residential.*
2. The proposal is consistent with the General Plan for the following reasons:
  - a. *The amendment is consistent with Goal 1 of the Housing Element of the General Plan as it promotes and maintains a balance of housing types and corresponding affordability levels to provide for the community's needs for housing within all economic segments of the city.*
  - b. *The amendment is consistent with Policy 1.3 of the Housing Element of the General Plan as the amendment provides sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community.*
  - c. *The project is consistent with General Plan Goal 1.7 to promote residential neighborhoods that contain a diversity of housing and supporting uses to meet the needs of Corona's residents that are designed to enhance livability and a high quality of life.*
  - d. *The project is consistent with General Plan Policy 1.8.1 to promote the conservation of existing residential neighborhoods permitting the infill of housing that is compatible in density and scale with existing uses.*
3. The proposal is consistent with the R-3 Zone for the following reason:
  - a. *The proposed project complies with the uses allowed in the R-3 zone as senior citizen apartments are permitted with a conditional use permit. Also, the project demonstrates*

*compliance with the applicable development standards of the Corona Municipal Code to ensure orderly development of the 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 conditional use permit.

Adopted this 6th day of November, 2017.

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Kirk D. Bennett, Vice Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**

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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 an adjourned regular session of said Planning and Housing Commission duly called and held on the 6<sup>th</sup> day of November, 2017, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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