



## **RESOLUTION NO. 2508**

**APPLICATION NUMBER: CUPM2017-0106**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT MODIFICATION APPLICATION FOR A REVISED DEVELOPMENT PLAN FOR A SELF-STORAGE FACILITY TOTALING 80,470 SQUARE FEET WITH OFFICE AND SIX OPEN AIR RECREATIONAL VEHICLE STORAGE SPACES ON APPROXIMATELY 2.5 ACRES LOCATED ON THE NORTH SIDE OF QUARRY STREET, EAST OF RIMPAU AVENUE AND THIRD STREET IN THE M-1 (LIGHT MANUFACTURING) ZONE (APPLICANT: JACK THOMSON, STADIUM PROPERTIES).**

**WHEREAS**, on November 7, 2016, the Planning and Housing Commission of the City of Corona adopted Resolution 2483 approving CUP16-005 to establish a self storage facility consisting of 55,463 square feet on 2.51 acres located on the north side of Quarry Street, east of Rimpau Avenue and Third Street in the M-1 zone and recommended the adoption of a Mitigated Negative Declaration to the City Council in conjunction with the recommendation to approve Parcel Map 37167 on the project site;

**WHEREAS**, on January 4, 2017, the City Council approved Parcel Map 37167, took no action and approved CUP16-005 and adopted the Mitigated Negative Declaration for the project;

**WHEREAS**, the application to the City of Corona, California, for a conditional use permit modification under the provisions of Chapter 17.92, Title 17, of the Corona Municipal Code, made by Jack Thomson of Stadium Properties, has been duly submitted to said City's Planning and Housing Commission for decision and granted on February 26, 2018, as required by law;

**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 modification as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUPM2017-0106

based on the evidence presented to the Commission during said hearing;

**WHEREAS**, pursuant to CEQA (Pub. Res. Code §§ 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Reg. §§ 15000 et seq.), the city has determined that an Addendum to the adopted Mitigated Negative Declaration (MND) on January 4, 2017 should be prepared pursuant to CEQA in order to evaluate proposed changes to the previously approved project that was originally analyzed in the adopted MND;

**WHEREAS**, pursuant to Section 15164 of the State CEQA Guidelines, an Addendum to the adopted MND is the appropriate environmental document to analyze the minor changes to the project because none of the conditions described in Section 15162 calling for preparation of a subsequent MND have occurred;

**WHEREAS**, the Planning and Housing Commission has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the, the adopted MND, and all oral and written evidence presented to it during the hearing; and

**WHEREAS**, the Addendum to the MND reflects the independent judgement of the Planning and Housing Commission and is deemed adequate for the purpose of making decisions on the merits of the proposed project.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning and Housing Commission of the City of Corona, California, in an adjourned regular session assembled this 26<sup>th</sup> day of February, 2018 that the aforesaid application for a conditional use permit modification is hereby granted in accordance with Exhibit A and subject to the attached conditions and approved for the following reason:

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 CUPM2017-0106 for the following reasons:
  - a. *The revised plan to establish a self-storage facility at the proposed location is not detrimental to the public health, safety, convenience and general welfare because the facility is in conformance with city ordinances in place to ensure well designed*

*developments that serve the interest and safety of the community. The project is designed to further provide adequate on-site circulation and safe vehicular access to and from the project site.*

- b. The revised plan is not detrimental to other existing and permitted uses in the general area characterized by light industrial uses in manufacturing zones and the Business Park land use designation which permits light industrial uses. Although existing single family homes are located to the southwest of the project site in the Business Park designation, the project design provides for increased building and landscape setbacks as well as a decorative masonry buffer wall along the shared property line with the residences.*
  - c. The revised project relates properly to the nearby roadways of Third Street and Quarry Street and provides adequate ingress and egress related to them.*
  - d. The revised project will implement the dedication and construction of missing public improvements such as curb, gutter, sidewalk, lighting to ensure safe circulation around and within the project site.*
  - e. The revised project and land use comply with the development standards imposed by the M-1 (Light Manufacturing) Zone with respect to setbacks, landscaping and parking, and the buildings are designed with materials commensurate for the use in the light industrial area.*
2. The proposal is consistent with the General Plan for the following reasons:
- a. The site's General Plan designation of Light Industry is intended for light industrial uses with which the self-storage use is consistent, and the proposal complies with the General Plan Light Industry floor area ratio limit of 0.5 (actual 0.36).*
  - b. The revised proposal is consistent with General Plan Goal 1.4 which promotes strategic growth that preserves existing neighborhoods and commercial and industrial districts and targets new development to remaining vacant parcels that are environmentally suitable and can be supported by infrastructure and services and reuses appropriate properties to enhance their economic vitality and community livability.*
  - c. The revised project also implements General Plan Policy 1.12.8 as the project site features architectural design and materials with appropriate treatment on all elevations and*

*compatibility with adjoining uses with buffering where appropriate with decorative masonry and amply landscaped setbacks.*

3. The proposal is consistent with the M-1 Zone for the following reasons:
  - a. *The revised project complies with the development standards of the M-1 Zone.*
  - b. *The proposed use is a permitted use in the M-1 Zone with a conditional use permit.*

**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 modification.

Adopted this 26th day of February, 2018.

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Kirk D. Bennett, 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 26<sup>th</sup> day of February, 2018, 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