



RESOLUTION NO. 2509

APPLICATION NUMBER: CUP2017-0104

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT APPLICATION TO ESTABLISH AND OPERATE A 6,200 SQUARE-FOOT RELIGIOUS FACILITY WITHIN AN EXISTING 20,573 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 1138 EAST SIXTH STREET #C IN THE GC (GENERAL COMMERCIAL) DESIGNATION OF THE DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN (SP98-01) (APPLICANT: AREAN PARK OF AREAN ARCHITECTS AND ASSOCIATES, ON BEHALF OF JOSHUA LEE OF JESUS BAPTIST U.S.A. CONFERENCE).

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 Arean Park of Arean Architects and Associates, on behalf of Joshua Lee of Jesus Baptist U.S.A. Conference has been duly submitted to said City's Planning and Housing Commission for decision and granted on March 26, 2018, 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 CUP2017-0104 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission finds that this project is categorically exempt from CEQA pursuant to Section 15301 of the State CEQA Guidelines and Section 3.20 of the City of Corona Local Guidelines for implementing CEQA because there is no possibility that the activity may have a significant effect of the environment.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in an adjourned regular session assembled this 26th day of

March 2018 that the aforesaid application for a conditional use permit 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 CUP2017-0104 for the following reasons:
 - a. *The proposal will not be detrimental to the public health, safety convenience and general welfare, and is in harmony with the City's General Plan, as the proposal supports the diverse needs of the Corona's residents. Religious facilities are permitted by a conditional use permit under the GC designation which currently governs the project site. The proposed use will be conducted solely within an existing commercial building which met all the applicable development standards that existed at the time the property was initially developed. Furthermore, the applicant will be required to demonstrate compliance with all current building and fire codes that are applicable to the proposed use of the building through the city's plan check process.*
 - b. *The proposed use is not detrimental to the other existing and permitted uses in the general area of the project site and related properly to the surrounding roadways because the subject property is adjacent to and is otherwise surrounded by other similar uses and properties located in similar zones. Furthermore, the religious facility has sufficient access from Sixth Street and Seventh Street.*
 - c. *Reasonable conditions as necessary are being imposed to protect the public health, safety, and welfare and to establish full compliance with the applicable development standards of the Downtown Corona Revitalization Specific Plan and Corona Municipal Code.*
2. The proposal is consistent with the General Plan for the following reasons:
 - a. *The proposed project contributes to the achievement of General Plan Policy 1.11.1 which encourages having a comprehensive range of uses in the City that provide services to meet the diverse needs of Corona's residents.*
 - b. *Allowing for continued use of the existing commercial building at 1138 East Sixth Street contributes to the achievement of General Plan Policy 1.19.8 which encourages the renovation, rehabilitation, or continuing use of existing buildings and sites located along the East Sixth Street Corridor within the GC designation of the Downtown Corona Revitalization Specific Plan.*

3. The proposal is consistent with the GC (General Commercial) Designation of the Downtown Corona Revitalization Specific Plan (SP98-01) for the following reason:

- a. The proposed project complies with the uses allowed in the GC designation of the Downtown Corona Revitalization Specific Plan (SP98-01) as religious facilities are permitted with a conditional use permit. Also, the proposed use is in harmony with the other existing uses within the commercial building and surrounding properties. The property is in compliance with the development standards that were in place at the time of development with respect to setbacks, minimum parking requirements and access.*

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 26th day of March, 2018.

Tim Jones, Vice Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Rafael Torres
Secretary, Planning and Housing Commission
City of Corona, California

I, Rafael Torres, 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 26th day of March, 2018, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Rafael Torres
Secretary, Planning and Housing Commission
City of Corona, California