



## **RESOLUTION NO. 2515**

**APPLICATION NUMBER: CUP2018-0007**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT FOR A 2,000 SQUARE FOOT DRIVE-THROUGH CAR WASH TO BE LOCATED ON THE SOUTH SIDE OF A CONVENIENCE STORE AS PART OF A COMMERCIAL DEVELOPMENT PROPOSED AT THE NORTHWEST CORNER OF DOS LAGOS DRIVE AND TEMESCAL CANYON ROAD IN THE COMMERCIAL DESIGNATION OF THE DOS LAGOS SPECIFIC PLAN (SP-99-03) (APPLICANT: TERRANO PLAZA, LLC - REXCO).**

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 Pat Tritz of Terrano Plaza, Inc. on behalf of Rexco, has been duly submitted to said City's Planning and Housing Commission for decision and granted on August 20, 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 CUP2018-0007 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 20<sup>th</sup> day of August 2018 that the aforesaid application for a conditional use permit is hereby granted in accordance with

the site plan depicted in Exhibit A and subject to the attached conditions, and approved for the following reasons:

1. An initial study (environmental assessment) has been prepared by the City of Corona so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potential significant effects on the environment, but:
  - a. *Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the city's Local CEQA Guidelines, the Mitigated Negative Declaration prepared for the project identified that the project's potentially significant effects to the environment are capable of being mitigated to less than a significant level, and therefore, based on the project mitigation measures identified in the Mitigated Negative Declaration, there is not substantial evidence in light of the whole record before the city that the project may have significant effect on the environment.*
2. 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 CUP2018-0007 for the following reasons:
  - a. *The proposal will not be detrimental to the public health, safety, convenience or general welfare, and will be in harmony with the various elements and objectives of the City's General Plan because the project meets or exceeds the development standards for properties in the Commercial designation of SP-99-03 and provides adequate vehicular access.*
  - b. *The project is consistent with the Mixed Use 1 General Plan designation for the site and will implement several goals and policies related to commercial development including Goal 1.13 and Policies 1.13.1 and 1.4.1 outlined below.*
  - c. *The proposed use is not detrimental to other existing and permitted uses in the general area of the project site because the use is within a commercial center that is designed in accordance with the development standards prescribed by the Dos Lagos Specific Plan for commercial areas within its boundaries.*
  - d. *The project relates properly to the streets and highways as it is located in a commercial center with access from a major arterial 4-lane (Temescal Canyon Road) and secondary 4-lane (Dos Lagos Drive) both of which have been fully improved with the development of the residential phase of Planning Area 1.*
  - e. *The proposed use as conditioned complies with the development standards of the Commercial land use designation of SP-99-03 which provides for the automobile car wash use with a conditional use permit.*
3. The proposal is consistent with the General Plan for the following reasons:
  - a. *The proposed use within the overall commercial project is consistent with the Mixed Use 1 designation of the General Plan that applies to this site.*
  - b. *The proposed use within the overall project is consistent with General Plan Goal 1.13 encouraging vital and active districts that provide for both housing and commercial in proximity to one another and with other supportive entertainment and service land uses.*
  - c. *The proposed use within the overall project is consistent with General Plan Policy 1.13.1 promoting the development of properties for mixed use projects that integrate residential and commercial uses into a cohesive, mutually beneficial design.*
  - d. *The proposed use within the overall project is consistent with General Plan Policy 1.4.1 to accommodate growth and development on vacant land on the city's periphery.*

4. The proposal is consistent with the Dos Lagos Specific Plan (SP-99-03) for the following reasons:
  - a. *Per Section 4.3.7 of the specific plan, automobile car wash is a use that is listed by conditional use permit.*
  - b. *The specific plan prescribes development standards that the proposed use within the overall commercial project adheres to, as conditioned.*

**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 20<sup>th</sup> day of August, 2018.

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Mitchell Norton, Vice Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**

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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 20<sup>th</sup> day of August, 2018, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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