



RESOLUTION NO. 2521

APPLICATION NUMBER: CUP17-003

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH A TENNIS CENTER CONSISTING OF 11 TENNIS COURTS, ONE GRANDSTAND COURT FOR TOURNAMENTS, A 4,633 SQUARE FOOT RECREATION BUILDING, AND A 686 SQUARE FOOT RESTROOM/CLASSROOM BUILDING LOCATED ON THE NORTH SIDE OF FOOTHILL PARKWAY AND WEST OF STATE STREET (1695 E. CHASE DRIVE) IN THE AGRICULTURAL ZONE (APPLICANT: PHX ARCHITECTURE FOR RUDOLFO & MARIA FRANCO, 15990 N. GREENWAY-HAYDEN LOOP, SUITE C-100, SCOTTSDALE, AZ 85260).

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 PHX Architecture for Rudolfo & Maria Franco, has been duly submitted to said City's Planning and Housing Commission for decision and granted on October 8th, 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 CUP17-003 based on the evidence presented to the Commission during said hearing; and

WHEREAS, at the conclusion of the hearing the Planning and Housing Commission 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 8th day of October, 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 reasons:

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potentially significant effects on the environment, but:

- a. The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant environmental effects would occur, as reflected in the Conditions of Approval attached as Exhibit B.*
 - b. There is no substantial evidence before the City that the revised project may have a significant environmental effect.*
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 CUP17-003 for the following reasons:
 - a. The proposal will not be detrimental to the public health, safety, convenience and 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 of the Corona Municipal Code in terms of setbacks, parking, landscaping and overall site design. The applicant is obtaining a variance for the reduced front yard setback, and adequate vehicular access is provided from Foothill Parkway and State Street. Both streets are capable of accommodating the level of traffic associated with the project.*
 - b. The proposed land use is not detrimental to other existing and permitted uses in the general area of the project site because the site is capable of accommodating the proposed tennis center as shown in Exhibit A, and the project's potential environmental impacts have been analyzed per CEQA. The project also relates properly to the existing adjacent streets because the streets are fully improved or required to be improved with the development to safely serve the site and the surrounding community.*
 - c. The development will not be detrimental to the other existing and permitted uses in the area as the project has been designed and is conditioned to comply with the applicable city ordinances and codes to ensure quality and a safely planned development.*
3. The proposal is consistent with the General Plan for the following reason:
 - a. The project promotes General Plan Policies 1.1.1, 1.1.2, and 1.1.3, which encourage Corona as being a community that contains various uses to support the diverse needs of Corona's residents, enhance the City's fiscal viability, and to minimize the need for Corona residents to travel to surrounding communities for recreational services.*
4. The proposal is consistent with the Agricultural Zone for the following reason:
 - a. The proposed project complies with the Agricultural Zone because tennis centers are*

permitted in the Agricultural Zone by a conditional use permit. Also, other than the variance (V17-001) pertaining to the front yard setback, the project is capable of meeting the development standards of the Corona Municipal Code and Agricultural Zone in terms of building setback, building height limitation, parking, and landscaping, and overall site design.

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 8TH day of October, 2018.

Mitchell Norton, 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 an adjourned regular session of said Planning and Housing Commission duly called and held on the 8th day of October, 2018, 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