



RESOLUTION NO. 2526

APPLICATION NUMBER: SUF2018-0001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A SIMILAR USE FINDING THAT METAL PUNCHING AND PRESSING OF SMALL COMPONENTS IS CONSIDERED SIMILAR TO USES PERMITTED IN THE M-1 (LIGHT MANUFACTURING) ZONE, SUCH AS THE USE MACHINE SHOP, THE MANUFACTURING OF GOODS MADE FROM METAL, AND THE MANUFACTURING OF ELECTRONIC EQUIPMENT, COMPONENTS, AND PRODUCTS. (APPLICANT: NICHOLAS RAVLICH OF RAVLICH ENTERPRISES, LLC 10550 LAWSON RIVER AVENUE FOUNTAIN VALLEY, CA 92708).

WHEREAS, The Corona Municipal Code provides a procedure for the Planning and Housing Commission to resolve ambiguities which may arise concerning the appropriate classification of an unlisted particular use under the City's zoning ordinance; and

WHEREAS, on November 13, 2018, the Commission held a duly noticed public hearing pursuant to Corona Municipal Code Chapter 17.88.

WHEREAS, on November 13, 2018, the Commission finds that this project is exempt from CEQA pursuant to Section 15061 (b) (3) of the State CEQA Guidelines and Section 3.07 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 the following findings have been made pursuant to Section 17.88.050 of the Corona Municipal Code.

- 1. The proposed use in the M-1 zone is not inconsistent with the purposes and intent of Chapter 17.88 of the Corona Municipal Code, for the following reason:**
 - a. Chapter 17.88 recognizes that the development of a comprehensive zoning ordinance may have ambiguity concerning the appropriate classification for all uses; therefore, the*

City's similar use procedure is intended to determine the generally compatibility of uses that may be considered similar to permitted uses listed in said zones.

2. The proposed use is similar to one or more uses permitted in the M-1 Zone, within which it is proposed to be located, for the following reason:
 - a. *Metal punching and pressing of small components is considered similar to various light industrial uses permitted in the M-1 Zone, such as the use machine shop, and the manufacturing of goods made from metal and manufacturing of electronic equipment, components and products.*
3. The operation of the proposed use is compatible with other permitted uses within the M-1 zone, for the following reason:
 - a. *The technology used in hydraulic press machines to create metal components produce minimal noise and vibration, and the manufacturing operations would be conducted inside the building, similar to machine shop operations and businesses manufacturing parts from metal.*
4. The proposed use will further the objectives of the M-1 Zone for the following reason:
 - a. *The proposed operation will be conducted entirely within the building and is a clean operation that uses machines to create precisely cut metal pieces from thin raw metal.*
5. The proposed use will not cause substantial injury or impair the present or potential use of the properties in the M-1 Zone for the following reason:
 - a. *The hydraulic press machines are designed to prevent ground vibrations on the property and the noise level from the machines are within the decibel levels allowed for industrial zones during peak operating times. Additionally, this type of use does not emit glare, dust, smoke, or odor.*
6. The proposed use will not be detrimental to the public health, safety, convenience and welfare of the community for the following reason:
 - a. *The proposed use will be located in the M-1 zone, which is normally adjacent to other properties located in the M-1 zone or other industrial zones, such as the M-2 zone; therefore, the use would be compatible and similar to other industrial uses that may occupy the area.*
7. The proposed use will not generate substantial additional traffic congestion over other permitted uses in the M-1 Zone for the following reason:
 - a. *Industrial buildings are located in areas of the city that are intended for industrial land*

uses and the streets serving this land use are classified to serve the level of traffic associated with these types of uses. The proposed use is similar to other uses allowed in the M-1 zone and would not generate traffic above other uses established in the area.

8. The proposed use will not adversely affect the intent of the City's General Plan for the following reasons:
 - a. *SUF2018-0001 implements General Plan Goal 1.12 to develop and maintain industries that provide job opportunities for Corona's residents and sustain the economy as the use will bring new employment and service opportunities for Corona's residents.*
 - b. *SUF2018-0001 implements General Plan Policy 1.12.1 to provide for the continuation of existing and development of new manufacturing, research, and development, professional office and similar uses in accordance with the Land Use Plan's designations and development policies.*

Adopted this 13th day of November, 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 a regular session of said Planning and Housing Commission duly called and held on the 13th day of November, 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