



RESOLUTION NO. 2529

APPLICATION NUMBER: PPM2018-0011

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN MODIFICATION FOR THE REVIEW OF A 4,462 SQ. FT. RESTAURANT WITH DRIVE-THROUGH SERVICES FOR RAISING CANE'S ON 1.46 ACRES IN THE PROPOSED C-3 (GENERAL COMMERCIAL) ZONE LOCATED AT 1215 E. ONTARIO AVENUE (APPLICANT: RUBEN GONZALEZ, PM DESIGN GROUP).

WHEREAS, the application to the City of Corona, California, for a Precise Plan Modification (PPM2018-0011) under the provisions of Chapter 17.91 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the review of a 4,462 sq. ft. restaurant with drive-through services on 1.46 acres located at 1215 E. Ontario Avenue.

WHEREAS, the Planning and Housing Commission held a noticed public hearing for PPM2018-0011 on February 25, 2019, as required by law; and

WHEREAS, at the conclusion of the hearing the Planning and Housing Commission approved a Negative Declaration (ND) which was prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines and which included an analysis of the environmental impacts of this Precise Plan Modification (PPM). The ND indicated that all potential environmental impacts from PPM2018-0011 either had no impacts or impacts that are less than significant.

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan Modification as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PPM2018-0011 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning Commission based its recommendation to approve the Precise Plan Modification on certain conditions of approval, the findings set forth below and adoption of the ND.

NOW THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this Precise Plan Modification, the Planning and Housing Commission has reviewed and considered the information contained in the ND, the initial study and the administrative records for this Precise Plan Modification, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the ND, the initial study and the administrative record, including all written and oral evidence presented to the Planning and Housing Commission, the Commission finds that potential environmental impacts of this Precise Plan Modification are either no impact or less-than-significant.

SECTION 2. Precise Plan Modification Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.91.070 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

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 shows that there is no substantial evidence that the project may have a significant or potentially significant adverse effect on the environment.
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91.070 of the Corona Municipal Code do exist in reference to PPM2018-0011 for the following reasons:
 - a. *The proposal is consistent with the General Commercial land use designation of the General Plan because this land use is intended for a broad range of commercial uses, including drive-through restaurants.*
 - b. *The proposal complies with the C-3 zone because the proposal is a drive-through restaurant which is permitted under the C-3 zone. The C-3 zone will be established on the 1.46 acres within the commercial center where the restaurant is proposed through a change of zone under CZ2018-0002.*
 - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. As justified in Finding # 1, a Negative Declaration is recommended for adoption as the Initial Study has shown that there is no substantial evidence that the project may have a significant or potentially adverse effect on the environment.*
 - d. *The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking*

and other physical features of the proposal, as demonstrated in Exhibit A of this report.

- e. The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the City's development standards for the C-3 zone and other applicable development standards governed by the Corona Municipal Code.*
 - f. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood by improving an underutilized infill property, and will provide for harmonious, orderly and attractive development of the site.*
 - g. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance. As shown by the applicant's plans, the architecture of the building features construction materials that are commonly used in commercial buildings and are quality in nature. The color scheme is visually appealing and the new landscaping will update and enhance the overall look of the commercial center.*
 - h. The proposed development is compatible with and enhances the design of existing commercial center and other physical features of the site. The proposed drive-through restaurant is compatible with the adjacent Del Taco drive-through restaurant and with the commercial uses to the south beyond Ontario Avenue. Also, the applicant is proposing a building that has been reduced in size from the original building and the amount of landscaping is being increased around the building pad which will improve the site overall.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. PPM2018-0011 conforms to General Plan Policies 1.1.1, 1.1.2, 1.1.3 and 1.11.1 which all encourage and emphasize having a community that contains a diversity of land uses that supports the needs of Corona's residents and help maintain Corona as a self-sustaining city, because the C-3 zone provides more flexibility on the types of commercial land uses allowed on the property.*
 - b. PPM2018-0011 fulfills General Plan Policy 1.4.4 which encourages the adaptive re-use of economically underutilized commercial sites that are within existing urbanized areas because the C-3 zone will allow the site to be redeveloped with commercial land uses based on market demand.*

4. The proposal is consistent with the C-3 (General Commercial) Zone for the following reason:

The project is consistent with the C-3 zone because the proposed drive-through restaurant is a permitted use in the C-3 zone. The project is also capable of complying with the development standards of the C-3 zone in terms of building setbacks, building height, parking, and landscaping.

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 precise plan modification.

Adopted this 25th day of February, 2019.

Karen Alexander, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Jennifer Killman
Administrative Assistant, Planning and Housing Commission
City of Corona, California

I, Jennifer Killman, Administrative Assistant 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 25th day of February 2019, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Jennifer Killman
Administrative Assistant, Planning and Housing Commission
City of Corona, California

Adopted this 25th day of February, 2019.

Karen Alexander, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Jennifer Killman
Administrative Assistant, Planning and Housing Commission
City of Corona, California

I, Jennifer Killman, Administrative Assistant 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 25th day of February 2019, and was duly passed and adopted by the following vote, to wit:

AYES: Alexander, Norton and Shah

NOES: None

ABSENT: Jones

ABSTAINED: None

Jennifer Killman
Administrative Assistant, Planning and Housing Commission
City of Corona, California