



RESOLUTION NO. 2534

APPLICATION NUMBER: PP2019-0002

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN FOR THE REBUILD OF A NEW 9,570 SQUARE FOOT LAZY DOG RESTAURANT WITH A 1,843 SQUARE FOOT OUTDOOR DINING PATIO ON A BUILDING PAD PREVIOUSLY OCCUPIED BY THE CLAIM JUMPER RESTAURANT LOCATED AT 380 N. MCKINLEY STREET (CORONA HILLS PLAZA) WITHIN THE SUB-REGIONAL SHOPPING CENTER DESIGNATION OF THE NORTHEAST CORONA SPECIFIC PLAN (SP81-2).

WHEREAS, the application to the City of Corona, California, for a Precise Plan PP2019-0002 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 proposal to rebuild a new 9,570 square foot Lazy Dog restaurant with a 1,843 square foot outdoor dining patio located at 380 N. McKinley Street (Corona Hills Plaza) within the Sub-Regional Shopping Center designation of the Northeast Corona Specific Plan (SP81-2).

WHEREAS, the Planning and Housing Commission held a noticed public hearing for PP2019-0002 on April 8, 2019, as required by law; and

WHEREAS, at the conclusion of said hearing the project was determined to be exempt from the California Environmental Quality Act and a Notice of Exemption was prepared for PP2019-0002.

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2019-0002 based on the evidence presented to the Commission during said hearing; and

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

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

SECTION 1. CEQA Findings. The project is exempt from CEQA because the project qualifies as a Class 2 Categorical Exemption per Section 15302 (Replacement or Reconstruction) under CEQA. The project consists of replacing a previous restaurant with a smaller sized restaurant. The previous restaurant had a building area of 12,690 square feet and is being replaced with a new restaurant that is 9,570 square feet with a 1,843 square foot outdoor patio. The new structure will also be placed on the same location as the previous structure. Therefore, there is no possibility that the project will have any significant effect on the environment.

SECTION 2. Precise Plan 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. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project qualifies as a Class 2 Categorical Exemption per Section 15302 (Replacement or Reconstruction) under CEQA. The project consists of replacing a previous restaurant with a smaller sized restaurant. The previous restaurant had a building area of 12,690 square feet and is being replaced with a new restaurant that is 9,570 square feet with a 1,843 square foot outdoor patio. The new structure will also be placed on the same location as the previous structure. Therefore, there is no possibility that the project will have any significant effect on the environment.
2. All the conditions necessary to granting a Precise Plan as set forth in Chapter 17.91 of the Corona Municipal Code do exist in reference to PP2019-0002 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 commercial uses and the proposal is a restaurant.*
 - b. *The proposal complies with the SRSC designation of the Northeast Corona Specific Plan because the proposal is a restaurant which is permitted in the SRSC designation, and complies with development standards of the Specific Plan.*
 - 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, the project is exempt from further review.*
 - d. *The site is of sufficient size and configuration to accommodate the design and scale of the proposed development, including the building and elevations,*

landscaping, parking and other physical features of the proposal, as demonstrated in Exhibits A1-A3 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 SRSC designation of the Northeast Corona Specific Plan.*
 - f. The architectural design of the proposed restaurant is in keeping with the restaurant's corporate identity and utilizes quality building materials that are compatible with the surrounding buildings, will enhance the visual character of the center and surrounding properties in conjunction with and as part of the overall dining experience 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. As shown by the project's conceptual elevation drawings, the building will have a rustic appeal symbolic to the restaurant's style and implements stucco and stone veneer walls, with steel awnings and a color scheme that consists of earth tone colors.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. The project site has a General Plan land use designation of General Commercial which accommodates a wide range of commercial services, including restaurants.*
 - b. The project includes high quality building materials and architectural elements that are consistent with General Plan Policy 2.5.9 which requires that the renovation of existing businesses and new construction exhibit a high level of architectural character by adhering to design principles such as applying architectural treatments and articulation on all building elevations and integrating signage with the architectural character of the building to promote visual interest.*
 - c. The project fulfills 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 support the needs of Corona's residents and help maintain Corona as a self-sustaining city because the new restaurant will provide the city's service population access to additional eating establishments.*
4. The proposal is consistent with the SRSC (Sub-Regional Shopping Center) designation of the Northeast Corona Specific Plan (SP81-2) for the following reason:

- a. The project is consistent with the SRSC designation because the proposed restaurant is a permitted use in the SRSC designation. The project is also capable of complying with the development standards of the SRSC designation such as 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.

Adopted this 8th day of April, 2019.

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

ATTEST:

Jennifer Killman
Secretary, Planning and Housing Commission
City of Corona, California

I, Jennifer Killman, 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 April, 2019, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Jennifer Killman
Secretary, Planning and Housing Commission
City of Corona, California

Adopted this 8th day of April, 2019.

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

ATTEST:

Jennifer Killman
Secretary, Planning and Housing Commission
City of Corona, California

I, Jennifer Killman, 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 April, 2019, and was duly passed and adopted by the following vote, to wit:

AYES: Norton, Jones, Shah and Siqueland

NOES: None

ABSENT: None

ABSTAINED: None

Jennifer Killman
Secretary, Planning and Housing Commission
City of Corona, California