



## **RESOLUTION NO. 2538**

### **APPLICATION NUMBER: GPA2019-0001**

**WHEREAS**, the City of Corona initiated proceedings through GPA2019-0001 to consider to amend the General Plan designation of four properties totaling approximately 0.50 acres from Low Density Residential (LDR) to Office Professional (OP) and establish the Office Professional designation and Mixed Use Downtown (MUD) designation on approximately 0.56 acres of public rights-of-way to facilitate the development of a medical office park on a total of 3.48 acres located on the south side of West Sixth Street, between Sheridan Street and Belle Avenue, and consideration of a Mitigated Negative Declaration regarding the potential environmental impacts associated with the proposed project; and

**WHEREAS**, a timely and properly noticed public hearing on this proposed amendment was held by the Planning and Housing Commission on August 26, 2019, at which hearing oral and documentary evidence was admitted on behalf of and in opposition to the proposal; and

**WHEREAS**, the Planning and Housing Commission after close of the public hearing considered all of the evidence presented in its deliberations; and

**WHEREAS**, the Planning and Housing Commission, by the majority, approved GPA2019-0001 in accordance with the analysis and findings in the staff report; and

**WHEREAS**, at the conclusion of the hearing the Planning and Housing Commission approved a Mitigated Negative Declaration (MND) 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 General Plan Amendment (GPA). The MND indicated that all

potential environmental impacts from GPA2019-0001 either had no impacts or impacts that are less than significant.

**NOW, THEREFORE BE IT RESOLVED** by the Planning and Housing Commission of the City of Corona, California, a regular session assembled this 26<sup>th</sup> day of August, 2019, that it approves the General Plan Amendment based on 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 initial study 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 effects would occur.*
  - b. There is no substantial evidence before the City that the revised project may have a significant effect.*
2. GPA2019-0001 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:
  - a. The amendment is consistent with Land Use Policies 1.1.1 and 1.1.2 in that it supports the diverse needs of Corona's residents by accommodating uses that help sustain Corona as a cohesive, distinct, and self-sustaining community, and minimize the need for Corona's residents to travel to surrounding communities for services and employment.*
  - b. The amendment is consistent with Growth and Development Policy 1.4.3 as it would allow for the development of vacant lands within the City on the periphery of existing development that complements the scale and pattern of existing uses, protects development and population from natural hazards, and where it is logical and feasible to extend infrastructure improvements.*
  - c. The amendment is consistent with Downtown Corona Policy 1.17.6 as the project is designed with a centralized parking lot that can be shared by multiple tenants within the two medical office buildings.*
  - d. The amendment is consistent with Downtown Corona Policy 1.17.7 in that it would allow for the development of a medical office park that is attractive in architectural design and landscaping and creates an image conducive to economic revitalization in accordance with the Downtown Corona Revitalization Specific Plan.*
  - e. The amendment is consistent with Downtown Corona Policy 1.17.9 because it promotes the consolidation of individual lots for the development of cohesive and well-designed*

*commercial and mixed-use projects that maintain the area's character of low-rise and pedestrian-oriented buildings with distinctive storefronts.*

**THAT THE COMMISSION** passes and adopts Resolution No. 2538 approving the General Plan Amendment granted in accordance with Exhibit A of the staff report for GPA2019-0001 as part of Cycle 1 of General Plan Amendments for 2019, and

**THAT THE COMMISSION** recommends to the City Council that it approve such General Plan Amendment.

Adopted this 26<sup>th</sup> day of August, 2019.

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

**ATTEST:**

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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 26<sup>th</sup> day of August, 2019, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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