



RESOLUTION NO. 2539

APPLICATION NUMBER: PP2019-0003

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN FOR THE REVIEW OF THE SITE PLAN AND ARCHITECTURE OF TWO MEDICAL OFFICE BUILDINGS TOTALING 58,900 ON 3.48 ACRES LOCATED ON THE SOUTH SIDE OF WEST SIXTH STREET, BETWEEN SHERIDAN STREET AND BELLE AVENUE IN THE DOWNTOWN DISTRICT OF THE DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN (SP98-01), AND CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION REGARDING THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT.

WHEREAS, the application to the City of Corona, California, for a Precise Plan PP2019-0003 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 site plan, architecture, landscaping and fencing for two medical office buildings totaling 58,900 on 3.48 acres located on the south side of West Sixth Street, between Sheridan Street and Belle Avenue in the Downtown District of the Downtown Corona Revitalization Specific Plan (SP98-01).

WHEREAS, the Planning and Housing Commission held a noticed public hearing for PP2019-0003 on August 26, 2019, as required by law; 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 Precise Plan (PP). The MND indicated that all potential environmental impacts from PP2019-0003 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 as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2019-0003 based on the evidence presented to the Commission during said hearing; and

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

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, the Planning and Housing Commission has reviewed and considered the information contained in the MND, the initial study and the administrative records for this Precise Plan, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, 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 are either no impact or less-than-significant.

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. 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, 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 effect.*
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91 of the Corona Municipal Code do exist in reference to PP2019-0003 for the following reasons:
 - a. The proposal is consistent with the General Plan designation of Mixed Use Downtown and Office/Professional which are being proposed for the project site by associated General Plan Amendment application GPA2019-0001. The project is also consistent with the Downtown Corona Revitalization Specific Plan’s designation of*

Downtown District which is being proposed for the project site by associated Specific Plan Amendment application SPA2019-0001.

b. The proposal complies with the use, design guidelines, and development standards of the Downtown District zone and the applicable provisions of the Corona Municipal Code in conjunction with the project's minor variance application to allow for a two-foot reduction along the rear yard along Sheridan Street.

c. A Mitigated Negative Declaration was prepared for the project pursuant to the California Environmental Quality Act to ensure development of the proposed project will not significantly impact the environment of the subject site and surrounding community.

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 Downtown District and the applicable standards under 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 vacant undeveloped and underutilized properties and will provide for harmonious, orderly and attractive development of the site. The architecture also preserves the historic character of the Downtown area by incorporating historic elements and features as required by the Downtown Corona Revitalization Specific Plan.

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.

3. The proposal is consistent with the General Plan for the following reasons:

a. The project 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 a use that will 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 project 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 project is consistent with Downtown Corona Policy 1.17.6 in that the project is designed with a centralized parking lot that can be shared by multiple tenants within the two medical office buildings.

d. The project 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 project is consistent with Downtown Policy 1.17.15 in that the proposed buildings are designed to enhance the historic character of the Downtown area by being architecturally compatible with existing surrounding buildings.

4. The project is consistent with the Downtown Corona Revitalization Specific Plan for the following reasons:

a. The project conforms with the General Plan, Downtown Corona Revitalization Specific Plan, and all relevant provisions of the Corona Municipal Code as demonstrated by the applicant's plans herein.

b. The structures, site plan, and landscaping create an internal sense of order, provide a visually pleasing setting for occupants, visitors and the general community are appropriate to the function of the site, and provide safe and convenient access to the property for pedestrians, cyclists, and vehicles and comply with the intent of the design guidelines of the Downtown Corona Revitalization Specific Plan.

c. The proposed land use, structures, site plan, and landscaping are in scale and harmony with existing and future development adjacent to the site, and in the vicinity and with the land forms and vegetation in the vicinity of the site.

d. The project will not adversely affect the views, sunlight, or privacy of any nearby residences as the buildings are being placed on portions of the project site where they would not be located directly in front of the residences and the buildings' main entrances are appropriately oriented away from the residences. Also, the development provides adequate buffering between residential and non-residential uses with Sheridan Street, building setbacks and landscaping, and otherwise is in the best interest of the public health, safety, and general welfare.

e. The design and location of the proposed signs are consistent with the character and scale of the buildings to which they are attached or which are located on the same site, and the signs are visually harmonious with the surrounding development as shown by the project's sign program, and any illegal or non-conforming signs have been removed from the property.

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 26th day of August, 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 a regular session of said Planning and Housing Commission duly called and held on the 26th day of August, 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