



## **RESOLUTION NO. 2542**

**APPLICATION NUMBER: CUP2019-0009**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO DEVELOP A 1,800 SQUARE FOOT STARBUCKS COFFEE SHOP WITH DRIVE-THROUGH SERVICE ON THE NORTHEAST CORNER OF NORTH MAIN STREET AND EIGHTH STREET IN THE DOWNTOWN DESIGNATION OF THE DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN (SP98-01). (APPLICANT: KENDALL BEAS WITH KAIDENCE GROUP).**

**WHEREAS**, the application to the City of Corona, California, for a conditional use permit under the provisions of Chapter 17.92, Title 17, of the Corona Municipal Code, to establish a 1,800 square foot Starbucks coffee shop with drive-through service on the northeast corner of North Main Street and Eight Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01), has been duly submitted to said City's Planning and Housing Commission;

**WHEREAS**, on January 6, 2020, the Planning and Housing Commission conducted a duly noticed public hearing regarding the Project, at which all persons wishing to testify in connection with the Conditional Use Permit were heard and the Conditional Use Permit was comprehensively reviewed.

**WHEREAS**, after close of said hearing, the Planning and Housing Commission by formal action, found that all the conditions necessary to grant a conditional use permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2019-0009 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission finds that this project is categorically exempt from CEQA pursuant to Sections 15303 and 15332 of the State CEQA Guidelines and Section 3.21 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.

**WHEREAS**, the Planning Commission based its recommendation to approve the Conditional Use Permit on certain conditions of approval and the findings set forth below.

**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 Conditional Use Permit, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as a Class 3 categorical exemption under CEQA per Section 15303 and Class 32 per section 15332 of the State Guidelines and Section 3.21 of the City of Corona adopted Local Guidelines for implementing CEQA. The proposed conditional use permit will establish the right to operate a commercial drive-through service not exceeding 1,800 square feet on a vacant pad within an existing commercial center that is fully developed. There is no evidence presented to the city that the project will have any significant effects on the environment.

**SECTION 2. Conditional Use Permit Findings.** Pursuant to Corona Municipal Code (“CMC”) section 17.92.110 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 3 Categorical Exemption per Section 15303 (New Construction or Conversion of Small Structures) and Class 32 Categorical Exemption per Section 15332 (In-Fill Development Projects) under CEQA. The project consists of a 1,800 square foot Starbucks coffee shop with drive-through services and does not involve the use of hazardous substances. In addition, the project is consistent with the MUD General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water. Therefore, there is no possibility that the project will have any significant effect on the environment.
2. All conditions necessary to granting a Conditional Use Permit as set forth in Chapter 17.92 of the Corona Municipal Code do not exist in reference to CUP2019-0009 for the following reasons:
  - a. The proposal is consistent with the Mixed Use Downtown land use designation of the General Plan because this land use is intended for commercial uses and the proposal is a Starbucks coffee shop with drive-through service.*
  - b. The proposal complies with the Downtown designation of the Downtown Corona Revitalization Specific Plan because the proposal is a coffee shop with drive-through service which is permitted in the Downtown designation with a conditional use permit, and complies with the 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 Exhibit A2 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 designation of the Downtown Corona Revitalization Specific Plan.*
- f. The architectural design of the proposed coffee shop with drive-through service is compatible with the building character of the downtown area, will enhance the visual character of the Corona Mall and surrounding properties 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 Corona Mall.*

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 Mixed Use Downtown which accommodates a wide range of commercial services, including coffee shops with drive-through service.*
- b. The project includes high quality building materials and architectural elements that are consistent with 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 Downtown designation will allow the site to be redeveloped with a coffee shop with drive-through services.*
- 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 variety of land uses that support the needs of Corona's residents and help maintain Corona as a self-sustaining city because the proposed coffee shop with drive-through service will provide the city's service population access to additional coffee establishments.*

4. The proposal is consistent with the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) for the following reason:

*a. The project is consistent with the Downtown designation because the proposed coffee shop with drive-through service is a permitted use in the Downtown designation with a conditional use permit. The project is also capable of complying with the development standards of the Downtown 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 conditional use permit.

Adopted this 6<sup>th</sup> day of January, 2020.

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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 6<sup>th</sup> day of January, 2020, 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