



RESOLUTION NO. 2546

APPLICATION NUMBER: PP2019-0005

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, ARCHITECTURE, LANDSCAPING, AND FENCING FOR 23 SINGLE-FAMILY RESIDENTIAL HOMES PROPOSED ON 5.19 ACRES LOCATED AT THE SOUTHWEST CORNER OF PROMENADE AVENUE AND CRESTA ROAD IN THE SFR-5 (SINGLE FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM LOT SIZE) DESIGNATION OF THE NORTHEAST CORONA SPECIFIC PLAN (SP81-2) AND CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION REGARDING POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED APPLICATION. (APPLICANT: BRAD PORTER WITH WESTCAL PROPERTY GROUP, INC).

WHEREAS, the application to the City of Corona, California, for a Precise Plan PP2019-0005 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 23 single-family residential homes proposed on 5.19 acres located at the southwest corner of Promenade Avenue and Cresta Road in the SFR-5 (Single Family Residential, 5,000 square foot minimum lot size) designation of the Northeast Corona Specific Plan (SP81-2).

WHEREAS, the Planning and Housing Commission held a noticed public hearing for PP2019-0005 on January 21, 2020, 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 PP2019-0005 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 PP2019-0005 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 exist in reference to PP2019-0005 for the following reasons:

- a. The 23 single-family residential homes are consistent with the Low Density Residential land use designation of the General Plan because this designation is intended to accommodate this type of residential development.*
 - b. The proposal complies with the SFR-5 designation of the Northeast Corona Specific Plan, which permits the development of single-family residential homes. The project 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, a Mitigated Negative Declaration is recommended for adoption as the initial study identifies potentially significant effects on the environment, but 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.*
 - d. The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including the proposed homes, landscaping, roadways, 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 of the Corona Municipal Code and the Northeast Corona Specific Plan (SP81-2).*
 - 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 a vacant undeveloped property and replacing approximately 650 feet of existing of existing wood fencing with a new masonry wall, and will provide for the 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 use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance as the project design in detail and as a whole is demonstrated to be of high quality meeting the standards established in the Municipal Code, the Northeast Corona Specific Plan (SP81-2), and the Residential Architectural Design Guidelines.*
3. The proposal is consistent with the General Plan of the following reasons:
 - a. Development of the project fulfills General Plan in 1.8.7 which requires that new single-family residential developments constructed in existing neighborhoods be designed*

to complement existing residential structures in their property setbacks, scale, building materials and color palette, and exhibit a high quality of architectural design.

b. The project is consistent with General Plan Goal 1.9 which encourages the development of new residential neighborhoods that complement existing neighborhoods and assure a high level of livability for their residents.

c. Development of the project fulfills General Plan Policy 1.9.9 which requires that residential neighborhoods be designed to ensure visual and physical compatibility among their uses, as well as adjoining neighborhoods, commercial and industrial districts and open spaces.

4. The proposal is consistent with the SFR-5 designation of the Northeast Corona Specific Plan (SP81-2) for the following reason:

a. The project implements and is consistent with the Northeast Corona Specific Plan because single-family detached homes are permitted uses in the SFR-5 designation of the Specific Plan. Also, the project complies with the development standards of the Specific Plan in terms of building setbacks, building height, parking, architecture, fencing and walls, 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 21st day of January, 2020.

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 21st day of January, 2020, 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