



RESOLUTION NO. 2571

APPLICATION NUMBER: GPA2020-0003

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF 17.02 ACRES FROM LOW DENSITY RESIDENTIAL (3 TO 6 DWELLING UNITS PER ACRE) TO MEDIUM DENSITY RESIDENTIAL (6 TO 15 DWELLING UNITS PER ACRE) ON 8.07 ACRES AND TO GENERAL COMMERCIAL ON 8.95 ACRES LOCATED ON THE SOUTHWEST SIDE OF FOOTHILL PARKWAY ACROSS FROM THE INTERSECTION AT CHASE DRIVE AS PART OF CYCLE 1 FOR GENERAL PLAN AMENDMENTS 2021.

WHEREAS, the Planning and Housing Commission of the City of Corona initiated proceedings through GPA2020-0003 to consider amending the City's General Plan land use map to change the general plan land use designation of 17.02 acres from Low Density Residential (3 to 6 dwelling units per acre) to Medium Density Residential (6 to 15 dwelling units per acre) on 8.07 acres and to General Commercial on 8.95 acres located on the southwest side of foothill parkway across from the intersection at chase drive; and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for GPA2020-0003 on July 12, 2021 as required by law, 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 of commission membership, approved GPA2020-0003 in accordance with the analysis and findings in the staff report; and

WHEREAS, the Planning and Housing Commission pursuant to CEQA Guidelines Section 15070, recommended the City Council adopt the Mitigated Negative Declaration prepared for GPA2020-0003, because the information contained in the MND, the initial study and the administrative records for this project, including all written and oral evidence provided during the comment period and presented to the Planning and Housing Commission, the Commission finds that potential environmental impacts of this project are either no impact or less-than-significant and adopt

a resolution approving GPA2020-0003.

NOW, THEREFORE BE IT RESOLVED BY 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 GPA2020-0003 the Planning and Housing Commission has reviewed and considered the information contained in the MND, the initial study and the administrative records for this General Plan Amendment, 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 the potential environmental impacts of this GPA2020-0003 are either “no impact” or “less-than-significant”.

SECTION 2. Findings. GPA2020-0003 is internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:

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 project’s Conditions of Approval.*
 - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. GPA2020-0003 is in the public interest and would not be detrimental to public health, safety and welfare for the following reason:
 - a. *The amendment supports an additional opportunity for housing and neighborhood serving land uses, which is required to adhere to the city’s development standards as adopted by the Corona Municipal Code to ensure development is orderly and supported by the necessary infrastructure.*
3. GPA2020-0003 is an internally consistent with the elements of the General Plan, including the goals and policies stated therein for the following reasons:
 - a. *The amendment promotes medium density residential housing, which allows housing types that are different from the mostly developed single family homes in the immediate area and thereby provides housing opportunities to Corona’s residents, this is consistent with Goal LU-7.*
 - b. *The amendment allows for housing that would meet the needs of certain population*

and provides opportunity for commercial services to be within walking distance to residential neighborhoods. This is consistent with Policy LU-7.2.

- c. The amendment promotes residential and non-residential land uses to be integrated and provides Corona residents with leisure opportunities in proximity to housing instead of having to travel elsewhere. This is consistent with Policy LU-7.4.*
- d. The proposed amendment would allow new residential development and neighborhood supportive land uses, which is required to adhere to adopted development standards and design standards that are intended to promote orderly and high-quality development. This is consistent with Goal LU-9.*
- e. The proposed amendment provides opportunity for new housing types within an area that is predominately single family and thereby encourages an integration of housing types into the neighborhood. This is consistent with Policy LU-9.3*
- f. The proposed amendment provides people within certain income segments an opportunity for housing based on affordability. This is consistent with Goal H-1*
- g. The proposed amendment maintains land within the city that would provide an opportunity for housing and at a higher density than its current density under the General Plan. This is consistent with Policy H-1.3.*

THAT THE COMMISSION passes and adopts Resolution No. 2571 approving the General Plan Amendment granted in accordance with Exhibit 3 of the staff report for GPA2020-0003; and

THAT THE COMMISSION recommends to the City Council that it approve such General Plan Amendment as part of Cycle 1 for General Plan Amendments 2021 and adopt the MND prepared for GPA2020-0003.

Adopted this 12th day of July, 2021

Craig Siqueland, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Stella West
Secretary, Planning and Housing Commission
City of Corona, California

I, Stella West, 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 12th day of July, 2021, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Stella West
Secretary, Planning and Housing Commission
City of Corona, California