



**RESOLUTION NO. 2573**

**APPLICATION NUMBER: CUP2020-0001**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH 78 RESIDENTIAL CONDOMINIUMS ON 8.07 ACRES IN THE R-3 ZONE PROPOSED BY CHANGE OF ZONE 2020-0002, LOCATED ON THE SOUTHWEST SIDE OF FOOTHILL PARKWAY AT CHASE DRIVE.**

**WHEREAS**, the application to the City of Corona, California, for a Conditional Use Permit under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission to establish 78 residential condominiums on 8.07 acres in the R-3 zone proposed by Change of Zone 2020-0002, located on the southwest side of Foothill Parkway at Chase Drive.

**WHEREAS**, the Conditional Use Permit was submitted in conjunction with GPA2020-0003, CZ2020-0002, TTM 37691 and PP2020-0005; and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for CUP2020-0001, GPA2020-0003, CZ2020-0002, TTM 37691 and PP2020-0005 on July 12, 2021, as required by law; and

**WHEREAS**, at the conclusion of the hearing the Planning and Housing Commission, pursuant to Section 15070 of the California Environmental Quality Act (CEQA) Guidelines and Section 6.02 of the City's Local Guidelines, recommended the City Council adopt the Mitigated Negative Declaration prepared for CUP2020-0001, GPA2020-0003, CZ2020-0002, TTM 37691 and PP2020-0005, 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.

**WHEREAS**, after close of said public hearing, the Commission by formal action, found that all the conditions necessary to granting a Conditional Use Permit as set forth in

**EXHIBIT 1**

Corona Municipal Code Section 17.92.110 do exist in reference to CUP2020-0001, based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission based its recommendation to approve the CUP2020-0001 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 a decision-making body for this CUP2020-0001, the Planning and Housing Commission has reviewed and considered the information contained in the MND, the initial study and the administrative records for this Conditional Use Permit, 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 CUP2020-0001 are either no impact or less-than-significant.

**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. 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 3.B.*
  - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2020-0001 for the following reason:
  - a. *The proposal will not be detrimental to the public health, safety, convenience or general welfare, and will be in harmony with the various elements and objectives of the city’s General Plan because the project meets or exceeds the development standards that are applicable to the project in the Corona Municipal Code. The provide provides adequate access from Foothill Parkway, and all necessary public improvements will be constructed with this project.*
3. The proposal is consistent with the General Plan for the following reasons:

- a. *The residential development proposed by CUP2020-0001 yields a density of 9.66 dwelling units per acre, which does not exceed the maximum allowable density of 15 dwelling units per acre permitted by the Medium Density Residential general plan designation.*
  - b. *The project supports Land Use Policy LU-5.9, which requires the project to adhere to the design and development guidelines established by the General Plan and Corona Municipal Code.*
  - c. *The project is consistent with Land Use Policy LU-7.3, which encourages the integration of land uses within residential neighborhoods that support and are complementary to their primary function as living environments, including but not limited to schools, parks, trails, community centers, community meeting facilities, and other comparable uses that provide supporting services. The project is part of a mixed-use development that integrates two different land uses (residential and commercial) that support each other while also supporting trail activity.*
  - d. *The project supports Land Use Goal LU-7 and Policy LU-7.1 by accommodating the development of additional housing with supporting commercial uses to meet the needs of Corona's residents.*
  - e. *The project meets the design principles outlined under Land Use Policy LU-7.8 for new multifamily residential projects.*
  - f. *The project is consistent with Parks and Recreation Policies PR-6.2 and PR-6.3, by maintaining trail access into the Cleveland National Forest while avoiding impacts to natural habitats.*
4. The proposal is consistent with the R-3 zone for the following reasons:
- a. *The project complies with the property development standards that are established by the Corona Municipal Code for the R-3 zone, including building setbacks, building height limitation, parking, landscaping, and fencing requirements.*

**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 12<sup>th</sup> day of July, 2021.

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

**ATTEST:**

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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 a regular session of said Planning and Housing Commission duly called and held on the 12<sup>th</sup> day of July, 2021, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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