



RESOLUTION NO. 2572

APPLICATION NUMBER: PP2020-0005

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN FOR THE REVIEW OF 25,715 SQUARE FEET OF COMMERCIAL RETAIL, SERVICE AND FOOD SPACE ON 8.95 ACRES IN THE C-3 (GENERAL COMMERCIAL) 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 Precise Plan 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 25,715 square feet of commercial retail, service and food space on 8.95 acres in the C-3 (General Commercial) zone proposed by Change of Zone 2020-0002, located on the southwest side of Foothill Parkway at Chase Drive.

WHEREAS, the Precise Plan was submitted in conjunction with GPA2020-0003, CZ2020-0002, TTM 37691 and CUP2020-0001; and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for 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 PP2020-0005, GPA2020-0003, CZ2020-0002, TTM 37691 and CUP2020-0001 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 Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2020-0005, based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve the PP2020-0005 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 PP2020-0005, 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 PP2020-0005 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 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 to granting a Precise Plan as set forth in Section 17.91.070 exist in reference to PP2020-0005, for the following reasons:
 - a. *The proposal is consistent with the General Commercial land use designation of the General Plan because this land use permits commercial uses.*
 - b. *The proposal complies with the C-3 zone because the proposed commercial center is permitted in the C-3 zone and the site plan is capable of meeting all applicable property development standards and codes requirements that are established in the Corona Municipal Code for the C-3 zone.*
 - 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 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.

- d. The site is of a sufficient size and configuration to accommodate the design and scale of the proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibit 3.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 under the Corona Municipal Code. Furthermore, the project will construct the necessary public improvements including a new dedicated right-turn lane on Foothill Parkway to the project site.*
 - f. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood because it utilizes building materials that are commonly used for residential homes, will enhance the visual character of the neighborhood by improving vacant undeveloped property, and will provide for harmonious, orderly and attractive development of the site by complying with all necessary codes and requirements under the Corona Municipal Code.*
 - 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 demonstrated by the project plans attached herein.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. The project is a commercial retail and food center, which is permitted under the General Commercial general plan designation.*
 - b. As demonstrated by the project plans attached to the report for PP2020-0005, 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 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.*

- e. The proposal is required to provide adequate water storage to meet fire flow requirements, which complies with Infrastructure and Utilities Policies 1.5 and 1.9.*
- 4. The proposal is consistent with the C-3 zone for the following reasons:
The proposal complies with the C-3 zone because the proposed commercial center is permitted in the C-3 zone, and the site plan is capable of meeting all applicable property development standards and codes requirements that are established in the Corona Municipal Code for the C-3 zone.

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 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 a 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