



RESOLUTION NO. 2579

APPLICATION NUMBER: PPE2021-0001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN EXTENSION APPLICATION REQUESTING A 2-YEAR EXTENSION OF TIME FOR PRECISE PLAN MODIFICATION 2019-0005 FOR THE DEVELOPMENT OF A 48,413-SQUARE-FOOT HOTEL WITH 122 ROOMS ON 5.02 ACRES LOCATED AT 2370 TUSCANY STREET IN THE CC (COMMERCIAL CENTER) ZONE OF THE EL CERRITO SPECIFIC PLAN (SP-91-2). (APPLICANT: AARON PACKARD, GOLD COAST PROPERTIES CA1, LLC.)

WHEREAS, the application to the City of Corona, California, for a Precise Plan Extension 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 application requesting a 2-year extension of time for Precise Plan Modification 2019-0005 for the development of a 48,413-square-foot hotel with 122 rooms on 5.02 acres, located at 2370 Tuscany Street.

WHEREAS, the Planning and Housing Commission held a noticed public hearing for PPE2021-0001 on October 11, 2021, as required by law; and

WHEREAS, the Planning and Housing Commission finds that, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15060(c), and Section 3.01 of the City of Corona Local Guidelines for Implementing CEQA, the extension of time is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan Extension as set forth in Corona Municipal Code Section 17.91.110(E) do exist in reference to PPE2021-0001, based on the evidence presented to the Commission during said hearing; and

EXHIBIT 1

WHEREAS, the Planning and Housing Commission based its recommendation to approve PPE2021-0001 on 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 PPE2021-0001, the Planning and Housing Commission has determined that the time extension does not require an environmental assessment because, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15060(c) and Section 3.01 of the City of Corona Local Guidelines for Implementing CEQA, the extension of time is not subject to CEQA since it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

SECTION 2. Precise Plan Extension Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.91.110(E) 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. In accordance with CMC Section 17.91.110(E), the Planning and Housing Commission is authorized to extend the time of a precise plan upon the finding of unavoidable delay. The project approved by PPM2019-0005 has been avoidably delayed for the following reason:
 - a. *The current COVID-19 pandemic has impacted the applicant’s ability to construct the hotel project within the first two years of the project’s approval. The additional two-year extension of time would allow the applicant additional time to complete the plan check process and obtain the necessary permits for construction.*

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 Extension.

Adopted this 11th day of October, 2021.

Karen Alexander, Vice 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 11th day of October, 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