



Staff Report

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**File #:** 21-0901

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**PLANNING AND HOUSING COMMISSION STAFF REPORT**

**DATE:** 10/11/2021

**TO:** Honorable Chair and Commissioners

**FROM:** Planning & Development Department

**APPLICATION REQUEST:**

**PPE2021-0001:** 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. (Applicant: Aaron Packard, Gold Coast Properties CA1, LLC., 16115 SW 117<sup>th</sup> Avenue, Unit B2, Miami, FL 33177)

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** adopt Resolution No. 2579 granting a two-year extension of time for PPM2019-0005, based on the finding contained in the staff report.

**PROJECT SUMMARY:**

PPM2019-0005 was approved by the Planning and Housing Commission on January 21, 2020 for the development of a 48,413-square-foot hotel with 122 rooms on 5.02 acres, located at 2370 Tuscany Street (Exhibit 2).

Corona Municipal Code (CMC) Section 17.91.110 governs time limits for Precise Plans. Most projects approved by a Precise Plan are required to utilize the permit within two years of its approval. Utilizing a permit is defined as follows:

17.91.110(D)

The permit must be utilized, or if the permit involves a building, construction must be commenced and carried on diligently to completion of at least one usable unit, prior to the expiration of the time limit. If the time limit expires, any privilege, permit or variance granted shall be deemed to have lapsed.

PPM2019-0005 is set to expire January 21, 2022. The Planning and Housing Commission has the authority to extend the time limit upon a finding of unavoidable delay.

The project is currently in the Building Division's plan check process. The applicant, Mr. Packard, is

uncertain that he will be able to complete construction of the project before the Precise Plan approval expires. The applicant is seeking a two-year extension to complete the plan check, obtain permits, and complete construction. The applicant has stated that the project has been delayed due to situations related to the COVID-19 pandemic.

The review and approval of PPM2019-0005 included public noticing and public hearings before the Planning and Housing Commission and City Council. The extension of time does not require a public hearing or notice to the public, as there are no proposed changes to the project or conditions of project approval.

### **FINDINGS OF APPROVAL FOR PPE2021-0001**

1. In accordance with CMC Section 17.91.110, 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.*

**PREPARED BY:** SANDRA YANG, SENIOR PLANNER

**REVIEWED BY:** JAY EASTMAN, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

### **EXHIBITS**

1. Resolution No. 2579
2. Locational and Zoning Map
- 3.A Staff Report for PPM2019-0005, January 21, 2020
- 3.B PPM2019-0005 Site Plan, approved January 21, 2020
- 3.C PPM2019-0005 Conditions of Approval
- 3.D Letter submitted by KWC Engineers on behalf of the Applicant

Case Planner: Sandra Yang (951) 736-2262