



RESOLUTION NO. 2577

APPLICATION NUMBER: V2021-0001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A VARIANCE TO ELIMINATE THE MINIMUM FIVE-FOOT STREET SIDE YARD SETBACK (CORONA MUNICIPAL CODE SECTION 17.66.015) TO ACCOMMODATE A 380 SQUARE-FOOT PATIO COVER AT THE HARRISON EMERGENCY SHELTER PROPERTY LOCATED AT 420 W. HARRISON STREET IN THE M-1 (LIGHT MANUFACTURING) ZONE. (APPLICANT: RALPH CERVANTES OF PETTIT ENGINEERING)

WHEREAS, the application to the City of Corona, California, for a Variance under the provisions of Corona Municipal Code Chapter 17.96 has been duly submitted to said City's Planning and Housing Commission, requesting the elimination of the minimum five-foot street side yard setback required by Corona Municipal Code Section 17.66.015, in order to accommodate a 380 square-foot patio cover at the Harrison Emergency Shelter property located at 420 W. Harrison street.

WHEREAS, the Planning and Housing Commission held a noticed public hearing for V2021-0001 on October 11, 2021, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is a Class 5 categorical exemption from CEQA pursuant to Section 15305(a) of the State CEQA Guidelines and Section 3.22 of the City of Corona Local Guidelines for Implementing CEQA, as the project is a setback variance that does not change the site's land use or density, and does not result in the creation of a new parcel.

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Variance as set forth in Corona Municipal Code Section 17.96.020 do exist in reference to V2021-0001 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 the V2021-0001 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 the decision-making body for this V2021-0001, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as a Class 5 categorical exemption under CEQA per Section 15305(a) of the State Guidelines and Section 3.22 of the City of Corona adopted Local Guidelines for implementing CEQA, as the project is a setback variance that does not change the site's land use or density, does not result in the creation of a new parcel, and there is no evidence that the granting of the variance will have any significant effects on the environment.

SECTION 2. Variance Findings. Pursuant to Corona Municipal Code ("CMC") section 17.96.020 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. The strict application of the terms of the zoning regulations from which the Variance is being sought deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications because of the following special circumstances applicable to the property related to size, shape, topography, location or surroundings:
 - a. *The property is constrained by its shape and the existing improvements on-site. The property is long and rectangular-shaped, which offers little flexibility in terms of site design and layout. The property is developed with an existing building and parking lot, which cannot be relocated or reduced in area without impacting other necessary and existing improvements. The existing recreation area next to the dog run and patio cover also cannot be relocated or reduced without impacting its functionality and useability. The use of the property is unique as there are no other emergency shelters in the area. All of the components of the property including the shelter, parking lot, recreation area, dog run, and patio are necessary for the shelter to operate effectively.*
2. Approval of V2021-0001 does not constitute the granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located for the following reason:
 - a. *Approval of the variance would not be a granting of special privileges because the applicant has demonstrated that the physical characteristics of the property pose special circumstances that apply to the subject site.*

3. The Variance will not adversely affect property and the use thereof in the vicinity of the subject property or the public health, safety, and general welfare for the following reason:

- a. No portions of the patio structure will extend beyond the property lines of the property. The patio structure will not impair vehicular or pedestrian visibility at the project entrance on Harrison Street.*

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 Variance.

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