



RESOLUTION NO. 2576

APPLICATION NUMBER: PPE2021-0002

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 2018-0005 (PP2018-0005), WHICH WAS ORIGINALLY APPROVED BY THE PLANNING & HOUSING COMMISSION ON AUGUST 26, 2019, FOR THE DEVELOPMENT OF A 37,000 SQUARE FOOT LA FITNESS HEALTH CLUB AND A 9,300 SQUARE FOOT COMMERCIAL PAD LOCATED AT 1415 AND 1435 W. SIXTH STREET IN THE C-3 (GENERAL COMMUNITY COMMERCIAL) ZONE. (APPLICANT: GREG GILL WITH FITNESS INTERNATIONAL, 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 2018-0005 (PP2018-0005), which was originally approved by the Planning & Housing Commission on August 26, 2019, for the development of a 37,000 square foot LA Fitness health club and a 9,300 square foot commercial pad located at 1415 and 1435 W. Sixth Street in the C-3 (General Community Commercial) zone.

WHEREAS, the Planning and Housing Commission held a noticed public hearing for PPE2021-0002 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 grant a Precise Plan Extension as set forth in Corona

EXHIBIT 1

Municipal Code Section 17.91.110(E) do exist in reference to PPE2021-0002, based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve the PPE2021-0002 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 & Housing Commission is authorized to extend the time of a precise plan upon the finding of unavoidable delay. The project approved by PP2018-0005 has been unavoidably delayed for the following reason:
 - a. *The current COVID-19 pandemic has severely impacted the health club industry, as health clubs were closed most of the year in 2020, and the re-opening of health clubs was allowed only with capacity restrictions. These unforeseen circumstances have impacted the financial stability of Fitness International, which owns LA Fitness, and has caused a delay in the construction of the new LA Fitness building on Sixth Street; therefore, additional time is necessary for the company to evaluate their current financial situation and allow the applicant to process construction plans with the City, obtain building permits, and construct the project.*

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