



Staff Report

File #: 21-0870

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: October 11, 2021

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

PPE2021-0002: Application requesting a 2-year extension of time for Precise Plan 2018-0005 (PP2018-0005) 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. (Applicant: Greg Gill with Fitness International, LLC, 3161 Michelson Drive, Suite 600, Irvine, CA 92612).

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2576 granting a two-year extension of time for PP2018-0005, based on the finding contained in the staff report.

PROJECT SUMMARY:

PP2018-0005 was approved by the Planning and Housing Commission on August 26, 2019, to allow 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 (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.

PP2018-0005 was set to expire on August 26, 2021. The applicant, Greg Gill, submitted an initial letter, dated July 29, 2021, requesting that the City extend PP2018-0005 an additional two years. The applicant subsequently submitted application fees, forms and required documents, and the City initiated the request on August 18, 2021. The Planning and Housing Commission has the authority to extend the time limit upon a finding of unavoidable delay; therefore, the expiration of PP2018-

0005 has been tolled until which time the Planning and Housing Commission makes its determination.

The applicant is requesting an extension because the current COVID-19 pandemic has severely impacted the health club industry, creating an unavoidable delay in the construction of the new LA Fitness building. The applicant has stated that a two-year extension will allow the company time to evaluate the impacts of COVID-19, as well as the company's financial strength.

The review and approval of PP2018-0005 included public noticing and public hearings before the Planning and Housing Commission and City Council. The time extension 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 PPE2021-0002

1. In accordance with CMC Section 17.91.110, 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.*

PREPARED BY: LUPITA GARCIA, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2576
2. Locational and Zoning Map
- 3.A Staff Report for PP2018-0005, August 26, 2019
- 3.B PP2018-0005 Site Plan, approved August 26, 2019
- 3.C PP2018-0005 Conditions of Approval
- 3.D Applicant's letter, dated July 29, 2021

Case Planner: Lupita Garcia (951) 736-2262