



**RESOLUTION NO. 2575**

**APPLICATION NUMBER: PP2020-0006**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN FOR THE REVIEW OF TWO PROFESSIONAL MEDICAL OFFICE BUILDINGS TOTALING 21,400 SQUARE FEET, LOCATED AT THE SOUTHWEST CORNER OF TEMESCAL CANYON ROAD AND PRONIO CIRCLE IN THE ENTERTAINMENT COMMERCIAL (EC) DESIGNATION OF THE DOS LAGOS SPECIFIC PLAN (SP99-03), AND CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION REGARDING POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT. (APPLICANT: GRIFFIN HAUPERT OF GRIFFCO LAND, LLC.)**

**WHEREAS**, the application to the City of Corona, California, for a Precise Plan 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 review of two professional medical office buildings totaling 21,400 square feet, located at the southwest corner of Temescal Canyon Road and Pronio Circle in the Entertainment Commercial (EC) designation of the Dos Lagos Specific Plan (SP99-03), and consideration of a Mitigated Negative Declaration regarding potential environmental impacts associated with the proposed project.

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for PP2020-0006 on October 11, 2021, as required by law; and

**WHEREAS**, at the conclusion of the hearing the Planning and Housing Commission, pursuant to CEQA Guidelines Section 15070, adopted the Mitigated Negative Declaration prepared for PP2020-0006, because the information contained in the MND, the initial study and the administrative records for this project, including all written and oral evidence provided during the comment period and presented to the Planning and Housing Commission, the Commission finds that potential environmental impacts of this project are either no impact or less-than-significant.

**WHEREAS**, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2020-0006, based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission based its recommendation to approve the PP2020-0006 on certain conditions of approval and the findings set forth below, and adoption of the MND.

**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 PP2020-0006, the Planning and Housing Commission has reviewed and considered the information contained in the MND, the initial study and the administrative records for this Precise Plan, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study and the administrative record, including all written and oral evidence presented to the Planning and Housing Commission, the Commission finds that potential environmental impacts of this PP2020-0006 are either no impact or less-than-significant.

**SECTION 2. Precise Plan Findings.** Pursuant to Corona Municipal Code (“CMC”) section 17.91.070 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. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The initial study identifies potentially significant effects on the environment, but:
  - a. *The project applicant has agreed to revise the project to avoid significant effect, or to mitigate the impacts so that no significant effects would occur, as reflected in the Conditions of Approval attached to the staff report as Exhibit 3.B.*
  - b. *As revised or mitigated, there is no substantial evidence before the City that the revised project may have a significant effect.*
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91.070 of the Corona Municipal Code exist in reference to PP2020-0006 for the following reasons:
  - a. *The proposal is consistent with the MUI (Mixed Use 1) land use designation of the General Plan because the land use designation permits neighborhood serving commercial and office uses.*
  - b. *The proposal complies with the EC (Entertainment Commercial) zone within the Dos Lagos Specific Plan (SP99-03), because office uses are permitted by right, and the*

*site plan has been designed in accordance with the development standards imposed by the EC zone.*

- c. The proposal has been reviewed in compliance with the California Environmental Quality Act (CEAQ) and all applicable requirements and procedures of the act have been followed. As described in Finding #1, the project is being mitigated to a level of impact that is less than significant.*
- d. The site is of a sufficient size and configuration to accommodate the design and scale of the proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as shown in Exhibits 3.A through 3.I of this report.*
- e. The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the City's development standards for the subject property. The building height and layout of the buildings fit the scale of the neighboring developments. Furthermore, the adjacent roadways are capable of handling the traffic volume attributed to the project, and all missing public improvements will be constructed or guaranteed with this project.*
- f. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood, and is compatible with existing developments in the area because the architectural design of the project incorporates colors and material complementary to the Eclectic Mediterranean architectural style, which is the architectural theme established by the Dos Lagos Specific Plan for new developments. This results in a development site that is harmonious, orderly and attractive to the area.*
- g. As demonstrated by the project's architectural and landscape plans, the design of the proposed development will provide a desirable environment for its occupants, the visiting public, and neighbors through the use of materials, texture, and color that are aesthetically appealing and durable.*

3. The proposal is consistent with the General Plan for the following reasons:

- a. The proposed office project implements the General Plan's Mixed Use 1 designation, which allows standalone commercial and office buildings.*
- b. The project has a Floor Area Ratio (FAR) of 0.24, which does not exceed the General Plan's maximum FAR limit of 2.0 established for the Mixed Use 1 designation.*
- c. General Plan Policy LU-13.1 encourages the accommodation of mixed-use projects that integrate housing with retail, office, and other uses within the same structure or on the same site, or the development of the property exclusively for commercial and office uses in accordance with the land use plan's designations and applicable density standards and design and development policies. While the project itself is not a mixed-use development, the project is located in an environment surrounded by a mix of uses, including a retail shopping center, publicly accessible lakes and residential dwellings. The proposed project meets the intent of Land Use Policy 13.1.*

4. The proposal is consistent with the intent and objectives of the Dos Lagos Specific Plan (SP99-03) for the following reasons:

- a. *The proposed office project is designed per the development standards of the Dos Lagos Specific Plan, as shown by Exhibits 3.A through 3.J.*
- b. *Per Section 3.4.3 of the Dos Lagos Specific Plan, the environmental setting of Planning Area 3 is intended to be a pedestrian-oriented lakeside village environment with various land uses, including restaurants, theaters, shops, hotels, venues, cafes, residential apartments and condominium, and professional offices. The office project meets the intent of Planning Area 3 and contributes to the completion of this planning area.*

**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.

Adopted this 11<sup>th</sup> day of October, 2021.

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Karen Alexander, Vice Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**

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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 11<sup>th</sup> day of October, 2021, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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Stella West  
Secretary, Planning and Housing Commission  
City of Corona, California