

City of Corona

*400 S. Vicentia Avenue
Corona, CA 92882*

Planning and Housing Commission Meeting Agenda

Council Chambers

6:00 PM



Chair Sarah Longwell

Vice Chair Karen Alexander

Commissioner Craig Siqueland

Commissioner Marie Vernon

Commissioner Matt Woody

Monday, April 7, 2025

****Revised agenda on Thursday, April 3, 2025 at 1:15 p.m. Consent Item 5.4 added to agenda.****

This meeting will be conducted in person.

You can participate remotely: <https://coronaca-gov.zoom.us/j/82992675772>

1. **PLEDGE OF ALLEGIANCE**

2. **CALL TO ORDER**

3. **MEETING MINUTES**

Approval of Minutes for the Planning and Housing Commission meeting of March 10, 2025.

4. **COMMUNICATIONS FROM THE PUBLIC**

Persons wishing to address the Planning & Housing Commission are requested to state their name and city of residence for the record. This portion of the agenda is intended for general public comment only, which means it is limited to items within the subject matter jurisdiction of the Planning & Housing Commission that are not listed on the agenda. Please note that state law prohibits the Planning & Housing Commission from discussing or taking action on items not listed on the agenda. The Planning & Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three-minute limit for communications.

5. **CONSENT CALENDAR**

Items listed below are not advertised as public hearings.

5.1 **GPCD2025-0003**

Request for a General Plan Consistency Determination for the vacation of City easements and transfer of City-owned property associated with the Bedford Canyon Channel located on the west and east sides of Temescal Canyon Road and south of Cajalco Road. (Applicant: City of Corona Planning and Development Department)

That the Planning and Housing Commission adopt Resolution No. 2662 determining that the proposed vacation of easements and transfer of property within a portion of the Bedford Canyon Wash to the Riverside County Flood Control and Water Conservation District is consistent with the City's General Plan.

5.2 **GPCD2025-0004**

Request for a General Plan Consistency Determination for the vacation of 0.852 acres of excess right-of-way on Green River Road and the disposition of 2.55 acres of City-owned properties generally located at the southwest corner of Green River Road and Dominguez Ranch Road. (Applicant: City of Corona)

That the Planning and Housing Commission adopt Resolution No. 2663 determining that the vacation of the excess right-of-way on Green River Road and disposition of City-owned properties are consistent with the General Plan.

5.3 PPE2025-0001

Application requesting a two-year extension of time for Precise Plan PP2022-0004 for the development of a 52,423 square foot, two-story health club on 4.09 acres, located at 2895 S. Main Street (APN 113-340-018). (Applicant: Velocity Fitness, Joseph Balbas)

That the Planning and Housing Commission adopt Resolution No. 2664 GRANTING a two-year extension of time for PP2022-0004, based on the finding contained in the staff report.

5.4 GPCD2025-0005

Request for a General Plan Consistency Determination regarding the acquisition of property located at 482 N. Corona Mall (APN 117-143-018). (Applicant: City of Corona Economic Development Department)

That the Planning and Housing Commission adopt Resolution No. 2665 determining that the City's acquisition of property located at 482 N. Corona Mall is consistent with the City's General Plan.

6. PUBLIC HEARINGS

This portion of the agenda is for advertised public hearing items where formal public testimony on each individual item is accepted prior to Planning & Housing Commission action.

7. WRITTEN COMMUNICATIONS

8. ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta.

9. COMMISSIONERS' REPORTS AND COMMENTS

10. FUTURE AGENDA ITEMS

No immediate action is taken on Future Agenda items; this section serves to highlight items that will be considered at upcoming Planning & Housing Commission meetings. Items that appear in this section will take place under the appropriate section of the agenda and will be accompanied by a staff report.

11. ADJOURNMENT

The next regular meeting of the Planning and Housing Commission is scheduled for April 21, 2025 at 6:00 p.m. in the City Council Chambers.

Notice to the Public: If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning & Housing Commission at or prior to this public hearing.

This meeting is being conducted in person as well as via teleconference. For members of the public wishing to submit written comments, please email comments to the secretary at

PlanDev@CoronaCA.gov prior to the Planning & Housing Commission meeting and your comments will be made part of the official record of proceedings.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951)736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting is being recorded.



City of Corona
Planning & Housing Commission Minutes

Monday, March 10, 2025, 6:00 p.m.
Council Chambers
400 S. Vicentia Avenue
Corona, CA 92882

Commission Present: Matt Woody, Marie Vernon, Sarah Longwell, Karen Alexander

Commission Absent: Craig Siqueland

1. **PLEDGE OF ALLEGIANCE**

Commissioner Vernon led the Pledge of Allegiance.

2. **CALL TO ORDER**

Chair Longwell called the meeting to order.

3. **MEETING MINUTES**

3.1 **MINUTES - February 24, 2025**

A resident addressed the Commission with a request to speak, and Chair Longwell confirmed the speaker wanted to wait for the Public Hearing item.

These minutes were approved.

Moved by: Karen Alexander

Seconded by: Marie Vernon

Aye (4): Matt Woody, Marie Vernon, Sarah Longwell, and Karen Alexander

Absent (1): Craig Siqueland

Motion APPROVED (4 to 0)

4. **COMMUNICATIONS FROM THE PUBLIC**

None.

5. **CONSENT CALENDAR**

None.

6. **PUBLIC HEARINGS**

6.1 **CUP2023-0015**

Brendan Dalde, Assistant Planner, reviewed the staff report and exhibits for CUP2023-0015.

Discussion ensued between the Commission and staff regarding the project's access, vehicular queuing at the entrance, on-site circulation, parking, and potential noise and light impacts. Staff provided clarification.

Chair Longwell opened the public hearing.

Asad Basravi, applicant, provided the Commission a brief history of their religious denomination and of their proposed project, and addressed various questions from the Commission and staff.

Fernando and Maricelda Gomez, residents, expressed concern for potential overflow parking issues on Nanners Way.

Ramiro Gonzalez, resident, expressed concerns about potential lighting, noise, and traffic issues.

Melissa and Jessie Arreola, residents, spoke in opposition of the project.

Leon Matsuki, resident, expressed concerns with potential noise levels from the project.

Jose Sanchez, resident, expressed traffic concerns related to the project.

Waseem Rashid, project architect, addressed the Commission's questions regarding potential revisions to the project's on-site circulation and access.

Hasnain Khaku, project developer, expressed appreciation to the Commission for consideration of their application.

Mr. Bazravi, addressed concerns raised by the Commission and resident speakers.

Joanne Coletta, Planning and Housing Commission Director, provided clarifying comments regarding parking and traffic concerns.

Chair Longwell closed the public hearing.

Commission and staff discussion continued, and Commission moved to vote with additional conditions of approval.

Moved by: Marie Vernon

Seconded by: Karen Alexander

That the Planning and Housing Commission find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and adopt Resolution No. 2661 GRANTING CUP2023-0015, based on the findings contained in the staff report and conditions of approval, with the added conditions that: The drive aisle extending west from the northerly driveway on Main Street shall be designed as a through-access connecting to the back drive aisle to allow for left turns to prevent possible vehicular stacking on Main Street from this driveway; At no time shall there be any outdoor audible speakers or amplifying device; Applicant shall notify congregants that parking access on any residential street including Nanners Way is prohibited.

Aye (4): Matt Woody, Marie Vernon, Sarah Longwell, and Karen Alexander

Absent (1): Craig Siqueland

Motion APPROVED (4 to 0)

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

None.

9. COMMISSIONERS' REPORTS AND COMMENTS

None.

10. FUTURE AGENDA ITEMS

Future agenda items are to be determined.

11. ADJOURNMENT

Chair Longwell adjourned the meeting at 6:44 p.m. to the Planning and Housing Commission meeting of Monday, March 24, 2025, commencing at 6:00 p.m. in the City Hall Council Chambers.



STAFF REPORT

DATE: 04/07/2025
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

2025-127

APPLICATION REQUEST:

GPCD2025-0003: Request for a General Plan Consistency Determination for the vacation of City easements and transfer of City-owned property associated with the Bedford Canyon Channel located on the west and east sides of Temescal Canyon Road and south of Cajalco Road. (Applicant: City of Corona Planning and Development Department, 400 S. Vicentia Avenue, Corona, CA 92882)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2662 determining that the proposed vacation of easements and transfer of property within a portion of the Bedford Canyon Wash to the Riverside County Flood Control and Water Conservation District is consistent with the City's General Plan.

BACKGROUND

The area of the requested General Plan Consistency Determination (GPCD) encompasses two sections of the Bedford Canyon Channel which are located on the west and east sides of Temescal Canyon Road and south of Cajalco Road (Exhibit 3). The west section of the channel, as shown in red in Exhibit 3, spans two properties (APNs 279-530-030 and 279-240-020) which are owned by the Riverside County Transportation Commission. This section of the channel contains City easements that give the City access rights to the channel for the maintenance of City storm drainage facilities, slopes, and landscaping within the channel. The east section of the channel located on the east side of Temescal Canyon Road, as shown in green in Exhibit 3, is currently owned in fee by the City and is maintained by the City.

On August 27, 2024, the City entered into a cooperative agreement with the Riverside County Flood Control and Water Conservation District to improve the Bedford Canyon Channel. Before the improvements can begin, the City needs to transfer both west and east sections of the channel to the District so that the District can carry out the improvements within the channel per the cooperative agreement. In order to facilitate the transfer, the District has requested that the existing City easements located within the west section of the channel be vacated, while the portion of the channel presently owned by City (located to the east of Temescal Canyon Road) will be transferred to the District in fee.

As for the section of the channel that is located underneath the Temescal Canyon Road Bridge, the City will continue to operate and maintain this section of the channel and the abutments located underneath the bridge as well as Temescal Canyon Road itself.

ANALYSIS

The subject GPCD is a result of proposed channel improvements within the Bedford Canyon Channel to be implemented by the District. Ultimately, the channel will be maintained by the District, negating the need for the City to have easements within the channel or own portions of the channel. City staff has reviewed the request and determined it to be consistent with the General Plan, with analysis following herein.

General Plan Consistency Determination

California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of, or vacate any real property or easements for public purposes, the Planning agency of the city in which the property is located must first issue the report addressing whether the activity is consistent with the City's General Plan.

Staff have determined that the proposed easement vacation and disposition of property associated with the Bedford Canyon Channel is consistent with the following General Plan Policy:

1. General Plan Infrastructure and Utilities Element Policy IU-4.4 aims to *evaluate the adequacy of stormwater conveyance and storage control facilities in areas where intensification of land use is anticipated to occur; coordinate capital improvements planning for infrastructure with the direction, extent, and timing of growth*. The city coordinated the improvements along the channel with the Riverside County Flood Control and Water Conservation District by entering into a cooperative agreement, thereby fulfilling the General Plan Policy's objective of evaluating stormwater conveyance adequacy and aligning infrastructure improvements with anticipated growth.

ENVIRONMENTAL ANALYSIS

The General Plan consistency determination is not a project under the California Environmental Quality Act (CEQA), and therefore, does not require environmental review.

FISCAL IMPACT

The proposed easement vacation has no impact on the City's General Fund.

PUBLIC NOTICE

California Government Code Section 65401 does not require public noticing for a General Plan Consistency Determination.

PREPARED BY: EDUARDO GALDAMEZ, AICP, ASSISTANT PLANNER

REVIEWED BY: EVAN LANGAN, AICP, SENIOR PLANNER

REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Exhibits:

1. Resolution No. 2662
2. Locational and Zoning Map
3. Easement, ROW and Storm Drain Improvements (Riverside County Flood Control & Water Conservation District)
4. Memorandum from the Development Services Division, dated February 12, 2025

Case Planner: Eduardo Galdamez: (951) 736-4973



RESOLUTION NO. 2662

APPLICATION NUMBER: GPCD2025-0003

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA REGARDING A GENERAL PLAN CONSISTENCY DETERMINATION FOR THE VACATION OF CITY EASEMENTS AND TRANSFER OF CITY-OWNED PROPERTY ASSOCIATED WITH THE BEDFORD CANYON CHANNEL LOCATED ON THE WEST AND EAST SIDES OF TEMESCAL CANYON ROAD AND SOUTH OF CAJALCO ROAD. (APPLICANT: CITY OF CORONA)

WHEREAS, the application to the City of Corona (“City”) is proposing the vacation of City easements and transfer of City-owned property associated with the Bedford Canyon Channel (“channel”) located on the west and east sides of Temescal Canyon Road and south of Cajalco Road; and

WHEREAS, the west section of the channel spans two properties (Assessor’s Parcel Numbers 279-530-030 and 279-240-020) which are owned by the Riverside County Transportation Commission; and

WHEREAS, the west section of the channel contains City easements that give the City access rights to the channel for maintenance of City storm drainage facilities, slopes, and landscaping within the channel; and

WHEREAS, the east section of the channel located on the east side of Temescal Canyon Road is currently owned in fee and maintained by the City; and

WHEREAS, the City on August 27, 2024 entered into a cooperative agreement with the Riverside County Flood Control and Water Conservation District (“District”) to improve the Bedford Canyon Channel; and

WHEREAS, before the improvements can begin, the City needs to transfer both west and east sections of the channel to the District so that the District can carry out the improvements within the channel as per the cooperative agreement; and

EXHIBIT 1

WHEREAS, in order to facilitate the transfer, the City easements located within the west section of the channel must be vacated, and the portion of the channel presently owned by the City and located to the east of Temescal Canyon Road must be transferred to the District in fee; and

WHEREAS, California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of, or vacate any real property or easements for public purposes, the Planning Agency of the city in which the property is located must first issue a report addressing whether the activity is consistent with the City's General Plan; and

WHEREAS, the Planning and Housing Commission at its meeting on April 7, 2025, considered and determined the vacation of the City easements and transfer of City-owned property to be consistent with the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a Regular Session assembled this 7th day of April, 2025 that the vacation of the City easements and transfer of City-owned property within a portion of the Bedford Canyon Channel to the Riverside County Flood Control and Water Conservation District is found to be consistent with the City of Corona General Plan, based on the following finding:

1. General Plan Infrastructure and Utilities Element Policy IU-4.4 aims to *evaluate the adequacy of stormwater conveyance and storage control facilities in areas where intensification of land use is anticipated to occur; coordinate capital improvements planning for infrastructure with the direction, extent, and timing of growth.* The City coordinated the improvements along the channel with the Riverside County Flood Control and Water Conservation District by entering into a cooperative agreement, thereby fulfilling the General Plan Policy's objective of evaluating stormwater conveyance adequacy and aligning infrastructure improvements with anticipated growth.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk.

Adopted this 7th day of April, 2025.

Sarah Longwell, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, 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 7th day of April, 2025, and was duly passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL & ZONING MAP



ZONING LEGEND:
 A (Agricultural)
 M2 (General Manufacturing)
 LI (Light Industrial)
 CC (Commercial Center)
 AHO (Affordable Housing Overlay)



GPCD2025-0003
SWC Cajalco Road and
Temescal Canyon Road
APN: 279-231-087

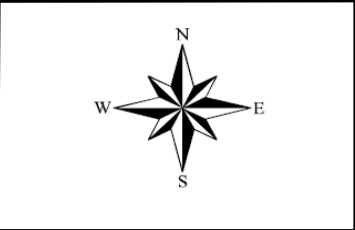
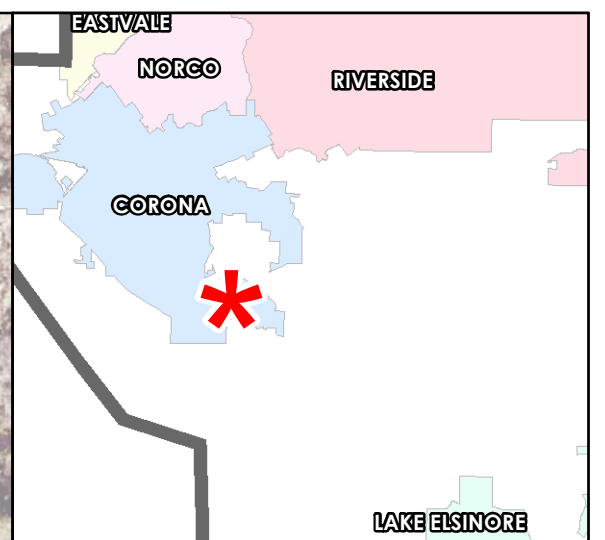
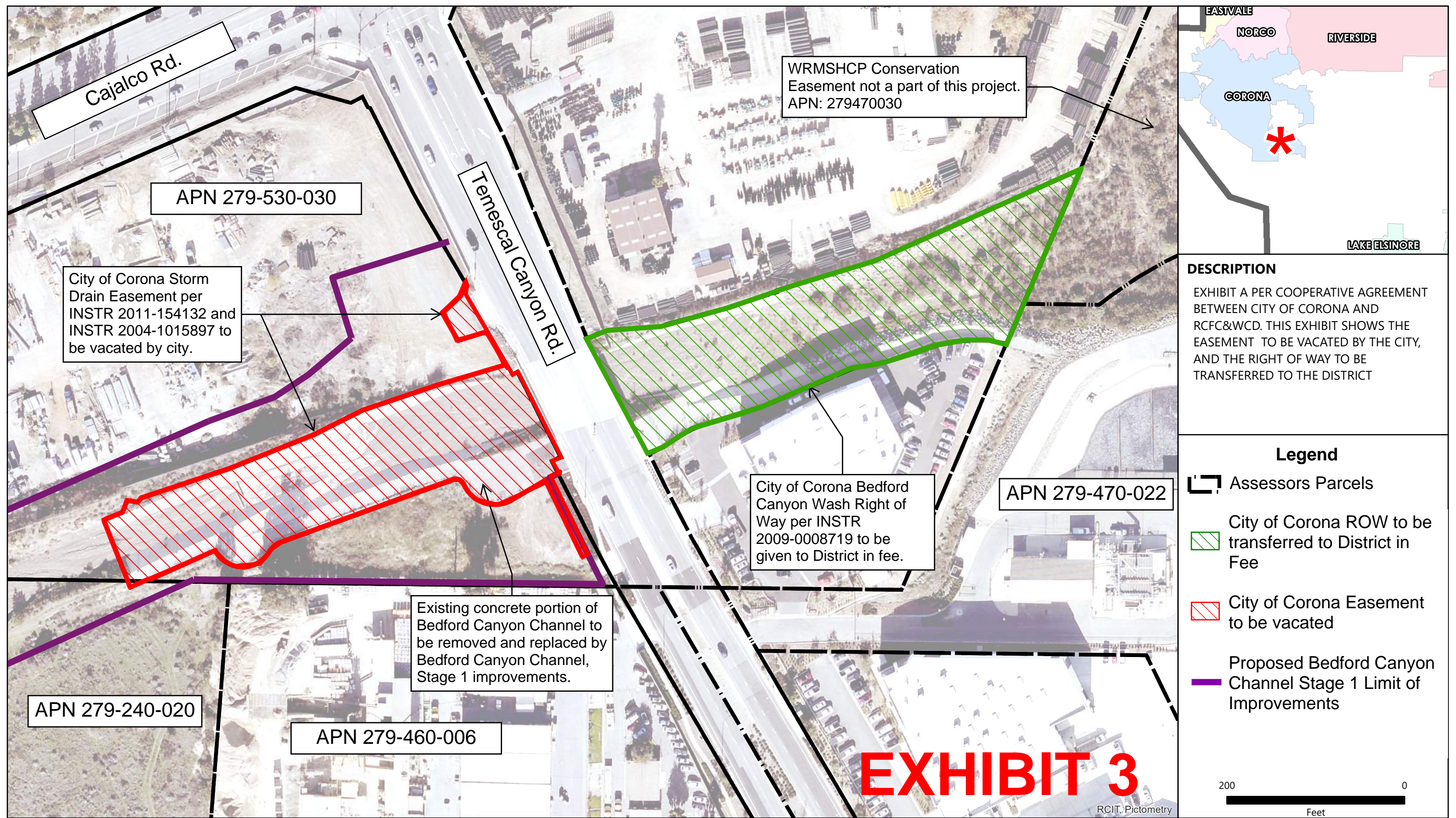


EXHIBIT 2

Exhibit A - Location Map

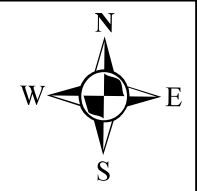


DESCRIPTION

EXHIBIT A PER COOPERATIVE AGREEMENT BETWEEN CITY OF CORONA AND RCFC&WCD. THIS EXHIBIT SHOWS THE EASEMENT TO BE VACATED BY THE CITY, AND THE RIGHT OF WAY TO BE TRANSFERRED TO THE DISTRICT

DRAWN BY	M. SETHI
DATE	2023-12-18
SCALE	AS SHOWN
1 OF 2	FINAL

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
EXHIBIT A: EASEMENT, ROW, AND STORM DRAIN IMPROVEMENTS





MEMORANDUM

DATE: February 12, 2025

TO: Sandra Vanian, Planning Manager

FROM: Maria Miranda, Senior Engineer, Planning and Development Department

SUBJECT: General Plan Consistency Determination for the Vacation of Easements and Conveyance of Right-of-Way Across Bedford Canyon Channel Stage 1

The City of Corona's Development Services Division is requesting a General Plan Consistency Determination for the conveyance of property and vacation of various easements in connection with the Bedford Canyon Channel Stage 1 project. California Government Code Section 65402 requires the Planning agency make a finding of General Plan conformance whenever a governmental entity proposes to acquire, dispose of, or vacate any real property or easements for public purposes.

The City and Riverside County Flood Control & Water Conservation District entered into a co operative agreement on August 27, 2024, for the construction of the Bedford Canyon Channel, Stage 1 as shown on District's Drawing No. 2-0501. The subject property consists of approximately 2,206 lineal feet of concrete trapezoidal channel, rock-lined trapezoidal channel with soft-bottom invert, and maintenance access roads. The City of Corona currently owns, operates and maintains the existing concrete channel portion of the Bedford Canyon Wash Channel. The City intends to transfer to the Riverside County Flood Control & Water Conservation District, portions of Bedford Canyon Wash, including the riprap channel



downstream of Bedford Channel Wash and upstream of APNs 279-470-030 and 279-470-022 as shown on City's Drawing No. 03-097SD.

The City owns and operates the channel structure and abutments underneath Temescal Canyon Road Bridge and Temescal Canyon Road. The City will continue operation and maintenance of the structural integrity of the existing City facilities.

The Riverside County Flood Control & Water Conservation District has requested that any existing storm drain, slope, landscape and temporary construction easements that were originally reserved by the City for access and maintenance purpose of the channel, associated drainage features, maintenance roads, and grade control structures, be vacated on certain portions of APNs 279-530-030 and 279-240-020, and as shown in 'red' on the Exhibit "A" .

The Riverside County Flood Control & Water Conservation District has agreed to maintain the upstream face of the Temescal Canyon Road as shown in 'green' on the Exhibit "A" and on the District's Drawing No. 2-0501. The City will convey, to the Riverside County Flood Control & Water Conservation District, the rights of way of the Bedford Canyon Wash as described per Instrument No. 2009-0008719, therefore the City will no longer need the channel.

Staff have reviewed the easement vacation and conveyance of right of way for the Bedford Canyon Wash. Staff have determined the proposed areas to be vacated and transferred to the Riverside County Flood Control & Water Conservation District will be in excess of easements and property ownership. Therefore, the Development Services Division hereby requests that the proposed easement vacation and transfer of rights of way to be granted a General Plan Consistency finding.



Attachments: Exhibit "A" - Location Map





STAFF REPORT

DATE: 04/07/2025
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

2025-126

APPLICATION REQUEST:

GPCD2025-0004: Request for a General Plan Consistency Determination for the vacation of 0.852 acres of excess right-of-way on Green River Road and the disposition of 2.55 acres of City-owned properties generally located at the southwest corner of Green River Road and Dominguez Ranch Road. (Applicant: City of Corona)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2663 determining that the vacation of the excess right-of-way on Green River Road and disposition of City-owned properties are consistent with the General Plan.

BACKGROUND

On November 25, 2024, the Planning and Housing Commission approved a General Plan Amendment, Specific Plan Amendment, Tentative Tract Map and Precise Plan to develop 49.31 acres into an industrial business park located on the south side of Green River Road and west Dominguez Ranch Road. The developer of the project is PSIP WR Green River, LLC. The project was subsequently approved by the City Council on February 5, 2025. The approved site plan for the business park is attached as Exhibit 2.

The approved site plan included a 0.852-acre portion of right-of-way on Green River Road and portions of two City-owned properties totaling 2.55 acres which the developer had been in the process of acquiring from the City (Exhibit 3). The right-of-way on Green River Road is located on the south side of Green River Road, just west of Dominguez Ranch Road. The two City-owned properties are located just west of Dominguez Ranch Road and are comprised of unimproved open space that are part of the city's Landscape

Maintenance District (LMD). The applicant intends to use the land for the construction of manufactured slopes to support the project’s parking lots and a portion of the project’s secondary emergency access located next to Dominguez Ranch Road.

Table 1: City Properties To Be Acquired By PSIP WR, LLC

Property	Assessor’s Parcel Number	Acreage
Green River Road excess right-of-way	N/A	0.852 ac.
LMD area	Portion of 101-190-037	1.094 ac.
LMD area	Portion of 101-190-034	1.46 ac.

Surplus Land Act

Before the City could continue with the sale of the land to PSIP WR Green River, the property had to be formally declared as surplus land, and the land had to be disposed in accordance with the procedures set forth by state law in the Surplus Land Act.

On August 16, 2023, the City Council adopted Resolution No. 2023-090 declaring the subject right-of-way on Green River Road and LMD land as surplus land and that the land is no longer necessary for the City’s use.

On August 23, 2023, the City sent Notices of Availability (NOA) to interested parties in accordance with the Surplus Land Act. Within 60 days of the release of the Notices of Availability, one entity expressed interest in the property. The City requested additional information, but the entity did not respond within the City’s deadline. On July 8, 2024, the City received a written determination from the California Department of Housing and Community Development confirming that the City’s disposition of the surplus land complies with the Surplus Land Act, bringing the Surplus Land Act process to a conclusion.

As a final step before the City can proceed with selling the land to PSIP WR Green River, the City must make a General Plan consistency determination pursuant to state law (Government Code Section 65402) determining that the vacation of the right-of-way on Green River Road and disposition of the LMD land is consistent with the goals and policies of the city’s General Plan.

ANALYSIS

City staff reviewed the developer’s request to acquire the 0.852-acre portion of right-of-way on Green River Road and 2.55 acres of City-owned LMD land and does not object to the request because Green River Road will have sufficient right-of-way upon completion of the proposed business park development. The 0.852 acres will not be needed and will become excess right-of-way. Also, the 2.55 acres of LMD land are not designated parkland or part of the City’s parkland inventory. Selling the excess right-of-way and LMD land to PSIP WR Green River would benefit the developer’s project and

relieve the City of having to maintain land that has been determined to be excess and unnecessary for the City's use.

California Government Code 65402 requires that when a local agency plans to acquire, dispose of or vacate any real property or easements for public purposes, the Planning Agency of the city in which the property is located must first issue a report addressing whether the activity is consistent with the city's General Plan. Staff has determined that the proposed vacation of the excess right-of-way on Green River Road and the disposition of the LMD land are consistent with the following General Plan policies:

General Plan Policy:	Reason:
<p>LU-3.1 – Permit land uses and development in accordance with the Corona General Plan Land Use Designations.</p>	<p>General Plan Amendment 2020-0002 was approved by the City Council on February 5, 2025, which effectively amended the City's General Plan Land Use Plan by establishing the Mixed Use II – Commercial and Industrial land use designation over 49.31 acres located on the south side of Green River Road and west of Dominguez Ranch Road to facilitate the Green River Ranch Business Park project. The land use change included the surplus land that is being acquired by the developer, PSIP WR Green River. The proposed vacation and disposition of the surplus land would enable the developer to develop the surplus land as allowed by the General Plan's Land Use Designations, consistent with Policy LU-3.1.</p>
<p>LU-4.3 – Allow for the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses; protects significant plant, animal and other natural environmental resources by keeping vegetation management zones and emergency access roads within the project boundary; protects development and population from natural hazards; and where it is logical and feasible to extend infrastructure.</p>	<p>The vacation and disposition of the surplus land is consistent with Policy LU-4.3 because it would allow for the development of a vacant and underutilized site including the construction of all missing adjacent public improvements. The surplus land will be constructed into manufactured slopes and landscaped for site enhancement, slope stabilization and fire protection purposes, and to support the construction of an emergency access drive aisle to provide the business park development a secondary emergency access point located on Dominguez Ranch Road.</p>

ENVIRONMENTAL ANALYSIS

The General Plan consistency determination is not a project under the California Environmental Quality Act (CEQA), and therefore, does not require environmental review.

FISCAL IMPACT

The proposed vacation and disposition of City-owned land has no impact on the City's General Fund.

PUBLIC NOTICE AND COMMENTS

California Government Code Section 65401 does not require public notification for a General Plan Consistency Determination.

PREPARED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Exhibits:

1. Resolution No. 2663
2. Green River Ranch Business Park Site Plan
3. Properties Proposed for Acquisition by PSIP WR Green River, LLC



RESOLUTION NO. 2663

APPLICATION NUMBER: GPCD2025-0004

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA REGARDING A GENERAL PLAN CONSISTENCY DETERMINATION FOR THE VACATION OF 0.852 ACRES OF EXCESS RIGHT-OF-WAY ON GREEN RIVER ROAD AND THE DISPOSITION OF 2.55 ACRES OF CITY-OWNED PROPERTIES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GREEN RIVER ROAD AND DOMINGUEZ RANCH ROAD. (APPLICANT: CITY OF CORONA)

WHEREAS, the application to the City of Corona (“City”) is proposing the vacation of 0.852 acres of excess right-of-way on Green River Road and the disposition of 2.55 acres of City-owned properties generally located at the southwest corner of Green River Road and Dominguez Ranch Road (“subject property”); and

WHEREAS, on November 25, 2024, the Planning and Housing Commission approved a General Plan Amendment, Specific Plan Amendment, Tentative Tract Map and Precise Plan application to develop 49.31 acres into an industrial business park, known as the Green River Ranch Business Park, located on the south side of Green River Road and west of Dominguez Ranch Road (“project”); and

WHEREAS, the developer of the project is PSIP WR Green River, LLC; and

WHEREAS, the project was subsequently approved by the City Council on February 5, 2025; and

WHEREAS, the project’s approved site plan included a 0.852-acre portion of right-of-way on Green River Road and portions of two City-owned properties totaling 2.55 acres which the developer had been in the process of acquiring from the City; and

WHEREAS, the right-of-way on Green River Road is located on the south side of Green River Road, just west of Dominguez Ranch Road, and the two city-owned properties are located just west of Dominguez Ranch Road and are comprised of unimproved open space that are part of the city’s Landscape Maintenance District (LMD); and

EXHIBIT 1

WHEREAS, the applicant intends to acquire the subject land from the City for the construction of manufactured slopes to support the project’s parking lots and a portion of the project’s secondary emergency access located next to Dominguez Ranch Road; and

WHEREAS, on August 16, 2023, the City Council adopted Resolution No. 2023-090 declaring the subject right-of-way on Green River Road and the LMD land as “surplus land” and that the land is no longer necessary for the City’s use; and

WHEREAS, on August 23, 2023, the City sent Notices of Availability regarding the sale of the surplus land to the entities designated in the Surplus Land Act in accordance with the Surplus Land Act; and

WHEREAS, on July 8, 2024, the California Department of Housing and Community Development determined that the City’s disposition of the surplus land complies with the Surplus Land Act; and

WHEREAS, the City has determined the subject right-of-way on Green River Road to be excess right-of-way because Green River Road will have sufficient right-of-way upon completion of the proposed project, and the subject LMD land is not designated parkland or part of the City’s parkland inventory; and

WHEREAS, selling the surplus land to PSIP WR Green River would benefit the developer’s project and relieve the City of having to maintain land that has been determined to be excess and unnecessary for the City’s use; and

WHEREAS, California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of, or vacate any real property or easements for public purposes, the Planning Agency of the city in which the property is located must first issue a report addressing whether the activity is consistent with the City’s General Plan; and

WHEREAS, the Planning and Housing Commission at its meeting on April 7, 2025, considered and determined that the vacation of the excess right-of-way on Green River Road and disposition of portions of City-owned properties are consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a Regular Session assembled this 7th day of April, 2025 that the vacation of the excess right-of-way on Green River Road and disposition of City-owned properties are found to be consistent with the City of Corona General Plan, based on the following findings:

1. General Plan Land Use Element Policy LU-3.1 aims to *permit land uses and development in accordance with the Corona General Plan Land Use Designations*. General Plan

Amendment 2020-0002 was approved by the City Council on February 5, 2025, which effectively amended the City's General Plan Land Use Plan by establishing the Mixed Use II – Commercial and Industrial land use designation over 49.31 acres located on the south side of Green River Road and west of Dominguez Ranch Road to facilitate the Green River Ranch Business Park project. The land use change included the surplus land that is being acquired by the developer, PSIP WR Green River. The proposed vacation and disposition of the surplus land would enable the developer to develop the surplus land as allowed by the General Plan's Land Use Designations, consistent with Policy LU-3.1.

2. General Plan Land Use Element Policy LU-4.3 aims to *allow for the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses; protects significant plant, animal and other natural environmental resources by keeping vegetation management zones and emergency access roads within the project boundary; protects development and population from natural hazards; and where it is logical and feasible to extend infrastructure.* The vacation and disposition of the surplus land is consistent with Policy LU-4.3 because it would allow for the development of a vacant and underutilized site including the construction of all missing adjacent public improvements. The surplus land will be constructed into manufactured slopes and landscaped for site enhancement, slope stabilization and fire protection purposes, and to support the construction of an emergency access drive aisle to provide the business park development a secondary emergency access point located on Dominguez Ranch Road.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk.

Adopted this 7th day of April, 2025.

Sarah Longwell, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, 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 7th day of April, 2025, and was duly passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

Project Directory

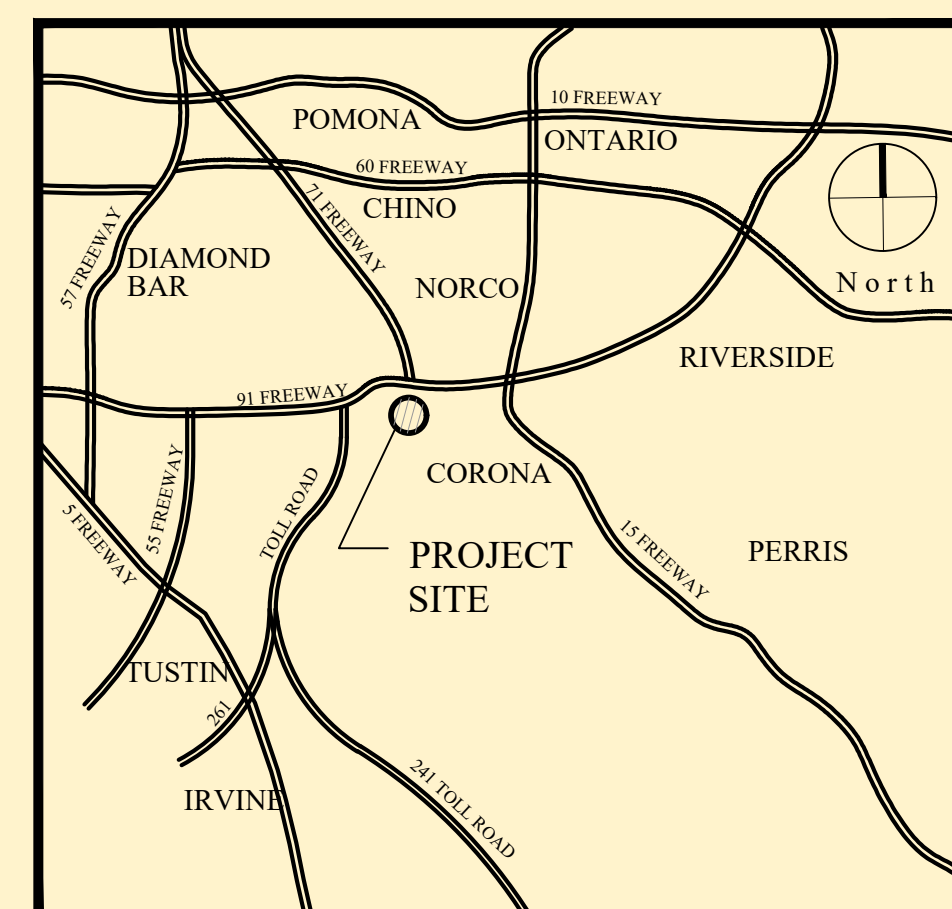
DEVELOPER / APPLICANT:
 PSIP WR Green River, LLC.
 500 Newport Center Drive, Suite 630
 Newport Beach, California 92660
 Telephone: 949 720 3788
 Contact: Gary Edwards
 gedwards@westernrealco.com

ARCHITECT:
 BASTIEN AND ASSOCIATES, INC.
 15661 Red Hill Avenue, Suite 150
 Tustin, California 92780
 Telephone: 714 617 8600
 Contact: Michael Viscetto
 mviscetto@bastienarchitects.com

CIVIL:
 KWC ENGINEERS
 1880 Compton Ave.
 Corona, CA 92881-3370
 Telephone: 951 734 2130
 Contact: Mike C. Taing
 mike.taing@KWCengineers.com

LANDSCAPE:
 EMERALD DESIGN
 305 N. Harbor Blvd., Suite 222
 Fullerton, CA 92832
 Telephone: 714 680 0417
 Contact: Eric Freeman
 eric@emeraldldesign.com

Vicinity Map (N.T.S.)



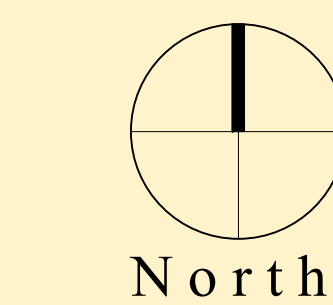
Legend

- Property Boundary Line
- Building Setback Line
- Lot / Easement Line
- Extent of Mfr. Slope
- Potential Interior Wall Location
- Decorative Fencing
- Wildlife Fencing at Open Space
- Solid Dark Hatch Represents Landscape Area
- ▨ Diagonal Hatch Represents Painted Striping
- ▨ Solid Light Hatch Represents On-Site Hardscape
- Dark Hatch Represents Enhanced Hardscape
- ▨ Solid Hatch Represents Hillside Revegetation
- ▨ Solid Hatch Represents OFF-SITE OPEN SPACE
- ▨ Solid Hatch Represents Residential Lot

Planning Information

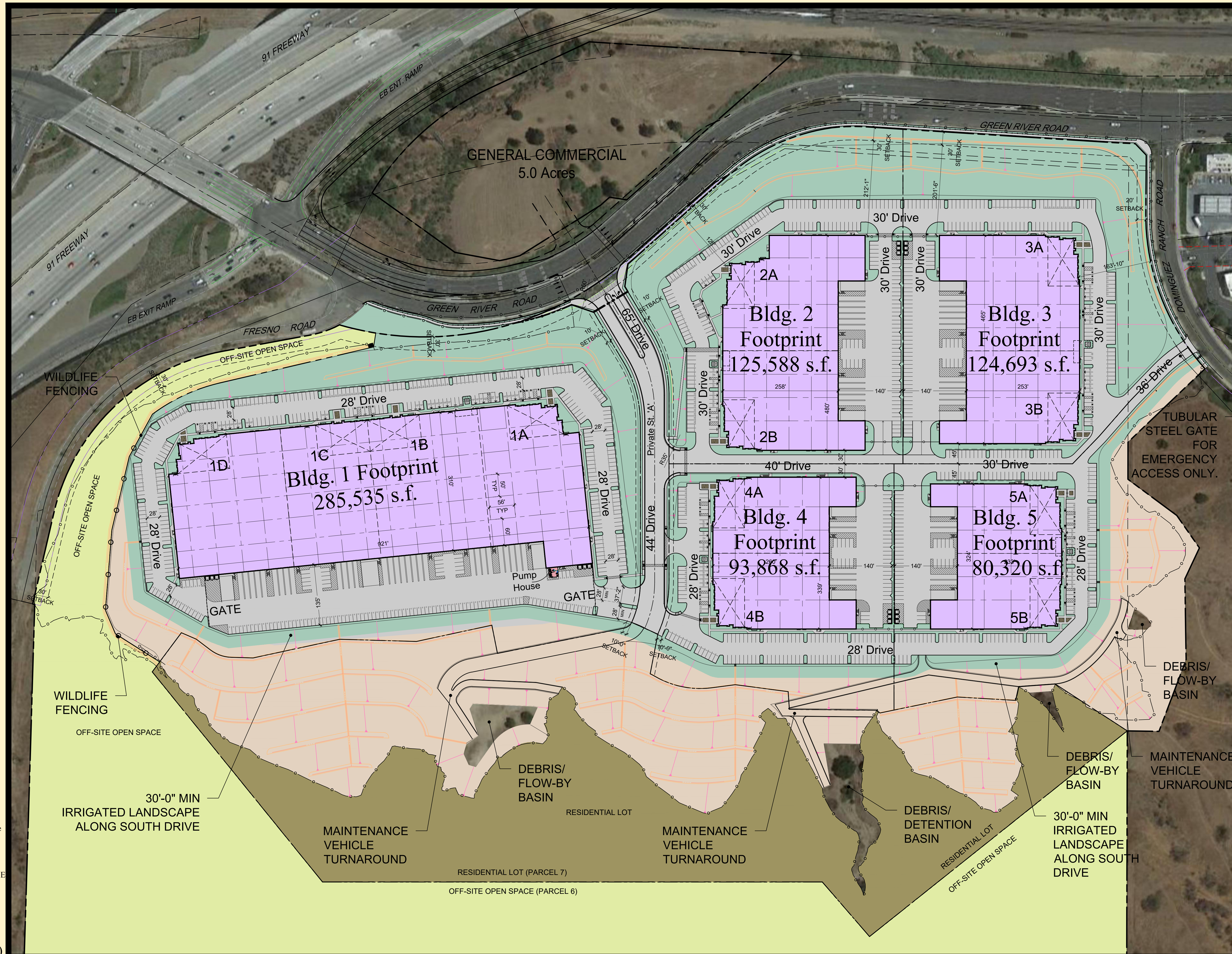
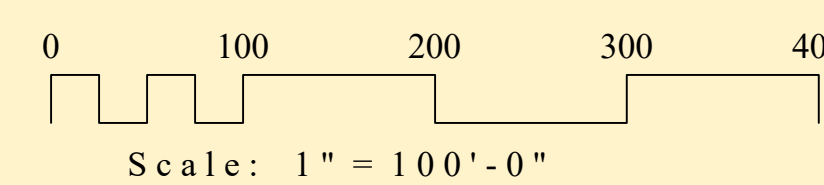
(Refer to Civil for additional information)

Specific Plan: Green River Ranch Specific Plan SP00-001
 Specific Plan Zone: Business Park Industrial
 Bldg. Setbacks:
 Front Building Setback
 Green River Road: 30 ft
 Other Public Streets (Dominguez Ranch Rd & Fresno Rd): 20 ft
 Private Streets (Street A): 10 ft
 Rear Building Setback: No minimum
 Interior Building Setback: No minimum
 Street Side Building Setback: 15 ft



PA-5 NOTE:
 Prior to proceeding forward with a Precise Plan for development in Planning Area 5 (PA-5), address two points of access to PA-5 and submit a revised fuel modification plan addressing PA-5.

CONCEPTUAL SITE PLAN



Site Plan Summary

Gross Site Area	(+/-) 49.31 Acres	+/- 2,148,077.48 s.f.
Excludes Parcels 6 & 7 (Refer to Civil Plans)		
Total Building Area		746,167 s.f.
Ground Floor	710,004 s.f.	
Total Mezzanine Total	36,163 s.f.	
F.A.R. (Based on Gross Site Area)		34.73%
Landscape Area	+/- 647,754 s.f.	
Native Buffer / Fuel Mod Area	+/- 604,665 s.f.	

BUILDING SUMMARY

BUILDING 1 (Parcel 1)	F.A.R. = .39	(Gross Parcel Area = 17.16 Acres = 747,525.57 s.f.)
Building Area		296,737 s.f.
Building Footprint	285,535 s.f.	
Mezzanine	11,202 s.f.	
(ESFR Pump House, (456 s.f.), not included in s.f.)		
BUILDING 2 (Parcel 2)	F.A.R. = .34	(Gross Parcel Area = 8.69 Acres = 378,285.77 s.f.)
Building Area		131,695 s.f.
Building Footprint	125,588 s.f.	
Mezzanine	6,107 s.f.	
BUILDING 3 (Parcel 3)	F.A.R. = .33	(Gross Parcel Area = 9.04 Acres = 393,929.35 s.f.)
Building Area		130,980 s.f.
Building Footprint	124,693 s.f.	
Mezzanine	6,287 s.f.	
BUILDING 4 (Parcel 4)	F.A.R. = .37	(Gross Parcel Area = 6.13 Acres = 267,132.84 s.f.)
Building Area		100,155 s.f.
Building Footprint	93,868 s.f.	
Mezzanine	6,287 s.f.	
BUILDING 5 (Parcel 5)	F.A.R. = .24	(Gross Parcel Area = 8.29 Acres = 361,203.95 s.f.)
Building Area		86,600 s.f.
Building Footprint	80,320 s.f.	
Mezzanine	6,280 s.f.	

Parking Summary

BUILDING 1	(296,737 s.f.)			
Parking Provided				461 Stalls
Parking Required				460 Stalls
Office	(11%)	30,000 s.f. 1/250		120 Stalls
Manufacturing	(24%)	73,000 s.f. 1/500		146 Stalls
Warehouse	(65%)	193,737 s.f. 1/1,000		194 Stalls
BUILDING 2	(131,695 s.f.)			
Parking Provided				195 Stalls
Parking Required				195 Stalls
Office	(9%)	12,000 s.f. 1/250		48 Stalls
Manufacturing	(21%)	27,000 s.f. 1/500		54 Stalls
Warehouse	(70%)	92,695 s.f. 1/1,000		93 Stalls
BUILDING 3	(130,980 s.f.)			
Parking Provided				220 Stalls
Parking Required				219 Stalls
Office	(9%)	12,000 s.f. 1/250		48 Stalls
Manufacturing	(40%)	52,180 s.f. 1/500		104 Stalls
Warehouse	(51%)	66,800 s.f. 1/1,000		67 Stalls
BUILDING 4	(100,155 s.f.)			
Parking Provided				174 Stalls
Parking Required				174 Stalls
Office	(12%)	12,000 s.f. 1/250		48 Stalls
Manufacturing	(37%)	37,000 s.f. 1/500		74 Stalls
Warehouse	(51%)	51,155 s.f. 1/1,000		52 Stalls
BUILDING 5	(86,600 s.f.)			
Parking Provided				160 Stalls
Parking Required				153 Stalls
Office	(14%)	12,000 s.f. 1/250		48 Stalls
Manufacturing	(34%)	30,000 s.f. 1/500		60 Stalls
Warehouse	(52%)	44,600 s.f. 1/1,000		45 Stalls

Scope of Work

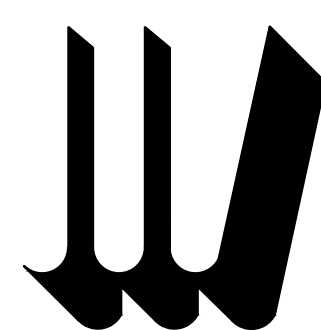
- Five New Concrete Tilt Industrial Buildings.
- All new Drives Shall be Concrete Paving.
- All new Walks Shall be Concrete with Medium Broom Finish.
- Public Improvements as directed by City Staff.
- All new Landscaping Per City Requirements.

General Notes

1. Site Plan Shall Meet All Engineering and NPDES Requirements.
2. All Lighting Shall Conform with the Municipal Standards and Green River Ranch Specific Plan.
3. All Signage Shall Conform with the Municipal Standards and Green River Ranch Specific Plan.
4. All Hardscape Shown on Plan will be Installed as Concrete Paving.
5. All Parking Spaces are shown as Standard Size Stalls - No Compact Spaces are Anticipated.
6. All Mechanical Equipment and Screening Shall Conform with the Municipal Standards and Green River Ranch Specific Plan.
7. All Public Improvements Shall Conform with the Municipal Standards.

Assessor Parcel Numbers (APN)

101-180-014-8, 101-180-037-9, 101-180-038-0, 101-180-015-9



WESTERN REALCO

GREEN RIVER RANCH BUSINESS PARK

4602 Green River RD. Corona, California **BAST**

A0.19

MARCH, 09, 2023
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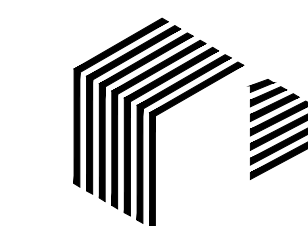
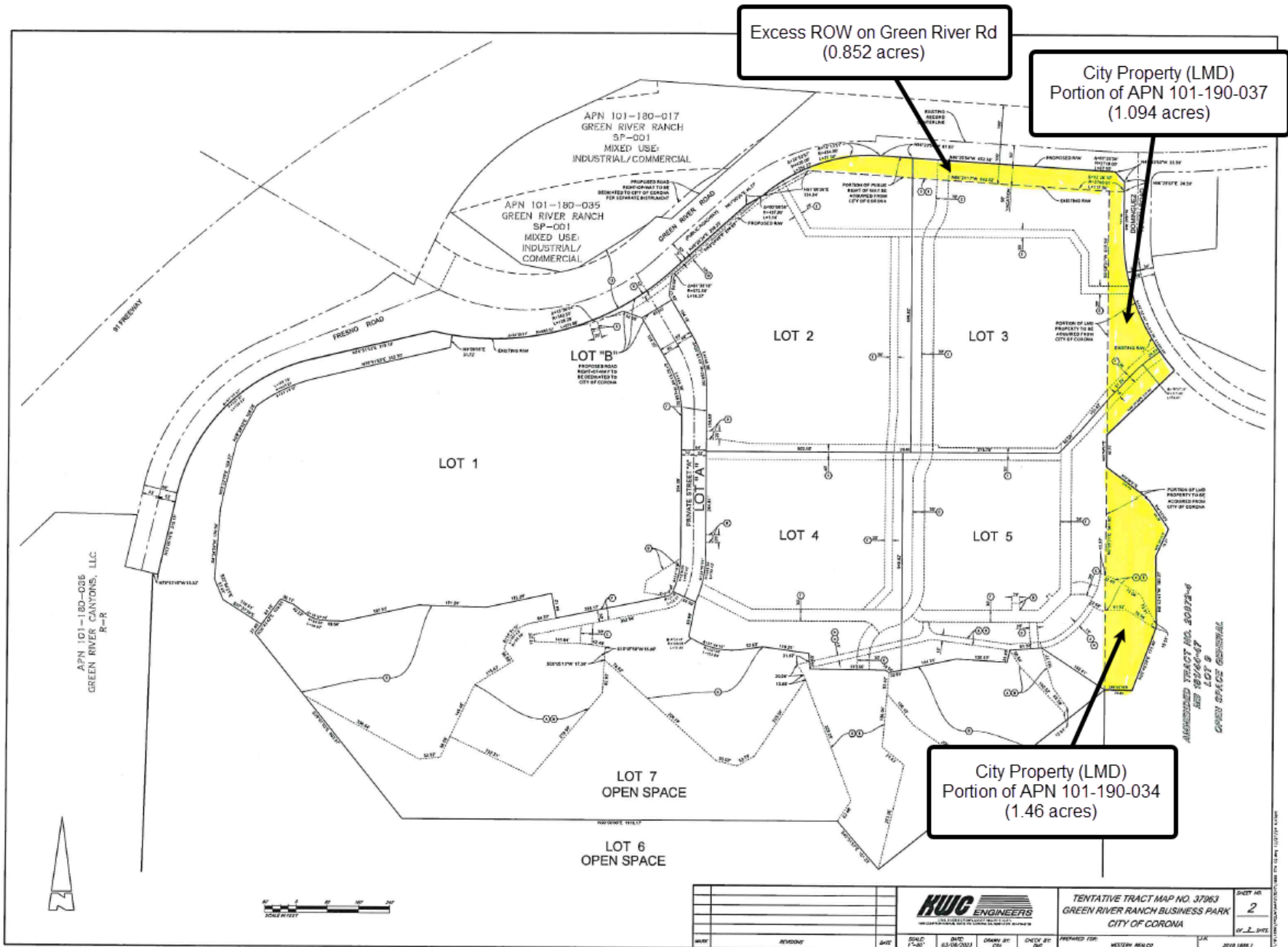


EXHIBIT 2

PROPERTIES PROPOSED FOR ACQUISITION BY PSIP WR GREEN RIVER, LLC





STAFF REPORT

DATE: 04/07/2025
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

2025-143

APPLICATION REQUEST:

PPE2025-0001: Application requesting a two-year extension of time for Precise Plan PP2022-0004 for the development of a 52,423 square foot, two-story health club on 4.09 acres, located at 2895 S. Main Street (APN 113-340-018). (Applicant: Velocity Fitness, Joseph Balbas, 3189 Airway Avenue, Unit D, Costa Mesa, CA 92626).

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2664 GRANTING a two-year extension of time for PP2022-0004, based on the finding contained in the staff report.

PROJECT SUMMARY:

On April 24, 2023, the Planning and Housing Commission approved Precise Plan PP2022-0004, granting the development of a 52,423 square foot, two-story health club facility on 4.09 acres located at 2895 S. Main Street, north of Chase Drive. Concurrent entitlement approval related to PP2022-0004 included Variance V2022-0002, which was for the reduction of the project's front yard landscape setback along Chase Drive from 20 feet to 15 feet, and for the reduction of the rear yard landscape setback from 20 feet to five feet.

PP2022-0004 and V2022-0002 are set to expire on April 24, 2025. The applicant submitted an application for a two-year extension of time on February 4, 2025. The applicant indicates that the two-year extension of time is necessary to continue evaluating the project's design features and the costs associated with the construction of the building and site. The applicant is evaluating the approved building height, which is 36 feet, and

is anticipating reducing the height of the building by five or six feet and slightly reducing the building footprint to make the construction costs affordable without compromising the design and quality of the building. Should the plans be modified in the future with minor changes that are consistent with the project's overall approval, the applicant would be required to apply for a separate precise plan modification that is subject to review by the Planning and Development Director.

Additionally, the vacant, two acres adjacent to the project site that is owned by the city became available for purchase in November 2024 with the applicant submitting a letter of intent to the city to purchase the property. The applicant is evaluating the purchase of the city property with the planned development on the project site. If the applicant purchases the city property, both properties will be graded at the same time which will allow the grading of the site to be balanced, mitigating the import and export of soil.

Corona Municipal Code (CMC) Section 17.91.110 governs time limits for Precise Plans. Projects approved by a Precise Plan are required to utilize the permit within two years of its approval, however per Section 17.91.110 (E) the decision-making entity shall have the authority to extend the time limit upon a finding of unavoidable delay. Approval of this time extension for PP2022-0004 would also automatically extend V2022-0002 for an additional two years.

The original review of PP2022-0004 and V2022-0002 included public notice and a public hearing before the Planning and Housing Commission. The extension of time to the previously approved project does not require public notice or a public hearing.

FISCAL IMPACT:

The applicant has paid the applicable application processing fees for the extension request.

FINDINGS OF APPROVAL FOR PPE2025-0001

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 PP2022-0004 and V2022-0002 has been unavoidably delayed for the following reasons:
 - a. *The applicant is exploring design options that will reduce construction costs and thereby make the project affordable to build based on the project's financing. Due to these efforts, the applicant was not able to construct the project within the first two years of the project's approval. The applicant indicates that the two-year extension of time would allow additional time to complete the plan check review process with the City, obtain permits, and construct the project. Additionally, it will give the applicant the time to*

evaluate the purchase of the adjacent city property, which would be included as part of the project's on-site grading plan.

PREPARED BY: ROCIO LOPEZ, CONSULTING PLANNER

REVIEWED BY: EVAN LANGAN, AICP, SENIOR PLANNER

REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Exhibits:

1. Resolution No. 2664
2. Locational and Zoning Map
3. PP2022-0004 Staff Report (April 24, 2023)
4. PP2022-0004 Conditions of Approval (April 24, 2023)
5. V2022-0002 Staff Report (April 24, 2023)
6. V2022-0002 Conditions of Approval (April 24, 2023)
7. PP2022-0004 Approved Site Plan (April 24, 2023)
8. PP2022-0004 Approved Elevations (April 24, 2023)
9. Applicant's letter (dated February 4, 2025)

Case Planner: Rocio Lopez (951) 736-2293



RESOLUTION NO. 2664

APPLICATION NUMBER: PPE2025-0001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A 2-YEAR EXTENSION OF TIME FOR PRECISE PLAN 2022-0004 (PP2022-0004) AND VARIANCE 2022-0002 (V2022-0002), WHICH WERE ORIGINALLY APPROVED BY THE PLANNING AND HOUSING COMMISSION ON APRIL 24, 2023, FOR THE DEVELOPMENT OF A 52,423 SQUARE FOOT, TWO-STORY HEALTH CLUB FACILITY ON 4.09 ACRES LOCATED AT 2895 S. MAIN STREET. (APPLICANT: VELOCITY FITNESS, JOSEPH BALBAS)

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 a 2-year extension of time for Precise Plan 2022-0004 (PP2022-0004), which was originally approved by the Planning and Housing Commission on April 24, 2023, for the development of a 52,423 square foot, two-story health club facility on 4.09 acres located at 2895 S. Main Street; and

WHEREAS, concurrent entitlement approval related to PP2022-0004 included Variance 2022-0002 (V2022-0002), which was for the reduction of the project's front yard landscape setback along Chase Drive from 20 feet to 15 feet, and for the reduction of the rear yard landscape setback from 20 feet to five feet; and

WHEREAS, on April 7, 2025, the Planning and Housing Commission granted a 2-year extension of time for PP2022-0004 by PPE2025-0001, extending PP2022-0004 through April 24, 2027; and

WHEREAS, approval of this time extension for PP2022-0004 would also automatically extend V2022-0002 for an additional two years per Section 17.91.110(D) of the Corona Municipal Code; 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

EXHIBIT 1

subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the Commission by formal action, found that the condition necessary to granting a Precise Plan Extension as set forth in Corona Municipal Code Section 17.91.110 do exist in reference to PPE2025-0001 based on the evidence presented to the Commission.

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 PPE2025-0001, 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 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 finding:

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 PP2022-0004 and V2022-0002 has been unavoidably delayed for the following reasons:
 - a. *The applicant is exploring design options that will reduce construction costs and thereby make the project affordable to build based on the project’s financing. Due to these efforts, the applicant was not able to construct the project within the first two years of the project’s approval. The applicant indicates that the two-year extension of time would allow additional time to complete the plan check review process with the City, obtain permits, and construct the project. Additionally, it will give the applicant the time to evaluate the purchase of the adjacent city property, which would be included as part of the project’s on-site grading plan.*

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 7th day of April, 2025.

Sarah Longwell, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, 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 7th day of April, 2025, and was duly passed and adopted by the following vote, to wit:

AYES:

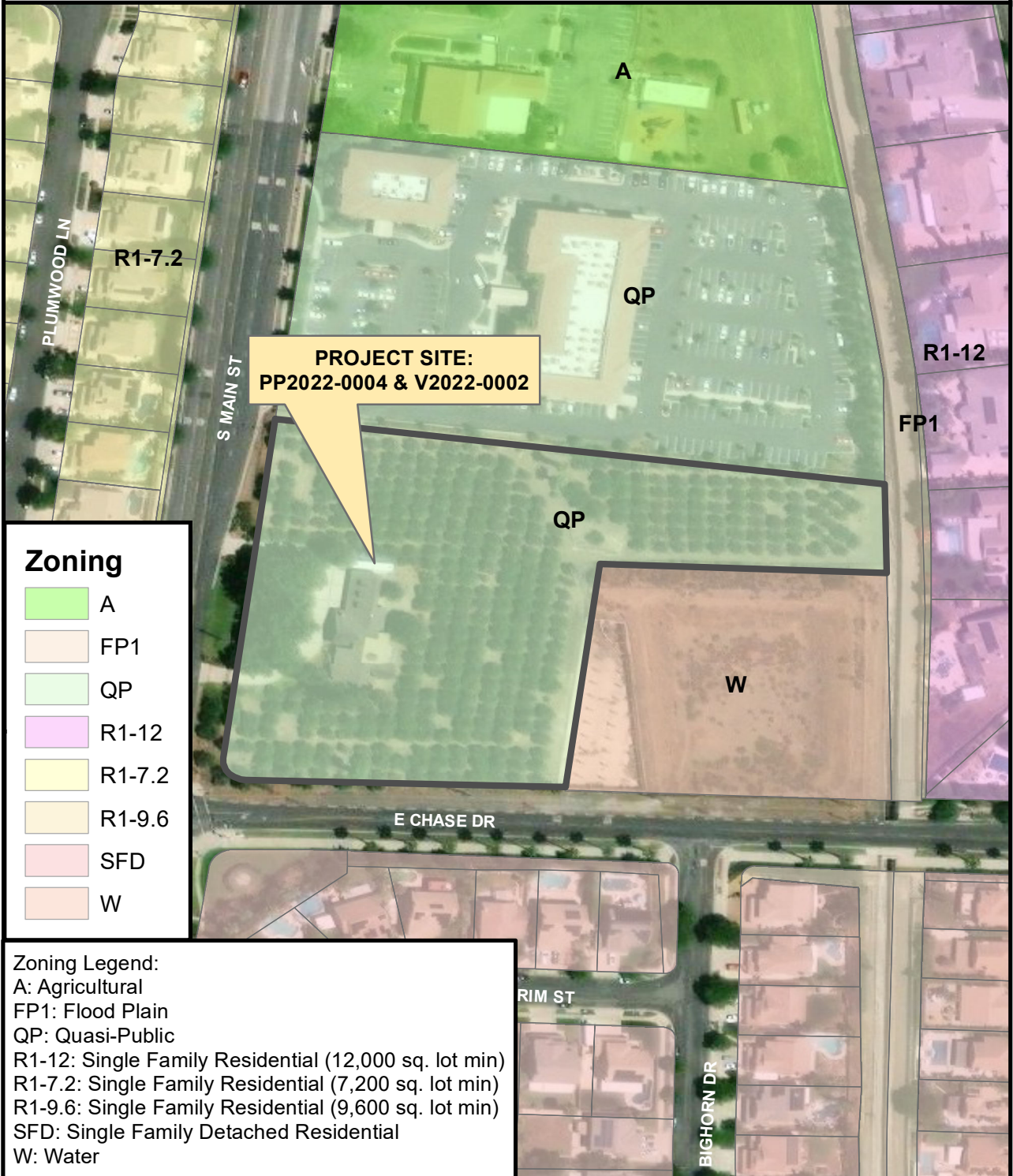
NOES:

ABSENT:

ABSTAINED:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL & ZONING MAP



Zoning

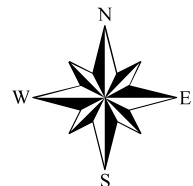
- A
- FP1
- QP
- R1-12
- R1-7.2
- R1-9.6
- SFD
- W

Zoning Legend:

- A: Agricultural
- FP1: Flood Plain
- QP: Quasi-Public
- R1-12: Single Family Residential (12,000 sq. lot min)
- R1-7.2: Single Family Residential (7,200 sq. lot min)
- R1-9.6: Single Family Residential (9,600 sq. lot min)
- SFD: Single Family Detached Residential
- W: Water



PPE2025-0001
Velocity Health Club
2895 S. Main Street





Staff Report

File #: 23-0330

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 4/24/2023

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

PP2022-0004: Precise Plan application to review the site plan, architecture, landscaping and walls/fencing associated with the development of a 52,423 square foot health club facility proposed at 2895 S. Main Street, within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan. (Applicant: Joseph Balbas, Balbas Construction, Inc., 3189 Airway Avenue, Unit D, Costa Mesa, CA 92626).

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and adopt Resolution No. 2608 GRANTING PP2022-0004 based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY:

Area of Property: 4.09 acres

Existing Zoning: QP (Quasi-Public) within the Mountain Gate Specific Plan (SP89-01)

Existing General Plan: OP (Office Professional)

Existing Land Use: Vacant

Proposed Land Use: Health club facility

Surrounding Zoning / Land Uses:

N: QP (Quasi-Public) / Medical Buildings

E: W (Water/Utility) / Water Basin

S: SFD (Single Family Detached) / Single Family Homes

W: R-1-7.2 & R-1-9.6 (Single Family Residential)/Single Family Homes

BACKGROUND

The applicant proposes to develop a 52,423-square-foot, two-story health club facility on 4.09 acres located at 2895 S. Main Street in the city of Corona. The site is located within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan (SP89-01), and Office Professional (OP) designation

of the South Corona Community Facilities Plan (SCCFP) and General Plan. The QP designation permits the health club use by right, and requires approval of the site's physical development under the Precise Plan review process.

The property is surrounded by an office development consisting of two, two-story medical office buildings to the north; a flood control channel to the northeast, with single-family residences located on the other side of the channel; a water detention basin to the southeast; Chase Drive to the south, with single-family residences located on the other side of Chase Drive; and Main Street to the west, with single-family residences located on the other side of Main Street (Exhibit 2).

The project site has a "flag" configuration, with the majority of the lot located on the west, adjacent to the intersection of Main Street and Chase Drive, and a narrower portion extending eastward, behind an existing water detention basin. While the western portion of the site is relatively flat, the eastern portion slopes easterly towards the flood control channel to the east. Until recently, the subject property contained a 4,067 single-family home and attached two-car garage. Approximately three quarters of the site, to the east, recently contained an orange orchard.

A Variance application (V2022-0002) has been submitted in conjunction and concurrent with this proposed Precise Plan (PP2022-0004). The submitted Variance application requests a reduction in the front yard landscape setback along Chase Drive from 20 feet to 15 feet, and a reduction in the rear yard landscape setback from 20 feet to 5 (five) feet. However, after reviewing the Mountain Gate Specific Plan, it was determined that the 20-foot rear setback is for structures, and that parking and circulation is allowed to encroach into the rear and side setbacks, provided a minimum 5 (five) foot landscaped buffer is provided along the perimeter of the property. As a result, a variance for the rear setback is not required. However, the reduced front yard setback is still applicable for the project to comply with the parking and trash enclosure requirements for the proposed health club facility. Details associated with V2022-0002 are provided under a separate staff report for the Planning and Housing Commission's consideration.

The project was initially reviewed by the Development Plan Review (DPR) Committee on April 7, 2022. The Applicant formally submitted the precise plan application to the City on September 21, 2022, and submitted the Variance application on October 25, 2022. The Precise Plan application was reviewed by the Project and Environmental Review Committee (PRC) on October 13, 2022 and the Variance application was reviewed by the PRC on November 17, 2022. Missing and revised items were subsequently submitted, and the applications were deemed complete on March 8, 2023 and scheduled for the Planning and Housing Commission meeting of April 24, 2023.

PROJECT DESCRIPTION

The following sections discuss the details of the project including the site development, operations, architectural design, landscaping, walls and fencing and public right-of-way improvements.

Site plan

The applicant proposes to develop a two-story health club facility totaling 52,423 square feet on a 4.09-acre site located at the northeast corner of Main Street and Chase Drive (Exhibit 4). The health club building sits at the center of the property, surrounded by the parking. The site will have

two vehicle access points, one on Main Street and one on Chase Drive, with both points comprised of a 28-foot-wide driveway.

The building's main entrance is located on the east elevation, which is oriented away from the nearest residences, which are located across Main and Chase to the west and south, respectively. In addition, the site will be graded so that most of the building pad and parking lot will be lower than the adjacent streets. The exception is the northwest corner of the site, where the building pad and parking will be approximately 3 to 5 feet higher than Main Street. In other areas, the building pad and parking lot will be approximately 11 feet below the Chase Drive grade, and an average of approximately 5 feet below the Main Street grade. Additionally, the building will be set back approximately 143 feet from the Main Street centerline, and 135 feet from Chase Drive centerline.

The site's front yard setback is measured from the front lot line, which is defined by the Corona Municipal Code as the narrowest portion of the property that abuts the rights-of-way, which in this case is Chase Drive. The rear yard setback is measured from the rear lot line, which is defined by the Corona Municipal Code as the lot line opposite and most distant from the front lot line. Therefore, the rear setback is applied along the north perimeter, and the side yards are measured from the Main Street property line to the west, and the flood control channel and water detention basin to the east. The QP designation requires the development to provide the following minimum yard setbacks for structures:

- Front Yard Setback (Chase Drive) - 20 feet minimum
- Rear Yard Setback (North Perimeter) - 20 feet minimum
- Side Yard Setback (Main Street and Eastern Perimeter) - 10 feet minimum

The project proposes a reduced 15-foot front yard setback along Chase Drive. The reduced setback is requested under a Variance application, which is being processed separately from, and concurrently with, this Precise Plan application.

Although the required setback along Main Street is 10 feet, per the Code, the Applicant is increasing the landscaped Main Street setback to 20 feet. This is to enhance the streetscape along Main Street, which is a city designated scenic corridor per the General Plan. The 20-foot setback along Main Street also maintains consistency with the 20-foot yard setback that is currently provided by the abutting medical office development to the north.

Operations

The health club will offer a 24-hour operation with an anticipated 20 to 30 employees. The first floor of the club features the lobby area, free weights open area, wellness and tanning rooms, a cafeteria, retail and clothing area and a kids club, all for the convenience of the gym members. The second floor features the cardio area equipped with treadmills, stationary bicycles and other cardio equipment, a cycle room for spin classes, a multi-purpose room, restrooms, a boxing and martial arts area and a business office. The floor plans are attached as Exhibit 6.

Parking

Corona Municipal Code (CMC) § 17.76.030 requires that a health club or fitness studio with a floor

area greater than 3,500 square feet shall provide one (1) parking space per 150 square feet of floor area (1:150). However, CMC § 17.76.030 states that when there is a mixture of uses in a building, the parking requirement shall be the sum of the requirements for each individual use. Since the Applicant’s health club facility will be providing patrons with other types of services, beyond just a health club, staff has calculated the other uses based on the parking requirement applicable to the non-health club uses. The parking requirements for the proposed uses are shown in Table A below. As a note, parking is not required for the “children” portion of the daycare use, because the daycare will only be open to the club patrons whose parking is captured through the other uses in the facility. Therefore, the daycare is not expected to generate additional parking needs beyond what is already being required for the other uses in the facility.

The proposed project requires 263 parking spaces, and the site is designed to provide 278 parking spaces, which exceeds the minimum.

**Table A
Parking Requirement for Fitness Mania**

Land Use	Square Feet	Parking Requirement	Required No. of Spaces
Health Club	29,764	1:150	198
Office	1,567	1:250	6
Tanning	1,962	1:250	8
Wellness	1,867	1:250	7
Laundry Facility	90	1:250	1
Cafeteria	3,282	1:100	33
Retail	1,632	1:250	7
Daycare	2,967	1 space per employee, plus 1 space per 10 children	3 @ 1/employee (See discussion under the <i>Parking</i> section.)
Exterior walls, mechanical equipment room, elevator, stairways, and restrooms.	9,292	No parking required per CMC § 17.04.258.	
Total Required:			263 spaces
Total Provided:			278 spaces
Surplus:			15 spaces

Staff has noted that the parking table on the applicant’s site plan incorrectly shows a parking requirement of 260 spaces, as it does not take into consideration three (3) required parking spaces for the daycare’s employees. Staff has included a condition of approval requiring the applicant’s building permit plans to reflect a parking requirement of 263 spaces, with a surplus of 15.

Architectural Style

The SCCFP provides policies and standards relating to community character in South Corona. One

policy establishes a Spanish Colonial architectural theme for commercial buildings. The Mountain Gate Specific Plan also includes architectural design guidelines to ensure quality architecture for commercial developments, and requires that commercial buildings comply with the SCCFP's architectural standards. Therefore, the project features design elements that are consistent with the Spanish Colonial architectural theme described within the SCCFP and the Specific Plan.

The building features various building materials typically associated with Spanish colonial architecture such as pitched red tile roofing, arches, columns, porticos, recessed windows, decorative siding accents, white smooth plaster walls and overall wall reveals and trim. The elevation plans and material board are attached as Exhibit 5.

The development also includes a trash enclosure with metal gates and opaque screening. The project is conditioned to construct the enclosure using decorative block that matches or complements the building's design and colors, and the trash enclosure is required to have a cover on top to secure the enclosure from unwanted access.

The proposed building height of the health club facility is 36 feet, as measured from finish grade to the roof structure, excluding the parapet walls. Although section 9.4 of the Mountain Gate Specific Plan establishes development standards for the QP District, it is silent with regards to building height. As a result, the City has deferred to section 9.3 of the specific plan, "Commercial Development Standards", which establishes a maximum height of 40 feet. This height limit is consistent with the property's "OP" general plan designation, all commercial zones in the citywide zoning code, and the height restrictions that were applied to the existing medical office buildings to the north, which are also in the QP District.

The project includes parking lot lighting fixtures that will be conditioned to have hooded light fixtures to prevent glare impacts on the nearby residential properties. This complies with CMC § 17.84.070, which states that "all areas of exterior lighting shall be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space." Additionally, the surrounding area contains ambient lighting from existing street light poles along Main Street and Chase Drive; and lighting from the adjacent medical office development to the north, church to the southwest, and nearby residential developments. The project's lighting is not expected to be a nuisance to the area.

Landscaping, Perimeter Fencing and Walls

The Conceptual Landscape Plan features a variety of 24-inch and 36-inch box shade trees, large screen shrubs, a variety of groundcovers and colorful plant materials to accent the site with an overall coverage area of approximately 23%. Additionally, the interior parking lot area will be shaded by tree canopies. Formal landscape and irrigation plans will be subject to final review and approval by the city staff. The Conceptual Landscape Plan is provided as Exhibit 7.

Split face walls, seven (7) feet in height, with decorative caps and pilasters are proposed along the eastern property lines adjacent to the water detention basin. A 3.5-foot-high wrought iron fence with decorative split face pilasters is proposed above split face retaining walls along the southern portion of the west perimeter, northern perimeter and the portion of the eastern perimeter that

abuts the flood control channel. A fence and wall plan is attached as Exhibit 8. The Conditions of Approval in Exhibit 3 require all walls including retaining walls to be split face or have a decorative finish as approved by the Planning Division, and have an anti-graffiti coating.

Signage

The Mountain Gate Specific Plan permits commercial development in the QP designation to have a monument sign not to exceed 3.5 feet in height with a maximum allowable sign area of 18 square feet. Wall signs are also allowed on up to three sides of a building. The size of each wall sign is based on a calculation of 2 square feet of sign area per lineal foot of building frontage, up to 200 square feet for tenants having a floor area of 6,000 square feet or greater.

The project proposes a six-foot-high monument sign at the southeast corner of the property, wall mounted signage and directional signage. The applicant's conceptual sign plan is attached as Exhibit 9. The proposed monument sign exceeds the maximum allowable sign height and sign face area allowed under the code. Therefore, the applicant will need to redesign the monument to comply with the code requirements. As for wall signs, signage is proposed on the west, south and east elevations of the building. Since there are existing single-family homes located across Main Street and Chase Drive to the west and south, respectively, and these homes have second-floor windows facing the project site, a condition of approval is recommended to require the applicant to utilize external or diffused lighting for the signs proposed on the west and south elevations of the building, as well as for the monument sign. Examples include goose neck lights, back lighting, or halo lit channel letters.

Any proposed directional signage shall comply with the directional signage regulations under Section 17.74.040 of the Corona Municipal Code.

The applicant is required to submit the final signage plan to the Planning and Development Department for review and permitting before installation. All plans will be required to comply with all codes in place at the time of permitting, including the City's Sign Ordinance.

On-Site Utility and Drainage Improvements

Water and sewer service to the project site will be provided by the City of Corona. The project will connect to an existing 10-inch diameter water line in Main Street. Sewer service is available for the project from an existing 10-inch diameter sewer line in Main Street. Development of the project will increase impervious surface coverage on the site and increase surface runoff. Surface run off, however, will be directed to the water quality infiltration basin proposed to be located along the northern and northeast end of the site before discharging into the City's storm drain system.

Public Right-of-Way Improvements

The project requires public right-of-way (ROW) improvements to include the widening of the east half of Main Street up to 45 feet from the street centerline to street curb line, for an overall right-of-way width of 100 feet. The applicant is required to construct a 14-foot-wide raised center median, two northbound lanes, curb and gutter, and a 10-foot-wide parkway, which includes a 5-foot-wide sidewalk. The raised landscaped center median is required to have a southbound left-turn pocket, which will allow vehicles to make a left turn from Main Street into the project driveway. However, the required raised median will prohibit vehicles from making left-out turns from the project driveway

onto Main Street. Only right-out turns will be allowed. Additionally, the northbound lanes on Main Street south of Chase Drive will be restriped to allow for a left-turn lane, a through lane, and a shared through/right-turn lane.

The north half of Chase Drive will also be widened up to 20 feet from the street centerline to street curb line, for an overall right-of-way width of 84 feet. The widening will allow for the construction of one westbound lane, curb and gutter, and a 24-foot-wide parkway, which includes a 4-foot-wide sidewalk. As there is no raised median required on Chase Drive, vehicles will be able to make full turn movements in and out of the project driveway on Chase Drive.

The Applicant is required to annex the landscaped center median and sidewalk on Main Street, and the sidewalk on Chase Drive into a Community Facilities District (CFD), to be maintained by the city.

ENVIRONMENTAL ANALYSIS

Per Section 15070(b) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was prepared for the project since the Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation measures identified in the Mitigated Negative Declaration, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant or potentially significant effect on the environment. The Mitigated Negative Declaration is recommended for adoption (Exhibit 12).

FISCAL IMPACT:

The applicant has paid the applicable application processing fees for the project.

PUBLIC NOTICE AND COMMENTS

A 20-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning and Development Department received two letters regarding the project in response to the public notice. One letter is from the Jay and Sue McNeilly, who reside at 2841 Plumwood Lane. The McNeilly's do not support the project. In general, the McNeillys oppose commercial use on the project site and prefer the site to be developed for single family homes consistent with the residential uses in the area. A second letter was received from Nicole Leyva, a Corona resident living at 1855 Stanwich Place. Ms. Leyva supports the project. In general Ms. Leyva would like to see more attractions, restaurants and locally owned businesses, and supports an active lifestyle and healthy living. The letters are attached as Exhibit 11.

STAFF ANALYSIS

The project site formerly contained a single-family home built in 1985 and former orange grove. The project proposes to develop a currently vacant, underutilized parcel into a use that is permitted within the Quasi-Public designation, and is also consistent with the development standards of both the Mountain Gate Specific Plan, with approval of V2022-0002, and the South Corona Community Facilities Plan. Additionally, the project adheres to the applicable goals and policies within the General Plan.

The project features site upgrades which include new public improvements, attractive architectural building design, decorative perimeter walls and fencing, landscape screening and overall site improvements. The project takes into consideration the surrounding residential land uses and Main Street's designation as a scenic corridor by lowering the majority of the building pad from the adjacent street grades, and by having the building entrance oriented away from the nearest residential uses. In addition, to prevent glare on the surrounding residences, the project is conditioned to install downward shields on all parking lot lights, and to use diffused lighting methods or external light fixtures for on-site signage.

Furthermore, all potential environmental impacts have been analyzed pursuant to CEQA, and mitigation measures have been incorporated to reduce impacts to a less than significant level.

Based upon the findings set forth below, the Planning and Development Department recommends approval of PP2022-0004 subject to the Conditions of Approval (Exhibit 3).

FINDINGS OF APPROVAL FOR PP2022-0004

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 these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit 3.*
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91 of the Corona Municipal Code do exist in reference to PP2022-0004 for the following reasons:
 - a. *The proposal is consistent with the Office Professional land use designation of the General Plan because this land use is intended to accommodate general business offices, banks, finance, insurance and real estate offices, medical offices professional offices, and compatible uses. Additionally, the project is consistent with the goals and policies of the General Plan identified for the Commercial and Office districts.*
 - b. *The proposal complies with the Quasi-Public designation of the Mountain Gate Specific Plan, with approval of V2022-0002, since health clubs are a permitted use within the QP designation with an approved Precise Plan. The proposal is also consistent with the applicable provisions of the Corona Municipal Code.*
 - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. A Mitigated Negative Declaration was prepared for this project which recommends mitigation measures to be implemented with the project to reduce any potential environmental impacts to less than significant.*
 - d. *The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and*

other physical features of the proposal, as demonstrated in the exhibits attached to 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 established in the Mountain Gate Specific Plan and the Corona Municipal Code. Furthermore, the project provides adequate access from Main Street and Chase Drive and all missing public improvements including road pavement, curb and gutter, sidewalks and parkways will be constructed with this project to enhance the aesthetics of the site and area as well as the safety and general welfare of the public.*
- f. The architectural design of the proposed development which consists of Spanish architectural elements is compatible with the character of the surrounding neighborhood and South Corona in general, will enhance the visual character of the neighborhood by improving vacant undeveloped property and will provide for harmonious, orderly and attractive development of the site.*
- g. The design of the proposed development will provide a desirable environment for its proposed employees and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance because the proposal has been designed to comply with the development standards and design guidelines of the Mountain Gate Specific Plan (with approval of V2022-0002), the South Corona Community Facilities Plan and the Corona Municipal Code.*

PREPARED BY: ROCIO LOPEZ, CONSULTING PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Resolution No. 2608
- 2. Locational and Zoning Map
- 3. Conditions of Approval
- 4. Site Plan
- 5. Elevations and Materials Sheet
- 6. Floor Plans
- 7. Landscape Plan and Perimeter Landscape Sections
- 8. Wall and Fence Plan
- 9. Conceptual Signage Plan
- 10. Applicant's Letter
- 11. Public Correspondence

File #: 23-0330

12. Environmental Documentation

Case Planner: Rocio Lopez (951) 736-2293



Project Conditions

City of Corona

Project Number: PP2022-0004

Description: **Healthy Club / Gym Main Street and Chase Avenue**

Applied: **9/21/2022**

Approved:

Site Address: **2895 S MAIN ST CORONA, CA 92881**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **Balbas Construction, Inc.**

Parent Project: **DPR2022-0010**

3189 Airway Avenue Unit D Costa Mesa CA, 92626

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Dana Andrews

1. At time of plan submittal, construction documents shall be prepared in accordance with current applicable Codes & Standards.

Provide Plumbing Facilities Requirements per CPC 2019 Section 422.0 (Table 422.1) on front of Plans. Include water & waste requirements for kennel area cleaning.

Identify all Uses of all rooms/areas w/ occupant load, as well as any chemicals used & stored at facility.
2. Access, sanitary facilities, and parking shall comply with California Code of Regulations, Title 24, CBC Part 2 Volume 1 Chp. 11B Accessibility Requirements.

Provide Accessible Route from Public Way with no abrupt changes in Path of Travel; Ramps shall not exceed 8.33% slope; cross slope shall not exceed 2%.
3. Trash and recycling enclosures shall be accessible per CBC chapter 11B and meet minimum dimensions for the City's waste hauler (contact William Carraso at 951-279-3598 DWP-Waste Management). Provide enlarged plans and details for construction of trash/recycling enclosures.
4. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.
5. Provide draft stops in attic areas not to exceed 1,000 sq ft per U.B.C. Sec 708.3
6. Roofing material shall be Class A.
7. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.
8. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Planning and Development Department, Development Services Division. Landscape plans shall be approved prior to the issuance of any Building Permits.
9. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.
10. Upon tenant improvement plan check submittal there may be additional Building Department requirements.
11. Separate permits are required for all fences, walls, Fire Alarm, Fire Sprinkler systems, Fire Suppression systems, and paving.
12. Comply with the Corona Burglary Ordinance # 15.52 (see Corona Municipal Code @ <https://codelibrary.amlegal.com/codes/corona/latest/overview>).



Project Conditions

City of Corona

BUILDING	Dana Andrews
<ol style="list-style-type: none"> 13. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits. 14. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department. 15. Provide accessible parking calculations indicating the required number of accessible spaces including van spaces. 16. Provide the Nonresidential Mandatory Measures as required by the California Green Building Standards Code. Include the minimum number of EV, clean air, and carpool/vanpool parking spaces; minimum shade trees, bicycle parking and other site facilities as required by the California Green Building Standards Code. 17. An approved Construction Waste Management Plan and Recycling Worksheets shall be kept on site and maintained by the applicant, and made available for inspection by City representatives at all times in accordance with the California Green Building Standards Code. Documentation which demonstrates compliance with the minimum recycling of waste materials required by CAL Green shall be provided to the building inspector prior to issuance of Certificate of Occupancy or Final Approval. 18. All fees, including but not limited to, occupancy fees, property development tax, and school fees must be paid in full prior to issuance of building permits. Any development impact fees that apply to the project must be paid in full prior to NIC or CofO issuance. 19. Provide list of Deferred Submittals for the project on front of plans w/ note: Deferred Submittals shall be submitted to Building Dept for Review & Approval before beginning installation. 20. Provide List of Required Special Inspections Per 2019 CBC Section 1705 & Required Structural Observations for the project. 21. This Project requires a Pre-Construction Meeting with your Building Inspector. Prior to requesting any inspections, contact the Building Inspection Supervisor at 951-736-3774 to determine the inspector assigned to the project and to schedule your pre-construction meeting. 22. Provide minimum solar photovoltaic, energy storage system, and EV ready/capable/charging station facilities as required by California Energy Code and CalGreen. 23. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department. 24. Trash enclosure shall be located on an accessible path of travel. 25. Building and Rooftop addressing shall comply with the CBC and Corona Fire Department Addressing Standard. 26. Provide minimum number of accessible and van accessible parking spaces for total number of spaces based on CBC Table 11B-208.2. Provide minimum number of accessible EVCS parking spaces. 	
FIRE	Cindi Schmitz
<ol style="list-style-type: none"> 1. Private on-site fire hydrants shall be designed and installed in accordance with NFPA standards 24 and 13 and city standards. Private fire hydrants shall be painted rustoleum red or equivalent. Plans shall be submitted separately as an underground fireline through the Building Department for review and approval. 2. Provide a code analysis that justifies the change of occupancy, provide at a minimum but not limited to, construction type, allowable area and height, occupancy classification, occupant load etc. 3. This development is located in an area that requires a fire facility fee of \$231 and acre per the Corona Municipal Code. This fee is due prior to building permit issuance. 	
PLANNING	Rocio Lopez
<ol style="list-style-type: none"> 1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances, the Mountain Gate Specific Plan (SP89-01) and the South Corona Community Facilities Plan (SCCFP) if any, including the payment of all required fees. 2. The applicant shall pay all South Corona Master Plan fees per Ordinance No. 1944, or satisfy the fee obligation through participation in a community facilities district, or through construction of master plan facilities for which full or partial fee credit may be obtained per the provisions of Ordinance No. 1944 and Policy Resolution No. 89-24. 	



Project Conditions

City of Corona

PLANNING

Rocio Lopez

3. This project shall be subject to, and comply with, all of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program adopted by Planning and Housing Commission Resolution No. 2609 in connection with the adoption of a Mitigated Negative Declaration prepared for the project.
4. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.
5. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.
6. Approval of this precise plan shall be utilized within two (2) years of the approval date, unless some other period is established by the decision-making entity at the time the permit is approved. 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.
7. All signage shall be architecturally integrated with the overall project and constructed in accordance with the QP (Quasi-Public) designation of the Mountain Gate Specific Plan (SP89-01), the South Corona Community Facilities Plan (SCCFP) and Chapter 17.74 of the Corona Municipal Code requirements. All exterior signage, including wall and parcel identification signs, shall be non-illuminated; or illuminated with external and/or diffused lighting methods, when it is shown that the signs will not create glare or nuisance illumination for surrounding properties, as determined by the Planning Division. A sign permit shall be obtained from the Planning and Building Divisions prior to the installation of any signs. [Modified by the Planning and Housing Commission on April 24, 2023.]
8. All landscape plans shall be prepared by a licensed professional. Plans shall be prepared in accordance with the city's Landscape Design Guidelines for Commercial/Industrial Developments, the requirements of the Mountain Gate Specific Plan (SP89-01), the South Corona Community Facilities Plan (SCCFP) and the CMC, Chapter 17.70 (available on the city's website at: <https://www.coronaca.gov/government/departments/community-development/planning-division>); and the State of California Model Water Efficiency Landscape Ordinance (MWELO).
9. Landscape plans are required for the project and shall be submitted as a separate submittal for plan check to the Building Division. Landscape plans must also be submitted prior to issuance of a building permit.

At time of plan check submittal, the developer shall also submit a landscape deposit in the amount of \$5,000 to the Planning Division for landscape plan check and inspection services which will be completed by a landscape consultant. The deposit will cover on-site landscaping and landscaping within parkways. This fee is separate from the Building Division's landscape plan check submittal fee. Any unused deposit funds will be reimbursed to the developer upon completion of the project.
10. All landscaping (on-site and off-site) and perimeter walls/fencing shall be installed prior to issuance of a Certificate of Occupancy.
11. This project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) fee under the category of Commercial. This fee shall be paid at the time of building permit issuance.



Project Conditions

City of Corona

PLANNING	Rocio Lopez
12. Wall and Fence Plan shall include anti-graffiti coating or protection for the exterior side of all perimeter walls. The owner, or his/her successor, shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City's notice.	13. Required Short-term Project Design Features: Construction-related noise activities shall comply with the requirements set forth in the City of Corona Municipal Code Chapter 17.84.040: a. Construction shall not occur between the hours of 8:00 p.m. and 7:00 a.m. Monday through Saturday; b. Construction shall not occur between the hours of 6:00 p.m. and 10:00 a.m. on Sundays and federal holidays. c. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment should be turned off when not in use. d. Locate staging area, generators and stationary construction equipment as far from any adjacent sensitive receptors as reasonably feasible. e. Obtain a construction work permit from the City of Corona prior to starting construction. 14. Required Long-term Project Design Features: a. Prior to issuance of building permits, the project proponent shall demonstrate to the City building department that the proposed building shell assembly and window assemblies will achieve exterior to interior noise reduction that will meet the State/City building code requirement of 45 dBA CNEL. b. All HVAC equipment and exhaust fans should be fully shielded or enclosed from the line of sight of adjacent residential uses. Shielding/parapet wall should be at least as high as the equipment. c. Truck deliveries, loading/unloading activity, and trash pick-up should be limited to daytime business hours (8 a.m. – 5 p.m.) only. d. Limit engine idling time for all trucks to 5 minutes or less.



Project Conditions

City of Corona

PLANNING

Rocio Lopez

15. Construction Design Features:

DF-1 Follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:

- a. All active unpaved construction areas shall be watered two (2) times daily.
- b. Speed on unpaved roads shall be reduced to less than 15 mph.
- c. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
- d. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
- e. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.

f. Access points shall be washed or swept daily.

g. Construction sites shall be sandbagged for erosion control.

h. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.

i. Pave or gravel access points and use track-out grates.

j. Replace the ground cover of disturbed areas as quickly possible.

DF-2 Construction equipment shall be maintained in proper tune.

DF-3 All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

DF-4 Minimize the simultaneous operation of multiple construction equipment units.

DF-5 The use of heavy construction equipment and earthmoving activity shall be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

DF-6 Utilize low emission "clean diesel" equipment with new or modified Tier 4 engines that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet CARB best available control technology, when feasible.

DF-7 Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

DF-8 Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors.

DF-9 Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

DF-10 Utilize zero VOC and low VOC paints and solvents, where feasible.

16. All parking lot light poles shall have hooded light fixtures.

17. The trash enclosure shall be constructed using decorative block that matches or complements the building's design and colors, and have a cover on top to secure the enclosure.

18. For plan check, the applicant shall revise the parking calculation table on the site plan (attached to the staff report as Exhibit 4) to reflect 3 employee parking spaces for the day care use, change the number of overall parking spaces to 263 and change the surplus parking spaces to 15.

19. The Applicant shall prepare a line-of-sight exhibit demonstrating that adequate landscape coverage is provided on the project site to obscure the view of health club windows from the single-family residences to the west, south and east of the project. The Applicant shall provide the line-of-sight exhibit to the Planning Division, and to the residences on Plumwood Lane, Brim Street, and Citrocado Ranch Street who have visibility of the health club. The applicant shall provide property owners a minimum of two (2) weeks to provide their input and consideration of the line-of-sight exhibit. The line-of-sight exhibit shall be incorporated into the project landscape plans for plan check submittal for review and approval by the Planning Division. [Added by the Planning and Housing Commission on April 24,2023.]

20. The Applicant shall provide the Planning Division with an interior and exterior Safety and Security Operational Procedures Manual prior to the issuance of a building permit. The Safety and Security Operational Procedures Manual shall be forwarded to the Police Department for review and approval. [Added by the Planning and Housing Commission on April 24,2023.]



Project Conditions

City of Corona

PLANNING	Rocio Lopez
21.	The Applicant shall enhance the architecture of the west elevation (Main Street elevation), with a focus on adding architectural detail to the north end of the west elevation. A revised elevation plan shall be reviewed and approved by the Planning Division before issuance of a building permit. [Added by the Planning and Housing Commission on April 24,2023.]
PUBLIC WORKS	Cassidy Orewyler
1.	The Public Works, Planning and Development, and Utilities Department comments for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.
2.	The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
3.	Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property.
4.	All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
5.	The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.
6.	All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
7.	The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following: <ul style="list-style-type: none"> a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day. (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official. (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
8.	Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
9.	Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following: <ul style="list-style-type: none"> a) All street facilities on S. Main St and Chase Dr. Prior to approval of building plans the applicant shall construct or guarantee construction of the widening of Chase Drive to the local street standard, the widening of Main Street (45 foot centerline to curb), and a 14 foot raised landscape median per the Mountain Gate Specific Plan. b) All drainage facilities on S. Main St and Chase Dr. An encroachment permit from Riverside County Flood Control will be required for work within their right of way. All required grading, including erosion control. c) All required sewer, water and reclaimed water facilities. Including abandonment of unused water lines. d) All required landscaping and/or park facilities. e) All under grounding of overhead utilities, except for cables greater than 32k volts.
10.	All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.



Project Conditions

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PUBLIC WORKS

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11. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
12. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.
13. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans.
14. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.
15. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.
16. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
17. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
18. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
19. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
20. Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
21. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
22. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
23. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
24. Prior to approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.
25. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.



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26. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.
27. Prior to issuance of a building permit, the applicant shall offer for dedication all required street rights-of-way (Main Street and Chase Drive). Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director. Prior to building permit issuance a five-foot public access easement on Main Street shall be recorded per separate document to match the development to the north.
28. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - b) Under grounding of existing and proposed utility lines.
 - c) Street lights along S. Main and Chase Dr.
 - d) All other public improvements shall conform to City of Corona standards.
29. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.
30. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.
31. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Planning and Development Department, Development Services Division.
32. Prior to approval of improvement plans the applicant shall comply with the approved traffic study recommendations.
33. Prior to building permit issuance the applicant shall provide all of the necessary documents and fees needed to annex this project into a City of Corona Community Facilities District (CFD) 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs. The CFD facilities shall include the public improvements fronting the project, including but not limited to the sidewalk, median landscaping, etc.
34. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the site plan or in these Conditions of Approval shall be constructed.
35. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
36. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.
37. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Utilities Department Directors.
38. Prior to issuance of any building permits, including model home permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.
39. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.



Project Conditions

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PUBLIC WORKS	Cassidy Orewyler
	<p>40. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.</p> <p>41. Prior to approval of improvement plans the applicant shall comply with the recommendations of the potable water, reclaimed water, and sewer studies.</p> <p>42. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>43. The applicant shall dedicate easements for all public water, reclaimed water, sewer and public storm drain facilities needed to serve the project in accordance with the standards of the City's Utilities Department. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Utilities Department. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>44. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Utilities Department and Fire Chief.</p> <p>45. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>46. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>47. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>48. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director or their designee. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.</p> <p>49. Prior to approval of the public improvement plans, the applicant shall coordinate with Metropolitan Water District for relocation of their facilities within the widened area on Chase Drive.</p> <p>50. Prior to approval of grading plans and final WQMP, the Geotechnical engineer shall review and approve the location of infiltration trenches and their proximity to retaining walls. The engineer shall incorporate all design recommendations from the geotechnical engineer prior to approval of grading plans.</p> <p>51. Prior to approval of improvement plans, the applicant shall design the onsite public storm drain located within the drive aisle. Prior to issuance of building permit the 20 foot public storm drain easement shall recorded per separate instrument.</p> <p>52. Prior to approval of Final WQMP and Grading plan, the design of tree diamonds along the detention trenches shall meet the separation requirements and landscape variance. Prior to approval of Final WQMP and Grading Plan, the applicant shall show the details and measurements to ensure requirements are met.</p> <p>53. Prior to issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy, the developer shall construct or guarantee construction of traffic signal modification at the intersection of Chase Drive and Main Street. Traffic signal modification can be submitted to the development services front counter with fee.</p>



Staff Report

File #: 23-0342

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 4/24/2023

TO: Honorable Chair and Commissioners

FROM: Planning & Community Development Department

APPLICATION REQUEST:

V2022-0002: Variance application requesting a variance from Section 9.4.5 of the Mountain Gate Specific Plan to reduce the minimum front yard setback requirement from 20 feet to 15 feet along Chase Drive, in conjunction with a new 52,423-square-foot health club facility proposed at 2895 S. Main Street, within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan. (Applicant: Joseph Balbas, Balbas Construction, Inc., 3189 Airway Avenue, Unit D, Costa Mesa, CA 92626).

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and adopt Resolution No. 2609 GRANTING V2022-0002, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 4.09 acres

Existing Zoning: QP (Quasi-Public) within the Mountain Gate Specific Plan (SP89-01)

Existing General Plan: OP (Office Professional)

Existing Land Use: Vacant

Proposed Land Use: Health Club Facility

Surrounding Zoning / Land Use:

N: QP (Quasi-Public) / Medical Buildings

E: W (Water/Utility) / Water Basin

S: SFD (Single Family Detached) / Single Family Homes

W: R-1-7.2 & R-1-9.6 (Single Family Residential)

BACKGROUND

The Applicant proposes to develop a 52,423-square-foot, two-story health club facility on a 4.09-acre site located at 2895 S. Main Street in the city of Corona. The site is located within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan (SP89-01), and Office Professional (OP) designation of the South Corona Community Facilities Plan (SCCFP). The property is designated

Office Professional (OP) in Corona's General Plan land use element. Surrounding land uses include medical office use to the north, a flood control channel and water detention basin to the east, single family residential to the south across Chase Drive and single family residential to the west, across Main Street.

The property was previously occupied by a single-family residence with orchards. The home was recently demolished, and the orchard has been removed.

The Variance is associated with a Precise Plan application (PP2022-0004). The Precise Plan application reviews the site plan, architecture, landscaping and walls/fencing associated with the proposed development of the 52,423-square-foot health club facility. Details associated with PP2022-0004 are provided under a separate staff report, which is being processed concurrently with this Variance request.

The project was initially reviewed by the Development Plan Review (DPR) Committee on April 7, 2022. The Applicant formally submitted the precise plan application to the City on September 21, 2022, and submitted the Variance application on October 25, 2022. The Precise Plan application was reviewed by the Project and Environmental Review Committee (PRC) on October 13, 2022 and the Variance application was reviewed by the PRC on November 17, 2022. Missing and revised items were subsequently submitted, and the applications were deemed complete on March 8, 2023 and scheduled for the Planning and Housing Commission meeting of April 24, 2023.

PROJECT DESCRIPTION

The applicant's request is to vary from the front yard setback requirement of Section 9.4.5 of the Mountain Gate Specific Plan (Specific Plan). The variance is proposed to accommodate the on-site parking requirement for the proposed development.

The property is a corner lot with two street frontages (Exhibit 3). The western perimeter abuts Main Street, and the southern perimeter abuts Chase Drive. Although Main Street has more traffic volume, Chase Drive is considered the frontage because it is the narrowest portion of the property abutting a public right-of-way. This determination is based on Corona Municipal Code (CMC) Section 17.04.267, which states:

"Lot frontage" means that portion of a lot which abuts a public right-of-way or approved private right-of-way; provided, however, if certain portions of a lot abut two or more public rights-of-way or approved private rights-of-way, the frontage of the lot shall be the narrowest portion of the lot which abuts the rights-of-way.

The Code further defines the rear lot line as being the opposite of the front lot line, and defines side lot lines as all lot lines that are not the front or the rear.

Per Section 9.4.5 of the Specific Plan, the setbacks are required for structures. The setbacks are a) front yard, 20 feet minimum; no parking shall be permitted with a required front yard, b) side yard, 10 feet minimum, and c) rear yard, 20 feet minimum.

Based on the "flag" configuration of the project site, the frontage along Chase Drive is the front yard,

the frontage along Main Street and the interior side yards adjacent to the flood control channel and the earthen basin is the side yard, and the interior north property line is the rear yard.

Due to the lot's configuration, the applicant submitted a variance request to reduce the front yard setback along Chase Drive from 20 feet to 15 feet and reduce the rear yard setback along the northern property line from 20 feet to 5 feet. After further analysis by staff, which occurred after the project was publicly advertised, the variance for the rear yard is not required. The Specific Plan only restricts the structure from being located within the setback and not the parking. Additionally, the city's landscape design guidelines for commercial properties require parking areas adjacent to interior property lines to have a minimum landscaped width of five feet at the property line. The project provides the required five-foot wide planter from the north property line. The structure is also set back 103 feet from the north property line.

Variance 2022-0002 is for the front yard setback along Chase Drive. The variance proposes to reduce the front yard setback from 20 feet to 15 feet to accommodate on-site parking spaces required for the proposed health club. The asymmetrical configuration of the property created on-site constraints in meeting the minimum front yard setback required by the Specific Plan. The "Analysis" section of this report justifies staff's support for the variance.

Additional project details are provided under a separate staff report (PP2022-0004), which is being processed concurrently with V2022-0002.

ENVIRONMENTAL ANALYSIS

Per Section 15070 (b) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was prepared for the project since the Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation measures identified in the Mitigated Negative Declaration, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant or potentially significant effect on the environment. The Mitigated Negative Declaration is recommended for adoption (Exhibit 5).

FISCAL IMPACT

The applicant has paid the applicable application processing fees for the project.

PUBLIC NOTICE AND COMMENTS

A 20-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning and Development Department received two letters regarding the project in response to the public notice. One letter is from the Jay and Sue McNeilly, who reside at 2841 Plumwood Lane. The McNeilly's do not support the project. In general, the McNeillys oppose commercial use on the project site and prefer the site to be developed for single family homes consistent with the residential uses in the area. A second letter was received from Nicole Leyva, a Corona resident living at 1855 Stanwich Place. Ms. Leyva supports the project. In general Ms. Leyva would like to see more attractions, restaurants and locally owned businesses, and supports an active lifestyle and healthy living. The letters are attached as Exhibit 7.

STAFF ANALYSIS

The variance is consistent with the findings required by Section 17.96.020 of the Corona Municipal Code (CMC). Section 17.96.020 requires that special circumstances applicable to the subject property must exist in order for the Planning and Housing Commission to grant a variance application. Special circumstances applicable to the subject property must relate to the size, shape, topography and location or surroundings of the subject property.

The special circumstances applicable to this project are due to the asymmetrical shaped lot, which resembles a flag design, causing the property to have a narrower frontage on Chase Drive. This configuration also causes the northeastern portion of the site to be narrow, which limits development in this area to parking, thereby requiring structures to be constructed on the western portion of the parcel. Because Chase Drive is considered the front of the property, the 20-foot front yard setback, which restricts parking from being located within the setback, makes the on-site development more restrictive. However, the project does provide a greater setback from the property line along Main Street, which was increased from 10 feet to 20 feet, with 15 feet being landscaped from the back of the sidewalk.

Furthermore, the public right-of-way improvements along Chase Drive include a 24-foot wide parkway, which when combined with the proposed 15-foot on-site landscaped setback results in a depth of 39 feet from the back of the street curb. Furthermore, the project site is at a lower elevation than the street by five feet in this location. Therefore, the reduced on-site setback along Chase Drive will not impact the aesthetics of the project from the street. Also, the structure is setback 84 feet from the property line along Chase Drive.

Therefore, the Planning and Development Department recommends approval of V2022-0002, subject to the findings below and the recommended conditions of approval in Exhibit 4.

FINDINGS FOR APPROVAL OF V2022-0002

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 these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit 4.*

2. 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 classification because of the following special circumstances applicable to the property related to size, shape, topography, location or surroundings:
 - a. *The strict application of the setback requirements under Section 9.4.5 of the Mountain Gate Specific Plan deprives the property owner of privileges enjoyed by other*

commercial properties in the area due to special circumstances that exist on the property. The development is constrained by the lot's unusual "flag" shape which is narrow at the site's northeastern corner. This narrow area restricts development within this portion of the site, requiring the necessary components of the development including the entrances, building, trash enclosures, main parking lot and required 28-foot wide fire lanes to occur on the site's western portion. The reduced setbacks along the site's front yard allows the project to accommodate parking spaces that are closer and more accessible to the building.

3. The approval of V2022-0002 does not constitute the granting of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located for the following reasons:
 - a. *Aside from the variance for the front yard setback on Chase Drive, all other aspects of the development comply with the development standards in the Mountain Gate Specific Plan. The project also provides a greater setback along the property line adjacent to Main Street, which was increased from 10 feet to 20 feet.*
 - b. *The public right-of-way improvements along Chase Drive adjacent to the project site include a 24-foot wide parkway plus the 15-foot-wide on-site landscaped setback, which results in a combined 39-foot depth from the back of the curb. The project site is also five feet lower than the elevation of the street in this location. As such, the variance in the setback is nominal and would not visually impact the aesthetics from Chase Drive.*

4. The Variance will not adversely affect property and the use thereof in the vicinity of subject property or the public health, safety and general welfare for the following reason:
 - a. *The proposed variance of 5 feet from the front yard setback requirement along Chase Drive will not adversely affect surrounding property in the vicinity, as the project site is being developed in an orderly manner and provides additional landscaping in other areas throughout the project site. The existing residential uses across Chase Drive to the south will not be impacted because the houses back Chase Drive and are separated from the street by a six-foot high block wall, and the parkway width when combined with the on-site landscaped setback results in a depth of 39 feet from the back of the street curb. Therefore, the variance does not adversely affect surrounding property nor the public's health, safety and general welfare.*

PREPARED BY: ROCIO LOPEZ, CONSULTING PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2609
2. Locational and Zoning Map
3. Site Plan
4. Conditions of Approval
5. Environmental Documentation
6. Applicant's Letter dated 12-10-22
7. Public Correspondence

Case Planner: Rocio Lopez (951) 736-2263



Project Conditions

City of Corona

Project Number: V2022-0002

Description: **VARIANCE TO ALLOW A REDUCTION OF FRONT & SIDE YARD SETBACKS**

Applied: **10/25/2022**

Approved:

Site Address: **2895 28* S MAIN ST CORONA, CA 92881**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **JOSEPH BALBAS**

Parent Project:

3189 AIRWAY AVENUE COSTA MESA CA, 92626

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	
<p>1. Comply with 2022 California Building/Fire Code and Corona Municipal Code for minimum building frontage, yards, fire separation distance, fire lane width, parking space dimensions, and accessible path of travel width requirements.</p>	
PLANNING	Rocio Lopez
<p>1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</p> <p>2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</p> <p>3. This variance permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this variance within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege, permit, or variance granted shall be deemed to have lapsed.</p> <p>4. Approval of V2022-0002 is contingent upon the approval of PP2022-0004.</p>	

EXHIBIT 6

EXTERIOR COLORS & MATERIALS

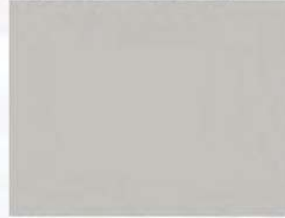
SHIPLAP WALL PLANKS



G FOUR SEASONS OUTDOOR - RUSTIC PINE

SCHEME

ACCENT COLOR



D
SW 7672 KNITTING NEEDLES

FASCIA / TRIM



E
SW 2808 Rookwood
Medium Brown

STORE FRONT /
DOORS /
METAL AWNINGS



F
METALIC SILVER

BASE COLOR



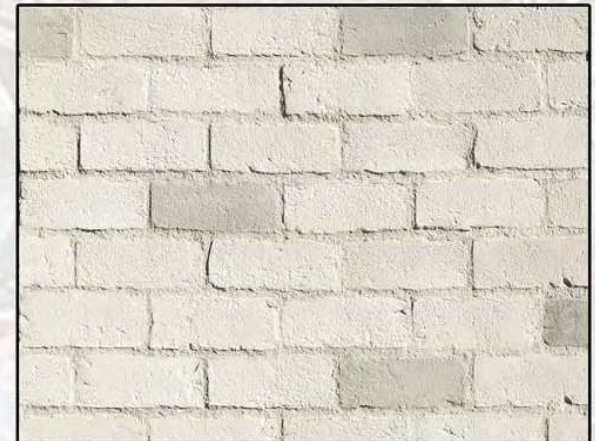
A
SW 7006 EXTRA WHITE

ROOF



B
3628 KNOXVILLE BLEND - CAPISTRANO - EAGLE ROOFING

BRICK VENEER



C
WHITE WASH FINISH - MANUFACTURER TO BE DETERMINED

Fitness Mania, Corona

Corona, California

Balbas Construction, Inc.



KNITTER PARTNERS
INTERNATIONAL, INC.

architecture & planning

The color board represents approximate printable color only. Job color and texture will vary due to methods of application and job conditions. Please refer to the Color Matrix and material suppliers for colors.

08/29/2022

22001



2-4-25

City of Corona,

We are writing to request a time extension for our project at 2895 S Mains St. to complete essential value engineering efforts. Our team has identified several opportunities to optimize the project's design and reduce costs without compromising quality or functionality.

The extension is necessary due to the following factors:

1. Retaining Walls and Stormwater Management: We are exploring cost-effective solutions for the retaining walls and stormwater management systems. This includes evaluating innovative designs that can effectively manage and convey stormwater while reducing the risks of flooding and erosion.
2. Structural Requirements: We are reassessing the structural design to ensure it meets all safety standards while identifying potential areas for optimization.
3. Land Acquisition: We have entered into a Purchase and Sale Agreement (PSA) with the City of Corona for the adjacent two-acre parcel. This acquisition presents new opportunities for project optimization.
4. Soil Management: We are in discussions with city officials regarding the possibility of mitigating soil import and export between the parcels. This could lead to significant cost savings and reduced environmental impact.
5. Building Height Adjustment: We are working to value engineer the height of the building by 5 to 6 feet and reduce the total square footage. This adjustment could result in substantial cost savings without compromising the project's objectives.

We anticipate that these value engineering efforts will lead to significant cost reductions and improved project efficiency. We believe this extension will ultimately benefit the project by allowing us to implement cost-saving measures and optimize the design. If you require any additional information, please contact Joseph Balbas at 714-390-1177

Thank you,

EXHIBIT 9

BALBAS CONSTRUCTION INC.

3189 AIRWAY AVENUE UNIT D, COSTA MESA, CA 92626

714-390-1177 • BALBASCONST@GMAIL.COM

LIC# B-499950



STAFF REPORT

DATE: 04/07/2025
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

2025-162

APPLICATION REQUEST:

GPCD2025-0005: Request for a General Plan Consistency Determination regarding the acquisition of property located at 482 N. Corona Mall (APN 117-143-018). (Applicant: City of Corona Economic Development Department, 400 S. Vicentia Avenue, Corona, CA 92882)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2665 determining that the City's acquisition of property located at 482 N. Corona Mall is consistent with the City's General Plan.

ANALYSIS

The City is seeking a General Plan Consistency Determination for the property located at 482 N. Corona Mall (Assessor's Parcel Number 117-143-018). The property is approximately 0.09 acres (4,000 square feet) and is developed with a commercial building. The property owners are Mowbray P. Hagan and Mavis Hagan.

The City approached the property owners with the intent to purchase the property due to the City's ongoing effort to redevelop the Corona Mall. The owners have offered the City an opportunity to negotiate the purchase of the property. Given the property's location in the Corona Mall, it is in the City's best interest to acquire the property to encourage the overall goal of creating a cohesive, thriving and vibrant destination in the Downtown Core, which is consistent with the vision of the City's Downtown Revitalization Plan and General Plan.

General Plan Consistency

California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of, or vacate real property or easements for public purposes, the Planning Agency of the city in which the property is located must first issue a report addressing whether the activity is consistent with the General Plan.

The City's plan to acquire the property is consistent with the following General Plan policies:

General Plan Policy	Reason
Policy LU-17.6: Promote and support the redevelopment of the Corona Mall and adjacent properties into a central attraction within the Downtown Core, with a mix of supporting land uses.	The property at 482 N. Corona Mall abuts other city-owned properties to the west and east which are part of the Corona Mall. The acquisition of the property will allow cohesive ownership of the properties in the Corona Mall and give the City leverage on the future redevelopment of the properties in the area.
Policy LU-17.9: Promote the consolidation of individual lots for the redevelopment of cohesive and well-designed commercial and mixed-use projects that maintain the area's character of low-rise and pedestrian oriented buildings with distinctive storefronts.	Because of the property's proximity to city-owned properties, acquiring the property at 482 N. Corona Mall allows the City the opportunity to evaluate the best use of the property for the community.
Policy LU-4.4: Proactively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.	The acquisition of the property at 482 N. Corona Mall allows for the potential redevelopment of the property in conjunction with the other properties in the Corona Mall, which supports the re-use of existing, underutilized property and promotes the redevelopment of aging commercial properties.

Staff requests that the Planning and Housing Commission find the proposed acquisition of the property at 482 N. Corona Mall consistent with the City's General Plan.

ENVIRONMENTAL ANALYSIS

The General Plan consistency determination is not a project under the California Environmental Quality Act (CEQA), and therefore, does not require environmental review.

FISCAL IMPACT

The request for a General Plan consistency determination has no impact on the General Fund.

PUBLIC NOTICE AND COMMENTS

California Government Code Section 65401 does not require public notification for a General Plan consistency determination.

PREPARED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Exhibits:

1. Resolution No. 2665.
2. Locational Map.
3. Letter from the Economic Development Department, dated April 3, 2025.



RESOLUTION NO. 2665

APPLICATION NUMBER: GPCD2025-0005

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, REGARDING A GENERAL PLAN CONSISTENCY DETERMINATION FOR THE CITY'S ACQUISITION OF PROPERTY LOCATED AT 482 N. CORONA MALL (ASSESSOR'S PARCEL 117-143-018). (APPLICANT: CITY OF CORONA ECONOMIC DEVELOPMENT DEPARTMENT)

WHEREAS, the City of Corona ("City") is proposing to acquire approximately 0.09 acres (4,000 square feet) located at 482 N. Corona Mall ("Property"); and

WHEREAS, the Property consists of Assessor Parcel Number 117-143-018; and

WHEREAS, the Property is in the North Corona Mall, zoned as Downtown per the Downtown Corona Revitalization Specific Plan; and

WHEREAS, the Property is currently owned by Mowbray P. Hagan and Mavis Hagan and is developed with a commercial building; and

WHEREAS, the City approached the property owners with the intent to purchase the Property due to the City's ongoing efforts to redevelop the Corona Mall for redevelopment; and

WHEREAS, the property owners have offered the City an opportunity to negotiate a purchase of the Property; and

WHEREAS, it is in the City's best interest to acquire the Property to encourage the overall goal of creating a cohesive, thriving and vibrant destination in the Downtown Core, which is consistent with the vision of the City's Downtown Revitalization Plan and General Plan; and

WHEREAS, California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of, or vacate any real property or easements for public

EXHIBIT 1

purposes, the Planning Agency of the city in which the property is located must first issue a report addressing whether the activity is consistent with the City's General Plan; and

WHEREAS, the Planning and Housing Commission finds that the General Plan Consistency Determination is not a project under the California Environmental Quality Act (CEQA), and therefore, does not require an environmental determination; and

WHEREAS, during the Planning and Housing Commission meeting on April 7, 2025, the Planning and Housing Commission did consider the acquisition of the Property to be consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a Regular Session assembled this 7th day of April, 2025, that the acquisition of the Property is found to be consistent with the City of Corona General Plan based on the following findings.

1. The acquisition of the Property is consistent with the following policies of the General Plan for the following reasons:
 - a. Policy LU-17.6 which is to *promote and support the redevelopment of the Corona Mall and adjacent properties into a central attraction within the Downtown Core, with a mix of supporting land uses*. The property at 482 N. Corona Mall abuts other city-owned properties to the west and east which are part of the Corona Mall. The acquisition of the property will allow cohesive ownership of the properties in the Corona Mall and give the City leverage on the future redevelopment of the properties in the area.
 - b. Policy LU-17.9 which is to *promote the consolidation of individual lots for the redevelopment of cohesive and well-designed commercial and mixed-use projects that maintain the area's character of low-rise and pedestrian-oriented buildings with distinctive storefronts*. Because of the property's proximity to city-owned properties, acquiring the property at 482 N. Corona Mall allows the City the opportunity to evaluate the best use of the property for the community.
 - c. Policy LU-4.4 which is to *proactively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses*. The acquisition of the property at 482 N. Corona Mall allows for the potential redevelopment of the property in conjunction with the other properties in the Corona Mall, which supports the re-use of existing, underutilized property and promotes the redevelopment of aging commercial properties.

BE IT FURTHER RESOLVED that the Planning and Housing Commission has determined that the above referenced findings, in conjunction with all written and oral evidence presented to the Planning and Housing Commission, including staff report and Commission

deliberation, provide substantial evidence for the Planning and Housing Commission's finding of General Plan consistency with respect to the acquisition of the "Property" located at 482 N. Corona Mall; and

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of Corona.

Adopted this 7th day of April, 2025.

Sarah Longwell, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, 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 7th day of April, 2025, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California



April 3, 2025

City of Corona
Planning & Development Department
400 S. Vicentia Avenue
Corona, CA 92882

RE: General Plan Consistency Determination for 482 Corona Mall (APN 117-143-018), Corona, CA 92879.

Dear Ms. Coletta:

The City of Corona is requesting a General Plan Consistency Determination, pursuant to Government Code Section 65402, concerning the proposed acquisition of 482 Corona Mall (APN 117-143-018). The property is owned by Mowbray P. Hagan and Mavis Hagan and the area is zoned as Downtown District (D) per the Downtown Corona Specific Plan (SP 98-01). The Property at 482 Corona Mall is approximately .09 acres (4,000± square feet) and is used as a commercial building.

The City approached the property owners with intent to purchase the property due to recent direction from Council. The owners at this time offered the City an opportunity to negotiate a purchase of the property given its location within the North Corona Mall. It is in the City's best interest to acquire these properties to encourage the overall goal of creating a thriving, vibrant destination in the Downtown Core.

Thank you for your consideration in this matter. Please feel free to contact me at (951) 817-5730 or by email at Joel.Belding@CoronaCA.gov with any further questions.

Sincerely,

Joel Belding
Economic Development Director

EXHIBIT 3

