



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