



**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 7<sup>th</sup> day of April, 2025.

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

**ATTEST:**

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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 7<sup>th</sup> day of April, 2025, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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