

Granting Criteria

Neither the Commission nor the City Council may grant a conditional use permit for any use unless the proposed use and location are not detrimental to public health, safety, convenience, general welfare and will be in harmony with the elements and objectives in the city's General Plan.

Prior to making such findings, the commission and/or council should consider whether the proposed use and location are detrimental to other existing and permitted uses in the general area. The proposed use shall relate properly to existing and proposed streets and highways.

In granting a conditional use permit, the Planning Commission and City Council may impose reasonable conditions deemed necessary and desirable to protect the public health, safety, convenience and general welfare of the city, in accordance with the city's zoning regulations.

If a conditional use permit is granted by the City Council or Planning Commission for a proposed use, the use is subject to all the property development standards of the zone in which the use is permitted by the conditional use permit.

No conditional use permit granted or authorized by the Commission, as provided in this chapter, shall become effective until ten days after the date of the resolution granting and authorizing said conditional use permit.

Divisions Contact Information

Planning Division:

(951) 736-2262 - Plandev@coronaca.gov

Building Division:

(951) 736-2250 - Building.plancheck@coronaca.gov

Code Compliance Division:

(951) 279-3549 - Code.enf@coronaca.gov

Development Services Division:

(951) 736-2259 - dscounter@coronaca.gov



Planning & Development Department

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City of Corona

Planning & Development Department

Minor Conditional Use Permits Major Conditional Use Permits



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Introduction

The conditional use permit is intended for land uses which require special consideration in a particular zone or in the city due to the following factors: the size of the area needed for full development, traffic, noise, vibration, smoke, aesthetics, glare or other problems or impacts created by the use; special locational requirements for the use not related to zoning; or the effect that such uses may have on property values, health, safety and welfare in the neighborhood or in the community. It is also for uses whose approximate location is indicated on the General Plan but whose exact location and arrangement must be carefully studied.

Existing uses which are permitted through a conditional use permit may continue without securing such a permit; however, any extension or expansion of such use shall require a conditional use permit.

Uses Requiring a Major CUP

A Major Conditional Use Permit is subject to review and approval via the Planning Commission. The following uses include, but are not limited to:

In Commercial Zones:

- Automotive Related Uses (Body repair, Repair garage, Upholstery)
- Healthcare Facilities
- Hotel/Motor Inn
- Liquor or Convenience Store
- Mortuary
- Nightclub, Music or Dance Hall
- Private Elementary, Middle, or High School

In Industrial Zones:

- Restaurants with a Drive-through.

- Automobile Body/Fender Repair, Towing or Impound Yard
- Aluminum Scrap Collection, Storage, and Distribution
- Storage Facility, Self Storage and Recreational Vehicles

Uses Requiring a Minor CUP

A Minor Conditional Use Permit is subject to review and approval by the Board of Zoning Adjustment (BZA). The following uses include, but are not limited to:

In Commercial Zones:

- Billiard Parlor, Bowling Alley
- Smoking Lounges, Clubs, Lodges or Meeting Halls
- Motorcycle Sales and Service

In Industrial Zones:

- Churches not exceeding 10,000 sq ft
- Manufacturing, Assembly, Fabrication from Acids/Fiberglass
- Metal Galvanizing, Painting, Plating and Powder Coating

Application Process

Filing. Application for a conditional use permit shall be submitted to the Planning & Development Department by the owner of the property, the lessee or the agent.

Form. Application forms can be obtained and once completed can be submitted to the Planning & Development Department to be processed.

Site plan. A site plan of the proposed conditional use and development shall be submitted along with the application, and any additional materials, as requested by the Planning & Development Department.

Addresses. A list of property owners and their addresses within a 500 foot radius to the property shall be furnished by applicant to the Planning & Development Department.

Filing fee. When the application for a conditional use permit is filed, a uniform fee as established by the City Council and any amendments shall be paid to cover the cost of the proceedings.

Staff investigations. The Planning & Development Department shall conduct an investigation of the facts of the case to provide the information necessary for action consistent with the intent of the Corona Municipal Code and the General Plan and shall report the finding to the BZA or Planning Commission, as applicable.

It is unlawful for any person to conduct a use which requires an application or permit under this chapter without first obtaining the permit or approval or to continue such use which has been suspended or revoked. Violations of this chapter shall be enforced pursuant to Corona Municipal Code Chapter 17.108.

Public Hearing

Hearing date shall be set by the Planning & Development Director for Planning Commission 10 to 45 days after the application filing is complete.

Notice of public hearing shall contain the time, place, and location of the hearing.

Publication notice shall be published in a city newspaper no less than ten days before the hearing date.

Mailing notice shall be mailed, postage prepaid, at least ten days before the hearing date to property owners within a 500 foot radius of the subject property.

Hearings The Planning Commission shall hold public hearings 10 to 30 days after the publication of the legal notice. The BZA shall hold a hearing within seven calendar days from the date a complete application is received.