

## 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.



City of Corona  
Community Development Department  
400 S. Vicentia Avenue  
Corona, CA 92882-2187

# City of Corona

## Community Development Department

### Minor Conditional Use Permit

and

### Major Conditional Use Permit



Planning (951) 736-2262  
Building (951) 736-2250  
Code Enforcement (951) 739-4790  
[www.discovercorona.com](http://www.discovercorona.com)

## 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

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:

Aluminum Scrap Collection, Storage, Distribution

Automobile Body/Fender Repair, Towing or Impound Yard

Restaurants with a Drive-through

Storage Facility, Self Storage and Recreational Vehicles

## Uses Requiring a Minor CUP

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 Community 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 Community 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 Commission, the Community Development Director or the Public Works Director.

**Addresses.** A list of property owners and their addresses within a 500 foot radius to the property shall be furnished by applicant to the Community 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.

**Appeal fee.** A filing fee as established by City Council for an appeal from a decision of the Planning Commission must be paid to the city at the time of filing the appeal.

**Staff investigations.** The Community 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 Commission.

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 Community 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 Commission shall hold public hearings 10 to 30 days after the publication of the legal notice.