



Housing Element Rezone Program

Phase 2

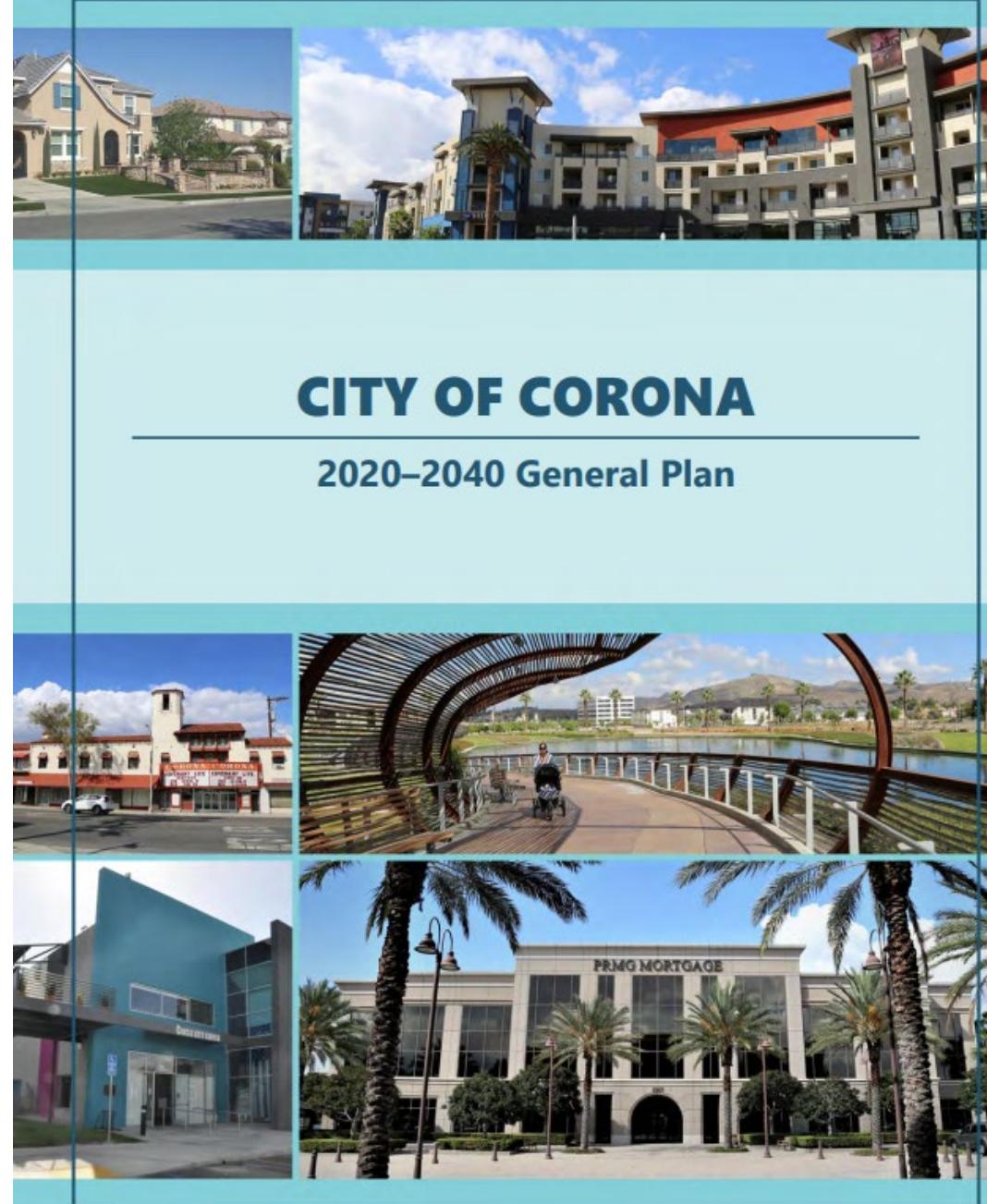
Applications:

GPA2023-0005

CZ2023-0007

SPA2023-0008

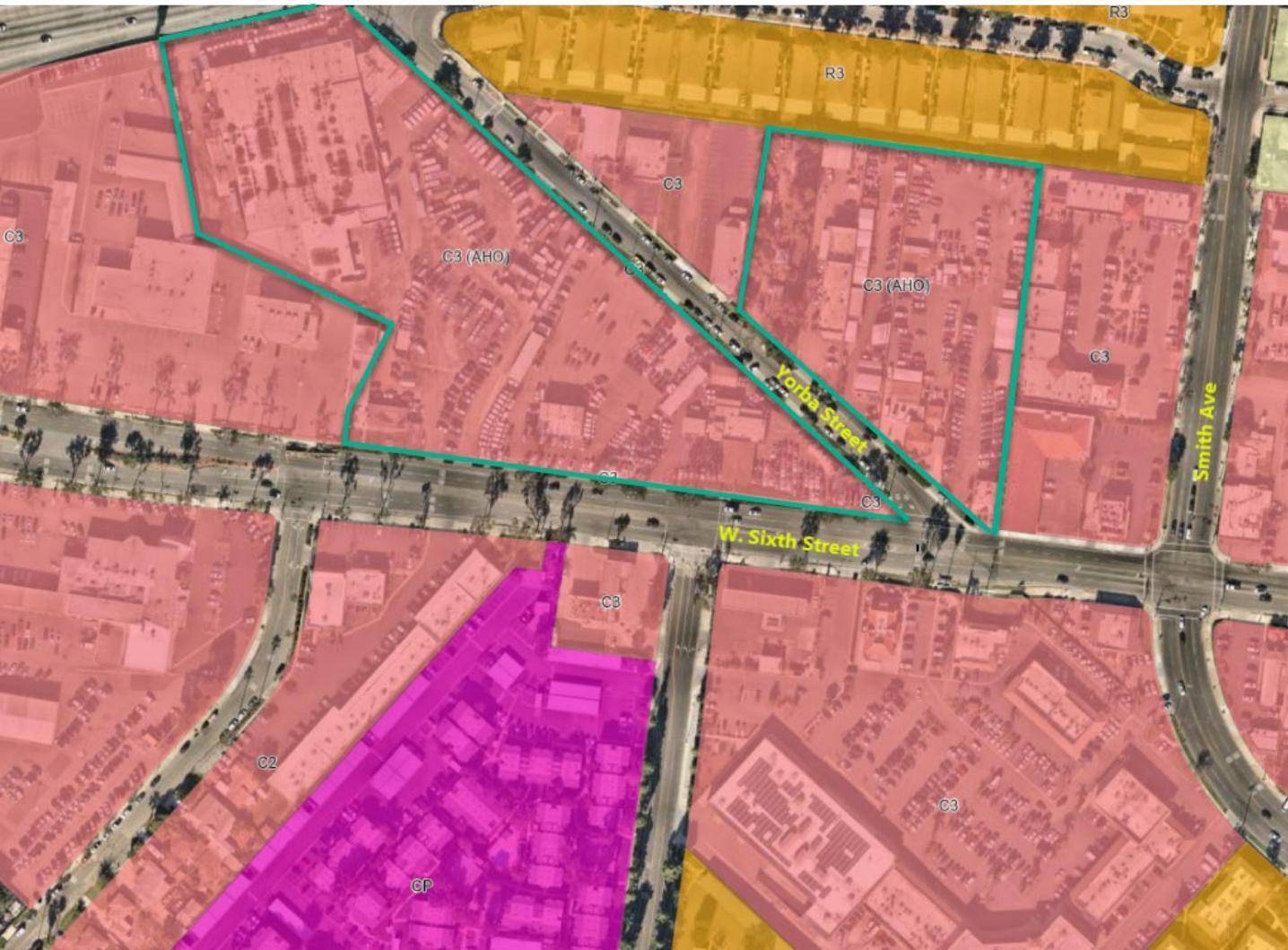
- Rezone certain non-residential properties to have an affordable housing overlay zone to permit high density residential.
- Meets the planning of low-income housing units according to the City's Regional Housing Needs Assessment (RHNA) allocation in the **Housing Element 2021-2029** of the General Plan.



Housing Element Snapshot

- City is required to update its General Plan Housing Element every 8 years according to the timeline established by state law.
- Housing Element is governed by CA Gov't Code Article 10.6 (Sections 65580 – 65589.11).
- Corona's Housing Element Update:
 - **Approved by the City Council on November 3, 2021.**
 - **Approved by the State Department of Housing and Community Development (HCD) on October 12, 2022 .**
- City is required to accommodate the planning of its regional housing need.
 - Regional housing need issued to Corona: **6,088 housing units.**
 - Low Income Housing Unit Allocation: **2,792 units**

Background



- City did not have enough sites zoned to meet its RHNA allocation for low income units.
- **March 2023:** Proposal to rezone 158 parcels ("sites") to meet the planning of low income housing units required by the Housing Element.
- 32 sites were removed creating a shortfall of housing sites for 632 low income units RHNA allocation.
- **March 2024:** Current proposal to rezone 24 sites to make up for the shortfall in sites to accommodate the planning of low income units.

Rezone Program

- Add an Affordable Housing Overlay (AHO) Zone to certain properties.
 - Residential Density: 36 to 60 dwelling units per acre.
 - Allow 100% residential use or mixed-use development.
 - 20% of the total units shall be set aside for low income.
- **AHO zone does not prevent uses under the existing zoning of the property. ****AHO is an optional zoning******
- AHO zone is for the "planning" of housing.
- Redevelopment of property is dependent on the property owner.
- **Rezoning deadline: October 12, 2024**



General Plan Amendment
GPA2023-0005



**Amendment to
Land Use Table
LU-1**

Add language
that would
permit housing
according to
the AHO zone
in the General
Commercial
designation.



**Amendment to
Land Use Map**

Change 1.33
from General
Commercial to
High Density
Residential on
E. Grand and
Victoria.



**Amendment to
Housing
Element**

Update
Housing Sites
Inventory

Change of Zone

CZ2023-0007

Add an AHO zone to the existing zoning

CZ2023-0007

River Road & Cota: 2.66 acres



CZ2023-0007

W. Sixth Street & Smith Street: 5.68 acres



Specific Plan Amendment SPA2023-0008

Add an AHO zone to the existing zoning &
Change 1.33 acres from Gateway Business to MultiFamily

SPA2023-0008

McKinley Ave. & Magnolia Ave: 8.38 acres



SPA2023-0008

Cajalco Road & Temescal Canyon Road: 40 acres



SPA2023-0008

E. Grand Blvd. & Victoria Street: 1.33 acres



Recommendation

RECOMMEND APPROVAL OF GPA2023-0005, SPA2023-0008 AND CZ2023-0007 TO THE CITY COUNCIL.