



**RESOLUTION NO. 2633**

**APPLICATION NUMBER: GPCD2024-0003**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, REGARDING THE DISPOSAL OF CITY-OWNED PROPERTY LOCATED AT 715 S. MAIN STREET (APN: 117-191-019). (APPLICANT: CITY OF CORONA ECONOMIC DEVELOPMENT DEPARTMENT)**

**WHEREAS**, the City of Corona (“City”) is proposing to dispose 0.26 acres of City-owned land located at 715 S. Main Street; and

**WHEREAS**, the City-owned land consists of a portion of Assessor Parcel Number 117-191-019 (“Property”); and

**WHEREAS**, the Property is a portion of real property located in the Downtown Corona Revitalization Specific Plan with a zoning of Downtown District; and

**WHEREAS**, the Property is approximately 0.26 acres (11,343 square feet), historically used for parking purposes for the South Corona Mall; and

**WHEREAS**, the City was approached by the South Corona Mall developer, Resta Area, LLC, regarding their desire to acquire the subject Property to enhance their development in the South Corona Mall by providing an outdoor patio seating area for tenants; and

**WHEREAS**, it is in the City’s best interest to sell the subject Property to encourage the overall goal of creating a thriving vibrant destination in the Downtown Core; and

**WHEREAS**, California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of, or vacate any real property or easements for public purposes, the Planning Agency of the city in which the property is located must first issue a report addressing whether the activity is in conformity with the City’s General Plan; and

**EXHIBIT 1**

**WHEREAS**, the Planning and Housing Commission finds that the General Plan Consistency Determination is not a project under the California Environmental Quality Act (CEQA), and therefore, does not require an environmental determination; and

**WHEREAS**, during the Planning and Housing Commission meeting on May 6, 2024, the Planning and Housing Commission did consider the disposition of the Property to be consistent with the General Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning and Housing Commission of the City of Corona, California, in a Regular Session assembled this 6th day of May, 2024, that the disposition of the Property is found to be in conformity with the City of Corona General Plan, based on the following findings:

1. The City's proposal to dispose the subject Property is consistent with the following goals and policies of the General Plan for the following reasons:
  - a. Policy LU-11.3, which is to *promote reinvestment in declining shopping centers and districts, with an emphasis on new retail uses that serve adjacent neighborhoods and contribute to the overall vitality of the centers*. The General Plan land use designation of the property is Mixed Use Downtown, which is to encourage the creation of a pedestrian-oriented and active street environment with retail shops and services. The property is part of the redevelopment of the South Corona Mall and will accommodate outdoor dining and seating along the Ramona Street frontage for the intended tenant of the in-line commercial space.
  - b. Policy LU-17.6, which is to *promote and support the redevelopment of the Corona Mall and adjacent properties into a central attraction within the Downtown Core, with a mix of supporting land uses*. The property is associated with the redevelopment efforts of the South Corona Mall. Rest Area, LLC has improved several of the previously vacant in-line commercial spaces to house future eating and drinking establishments in the South Corona Mall, which is to encourage visitor activity in the Downtown. The property is intended to complement those uses by providing outdoor dining and seating spaces.
  - c. Goal ED-3, which is to *promote the revitalization of targeted growth areas including the Downtown, North Main Street, southeast corner of SR-91 and I-15 interchange, the Sixth Street corridor, the North West Quadrant, and the City's Sphere areas*. The property is part of the South Corona Mall in the Downtown which is specifically identified as a targeted area for redevelopment. The property was formerly a parking lot that is being redeveloped to provide outdoor dining and seating associated with the intended business in the in-line commercial spaces.

- d. Policy ED-3.1, which is to *analyze economic development opportunities in targeted growth areas that could meet the City's economic needs, while following guidelines that ensure compatibility with the City's economic strategy*. The redevelopment of the Downtown and the Corona Mall is part of the City's strategic plan. The redevelopment of the property by Rest Area, LLC aligns with the City's strategic plan to provide an entertaining and vibrant downtown for residents and the visiting public.

**BE IT FURTHER RESOLVED** that the Planning and Housing Commission has determined that the above referenced findings, in conjunction with all written and oral evidence presented to the Planning and Housing Commission, including staff report and Commission deliberation, provide substantial evidence for the Planning and Housing Commission's finding of General Plan conformity with respect to the disposal of the City-owned property located at 715 S. Main Street (APN 117-191-019); and

**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered to the City Clerk of Corona.

Adopted this 6<sup>th</sup> day of May, 2024.

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Matt Woody, 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 6<sup>th</sup> day of May, 2024, 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