



Staff Report

File #: 23-0088

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 01/23/2023
TO: Honorable Chair and Commissioners
FROM: Planning & Development Department

APPLICATION REQUEST:

CZ2022-0003: Change of Zone on various properties to allow certain residential zoning consistent with the General Plan Housing Element sites inventory.

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend to the City Council the APPROVAL of CZ2022-0003, based on the findings contained in the staff report and find that no additional environmental review pursuant to the California Environmental Quality Act (CEQA) is necessary because there are no changes to the project as analyzed in the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program.

BACKGROUND

The City Council adopted the General Plan Housing Element 2021-2029 on November 3, 2021. The Housing Element is a state mandated document that is required to be updated every eight years. On October 12, 2022, the California Department of Housing and Community Development approved the City's Housing Element and found the document to be in compliance with State Housing Element Law (Government Code Article 10.6). The Housing Element requires the City to rezone and amend the General Plan land use of certain properties to meet its state mandated regional housing need.

The Housing Element 2021-2029 aligns with the State's allocation of the Regional Housing Needs Assessment, commonly known as RHNA. The Southern California Association of Governments (SCAG) Regional Council adopted the final RHNA allocation for the jurisdictions within its region at its meeting on March 4, 2021. The City of Corona was issued a final RHNA allocation of 6,088 housing units. The City is required to demonstrate the planning of these units based on each income category within the Housing Element for the next eight years. Corona's RHNA allocation based on income categories is shown in the below table.

EXHIBIT 9

**City of Corona RHNA Allocation
Years 2021-2029**

Income Category Based on Area Median Income (AMI)	Number of Units to Accommodate	Percentage
Very Low Income between 31 and 50% AMI	1,752	28.8%
Low Income between 51 and 80% AMI	1,040	17.1%
Moderate Income between 81% and 120% AMI	1,096	18.0%
Above-Moderate Income greater than 120% AMI	2,200	36.1%
Total	6,088	100.0%

The City’s availability of vacant, undeveloped properties has decreased over the years due to development. It is also especially challenging to find properties suitable for higher density residential, which is crucial in planning enough sites to accommodate low- and moderate-income housing units. Sites suitable for low-income units must have a zoning and General Plan designation that allows a higher density of at least 30 dwelling units to the acre. Moderate income units also can be accounted for in the higher density but can be included in a medium density that allows up to 15 dwelling units to the acre.

Housing Program 7 of the Housing Element requires the City’s to identify adequate housing sites that could be developed with housing according to the income categories required by the City’s RHNA allocation. The City does have a lack of sites available for high density residential, which creates a shortfall in having enough sites available for the planning of low- and moderate-income units. Housing Program 7 requires the City to rezone certain properties so that enough sites are available for the potential development of high density residential that would support the planning of low- and moderate-income units.

Change of Zone 2022-0003 (CZ2022-0003) is part of the rezoning program described by Housing Program 7 of the Housing Element. The change of zone will: a) change the zoning on certain properties identified on the Housing Element Sites Inventory to include an Affordable Housing Overlay (AHO) zone in conjunction with the sites existing zoning to allow high-density residential that would otherwise not be allowed or only allowed if constructed as part of a commercial and residential mixed-use development, and b) change the zoning of certain properties from R-1, single family residential, to R-2, low-density multiple family residential or C-2, Restricted Commercial to Mobile Home Park (MP).

In addition to Change of Zone 2022-0003 (CZ2022-0003), General Plan Amendment 2022-0002 (GPA2022-0002), Specific Plan Amendment 2022-0003 (SPA2022-0003), and Community Facilities Plan Amendment 2022-0002 (CFPA2022-0002) are being processed as part of the rezoning program to accommodate the land use changes that are being made to certain properties on the City’s Housing Sites Inventory. Additionally, a Zone Text Amendment (ZTA2022-0002) to Title 17 of the

Corona Municipal Code (CMC) is being processed to establish regulations for an Affordable Housing Overlay Zone. The regulations for the AHO zone are being added as Chapter 17.31 of the CMC. Properties identified with an Affordable Housing Overlay (AHO) zone will be allowed to develop high density residential if 20% of the total housing units within a project are set aside for low income housing. Finally, the consideration of High Density Residential and Mixed-Use Objective Development Standards and Design Guidelines are also proposed, which would apply to properties being developed pursuant to the requirements of the AHO zone. The objective development standards and design guidelines covers required building setbacks, building height, lot coverage, on-site passive and active open space, site design, and building design standards.

PROJECT DESCRIPTION

The Housing Element Rezoning Program covers various properties located in the City. Due to the number of properties and the locations, the City grouped and separated the properties into 11 Zones so that the areas can be easily identified. The properties being rezoned by CZ2022-0003 are shown in Exhibits 1 through 9. Zone areas not included in CZ2022-0003 are included in SPA2022-0003. The following table summarizes the general location of the properties within the Zone Areas.

Housing Element Rezoning Program Properties By Zone Area

Zone Area	Number of Properties	General Location
Zone 1	34	West 6 th Street, west of Lincoln Avenue, including Smith Street, Yorba Street and Sherman Avenue
Zone 2	35	West 6 th Street, east of Lincoln Avenue; West Grand Blvd. north of Sixth Street; Vicentia Street north of 6 th Street; Railroad Street, east of Cota Street.
Zone 3	1	Railroad Street, east of Lincoln Avenue
Zone 5	66	East side of North Main Street, south of Rincon Street, Harrison Street and East Grand Blvd.; east side of Joy Street north of 6 th Street; north side of Quarry Street, east of E. Grand Blvd.; East 6 th Street, east of Rimpau Avenue; Circle City Drive, east of Rimpau Avenue
Zone 6	3	South side of East 6 th Street, west and east of El Camino Avenue

Zone 7	1	South side of East 6 th Street, east of Temescal Street
Zone 8	11	West side of Fullerton Avenue on Ford Street and Barth Street
Zone 9	1	South side of Ontario Avenue, east of Oak Avenue
Zone 10	1	West side of S. Main Street, south of Montoya Drive

Zones 1, 2 and 5 represent the City’s historic commercial corridors on West and East 6th Street and North Main Street. Over the years, properties within the North Main Street corridor have been redeveloped to replace aging and declining shopping centers with new commercial uses and high density residential. Like North Main Street, aging commercial properties that exist along the West and East 6th Street commercial corridor have the potential to be redeveloped to include high density residential or commercial and residential mixed-use. These sites were considered as part of the rezoning program for higher density residential because of the existing urban environment and proximity to regional public transportation. The City also has seen changes in the retail market, which includes a decline in retail storefronts due to the competition from online retail sales. Therefore, the rezoning of these sites lend opportunity for these sites to be redeveloped with housing that can further support the planning of low- and moderate-income units and allow the City to meet its state mandated housing requirement.

Proposed Change of Zone

CZ2022-0003 changes the zoning of certain properties located in Zone Areas 1 through 3 and 5 through 10. The change of zone proposes the following changes:

- a) add an Affordable Housing Overlay (AHO) zone in conjunction with the existing zoning on certain properties, where high density residential may not currently be allowed (Zone 1 through 3, and 5 and 6 Areas),
- b) change the zoning from Agriculture and R-1, a single-family zone, to R-2, a low-density multiple family residential zone (Zone 8 through 10 Areas), and
- c) change the zoning from C-2, a restricted commercial zone, to MP, a mobile home park zone (Zone 7 Area).

The properties associated with CZ2022-0003 are identified in Exhibits 1 through 9 attached to this staff report. These exhibits include a map showing the location of the properties and a table identifying each property and the proposed change in the zoning.

The AHO zone is an overlay zone that is intended to facilitate and provide incentives for the development of affordable multifamily housing on properties that otherwise may not be allowed residential based on the current zoning. The AHO zone is intended to allow for residential development as a stand-alone use on properties or as part of a mixed-use development that would include commercial uses based on the permitted uses allowed by the underlying zoning. For example, a property zoned C-3 (General Commercial)/AHO would be allowed to continue to have

uses allowed by the C-3 zone or be developed with high density, multiple family residential if 20% of the total units are set aside for affordable housing for low income units. Additionally, a commercial and residential mixed-use development would be allowed if the affordable housing provision of the AHO zone is included.

In addition to the high density residential, AHO zone being proposed, other sites in the city also have been identified to be changed from R-1, a single-family residential zone, to R-2, a low density, multiple family residential zone. These sites were seen as having the potential for providing moderate-income housing units. The sizes of the properties provide an opportunity for additional housing units to be constructed on sites that already have one single family dwelling. The change of zone on these properties aligns with the land use changes being proposed by GPA2022-0002. These sites have been identified in Exhibits 4 and 7.

ENVIRONMENTAL ANALYSIS:

The City prepared a Supplemental Environmental Impact Report (EIR) for the Corona Housing Element Rezoning Program in accordance with the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts associated with the implementation of the City of Corona General Plan Housing Element Rezoning Program Update Project. This document is prepared in conformance with CEQA (California PRC Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000, et seq.). The Supplemental EIR adequately addresses impacts from minor changes to the Corona General Plan Technical Update 2020 Final EIR certified on June 3, 2020, by the City Council. As required by CEQA, the Supplemental EIR only contains information necessary to analyze the project modifications, changed circumstances, or new information that triggered the need for additional environmental review. The Supplemental EIR only contains the information necessary to make the previous EIR adequate for the project as revised. The Supplemental EIR indicated that the Housing Element Rezoning Program will not result in impacts not already identified in the Corona General Plan Technical Update 2020 Final EIR. The adoption of the Supplemental EIR is being considered with the adoption of GPA2022-0002.

FISCAL IMPACT

CZ2022-0003 is a city-initiated application. No application fee was paid to process this request.

PUBLIC NOTICE AND COMMENTS

A 20 day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News. As of the preparation of this report, staff has received several emails and phone calls from property owners near sites being rezoned or from owners that have property being rezoned. Most of the calls required further clarification on the permitted land uses under the rezoning program and if the existing land uses on the properties affected by the rezoning are allowed to be continued. Staff confirmed that existing land uses are allowed to remain on the property and that the rezoning program is an opportunity for redevelopment to allow housing should the owner decide to exercise that option in the future.

STAFF ANALYSIS

The Housing Element Rezoning Program is a planning requirement that establishes a path for the development of housing units in accordance with the City's mandated regional housing need. It does

not guarantee that housing will be developed on all the properties identified in the housing sites inventory. Future development on these properties and in most cases the redevelopment of these properties will be determined by market conditions. At the same time however, the city needs to maintain land that can support the development of residential units based on the regional housing need during the eight- year period of the current Housing Element. CZ2022-0003 provides the City with the required housing sites inventory to accommodate the potential development of high-density and medium-density residential development to support the planning of low- and moderate-income housing units.

FINDINGS FOR APPROVAL OF CZ2022-0003

1. The City prepared a Supplemental Environmental Impact Report (EIR) for the Corona Housing Element Rezoning Program in accordance with the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts associated with the implementation of the City of Corona General Plan Housing Element Rezoning Program Update Project. This document is prepared in conformance with CEQA (California PRC Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000, et seq.). The Supplemental EIR adequately addresses impacts from minor changes to the Corona General Plan Technical Update 2020 Final EIR certified on June 3, 2020, by the City Council. As required by CEQA, the Supplemental EIR only contains information necessary to analyze the project modifications, changed circumstances, or new information that triggered the need for additional environmental review. The Supplemental EIR only contains the information necessary to make the previous EIR adequate for the project as revised. The Supplemental EIR indicated that the Housing Element Rezoning Program will not result in impacts not already identified in the Corona General Plan Technical Update 2020 Final EIR.
2. The proposed change of zone is in conformity with the General Plan map and text for the following reasons:
 - a. General Plan Amendment application GPA2022-0002 is being processed in conjunction with the change of zone to provide consistency between the General Plan land use designations and zoning on the subject parcels.
 - b. CZ2022-0003 is consistent with Goal H-1 because it establishes zoning on certain properties that help promote a balance of housing types for corresponding affordability levels that assist in meeting the demand for housing within all economic segments of the City.
 - c. CZ2022-0003 is consistent with Policy H-1.3 because it provides sites for residential development, including sites for affordable housing so that the scarcity of land does not unduly increase the cost or decrease the availability of housing for all economic segments of the community.
3. The subject properties are suitable for the uses permitted by zoning being established by CZ2022-0003 in terms of access, size of parcel, relationship to similar or related uses, for the following reason:

- a. The subject properties are mostly infill properties located in developed areas that are supported by existing infrastructure, such as utilities, and improved city streets that can support new development or the redevelopment of existing properties.
4. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents for the following reason:
 - a. Housing Program 7 of the General Plan Housing Element requires the City to rezone properties to meet its state mandated regional housing need for low- and moderate-income housing units, which is required to be implemented during the Housing Element's eight-year planning cycle (Year 2021-2029).
 - b. The properties being rezoned to high-density residential are mostly located within the city's urban commercial corridor that is capable of supporting high density, multifamily residential in conjunction with commercial land uses.
5. The proposed change of zone is in the interest of the public health, safety, necessity, convenience and general welfare and in accordance with good zoning practice for the following reason:
 - a. The subject properties are mostly infill properties located in developed areas that are supported by existing infrastructure, such as utilities, and improved city streets, and in proximity to land uses, such as commercial services, and public transportation that are compatible with high density residential.

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Exhibit 1 - Zone 1 Area Map and Table
2. Exhibit 2 - Zone 2 Area Map and Table
3. Exhibit 3 - Zone 3 Area Map and Table
4. Exhibit 4 - Zone 5 Area Map and Table
5. Exhibit 5 - Zone 6 Area Map and Table
6. Exhibit 6 - Zone 7 Area Map and Table
7. Exhibit 7 - Zone 8 Area Map and Table
8. Exhibit 8 - Zone 9 Area Map and Table
9. Exhibit 9 - Zone 10 Area Map and Table
10. Exhibit 10 - Supplemental EIR available at www.CoronaCA.gov/GPUUpdate
<<http://www.CoronaCA.gov/GPUUpdate>>

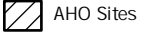
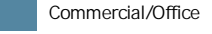
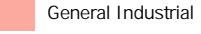
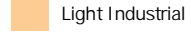
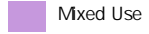
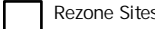




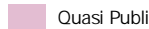
Case Planner: Joanne Coletta (951) 736-2262

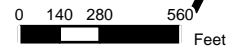


Zone 1 Parcels and Zoning

EXHIBIT 1



Parcel Type		Zone Type									
	AHO Sites		Agriculture		Commercial/Office		General Industrial		Light Industrial		Mixed Use
	Rezone Sites		Commercial		Flood Control		High Density Residential		Low Density Residential		Quasi Public



Zone 1 Area

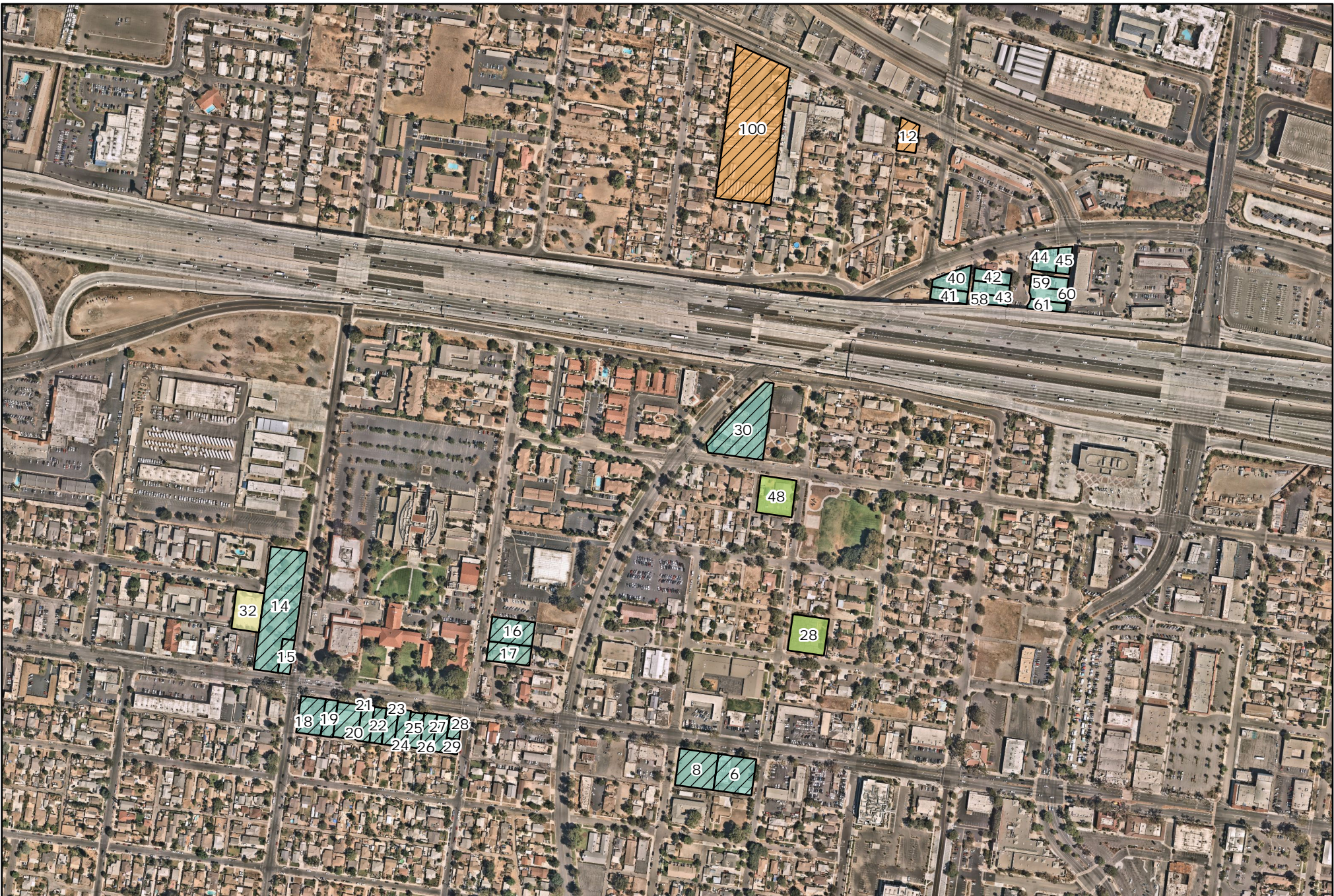
Affordable Housing Overlay Zone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
5	615 S Sherman Avenue	110040023	0.39	OP	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
13	6th Street	110020018	0.22	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
31	1341 W 6th Street	118130013	0.92	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
32	1335 W 6th Street	118130014	1.02	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
33	1338 W 6th Street	110030004	0.24	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
34	1334 W 6th Street	110030003	0.48	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
35	1330 W 6th Street	110030008	0.28	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
36	1865 W 6th Street	102270015	0.77	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
37	1180 W 6th Street	110040039	0.69	GC	MU1	C	C (AHO)	SPA2022-0003 GPA2022-0002
38	1210 W 6th Street	110040042	1.46	GC	MU1	C	C (AHO)	SPA2022-0003 GPA2022-0002
48	Pleasant View Avenue	118130031	0.49	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
49	W 6th Street	110030030	0.43	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
50	Yorba Street	102290010	0.17	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
51	W 6th Street	110040041	1.16	GC	MU1	C	C (AHO)	SPA2022-0003 GPA2022-0002
52	6th Street	110020008	0.61	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
71	S Smith Avenue	110020012	0.50	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
72	1362 W 6th Street	110030015	3.60	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002
73	1553 Yorba Street	118050020	0.64	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
74	1549 Yorba Street	118050019	0.43	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
75	1545 Yorba Street	118050018	0.65	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
76	1539 Yorba Street	118050017	0.95	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
77	1535 W 6th Street	118050016	0.99	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
78	W 6th Street	102290020	4.56	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
79	1625 W. 6th Street	102290017	1.62	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
80	1541 W 6th Street	103280001	0.99	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
84	W. 8th Street	110040054	0.46	HDR	UDR	MP	R3 (AHO)	CZ2022-0003 GPA2022-0002
85	W 8th Street	110061005	0.88	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002
86	W 8th Street	110040010	0.20	HDR	UDR	MP	R3 (AHO)	CZ2022-0003 GPA2022-0002
91	S Sherman Avenue	118101014	1.51	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002
92	1910 Frontage Road	102250054	1.27	GC	MU1	C2	C2 (AHO)	CZ2022-0003 GPA2022-0002
94	1434 W 6th Street	110020005	0.94	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
95	Pleasant View Avenue	118130022	1.42	LDR	MU1	R1-7.2	R3 (AHO)	CZ2022-0003 GPA2022-0002
98	1833 W 6th Street	102270014	0.82	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
99	1833 W 6th Street	102270013	0.22	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002





General Plan Legend		Zoning Legend	
GC	General Commercial	AHO	Affordable Housing Overlay
OP	Office Professional	R-1-7.2	Single Family Residential
LDR	Low Density Residential 3 to 6 units per acre	R-3	Multiple Family Residential
HDR	High Density Residential 15-36 units per acre	MP	Mobile Home Park
UDR	Urban Density Residential 36-60 units per acre	C	Commercial
MU1	Mixed Use 1 Commercial/Residential	C2	Restricted Commercial
		C3	General Commercial

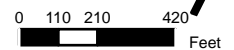


Zone 2 Parcels and Zoning

EXHIBIT 2



 AHO Sites	 Agriculture	 Commercial/Office	 General Industrial	 Light Industrial	 Mixed Use
 Rezone Sites	 Commercial	 Flood Control	 High Density Residential	 Low Density Residential	 Quasi Public



Zone 2

Affordable Housing Overlay Zone Parcel

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
6	510 W 6th Street	117172002	0.53	MU1	--	TC	TC (AHO)	SPA2022-0003
8	514 W 6th Street	117172001	0.54	MU1	--	TC	TC (AHO)	SPA2022-0003
12	Railroad Street	117042010	0.35	LI	MU2	M1	M1 (AHO)	CZ2022-0003 GPA2022-0002
14	905 W 6th Street	118283011	1.50	MU1	--	CS	CS (AHO)	SPA2022-0003
15	901 W 6th Street	118283026	0.16	MU1	--	CS	CS (AHO)	SPA2022-0003
16	507 S Vicentia Avenue	117340022	0.40	MU1	--	CS	CS (AHO)	SPA2022-0003
17	511 S Vicentia Avenue	117340023	0.32	MU1	--	CS	CS (AHO)	SPA2022-0003
18	852 W 6th Street	110101012	0.35	MU1	--	GC	GC (AHO)	SPA2022-0003
19	844 W 6th Street	110101011	0.20	MU1	--	GC	GC (AHO)	SPA2022-0003
20	836 W 6th Street	110101010	0.38	MU1	--	GC	GC (AHO)	SPA2022-0003
21	832 W 6th Street	110101009	0.15	MU1	--	GC	GC (AHO)	SPA2022-0003
22	828 W 6th Street	110101027	0.18	MU1	--	GC	GC (AHO)	SPA2022-0003
23	826 W 6th Street	110101007	0.11	MU1	--	GC	GC (AHO)	SPA2022-0003
24	820 W 6th Street	110101006	0.21	MU1	--	GC	GC (AHO)	SPA2022-0003
25	816 W 6th Street	110101005	0.18	MU1	--	GC	GC (AHO)	SPA2022-0003
26	812 W 6th Street	110101004	0.18	MU1	--	GC	GC (AHO)	SPA2022-0003
27	808 W 6th Street	110101003	0.15	MU1	--	GC	GC (AHO)	SPA2022-0003
28	802 W 6th Street	110101001	0.10	MU1	--	GC	GC (AHO)	SPA2022-0003
29	612 S Vicentia Avenue	110101002	0.10	MU1	--	GC	GC (AHO)	SPA2022-0003

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
30	229 Grand Boulevard	117091022	1.10	GC	MU1	CS	CS (AHO)	SPA2022-0003 GPA2022-0002
100	526 Railroad Street	117041001	2.45	LI	MU2	M1	M1 (AHO)	CZ2022-0003 GPA2022-0002

Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
28	S Merrill Street	117133004	0.51	LDR	MDR	SF	MFR	SPA2022-0003 GPA2022-0002
32	6th Street	118283033	0.42	MDR	HDR	MF1	MF	SPA2022-0003 GPA2022-0002
40	101 S Sheridan Street	117070004	0.24	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
41	103 N Sheridan Street	117070003	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
42	114 N Belle Avenue	117070006	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
43	110 N Belle Avenue	117070007	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
44	49 W Grand Boulevard	117070013	0.21	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
45	45 W Grand Boulevard	117070014	0.14	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
46	E 8th Street	117232006	0.16	LDR	HDR	SF	MF	SPA2022-0003 GPA2022-0002
48	312 S Merrill Street	117092007	0.52	LDR	HDR	SF	MF	SPA2022-0003 GPA2022-0002
58	--	117070036	0.14	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
59	115 N. Belle	117070012	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
60	111 N. Belle	117070033	0.16	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
61	--	117070040	0.14	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002

General Plan Legend		Zoning Legend	
GC	General Commercial	AHO	Affordable Housing Overlay
LDR	Low Density Residential 3 to 6 units per acre	SF	Single Family Residential
MDR	Medium Density Residential 6 to 15 units per acre	MF1 & MF	Multiple Family Residential
HDR	High Density Residential 15-36 units per acre	GC	General Commercial
MU1	Mixed Use 1 Commercial/Residential	CS	Community Services
MU2	Mixed Use 2 Commercial/Industrial	TC	Transitional Commercial
LI	Light Industry	GB	Gateway Business
		M1	Light Manufacturing

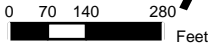


Zone 3 Parcels and Zoning

EXHIBIT 3



- | | | | | | |
|--------------|-------------|-------------------|--------------------------|-------------------------|--------------|
| AHO Sites | Agriculture | Commercial/Office | General Industrial | Light Industrial | Mixed Use |
| Rezone Sites | Commercial | Flood Control | High Density Residential | Low Density Residential | Quasi Public |

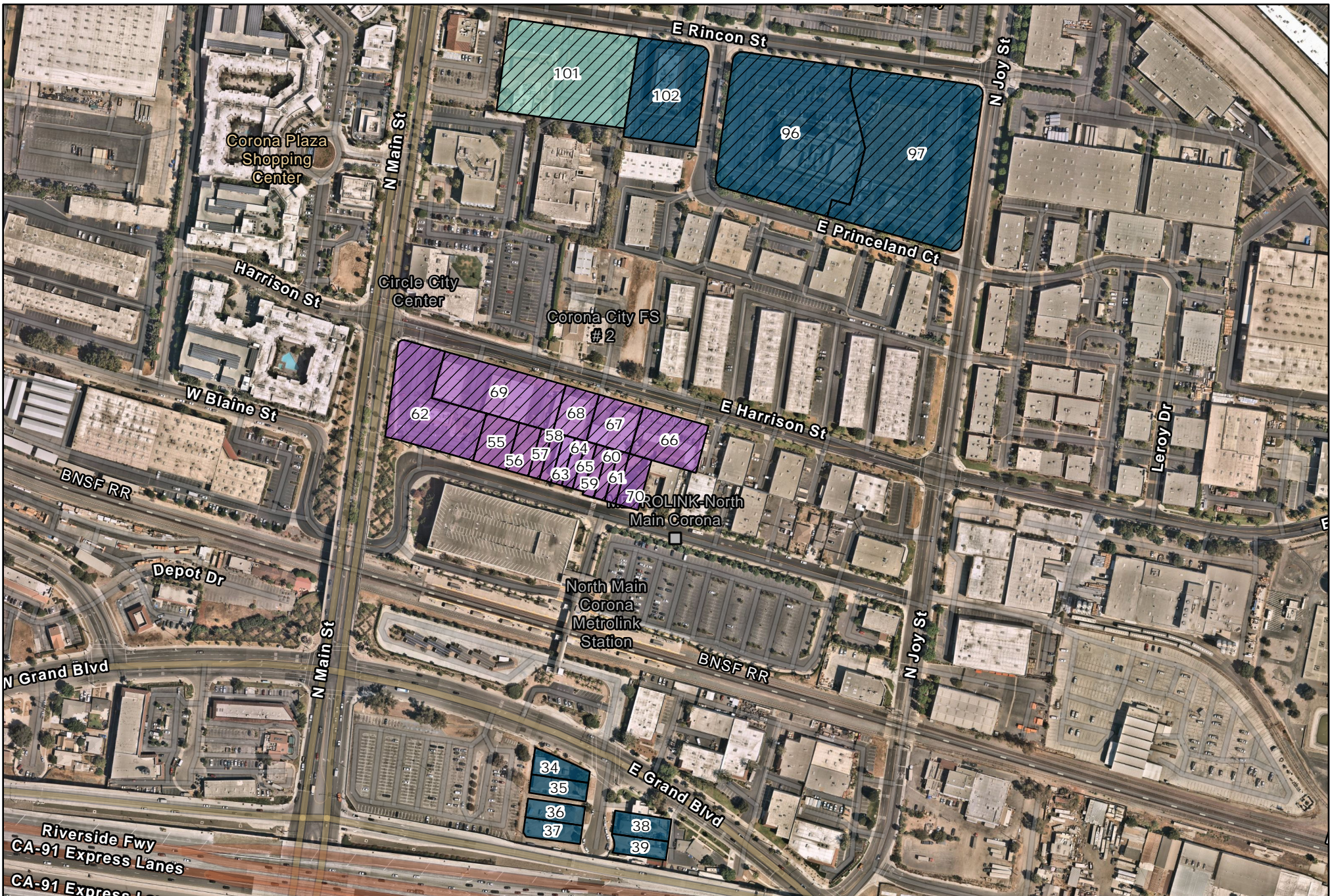


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Zone 3

Affordable Housing Overlay Zone Parcel

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
7	1065 Railroad Street	118210041	1.86	GC (General Commercial)	MU1 (Mixed Use 1 Commercial/Residential)	C3 (General Commercial)	C3 (AHO) (General Commercial w/ Affordable Housing Overlay)	CZ2022-0003 GPA2022-0002

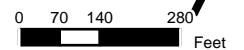


Zone 5 Parcels and Zoning

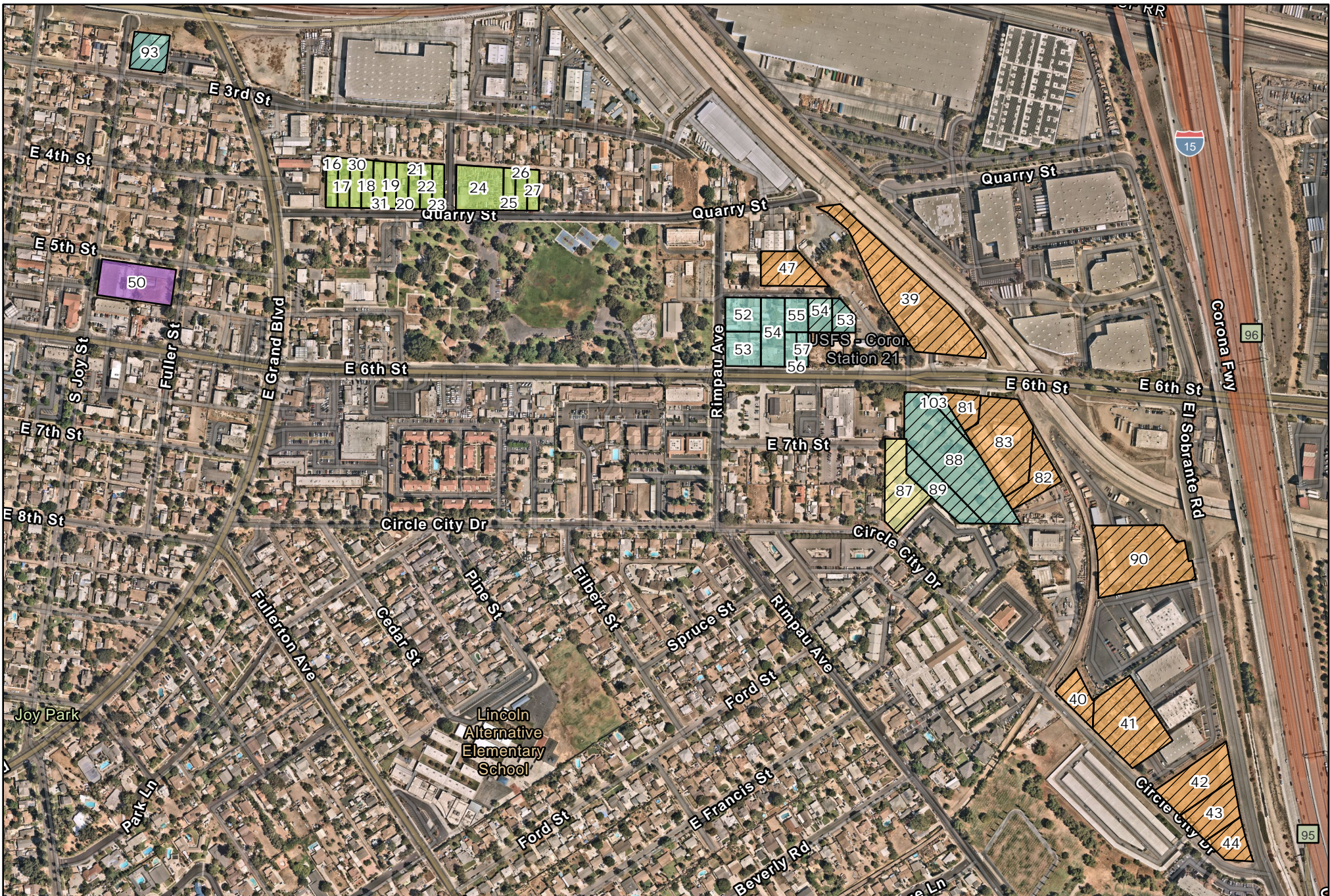
EXHIBIT 4



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public



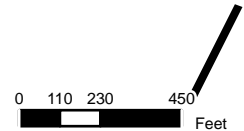
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Zone 5 Parcels and Zoning



Parcel Type		Zone Type									
	AHO Sites		Agriculture		Commercial/Office		General Industrial		Light Industrial		Mixed Use
	Rezone Sites		Commercial		Flood Control		High Density Residential		Low Density Residential		Quasi Public



Zone 5
Affordable Housing Overlay Zone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
39	1201 E 6th Street	115690013	2.96	MU2	--	BP	BP (AHO)	SPA2022-0003
40	Circle City Drive	111290040	0.44	MU2	--	M1	M1 (AHO)	CZ2022-0003
41	Circle City Drive	111290039	1.71	MU2	--	M1	M1 (AHO)	CZ2022-0003
42	Circle City Drive	111290021	1.08	MU2	--	M1	M1 (AHO)	CZ2022-0003
43	Circle City Drive	111290022	0.77	MU2	--	M1	M1 (AHO)	CZ2022-0003
44	Circle City Drive	111290023	0.47	MU2	--	M1	M1 (AHO)	CZ2022-0003
47	E 5th Street	117331006	0.74	MU2	--	BP	BP (AHO)	SPA2022-0003
53	E 6th Street	117332015	0.27	MU2	--	GC	GC (AHO)	SPA2022-0003
54	E 6th Street	117332016	0.33	MU2	--	GC	GC (AHO)	SPA2022-0003
55	E Blaine Street	119311019	0.27	MU1	--	MU	MU (AHO)	SPA2022-0003
56	E Blaine Street	119311018	0.17	MU1	--	MU	MU (AHO)	SPA2022-0003
57	E Blaine Street	119311017	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003
58	E Blaine Street	119311016	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003
59	E Blaine Street	119311043	0.10	MU1	--	MU	MU (AHO)	SPA2022-0003
60	E Blaine Street	119311042	0.10	MU1	--	MU	MU (AHO)	SPA2022-0003
61	E Blaine Street	119311041	0.10	MU1	--	MU	MU (AHO)	SPA2022-0003
62	100 E Harrison Street	119311025	1.09	MU1	--	MU	MU (AHO)	SPA2022-0003
63	E Blaine Street	119311015	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003
64	E Blaine Street	119311014	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
65	E Blaine Street	119311013	0.04	MU1	--	MU	MU (AHO)	SPA2022-0003
66	320 E Harrison Street	119311005	0.53	MU1	--	MU	MU (AHO)	SPA2022-0003
67	280 E Harrison Street	119311004	0.35	MU1	--	MU	MU (AHO)	SPA2022-0003
68	240 E Harrison Street	119311003	0.27	MU1	--	MU	MU (AHO)	SPA2022-0003
69	122 E Harrison Street	119311002	0.97	MU1	--	MU	MU (AHO)	SPA2022-0003
70	E Blaine Street	119311040	0.20	MU1	--	MU	MU (AHO)	SPA2022-0003
81	1210 E 6th Street	115080002	0.38	MU2	--	BP	BP (AHO)	SPA2022-0003
82	1210 E 6th Street	115080041	0.62	MU2	--	BP	BP (AHO)	SPA2022-0003
83	1210 E 6 th Street	115080012	1.82	MU2	--	BP	BP(AHO)	SPA2022-0003
87	1203 Circle City Drive	111280005	1.05	HDR	UDR	R3	R3 (AHO)	SPA2022-0003 GPA2022-0002
88	1154 E 6th Street	111280001	2.13	MU2	--	GC	GC (AHO)	SPA2022-0003
89	6th Street	111280004	0.90	MU2	--	GC	GC (AHO)	SPA2022-0003
90	n/a	111290036	2.31	MU2	--	M1	M1 (AHO)	SPA2022-0003
93	E 3rd Street	117122003	0.54	MU1	--	TC	TC (AHO)	SPA2022-0003
96	400 E Rincon Street	119280070	3.00	LI	MU1	BP	BP (AHO)	SPA2022-0003 GPA2022-0002
97	400 E Rincon Street	119280071	3.00	LI	MU1	BP	BP (AHO)	SPA2022-0003 GPA2022-0002
101	160 E Rincon Street	119280044	1.92	GC	MU1	CR	CR(AHO)	SPA2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
102	250 E Rincon Street	119280068	1.14	LI	MU1	BP	BP(AHO)	SPA2022-0003 GPA2022-0002
103	E. Sixth St.	115080001	0.27	MU2	--	BP	BP(AHO)	SPA2022-0003

Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
16	801 Quarry Street	117281007	0.25	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
17	805 Quarry Street	117281008	0.24	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
18	901 Quarry Street	117281010	0.23	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
19	907 Quarry Street	117281012	0.21	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
20	911 Quarry Street	117281013	0.22	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
21	915 Quarry Street	117281014	0.23	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
22	919 Quarry Street	117281015	0.22	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
23	923 Quarry Street	117281016	0.22	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
24	1001 Quarry Street	117282005	0.84	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
25	1019 Quarry Street	117290019	0.20	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
26	1023 Quarry Street	117290020	0.20	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
27	1025 Quarry Street	117290021	0.20	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
30	Quarry Street	117281009	0.24	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
31	Quarry Street	117281011	0.23	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
34	44 E Grand Boulevard	117080003	0.18	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
35	116 N Victoria Avenue	117080004	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
36	110 N Victoria Avenue	117080005	0.18	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
37	108 N Victoria Avenue	117080018	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
38	115 N Victoria Avenue	117080009	0.21	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
39	111 N Victoria Avenue	117080022	0.16	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
50	551 S Joy Street	117165020	0.52	MU1	--	RO	MF	SPA2022-0003 GPA2022-0002
52	1108 E 5th Street	117332005	0.5	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
53	6th Street	117332006	0.5	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
54	1111 E 6th Street	117332004	0.67	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
55	5th Street	117332003	0.32	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
56	6th Street	117332007	0.17	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
57	6th Street	117332008	0.17	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002

General Plan Legend		Zoning Legend	
GC	General Commercial	AHO	Affordable Housing Overlay
LDR	Low Density Residential 3 to 6 units per acre	SF	Single Family Residential

General Plan Legend		Zoning Legend	
MDR	Medium Density Residential 6 to 15 units per acre	MF	Multiple Family
HDR	High Density Residential 15-36 units per acre	R-2	Low Density Multiple Family Residential
UDR	Urban Density Residential 36-60 units per acre	R3	Multiple Family Residential
MU1	Mixed Use 1 Commercial/Residential	GC	General Commercial
MU2	Mixed Use 2 Commercial/Industrial	CR	Commercial Retail
LI	Light Industry	TC	Transitional Commercial
		GB	Gateway Business
		BP	Business Park
		RO	Residential Office
		M1	Light Manufacturing
		C3	General Commercial
		MU	Mixed Use Commercial/Residential

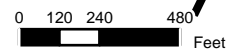


Zone 6 Parcels and Zoning



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public

EXHIBIT 5



Zone 6 Area
Affordable Housing Overlay Zone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
45	E 6th Street	115090024	2.66	MU2 (Mixed Use Commercial/Industrial)	--	M1 (Light Industrial)	M1 (AHO) (Light Industrial w/an Affordable Housing Overlay)	CZ2022-0003
46	E 6th Street	115090021	1.17	MU2 (Mixed Use Commercial/Industrial)	--	M1 (Light Industrial)	M1 (AHO) (Light Industrial w/an Affordable Housing Overlay)	CZ2022-0003
51	1410 E 6th Street	107020002	3.82	MU2 (Mixed Use Commercial/Industrial)	--	BP (Business Park)	BP(AHO) (Business Park w/Affordable Housing Overlay)	SPA2022-0003

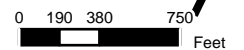


Zone 7 Parcels and Zoning

EXHIBIT 6



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public



Zone 7 Area

Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
2	777 S Temescal Street	107050034	1.80	GC (General Commercial)	HDR (High Density Residential)	C2 (Restricted Commercial)	MP (Mobile Home Park)	CZ2022-0003 GPA2022-0002

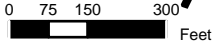


Zone 8 Parcels and Zoning

EXHIBIT 7



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public



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Zone 8 Area
Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
6	724 Barth Street	111042031	0.50	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002
7	730 Barth Street	111042024	0.50	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002
8	802 Barth Street	111042025	0.51	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002
9	808 Barth Street	111042026	0.50	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002
10	814 Barth Street	111042027	0.52	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002
11	813 Ford Street	111042013	0.51	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002
12	807 Ford Street	111042014	0.50	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002
13	801 Ford Street	111042015	0.51	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002
14	779 Ford Street	111042016	0.50	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002
15	716 Barth Street	111042021	0.32	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002
29	Ford Street	111042019	0.29	LDR	MDR	R1-7.2	R2	CZ2022-0003 GPA2022-0002

General Plan Legend		Zoning Legend	
LDR	Low Density Residential 3-6 units per acre	R-1-7.2	Single Family Residential
MDR	Medium Density Residential 6-15 units per acre	R2	Low Density Multiple Family Residential

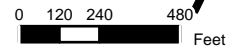


Zone 9 Parcels and Zoning

EXHIBIT 8



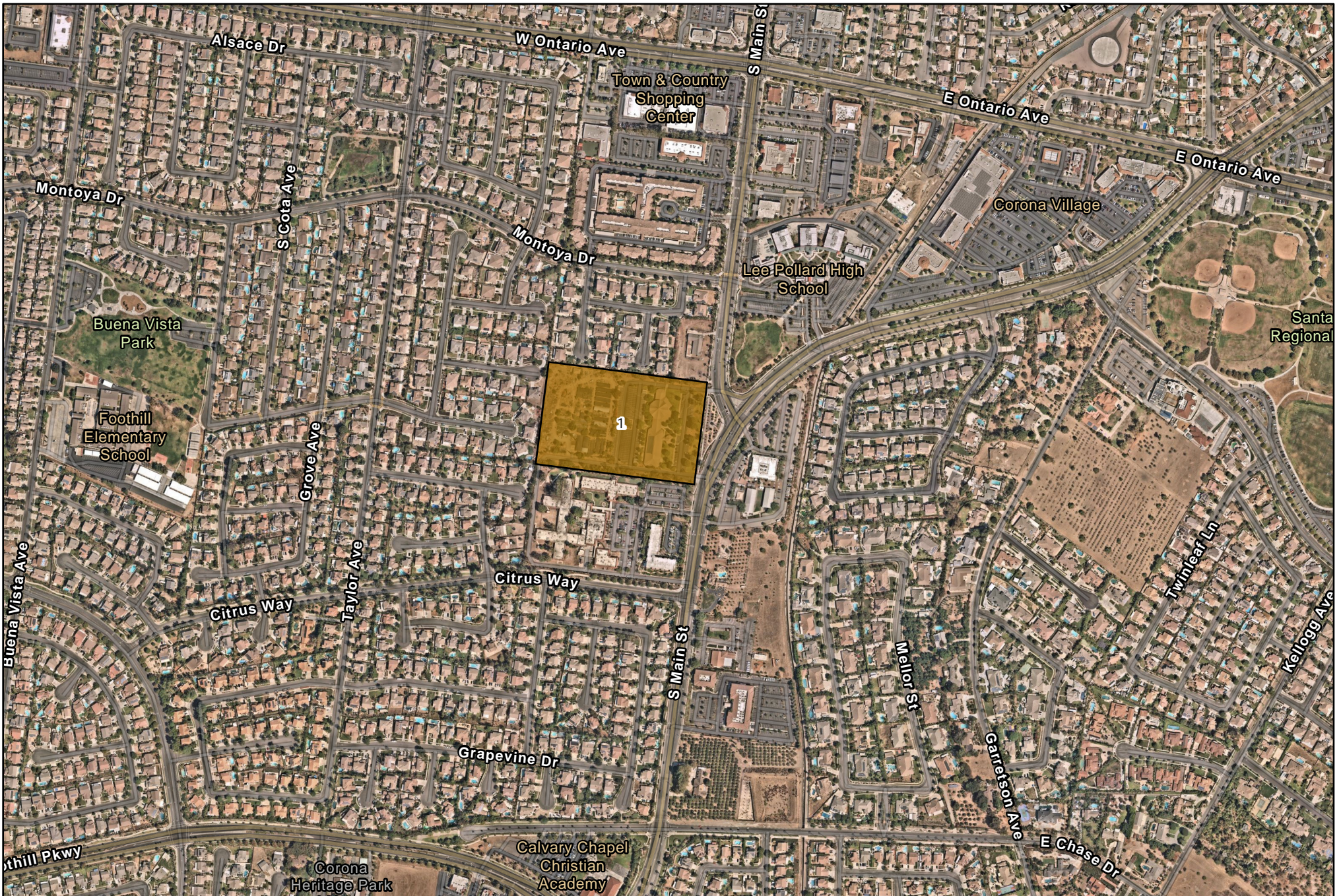
Parcel Type	Zone Type	Commercial/Office	General Industrial	Light Industrial	Mixed Use
AHO Sites	Agriculture	Flood Control	High Density Residential	Low Density Residential	Quasi Public
Rezone Sites	Commercial				



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Zone 9 Area
Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Community Facilities Plan	Proposed Community Facilities Plan	Current Zoning	Proposed Zoning	Application Type
49	1220 W Ontario Avenue	113020015	2.00	LDR (Low Density Residential, 3-6 units per acre)	MDR (Medium Density Residential, 6-15 units per acre)	L (Low Density Residential, 3-6 units per acre)	M (Medium Density Residential, 6-15 units per acre)	R1-9.6 (Single Family Residential)	R2 (Low Density Multiple Family Residential)	CZ2022-0003 GPA2022-0002 CFPA2022-0002

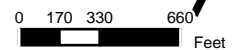


Zone 10 Parcels and Zoning

EXHIBIT 9



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public



Zone 10 Area

Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
1	2550 S Main Street	113310005	10	MDR (Medium Density Residential, 6-15 units per acre)	--	A (Agriculture)	R2 (Low Density Multiple Family Residential)	CZ2022-0003

Exhibit 10

Supplemental EIR available at:

www.CoronaCA.gov/GPUpdate <<http://www.CoronaCA.gov/GPUpdate>>.