

ORDINANCE NO. 3374

**AN ORDINANCE OF THE CITY OF CORONA,
APPROVING AMENDMENTS TO VARIOUS SPECIFIC
PLANS TO ALLOW RESIDENTIAL LAND USES IN
COMMERCIAL AND BUSINESS PARK ZONING
DESIGNATIONS PURSUANT TO SENATE BILL 6 AND
ASSEMBLY BILL 2011 (SPA2023-0002).**

WHEREAS, California Senate Bill 6 (“SB 6”), which, among other things, adds Section 65852.24 to the California Government Code, and California Assembly Bill 2011 (“AB 2011”), which, among other things, adds Section 65912.100 *et seq.* to the California Government Code, were signed by Governor Newsom on September 28, 2022 and will become effective July 1, 2023; and

WHEREAS, SB 6 and AB 2011 provide that high density residential housing is an allowable use on property zoned to allow office, retail or parking under certain circumstances and subject to certain criteria regardless of the zoning and General Plan designation of the property; and

WHEREAS, while AB 2011 requires that a certain percentage of the residential units be dedicated to lower income households at an affordable cost, SB 6 does not contain an affordable housing requirement; and

WHEREAS, on March 15, 2023, as part of the implementation of the 2021-2029 Housing Element Update, the City adopted Ordinance No. 3360 adding Chapter 17.31 to the Corona Municipal Code (“CMC”) to create and establish regulations for an Affordable Housing Overlay (“AHO”) zone, which is a new zoning designation that established by-right development standards for affordable housing projects; and

WHEREAS, to align the City’s zoning regulations with recently enacted State law and to ensure that all housing projects developed on commercial properties are subject to similar affordable housing requirements, the City desires to expressly permit housing developments permitted under AB 2011 in commercial and business park zones and to apply its AHO zone requirement to housing developments permitted under SB 6, which would require that at least 20% of the total residential units be rented or sold to lower income households; and

WHEREAS, on May 8, 2023, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing and recommended that the City Council amend various specific plans to: (1) expressly allow housing development projects in commercial and business park zones pursuant to AB 2011; (2) allow housing development projects in commercial and business park zones pursuant to SB 6 subject to the requirements of CMC Chapter 17.31; and (3) make commensurate text changes in the specific plans (SPA2023-0002) (the “Amendment”); and

WHEREAS, the Planning Commission based its recommendation to adopt the Amendment on the findings set forth below; and

WHEREAS, on June 7, 2023, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with this Amendment were heard and this Amendment was comprehensively reviewed.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this Amendment, the City Council has reviewed and considered the information contained in the preliminary exemption assessment and the administrative records for this Amendment, including all written and oral evidence. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds this action exempt pursuant to Government Code Section 65852.24(h), which provides that the adoption of a local ordinance implementing SB 6 shall not be considered a “project” under Section 21000 *et seq.* of the California Environmental Quality Act (CEQA). AB 2011 similarly provides that a housing development project permitted under AB 2011 is not a project for purposes of CEQA. Therefore, no environmental analysis is required.

SECTION 2. Zoning Findings. Pursuant to Sections 17.53.090 and 17.53.100 of the Corona Municipal Code, and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. SPA2023-0002 systematically implements and is consistent with the General Plan because it supports General Plan Housing Element Goal H-1 of maintaining a balance of housing types and corresponding affordability levels to provide for the community’s demands for housing within all economic segments of the City by requiring the production of affordable housing units in connection with residential housing projects that are developed in commercial zones pursuant to State law authority.

B. SPA2023-0002 provides for development of comprehensively planned projects that are superior to development otherwise allowed under the conventional zoning classifications because this Amendment requires that the standards and requirements of the AHO zone apply to high density residential projects that are developed on commercially zoned properties pursuant to SB 6 and will facilitate and encourage well-planned environments capable of supporting the intended use and capacity.

C. SPA2023-0002 provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City because this Amendment permits residential housing projects authorized by SB 6 and AB 2011 in zoning designations that allow office, retail or parking, and further requires that the zoning standards and requirements of the AHO zone apply to residential housing projects developed

pursuant to SB 6, which includes objective development standards for high density residential to encourage orderly development.

D. SPA2023-0002 provides for the appropriate orientation and relationship between land uses within and adjacent to the project because this Amendment permits residential housing projects authorized by SB 6 and AB 2011 in zoning designations that allow office, retail or parking, which supports the development of high density residential in urban settings and near commercial centers.

SECTION 3. Additional Findings for SP89-01. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP89-01 (Mountain Gate Specific Plan):

A. SPA2023-0002 is consistent with the South Corona Community Facilities Plan (CFP) because it supports the implementation of state legislation that requires the City to permit high density residential projects on properties that are zoned to allow retail, office or parking and is, therefore, consistent with the land use plan adopted in the CFP that identifies the location of properties that are designated commercial.

B. SPA2023-0002 is consistent with the intent of the Mountain Gate Specific Plan because the permitted land uses of the Plan's commercial zone will include residential housing developments that are allowed by right pursuant to SB 6 and AB 2011.

C. SPA2023-0002 maintains consistency with the village concept because the land use plan remains in harmony with the land uses already provided in the Specific Plan.

D. SPA2023-0002 maintains adequate circulation to and from and within the plan area because the circulation plan is not affected.

E. SPA2023-0002 does not change the geographic area of the specific plan and maintains the public service levels, which adequately serve the specific plan area.

F. SPA2023-0002 maintains the public and private open space system as both resources are neither disrupted nor depleted.

SECTION 4. Additional Findings for SP90-01. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP90-01 (Plaza on Sixth Street Specific Plan):

A. SPA2023-0002 is consistent with the goals and objectives of the Plaza on Sixth Street Specific Plan because high density residential is being added as a permitted land use in accordance with adopted state legislation, which aligns with the redevelopment efforts of the City of Corona by providing an opportunity to revitalize an underutilized shopping center site.

SECTION 5. Additional Findings for SP90-05. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP90-05 (Corona Vista Specific Plan):

A. SPA2023-0002 is consistent with the South Corona Community Facilities Plan (CFP) because it supports the implementation of state legislation that requires the City to permit high density residential projects on properties that are zoned to allow retail, office or

parking and is, therefore, consistent with the land use plan adopted in the CFP that identifies the location of properties that are designated commercial.

B. SPA2023-0002 is consistent with the intent of the Corona Vista Specific Plan (SP90-05) because this Amendment supports the adoption of state legislation that requires the City to permit high density residential projects on properties that are zoned to allow retail, office or parking and is therefore consistent with the land use plan adopted in the CFP that identifies the location of properties that are designated commercial.

C. SPA2023-0002 maintains consistency with the village concept because the land use plan remains in harmony with the land uses already provided in the Specific Plan.

D. SPA2023-0002 maintains adequate circulation to and from and within the plan area because the circulation plan is not affected.

E. SPA2023-0002 does not change the geographic area of the specific plan and maintains the public service levels, which adequately serve the specific plan area.

F. SPA2023-0002 maintains the public and private open space system as both resources are neither disrupted nor depleted.

SECTION 6. Additional Findings for SP91-01. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP91-01 (Main Street South Plaza Specific Plan):

A. SPA2023-0002 is consistent with the South Corona Community Facilities Plan (CFP) because it supports the implementation of state legislation that requires the City to permit high density residential projects on properties that are zoned to allow retail, office or parking and is, therefore, consistent with the land use plan adopted in the CFP that identifies the location of properties that are designated commercial.

B. SPA2023-0002 is consistent with the objectives of the Main Street South Plaza Specific Plan because new development associated with permitted land uses are required to adhere to the holistic objectives of the plan.

C. SPA2023-0002 maintains adequate circulation to and from and within the plan area because the circulation plan is not affected.

D. SPA2023-0002 does not change the geographic area of the specific plan and maintains the public service levels, which adequately serve the specific plan area.

E. SPA2023-0002 maintains the public and private open space system as both resources are neither disrupted nor depleted.

SECTION 7. Additional Findings for SP91-02. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP91-02 (El Cerrito Specific Plan):

A. SPA2023-0002 is consistent with the intent of the El Cerrito Specific Plan because high density residential is being added as a permitted land use in accordance with adopted state legislation, and the required improvements for infill development within established neighborhoods will continue to be required for new development based on permitted land uses.

B. SPA2023-0002 is consistent with the Preannexation Policy for El Cerrito as set forth in Section 2.3 of the El Cerrito Specific Plan because it does not require the construction of public improvements in existing neighborhoods, nor does it affect the operation or use of the land uses that currently exist within the geographic boundary of the specific plan.

C. SPA2023-0002 maintains adequate circulation to and from and within the plan area because the circulation plan is not affected.

D. SPA2023-0002 does not change the geographic area of the specific plan and maintains the public service levels, which adequately serve the specific plan area.

E. SPA2023-0002 maintains the public and private open space system as both resources are neither disrupted nor depleted.

F. SPA2023-0002 adheres to adopted state legislation that requires the City to allow high density residential projects on properties that are zoned to allow retail, office and parking and, therefore, residential uses on such properties would be compatible with surrounding designations and would not create future land use incompatibilities based on the development criteria established by the law for residential uses in commercial zones.

G. SPA2023-0002 specifies residential as a permitted land use in commercial zones as required by state legislation but does not change the land use designations of the specific plan's Land Use Plan and, therefore, this Amendment is not expected to result in a negative job/housing ratio in the specific plan area.

H. SPA2023-0002 does not jeopardize the City's ability to levy sufficient special taxes on property within the CC-Commercial Center land use district to pay debt service on the outstanding bonds for Community Facilities District No. 2002-4 or alter the security for the payment of principal and interest on the outstanding bonds for Community Facilities District No. 2002-4.

SECTION 8. Additional Findings for SP95-01. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP95-01 (Cimmaron Specific Plan):

A. SPA2023-0002 is consistent with the intent of the Cimmaron Specific Plan because objective development standards and design guidelines will continue to be applied to ensure the quality of new development.

B. SPA2023-0002 does not change the geographic area of the specific plan and adequate circulation and access from Hidden Valley Parkway (formerly Yuma Drive) will continue to be provided.

C. SPA2023-0002 does not affect open space systems.

SECTION 9. Additional Findings for SP98-01. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP98-01 (Downtown Revitalization Specific Plan):

A. SPA2023-0002 is consistent with the goals, policies and planning concepts of the Downtown Revitalization Specific Plan because it permits high density residential projects that enhance the housing types within Downtown Corona, will enable

citizens from varying economic levels and age groups to live within the area and promotes the reinvestment in property to create a revitalized Downtown.

SECTION 10. Approval of the Amendment (SPA2023-0002).

A. Green River Ranch Specific Plan (SP00-01). The amendments to Table 2 (Permitted Uses) in Section 3.0 (Development Regulations) of the Green River Ranch Specific Plan (SP89-01), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

B. Sierra Del Oro Specific Plan (SP85-02). The amendments to Sections 4.9.02(a) (Permitted Uses) and 4.9.04 (Prohibited Uses) of Section 4.9 (Neighborhood Commercial District), and Sections 4.12.02 (Permitted Uses) and 4.12.04(a) (Prohibited Uses) of Section 4.12 (Mixed-Use) of the Sierra Del Oro Specific Plan (SP85-02), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

C. Plaza on Sixth Specific Plan (SP90-01). The amendments to the “Permitted Uses” and the “Prohibited Uses” subsections of the “Property Development Standards” section of the Plaza on Sixth Specific Plan (SP90-01), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

D. Downtown Revitalization Specific Plan (SP98-01). The amendments to Table III-2 (Permitted Land Use Matrix) of the Downtown Revitalization Specific Plan (SP98-01), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

E. Mountain Gate Specific Plan (SP89-01). The amendments to subsections 2 (Permitted Uses) and 4 (Prohibited Uses) of Section 9.3 (Commercial Development Standards), and subsection 2 (Permitted Uses and Structures) of Section 9.4 (Quasi-Public (QP) District) of the Mountain Gate Specific Plan (SP89-01), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

F. North Main Street Specific Plan (SP99-01). The amendments to Table 3 (Permitted Uses) in Section 4.3 (Permitted Uses in Each District) of the North Main Street Specific Plan (SP99-01), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

G. Main Street South Specific Plan (SP91-01). The amendments to Table 4.2 (Permitted Land Uses) of the Main Street South Specific Plan (SP91-01), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

H. Corona Vista Specific Plan (SP90-05). The amendments to subsections 2(A) (Permitted Uses for Planning Area 25), 2(B) (Permitted Uses for Planning Areas 16, 17, 18, 22, 23, 24, 27 and 28) and 4 (Prohibited Uses) of Subsection E (Commercial (Planning Areas 16, 17, 18, 22, 23, 24, 25, 27 and 28) of Section IV (Design Regulations and

Standards) of the Corona Vista Specific Plan (SP90-05), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

I. El Cerrito Specific Plan (SP91-02). The amendments to subsection C of Section 12.8.2 (Permitted Uses), subsection D of Section 12.9.2 (Permitted Uses), and Section 12.9.3 (Flex Zones (Subareas 1 and 2) of the El Cerrito Specific Plan (SP91-02), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

J. Arantine Hills Specific Plan (SP09-001). The amendments to Sections 6.2.1.2 (Permitted Uses) and 6.2.1.5 (Prohibited Uses) of the Arantine Hills Specific Plan (SP09-001), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

K. Dos Lagos Specific Plan (SP99-03). The amendments to Sections 4.3.7 (Permitted Uses (C) and (EC)) and 4.4.9 (Permitted Uses(BP)) of the Dos Lagos Specific Plan (SP99-03), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

L. Cimarron Specific Plan (SP95-01). The amendments to Section 4.4 (NC-Neighborhood Commercial District) of the Cimarron Specific Plan (SP95-01), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

M. Corona Ranch Specific Plan (SP85-03). The amendments to subsections 2 (Permitted Uses) and 4 (Prohibited Uses) of subsection H (Support Commercial (SC)) of Section III (Development Regulations) and the amendments to subsections 3 (Permitted Uses) and 5 (Prohibited Uses) of subsection I (Public/Quasi-Public Districts) of Section III (Development Regulations) of the Corona Ranch Specific Plan (SP85-03), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

N. Northeast Corona Specific Plan (SP81-02). The amendments to subsections 4.5.02 (Permitted Uses) and 4.5.04 (Prohibited Uses) of Section 4.5 (Support Commercial District (SC)), subsection 4.5.19 (Permitted Uses) of Section 4.5.18 (Support Commercial Freeway (SCF), subsections 4.6.21 (Permitted Uses) and 4.6.23 (Prohibited Uses) of Section 4.6.19 (Sub-Regional Shopping Center District (SRSC), and subsection 4.8.2 (Permitted Uses) of Section 4.8 (Business Park (BP)) of the Northeast Corona Specific Plan (SP81-02), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

O. Corona Magnolia Specific Plan (SP01-02). The amendments to subsection 4.1.2 (Permitted Uses) of Section 4.1 (Planning Area 1 – Commercial (C)), subsection 4.2.2 (Permitted Uses) of Section 4.2 (Planning Area 2 – Office Park (OP)), subsection 4.3.2 (Permitted Uses) of Section 4.3 (Planning Areas 3, 5 and 6 – Business Park (BP)), subsection 4.4.2 (Land Use Alternatives) of Section 4.4 (Planning Area 4 – Commercial/Office/Business

Park Flex (COBP)) of the Corona Magnolia Specific Plan (SP01-02), as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference, are hereby approved.

SECTION 11. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall for the City of Corona, located at 400 S. Vicentia Avenue, Corona, California. Joanne Coletta, Planning and Development Director, is the custodian of the record of proceedings.

SECTION 12. Effective Date of Ordinance. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

PASSED, APPROVED AND ADOPTED this 21st day of June 2023.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held on the 7th day of June, 2023, and thereafter at a regular meeting held on the 21st day of June, 2023, it was duly passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 21st day of June, 2023.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT “A”

SPECIFIC PLAN AMENDMENT (SPA2023-0002)

GREEN RIVER RANCH SPECIFIC PLAN (SP00-01)

Table 2 (Permitted Uses) in Section 3.0 (Development Regulations) of the Green River Ranch Specific Plan (SP89-01) is hereby amended as follows to add multi-family residential as a permitted use:

Chapter 3.0 DEVELOPMENT REGULATIONS

Table 2, Permitted Uses

LAND USE	MU	C-G	RE
P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit SRUP = Second Residential Unit Permit BZA = Board of Zoning Adjustment X = Not Permitted			
Residential, multi-family ^{9, 10}	P	P	X

⁹ Residential permitted for a housing development project proposed pursuant to Cal Gov’t Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

¹⁰ Residential permitted for a housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*

SIERRA DEL ORO SPECIFIC PLAN (SP85-02)

Section 4.9.02(a) (Permitted Uses) of Section 4.9 (Neighborhood Commercial District) of the Sierra Del Oro Specific Plan (SP85-02) is hereby amended in its entirety to read as follows:

“4.9.02(a) Permitted Uses: The following establishments shall be permitted in all Neighborhood Commercial Districts, subject to property development standards designated in Section 4.9.05 to 4.9.15 below:

- Bank or savings and loan
- Barber shop
- Beauty shop
- Bicycle shop
- Churches,
- Day nurseries or nursery schools
- Clothes cleaner-retail
- Copying, printing, mail service establishments (retail only)

Delicatessen
Dinnerhouse restaurant
Drug store and pharmacies
Food store (e.g. groceries, donuts, green grocer, etc.)
Hardware store
Construction or house trailer, used as a construction project office during legal construction phases
Ice cream store
Laboratories, medical and dental
Laundry self-service
Liquor store (package)
Music store
Movie theater
Newsstand
Nursery plant sales-retail
Offices: business, professional
Record or video store
Restaurant or coffee shop
Service related offices
Supermarket Variety store
Residential, multi-family^{1, 2}
Similar uses permitted in Chapter 17.34.020 of the Corona Municipal Code, by Planning Commission determination.

¹ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

² Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*”

Subsection 4.9.04 (Prohibited Uses) of Section 4.9 (Neighborhood Commercial District) of the Sierra Del Oro Specific Plan (SP85-02) is hereby amended in its entirety to read as follows:

4.9.04 Prohibited Uses:

Residential uses not otherwise permitted pursuant to Section 4.9.02(a)
Industrial uses

Subsection 4.12.02 (Permitted Uses) and 4.12.04(a) (Prohibited Uses) of Section 4.12 (Mixed-Use) of the Sierra Del Oro Specific Plan (SP85-02) is hereby amended in its entirety to read as follows:

“4.12.02 Permitted Uses: The following establishments shall be permitted subject to property development standards designated in Sections 4.12.05 to 4.12.15 below:

Art gallery

Bakery shop
Blueprint and reprographic business
Book store
Clothes – cleaning, dying, pressing, tailoring
Computer and copy sales, equipment sales, engineering and repair
Construction trailer (used as a construction project office during time of construction when a valid building permit is in force)
Copying, printing, mail service establishments (retail only)
Decorating or drapery shop
Delicatessen
Fast photo store, film and camera sales
Film processing and packaging
Healthcare/fitness facility, not exceeding a total floor area of 600 square feet
Laboratory, medical or dental
Locksmith
Luggage store
Medical equipment provider
Offices: business, professional
Office supply store
Parking lots
Pharmacy in association with a medical office
Photography service or studio
Post office and postal annex
Repair shop for small appliances
Research development and testing laboratories and facilities
Residential multi-family^{1, 2}
Restaurant, cafe or coffee shop (no drive-throughs or live entertainment permitted)
Recreational vehicle and boat storage (only in conjunction with an approved self-storage facility) including incidental uses such as RV washes and supporting facilities
Self storage facility
Shoe repair
Studio academy including art, music, dance, and martial arts
Warehouse and distribution
Weight loss/nutrition store

Other similar and compatible uses as allowed by Planning Commission determination

¹ Residential for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

² Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*”

Subsection 4.12.04(a) (Prohibited Uses) of Section 4.12 (Mixed-Use) of the Sierra Del Oro Specific Plan (SP85-02) is hereby amended in its entirety to read as follows:

“4.12.04(a) Prohibited Uses:

Car washes, including both self-service and full-service
Residential uses not otherwise permitted pursuant to Section 4.12.02”

PLAZA ON SIXTH STREET (SP90-01)

The “Permitted Uses” subsection of the “Property Development Standards” section of the Plaza on Sixth Specific Plan (SP90-01) is hereby amended in its entirety to read as follows:

“PERMITTED USES

Buildings, structures, and land uses shall be used primarily for the operation of a community shopping center including the following, subject to property development standards as set forth in the Plaza on Sixth Street Specific Plan (SP-90-1) and as follows:

Accessories shop;
Antique shop (genuine);
Appliance sales, including electronics;
Art schools (less than 5,000 square feet);
Automobile parts centers;
Bakery products only as incidental sales to the operation of a permitted restaurant;
Bank, savings and loan or other financial institution, including those with drive-through windows (subject to precise plan review for drive-through facility);
Barber shop
Beauty and/or nail salon;
Beauty school (less than 5,000 square feet)
Bicycle shop (including repairs within premises);
Blueprinting and copying;
Book and stationery store;
Box/Shopping Center;
Business college (less than 5,000 square feet);
Camera shop (and related photo items);
Car sound/telephone store;
Cards/gifts shop;
Catalog Showroom;
Catering establishment;
Cellular Services shop;
Check cashing shop;
Childcare center;

Clothes and wearing apparel shop;
Clothes cleaning, dyeing and pressing establishments (retail);
Computer/electronics store;
Confectionery store;
Convenience store;
Cosmetics store;
Crafts and supplies store;
Cultural center;
Custom dressmaking shop;
Cutlery shop;
Dance studio;
Decorating or drapery shop;
Delicatessen;
Department or furniture store;
Domestics shop;
Doughnut shop;
Dry goods or notions store;
Eyeglass and lens store;
Fabrics store;
Film and camera sales and exchange shop;
Film developing shop;
Fitness center;
Flower shop;
Food specialties store;
Furniture store;
General merchandise store;
Gift shop;
Graphics shop;
Grocery store;
Hardware and appliance store;
Health/nutrition center;
Health or athletic club;
Hobby shop;
Home furnishings store;
Home improvements store;
Housing development project proposed pursuant to Cal Gov't Code § 65852.24
subject to the requirements of Corona Municipal Code Chapter 17.31;
Housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*
House wares store;
Interior decorating store;
Jewelry store;
Kitchenware store;
10C Laundry, self-service;
Learning center;
Leather goods shop;

Liquor store, off-sale only;
Locksmith/keys shop;
Mail center;
Martial arts studio;
Medical office;
Medical supplies;
Music instruments shop;
Newsstand;
Nursery, sale of plants and flowers;
Offices, business or professional;
Office products and supply store;
Paging services center;
Paint store;
Party goods store;
Pet shops;
Photography, photo reprint;
Post office and related services;
Printing, photocopying, and similar reproductive processes;
Radio, television and appliance store;
Restaurant or other eating place, including ice cream, yogurt, cookies;
Restaurant, drive-through (subject to precise plan review);
Retail sales;
Shoe repair store;
Shoe store;
Sign store;
Sporting goods store;
Studio, art or music;
Supermarket;
Swimming pools/supplies store;
Tailor shop, custom making;
Thrift store;
Toys/hobbies store;
Trailer for temporary use during construction;
Travel agency;
Trophy shop;
Variety store;
Video sales and rental

And other similar uses permitted by Commission determination, subject to the provisions of Chapter 17.88 of the Corona Municipal Code.”

The “Prohibited Uses” subsection of the “Property Development Standards” section of the Plaza on Sixth Specific Plan (SP90-01) is hereby amended in its entirety to read as follows:

“PROHIBITED USES

The following uses are expressly prohibited from the permitted uses in the Plaza on Sixth Street Shopping Center Specific Plan:

- (a) Residential uses of any type, except for residential allowed by the AHO zone pursuant to Chapter 17.31 of the Corona Municipal Code and the residential uses listed above under permitted uses;
- (b) Industrial and manufacturing uses not specifically listed in the permitted uses section;
- (c) Massage parlor, head shop, pornographic or ‘adult’ store, night club, billiard rooms, bars, taverns, discotheques, and dance halls;
- (d) Car wash gasoline or service station, or the displaying, renting, leasing or sale of any motor vehicle, boat or trailer;
- (e) Any use which creates a nuisance or materially increases noises or the emission of dust, odor, smoke or gases or materially increases fire, explosion or radioactive hazards.”

DOWNTOWN REVITALIZATION SPECIFIC PLAN (SP98-01)

The following land uses in Table III-2 (Permitted Land Use Matrix) of the Downtown Revitalization Specific Plan (SP98-01) are hereby amended as follows:

**TABLE III-2
PERMITTED LAND USE MATRIX**

P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C = CONDITIONAL USE, MC = MINOR CONDITIONAL USE, -- = PROHIBITED USE										
LAND USE	D	GB*	TC	GC	BP	CS	RO	SF	MF	OS
Mixed Use – Commercial/Residential Developments, including residential and office/retail/service or live-work components either within the same structure or on the same parcel (Residential may include Senior Citizen Housing)	C ¹⁴ /P ²⁴	P ²⁴	C ¹⁴ /P ²⁴	C ¹⁴ /P ²⁴	P ²⁴	P ²⁴	C ¹⁴	--	--	--
Multiple-Family Dwellings	P ^{24, 25}	P ^{24, 25}	C ¹⁵ /P ^{24, 25}	P ^{24, 25}	P ^{24, 25}	P ^{24, 25}	--	--	P ¹⁵	--

²⁴ Residential permitted for a housing development project proposed pursuant to Cal Gov’t Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

²⁵ Residential permitted for a housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*

MOUNTAIN GATE SPECIFIC PLAN (SP89-01)

Subsection 2 (Permitted Uses) of Section 9.3 (Commercial Development Standards) of the Mountain Gate Specific Plan (SP89-01) is hereby amended in its entirety to read as follows:

“2. Permitted Uses –

- Uses permitted by Section 3.1.5 of the South Corona Community Facilities Plan;
- Day Care Facilities;
- A housing development project proposed pursuant to Cal Gov’t Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31; and
- A housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*”

Subsection 4 (Prohibited Uses) of Section 9.3 (Commercial Development Standards) of the Mountain Gate Specific Plan (SP89-01) is hereby amended in its entirety to read as follows:

“4. Prohibited Uses. –

- Uses prohibited by Section 3.1.5 of the South Corona Community Facilities Plan;
- Residential uses not otherwise permitted above under Permitted Uses.

Subsection 2 (Permitted Uses and Structures) of Section 9.4 (Quasi-Public (QP) District) of the Mountain Gate Specific Plan (SP89-01) is hereby amended in its entirety to read as follows:

“2. Permitted Uses and Structures:

- a. Professional offices including, but not limited to, medical offices, dental offices, professional services, financial institutions and real estate offices.
- b. Public and quasi-public facilities and service uses including, but not limited to the following: - Fire stations - Post offices - Libraries - Government centers - Day care facilities - Churches or other places of religious assembly - Recreation centers - Health clubs - Theaters
- c. Similar uses permitted by Commission determination: The Commission may, by resolution of record, permit any other uses which it may determine to be similar to those listed above, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure, see Chapter 17.88 of the Corona Municipal Code.

- d. A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31
- e. A housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*”

NORTH MAIN STREET SPECIFIC PLAN (SP91-01)

The following land use in Table 3 (Permitted Uses) in Section 4.3 (Permitted Uses in Each District) of the North Main Street Specific Plan (SP99-01) is hereby amended as follows:

TABLE 3 -- PERMITTED USES									
P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit X = Not Permitted A = Accessory Use S = Special Use T = Temporary Use	DISTRICT								
	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
Multiple family residential uses including senior facilities	X/P ^{14,15}	X/ P ^{14,15}	X/ P ^{14,15}	X/ P ^{14,15}	X/ P ^{14,15}	X	X	P	A ¹² / P ^{14,15}

¹²Residential must be a component of a mixed-use development.

¹³ Districts shown with an Affordable Housing Overlay (AHO) zone on the Land Use Map is intended to facilitate the development of affordable multifamily housing pursuant to the requirements in Chapter 17.31 of the Corona Municipal Code. Properties planning to be developed per the AHO zone are allowed the permitted land uses in Section 17.31.040 of said chapter. A property with a Mixed-Use District with an AHO zone is allowed mixed use development pursuant to the specific plan that is separate from Section 17.31.040. Mixed use development separate from the provisions in Chapter 17.31 are not allowed the by-right approval described in Section 17.31.060.

¹⁴ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

¹⁵ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*

MAIN STREET SOUTH SPECIFIC PLAN (SP91-01)

Table 4.2 (Permitted Land Uses) of the Main Street South Specific Plan (SP91-01) is hereby amended as follows to add multi-family residential as a permitted use under “Housing”:

**TABLE 4.2
PERMITTED LAND USES**

Use Type: P = Permitted Use
 CUP = Permitted by Major Conditional Use Permit
 MCUP = Permitted by Minor Conditional Use Permit
 BZA = Permitted Use, subject to the review and approval of the Board of Zoning Adjustment
 NP = Not Permitted

	Sub District One: Northwest	Sub District Two: Southwest	Sub District Three: North Central	Sub District Four: South Central	Sub District Five: East	Sub District Six: North
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HOUSING						
Housing (senior citizen)	NP	P	NP	NP	NP	NP
Residential, multi-family ^{4, 5}	P	P	P	P	P	P

⁴ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

⁵ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*

CORONA VISTA SPECIFIC PLAN (SP90-05)

Subsection 2(A) (Permitted Uses for Planning Area 25) of Subsection E (Commercial (Planning Areas 16, 17, 18, 22, 23, 24, 25, 27 and 28) of Section IV (Design Regulations and Standards) of the Corona Vista Specific Plan (SP90-05) is hereby amended in its entirety to read as follows:

“2. A. Permitted Uses for Planning Area 25:

- Antique shops (no pawn shops)
- Appliance and electronic stores
- Art schools
- Bakery, bagels, and donut shops
- Banks and financial services without a drive-through
- Bicycle shop
- Book and stationery store
- Business college or private school
- Computer and electronics stores
- Craft Brewery (defined in CMC Chapter 17.04)
- Cultural center
- Dance academy, gymnastic or martial arts studio
- Day care center
- Drugstore, without drive-through
- Dry cleaners
- Film and camera sales and exchange

- Flower shop • Food stores, including supermarkets, delicatessens, candy, ice creams, and similar retail food services, but excluding stand-alone convenience stores and liquor stores
- Furniture store
- Gift shop
- Healthy and athletic facility
- Hobby shop
- Home improvement center including furnishings, interior decorations, plumbing and hardware, and interior building materials
- House trailer, used as a construction project office during the time of construction
- Housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
- Housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*
- Jewelry store
- Medical laboratory
- Nursery or garden center
- Offices – business, professional, or medical
- Office supply and equipment
- Personal services (i.e.: barber, beauty, nail, tailor, etc.)
- Pet shops
- Photographer
- Post office
- Printing and blue printing shop
- Restaurant, excluding drive-through or adult entertainment
- Retail stores – general merchandise
- Shoe repair shop
- Sporting goods store
- Studio, art or music
- Travel agency
- Video and records stores”

Subsection 2(B) (Permitted Uses for Planning Areas 16, 17, 18, 22, 23, 24, 27 and 28) of Subsection E (Commercial (Planning Areas 16, 17, 18, 22, 23, 24, 25, 27 and 28) of Section IV (Design Regulations and Standards) of the Corona Vista Specific Plan (SP90-05) is hereby amended in its entirety to read as follows:

“B. Permitted Uses for Planning Areas 16, 17, 18, 22, 23, 24, 27, 28:

- Antique shops (no pawn shops)
- Appliance and electronic stores
- Art Schools
- Bakery, bagels, and donut shops
- Banks and financial services with or without a drivethru

- Bicycle shop
- Book and stationery store
- Business college or private school
- Computer and electronic stores
- Craft Brewery (defined in CMC Chapter 17.04)
- Cultural center
- Dance academy, gymnastic or martial arts studio
- Day care center
- Department store**
- Drugstore, with or without drive-through
- Dry cleaners
- Film and camera sales and exchange
- Flower shop 51
- Food stores, including supermarkets, delicatessens, candy, ice creams, and similar retail food services, but excluding stand-alone convenience stores and liquor stores.
- Furniture store
- Gift shop
- Health and athletic facility
- Hobby shop
- Home improvement center including furnishings, interior decorations, plumbing and hardware, and interior building materials.
- House trailer, used as a construction project office during the time of construction
- Housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
- Housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*
- Jewelry store
- Medical laboratory
- Nursery or garden center
- Offices - business, professional, or medical
- Office supply and equipment
- Personal services (i.e., barber, beauty, nail, tailor, etc.)
- Pet shops
- Photographer
- Post office
- Printing and blue printing shop
- Restaurant, excluding drive-thru or adult entertainment
- Retail stores - general merchandise
- Shore repair shop
- Sporting goods store
- Studio, art or music
- Travel agency
- Video and record stores"

Subsection 4 (Prohibited Uses) of Subsection E (Commercial (Planning Areas 16, 17, 18, 22, 23, 24, 25, 27 and 28) of Section IV (Design Regulations and Standards) of the Corona Vista Specific Plan (SP90-05) is hereby amended in its entirety to read as follows:

“4. Prohibited Uses:

- (1) Manufacturing uses
- (2) Residential uses not otherwise permitted pursuant to Sections IV(E)(2A) and IV(E)(2B) above.”

EL CERRITO SPECIFIC PLAN (SP91-02)

Subsection C of Section 12.8.2 (Permitted Uses) of the El Cerrito Specific Plan (SP91-02) is hereby amended in its entirety to read as follows:

“C. Other uses as follows:

Ancillary game arcades.
Art supply shops and studios.
Clubs or lodges.
Convenience stores, not including the concurrent sale of gasoline.
Craft Brewery (defined in CMC Chapter 17.04)
Delicatessens.
Department stores.
Drug stores.
Florist.
Hobby shops.
Hotels, resort hotels and motels.
Housing development project proposed pursuant to Cal Gov’t Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
Housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*
Laboratories, film, dental, medical, research or testing.
Mail order businesses.
Nurseries and garden supply stores.
Restaurants and other eating establishments, excluding live entertainment or drive-thru restaurants.
Stained glass assembly and sales.
Stations, bus and taxi.
Taxidermist.
Theaters and cinemas (indoor).
Similar uses as approved pursuant to Corona Municipal Code Chapter 17.88.”

Subsection D of Section 12.9.2 (Permitted Uses of the El Cerrito Specific Plan (SP91-02) is hereby amended in its entirety to read as follows:

“D. Service Commercial, Office Uses & Residential

Automobile service station (subject to the provisions of Section 12.9.4 (I) of this chapter)
Banks and financial institutions (including drive-up service)
Barber or Beauty Salon, and related salon and spa services
Business, medical and other professional offices
Dry Cleaners
Health, athletic clubs
Hotel
Housing development project proposed pursuant to Cal Gov’t Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
Housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*
Library
Medical or dental clinic
Office Supply stores, including sales and service
Photography studios
Photocopying services, print shop
Police substation
Post office services
Recording studios
School or studio for art, design, music, dance, gymnastics, or martial arts
Tailor, Tux shop
Travel Agency
Similar uses permitted by Planning Commission determination, pursuant to Chapter 17.88 of the Corona Municipal Code”

Section 12.9.3 (Flex Zones (Subareas 1 and 2) of the El Cerrito Specific Plan (SP91-02) is hereby amended in its entirety to read as follows:

“12.9.3 Flex Zones (Subareas 1 and 2)

Subareas 1 and 2 within the CC District, as shown in Figure 11A (Land Use Plan), are designated as Flex Zones. These areas may be developed in accordance with the primary zone designation of CC pursuant to the uses and standards of this Chapter, or may be developed pursuant to the Flex Zone designation of IP (Industrial Park). If the flex zoning is utilized for a subarea, the entire subarea shall be developed as Industrial Park, pursuant to the permitted uses listed below. The development standards of the IP District (Chapter 12.10) shall apply when the flex zoning is implemented, with the exception that the building setbacks shall be in accordance with Section 12.9.4 (D) of the CC District.

All permitted uses shall be conducted entirely within the building, with the exception of outdoor dining at restaurants. Outdoor storage of goods and supplies is prohibited.

Permitted Uses:

Antique restoration

Bank and Financial Institutions

Business services to the industrial users, (including: blueprinting and copying services, mail or packaging, telephone answering services, and other similar uses).

Business- oriented retail services, (including: dry cleaners, flower shop, shoe repair, tailor shop, newspaper stand, and other similar uses

Computer hardware or software manufacturing

Electronics and electrical equipment manufacturing and service

Film processing and studios (commercial)

Food Processing

Furniture manufacturing

Health and Fitness Centers

Housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

Housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*

Laboratories, including: medical, dental, and research

Musical instrument manufacture and assembly

Office equipment and supplies: sales, rental and service

Offices, business and professional

Pharmaceuticals or Cosmetics manufacture and processing

Private trade schools and educational satellite centers (all facilities indoors)

Publishing books, periodicals, newspapers

Radio and television broadcasting studios

Recording studios

Restaurants, cafes, donut and sandwich shops (excluding drive-thru), which serve the industrial area or business park

Scientific equipment assembly and manufacture”

ARANTINE HILLS SPECIFIC PLAN (SP09-001)

Section 6.2.1.2 (Permitted Uses) of the Arantine Hills Specific Plan (SP09-001) is hereby amended as follows to add a new number 56 and number 57 in the list of permitted use and to renumber 56 through 61 as number 58 through number 63:

- “56. A housing development project proposed pursuant to Cal Gov’t Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
- 57. A housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*
- 58. Restaurant, cafe or coffee shop (no drive-thrus permitted)
- 59. Reverse vending machines (must be located within a permitted commercial structure)
- 60. Sporting goods stores
- 61. Utility facilities, including sewer, water, and utility equipment
- 62. Tailor shop, custom dressmaking
- 63. Similar uses permitted by the determination of the Planning & Development Director.”

Section 6.2.1.5 (Prohibited Uses) of the Arantine Hills Specific Plan (SP09-001) is hereby amended in its entirety to read as follows:

“6.2.1.5 Prohibited Uses

- 1. Adult entertainment uses
- 2. Automobile repair garage or automobile upholstery
- 3. Manufacturing uses
- 4. Outdoor storage
- 5. Outdoor sales (temporary outdoor sales may be permitted by a special use permit per CMC)
- 6. Residential uses not otherwise permitted pursuant to Section 6.2.1.2.”

DOS LAGOS SPECIFIC PLAN (SP99-03)

Section 4.3.7 (Permitted Uses (C) and (EC)) of the Dos Lagos Specific Plan (SP99-03) is hereby amended as follows to add multi-family residential as a permitted use:

4.3.7 Permitted Uses (C) and (EC)

<p>BZA = Board of Zoning Adjustment P = Permitted Use MCP = Minor Conditional Use Permit</p>	<p>CUP = Conditional Use Permit X = Not Permitted A= Accessory Use</p>
<p>COMMERCIAL (C) AND ENTERTAINMENT COMMERCIAL (EC)</p>	<p>C EC</p>
<p>Residential Multi-Family^{12, 13}</p>	<p>P P</p>

.....
¹² Residential permitted for a housing development project proposed pursuant to Cal Gov’t Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

¹³ Residential permitted for a housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*

Section 4.4.9 (Permitted Uses(BP)) of the Dos Lagos Specific Plan (SP99-03) is hereby amended as follows to add multi-family residential as a permitted use:

4.4.9 Permitted Uses (BP)

BZA = Board of Zoning Adjustment P = Permitted Use MCP = Minor Conditional Use Permit	CUP = Conditional Use Permit X = Not Permitted A = Accessory Use
BUSINESS PARK/OFFICE (BP)	
Residential Multi-Family ^{7,8}	BP P

⁷ Residential permitted for a housing development project proposed pursuant to Cal Gov’t Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

⁸ Residential permitted for a housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*

CIMARRON SPECIFIC PLAN (SP95-01)

The Cimarron Specific Plan (SP95-01) is hereby amended as follows to add a new subsection 4 (Permitted Residential Uses to Section 4.4 (NC-Neighborhood Commercial District) and to renumber existing subsection 4 (Conditional Uses) as new subsection 5:

“4. Permitted Residential Uses

The following residential uses, conducted wholly within a completely enclosed building, shall be permitted in the NC district:

- 4a. A housing development project proposed pursuant to Cal Gov’t Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
- 4b. A housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*

5. Conditional Uses - The following uses may be permitted in the NC District subject to a major conditional use permit (CUP) or minor conditional use permit (MCUP):

- 5a. Churches (CUP)
- 5b. Game arcade constituting twenty percent or more of commercial floor area (MCUP)
- 5c. Health care facility subject to the provisions of CMC Section 17.73 (CUP)
- 5d. Small animal hospital for veterinary care and treatment of household pets; excluding boarding or kenneling services (CUP)
- 5e. Drive thru facilities (CUP)
- 5f. Restaurants with entertainment and/or dancing (CUP) 4h. Smoking lounges, subject to CMC Section 17.33.160 (MCUP)
- 5g. Tobacco stores, subject to CMC Chapter 5.19 (MCUP)”

CORONA RANCH SPECIFIC PLAN (SP85-03)

Subsection 2 (Permitted Uses) of subsection H (Support Commercial (SC)) of Section III (Development Regulations) of the Corona Ranch Specific Plan (SP85-03) is hereby amended in its entirety to read as follows:

“2. Permitted Uses

a. The following retail commercial activities conducted wholly within enclosed buildings shall be permitted in the SC District subject to property development standards contained in this Specific Plan.

Antique shop (genuine)
Appliance store
Art gallery
Art school
Auto parts store (retail only)
Bakery goods shop
Bank
Barbershop
Beauty shop
Bicycle shop
Blueprinting or Photostatting
Book and stationary store
Business College or private school
Car wash
Catering establishment
Clinic, medical or dental
Clothes and wearing apparel shop
Clothes cleaning agency
Coffee shop or tea room
Confectionery store
Convenience store
Counseling service
Cultural center
Custom dressmaking shop
Day Care facilities
Decorating or drapery shop
Delicatessen
Design studio
Drug store
Dry goods or notions store
Employment agency
Film and camera sales and exchange
Flower shop
Furniture store (new only)
Gift shop
Grocery store

Gymnasium
Hardware Store (no lumber sales)
Health care facility subject to the provisions of Chapter 17.73
Hobby shop
House trailer, used as a construction project office during time of construction,
when a valid building permit is in force
Housing development project proposed pursuant to Cal Gov't Code § 65852.24,
subject to the requirements of Corona Municipal Code Chapter 17.31.
Housing development project proposed pursuant to Cal Gov't Code § 65912.100
et seq.
Interior decorating shop
Jewelry store
Laundry agency
Laundry, self-service
Letter or mailing service
Library
Liquor store, off-sale only
Locksmith
Magazine or tobacco store
Market, fish or meat (retail)
Market, produce
Medical and dental offices
Medical laboratory
Meeting hall
Messenger service
Newsstand
Nursery plant sales, retail
Office supply store
Offices, business or professional
Paint store
Parks and playgrounds subject to the provisions of Chapter 2.36
Pet shops
Pharmacy
Photographer
Post office
Printing shop
Radio, television and appliance store
Restaurant or cafe (no dancing or live entertainment)
Reverse vending machines located within a permitted commercial structure
Secretarial or clerical service
Shoe repair shop
Shoe store
Small animal hospitals for veterinary care and treatment of household pets,
excluding boarding or kenneling services
Sporting goods store

Studio art or music
Tailor shop, custom making
Telephone answering service
Travel agency
Variety store

Similar uses permitted by Planning Commission determination. The Commission may, by resolution of record, permit any other uses which it may determine to be similar to those listed above in conformity with the intent and purpose of this zone, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this zone. For procedure, see Chapter 17.88 of the Corona Municipal Code.

b. Automobile service station subject to the provisions of Chapter 17.72, except that each commercially designated planning unit shall have no more than one station.”

Subsection 4 (Prohibited Uses) of subsection H (Support Commercial (SC)) of Section III (Development Regulations) of the Corona Ranch Specific Plan (SP85-03) is hereby amended in its entirety to read as follows:

“4. Prohibited Uses: The following uses are expressly prohibited in the SC District:

Residential uses not otherwise permitted pursuant to Sections III(H)(2) and III(H)(3) above;
Manufacturing uses;
Wholesale uses.”

Subsection 3 (Permitted Uses) of subsection I (Public/Quasi-Public Districts) of Section III (Development Regulations) of the Corona Ranch Specific Plan (SP85-03)

“3. Permitted Uses

- a. Flood Detention Basins
- b. Parks
- c. Reservoirs
- d. Trails (pedestrian or bikeway)
- e. Utility Easements or Rights-of-Way
- f. Cable Televisions head-end facilities (subject to the Board of Zoning Adjustment)
- g. Day Care Facilities
- h. Professional Offices
- i. Post Offices
- j. Libraries

k. A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

l. A housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*”

Subsection 5 (Prohibited Uses) of subsection I (Public/Quasi-Public Districts) of Section III (Development Regulations) of the Corona Ranch Specific Plan (SP85-03)

“5. Prohibited Uses

a. Manufacturing uses

b. Commercial uses

c. Residential uses not otherwise permitted pursuant to Section III(I)(3) above.”

NORTHEAST CORONA SPECIFIC PLAN (SP81-02)

Subsection 4.5.02 (Permitted Uses) of Section 4.5 (Support Commercial District (SC)) of the Northeast Corona Specific Plan (SP81-02) is hereby amended in its entirety to read as follows:

“SEC. 4.5.02 PERMITTED USES

The following uses shall be permitted in Planning Areas 5D, 7A, 7B, 8A, and 8B of the SC District subject to property development standards set forth in Sections 4.5.05 through 4.5.16.

Retail commercial activities conducted wholly within a completely enclosed building for the following uses:

Antique shop

Art schools

Automobile parts center

Automobile service station (subject to the provisions of CMC Chapter 17.72)

Automobile repair garages, provided no machining is conducted on the premises; on outdoor storage of parts, and outdoor parking of automobiles waiting for services shall not exceed 15 days;

Bakery goods shop (retail and not more than five bakers on the premises) Bank, savings and loan or other financial institution, excluding those with drive through windows

Barber shop

Beauty shop

Bicycle shop

Blueprinting

Book and stationery store

Business College or private school (no riding academies)

Car care facilities (SUF-89-01)

Car wash and Automobile Detailing

Catering establishment
 Clothes cleaning, dyeing and pressing establishments (retail)
 Clothes and wearing apparel shop
 Club or lodge
 Confectionery store
 Cultural center
 Custom dressmaking shop
 Cyber Cafes, provided the following development standards are adhered to: a) the owner/operator shall prohibit minors during school operating hours; b) the owner/operator shall have present one employee over the age of 18 during all hours of operation; c) cyber cafes with more than 15 computers shall have one additional employee over the age of 18; d) the owner/operator shall maintain the presence of a security guard during all hours of operation; e) the owner/operator shall install and maintain a video surveillance system; and f) storefront windows shall not be painted or covered in any manner that prevents exterior visibility into the premises.
 Dance academy
 Day care facilities
 Decorating or drapery shop
 Delicatessen
 Department store
 Drugstore
 Dry goods or notions store
 Film and camera sales and exchange
 Flower shop
 Frozen food locker
 Furniture store (new only)
 Fix-it shop
 Gift shop
 Grocery store
 Hardware and appliance store
 Hobby shop
 Hotel or motel
 Housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
 Housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*
 Interior decorating shop
 Jewelry store
 Laundry, self-service
 Liquor store, off-sale only
 Locksmith
 Market, fish (retail)
 Market, meat (retail and no live poultry or animals to be kept or slaughtered on the premises)

Market, produce
 Medical and dental offices
 Medical laboratory
 Millinery shop
 Newsstand
 Nursery, sale of plants and flowers
 Offices, business or professional
 Paint store
 Pet shops
 Photographer
 Post Office
 Printing shop (excluding rotary offset presses)
 Radio, television and appliance store
 Restaurant or cafe (no dancing or theatrical performance and excluding drive-in restaurants)
 Reverse vending machines located within a permitted commercial structure
 Schools and academies, private
 Shoe repair shop
 Shoe shop
 Sporting goods store
 Studio art or music
 Tailor shop, custom making
 Tanning salon
 Theater (indoor)
 Tire shop, retail sales only
 Travel agency
 Trophy shop
 Variety store”

Subsection 4.5.04 (Prohibited Uses) of Section 4.5 (Support Commercial District (SC)) of the Northeast Corona Specific Plan (SP81-02) is hereby amended in its entirety to read as follows:

“SEC. 4.5.04 PROHIBITED USES

The following uses are expressly prohibited in the SC District.

Manufacturing uses

Residential uses not otherwise permitted pursuant to Section 4.5.02 above.”

Subsection 4.5.19 (Permitted Uses) of Section 4.5.18 (Support Commercial Freeway (SCF)) of the Northeast Corona Specific Plan (SP81-02) is hereby amended in its entirety to read as follows:

“SEC. 4.5.19 PERMITTED USES:

The following uses are permitted uses in the SCF District:

Retail commercial or service activities for the following uses (SPA—91-7)

Automobile service station subject to the provisions of Chapter 17.72 of the Corona Municipal Code.

Car Wash

Nursery, sale of plants and flowers.

Retail commercial or service activities conducted wholly within a completely enclosed building for the following uses:

Antique shop (genuine) and reproductions

Art schools and art galleries/picture framing

Automobile parts center

Automobile service station subject to the provisions of Chapter 17.72

Bank, savings and loan or other financial institution, excluding those with drive through windows

Book and stationery store

Business college or private school (no riding academies)

Catering establishment

Clothes and wearing apparel shop

Decorating or drapery shop

Department or furniture store

Drugstore

Film and camera sales and exchange

Floor and wall coverings

Furniture store (new only)

Gift shop

Grocery store

Hardware and appliance store

Health club or fitness center

Interior decorating shop

Lamps and lighting

Market, produce

Medical and dental offices

Music store and musical instruments

Nursery, sale or plants and flowers

Offices, business or professional

Paint store

Photographer

Radio, television and appliance stores

Restaurant or café

Shoe store

Sporting goods store

Studio art or music

Theatre (indoor)

Travel agency

Manufacture, assembly or fabrication of goods or products offered for sale within the same building, if the floor area used for such

activity is less than fifty percent of the total floor area. Such manufacturing, assembly or fabrication uses shall be limited to those kinds of uses allowed in Chapter 17.44 of the Corona Municipal Code.

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*

Similar uses permitted by Planning Commission determination: The Commission may, by resolution, permit any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this specific plan, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure, see Chapter 17.88 of the Corona Municipal Code.

Other retail commercial and service uses permitted by Planning Commission determination: The Commission may, by resolution, permit other retail commercial and service uses which it may determine are those kinds of uses which; (1) depend for their success upon easy freeway access and high freeway visibility; (2) are committed to the use of building square footage which is substantially in excess of that normally used by satellite stores in a shopping center; and (3) are not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in the District.”

Subsections 4.6.21 (Permitted Uses) of Section 4.6.19 (Sub-Regional Shopping Center District (SRSC) of the Northeast Corona Specific Plan (SP81-02) is hereby amended in its entirety to read as follows:

“SEC. 4.6.21 PERMITTED USES

The following uses shall be permitted in the SRSC District subject to property development standards as set forth in Sections 4.6.19 through 4.6.36.

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*

Retail commercial activities conducted wholly within a completely enclosed building for the following uses:

- Antique shop (genuine)
- Art schools
- Automobile parts centers

Automobile service station subject to the provisions of CMC Chapter 17.72 (including stations located internal to the center within Planning Area 5a and in conjunction with a primary use.)
 Bakery goods shop (retail and not more than five bakers on the premises)
 Bank
 Barber shop
 Beauty shop
 Bicycle shop.
 Billiard parlor, pool hall, or bowling alley
 Blueprinting and photostating
 Book and stationery store
 Business college or private school (no riding academies)
 Car Wash (approved as a similar use finding [on October 13, 1992)
 Catering establishment
 Clothes cleaning, dyeing and pressing establishments (retail)
 Clothes and wearing apparel shop
 Club or lodge
 Confectionery store
 Cultural center
 Custom dressmaking shop
 Dance academy or hail
 Decorating or drapery shop
 Delicatessen
 Department or furniture store
 Drugstore
 Dry goods or notions store
 Film and camera sales and exchange
 Flower shop
 Furniture store (new only)
 Fix it shop
 Gift shop
 Grocery store
 Hardware and appliance store
 Health clubs and physical fitness
 Hobby shop
 Interior decorating shop
 Jewelry store
 Laundry, self-service
 Liquor store, off-sale only
 Locksmith
 Market, fish (retail)
 Market, meat (retail and no live poultry or animals to be kept or slaughtered on the premises)
 Market, produce

Medical Uses (extended hour physicians, chiropractors, dental care, other related medical uses subject to the approval of the Community Development Director)* [

- Millinery shop
- Music store
- Newsstand
- Nursery, sale of plants and flowers

Office Uses (real estate, escrow, financial/tax advisors, insurance, other related office uses subject to the approval of the Community Development Director)* [

- Paint store
- Parking 1 for automobiles
- Parking structure
- Pet shops
- Photographer
- Printing shop
- Radio, television and appliance store
- Record store
- Restaurant or other eating place, excluding drive-in establishment
- Shoe repair shop
- Shoe store
- Sporting goods store
- Studio art or music
- Tailor shop, custom making
- Theater (indoor)
- Toy store
- Travel agency
- Trophy shop
- Variety store
- Veterinary clinic for care and treatment of small animals, but excludes kenneling.

*Note: The combined gross leasable area of the medical and office uses is not to exceed 5% of the total gross leasable area for the sub-regional shopping center.

Similar uses permitted by Commission determination: The Commission may, by resolution of record permit any other use which it may determine to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure, see Chapter 17.88 of the Corona Municipal Code.”

Subsection 4.6.23 (Prohibited Uses) of Section 4.6.19 (Sub-Regional Shopping Center District (SRSC) of the Northeast Corona Specific Plan (SP81-02) is hereby amended in its entirety to read as follows:

“SEC. 4.6.23 PROHIBITED USES

The following uses are expressly prohibited in the SC District:

Manufacturing uses

Residential uses not otherwise permitted pursuant to Section 4.6.21 above.”

Subsection 4.8.2 (Permitted Uses) of Section 4.8 (Business Park (BP)) of the Northeast Corona Specific Plan (SP81-02) is hereby amended to add a new subsection D to read as follows:

“D. Residential Uses

A housing development project proposed pursuant to Cal Gov’t Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*”

CORONA MAGNOLIA SPECIFIC PLAN (SP01-02)

Subsection (D) (Miscellaneous) of subsection 4.1.2 (Permitted Uses) of Section 4.1 (Planning Area 1 – Commercial (C)) of the Corona Magnolia Specific Plan (SP01-02) is hereby amended in its entirety to read as follows:

“D. Miscellaneous

Car wash (ancillary to auto service station)

Construction trailer (as project office during construction under a valid permit)

Library, public or private

Parking structure

Housing development project proposed pursuant to Cal Gov’t Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

Housing development project proposed pursuant to Cal Gov’t Code § 65912.100 *et seq.*”

Subsection C (Miscellaneous) of subsection 4.2.2 (Permitted Uses) of Section 4.2 (Planning Area 2 – Office Park (OP)), of the Corona Magnolia Specific Plan (SP01-02) is hereby amended in its entirety to read as follows:

“C. Miscellaneous

Construction trailer (as project office during construction under a valid permit)

Library, public or private

Parking structure

Housing development project proposed pursuant to Cal Gov’t Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

Housing development project proposed pursuant to Cal Gov't Code § 65912.100
et seq.”

Subsection D (Miscellaneous) of subsection 4.3.2 (Permitted Uses) of Section 4.3 (Planning Areas 3, 5 and 6 – Business Park (BP)) of the Corona Magnolia Specific Plan (SP01-02) is hereby amended in its entirety to read as follows:

“D. Miscellaneous

Construction trailer (as project office during construction under a valid permit)

Parking structure

Housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

Housing development project proposed pursuant to Cal Gov't Code § 65912.100
et seq.”

Subsection 4.4.2 (Land Use Alternatives) of Section 4.4 (Planning Area 4 – Commercial/Office/Business Park Flex (COBP)) of the Corona Magnolia Specific Plan (SP01-02) is hereby amended to add a new subsection E (Alternative 5) to read as follows:

“E. Alternative 5

All of Planning Area 4 can be devoted to the following residential uses:

- A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
- A housing development project proposed pursuant to Cal Gov't Code § 65912.100 *et seq.*”