

ORDINANCE NO. 3361

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, AMENDING THE SOUTH CORONA COMMUNITY FACILITIES PLAN TO CHANGE THE LAND USE DESIGNATION FROM LDR (LOW DENSITY RESIDENTIAL) TO MDR (MEDIUM DENSITY RESIDENTIAL) FOR 2 ACRES LOCATED AT 1220 W. ONTARIO AVENUE AND 5.40 ACRES LOCATED AT 2880 CALIFORNIA AVENUE (CFPA2022-0002).

WHEREAS, on June 3, 2020, the City Council of the City of Corona (“City”) adopted Resolution No. 2020-036 certifying a Final Environmental Impact Report (“Final EIR”) for the Corona General Plan Technical Update (SCH # 2018081039) (“General Plan Update”), made findings of fact and adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and

WHEREAS, on November 3, 2021, the City Council of the City of Corona (“City”) adopted Resolution No. 2021-121 adopting an Addendum to the Final EIR and approving GPA2021-001, an amendment to the City’s General Plan to update the Housing Element for the 6th Cycle covering planning period 2021-2029 (“2021-2029 Housing Element Update”); and

WHEREAS, as part of the implementation of the 2021-2029 Housing Element Update, the City is required to accommodate the planning of a sufficient number of low- and moderate-income households in the City in order to meet the City’s Regional Housing Needs Assessment (“RHNA”), which allocates regional housing needs by income level among member jurisdictions within the Southern California Association of Governments (“SCAG”); and

WHEREAS, the 2021-2029 Housing Element Update includes an inventory or list of housing sites at sufficient densities to accommodate a specific number of units at various levels of affordability to satisfy the RHNA assigned to the City by SCAG (“Housing Sites Inventory”); and

WHEREAS, in order to accommodate development of low- and moderate-income units, the Housing Sites Inventory identifies certain properties that are intended to be rezoned to a higher density residential or an Affordable Housing Overlay (“AHO”) zone, which is a new zoning designation that the City proposes to establish in order to create by-right development standards for affordable housing projects; and

WHEREAS, on January 23, 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 of the City of Corona (“City Council”) approve an amendment to the South Corona Community Facilities Plan (“South Corona CFP”) to change the land use designation for 2 acres of property located at 1220 W. Ontario Avenue and for 5.40 acres located at 2880 California Avenue (collectively, the “Project Sites”) from LDR (Low Density Residential) to MDR (Medium Density

Residential), and to amend the applicable land use tables and land use map (“CFP Amendment”); and

WHEREAS, the South Corona CFP was adopted by resolution on July 6, 1988, and re-adopted as a specific plan pursuant to Chapter 17.53 of the Corona Municipal Code by Ordinance No. 2055 on June 19, 1991, thereby requiring that any amendment to the South Corona CFP also be adopted by ordinance; and

WHEREAS, the CFP Amendment was submitted in conjunction with: (1) GPA2022-0002, an amendment to change the land use designation on various properties to allow certain residential land uses consistent with the Housing Sites Inventory; (2) ZTA2023-0001, a zone text amendment to create and establish regulations for the AHO zone; (3) CZ2022-0003, a change of zone on various properties to allow certain residential land uses consistent with the Housing Sites Inventory; (4) SPA2022-0003, an amendment to various specific plans to change the land use on certain properties to allow certain residential land uses consistent with the Housing Sites Inventory; and (5) Resolution No. 2023-014 adopting the High Density Residential and Mixed-Use Objective Development Standards and Design Guidelines (collectively referred to herein as the “Housing Element Rezoning Project”); and

WHEREAS, on March 1, 2023, as the first action on the Housing Element Rezoning Project, the City Council approved a Resolution No. 2023-010 certifying the Final Supplement to the Final EIR for the Housing Element Rezoning Project (“Final SEIR”), adopted findings and a statement of overriding considerations, and a mitigation monitoring and reporting program, all in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines, which included an analysis of the environmental impacts of this Zone Text Amendment; and

WHEREAS, the Final SEIR concluded that implementation of the Housing Element Rezoning Project could result in significant and unavoidable negative environmental effects despite the imposition of all feasible mitigation measures identified in the Final SEIR and the City Council determined that the benefits of the Housing Element Rezoning Project outweigh the unavoidable adverse impacts as documented in the Statement of Overriding Considerations included in Resolution No. 2023-010; and

WHEREAS, on March 1, 2023, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with this CFP Amendment were heard and this CFP Amendment was comprehensively reviewed.

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

SECTION 1. CEQA Findings. As the decision-making body for this CFP Amendment, the City Council has reviewed and considered the information contained in the Final SEIR and the administrative record for this CFP Amendment, including all written and oral evidence provided during the public hearing. Based upon the facts and information contained in the Final

SEIR and the entire administrative record before it, the City Council hereby makes and adopts the following findings:

A. The Final SEIR and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, the City of Corona Local CEQA Guidelines and other applicable law.

B. The Final SEIR contains a complete and accurate reporting of the environmental impacts associated with the CFP Amendment and reflects the independent judgment and analysis of the City Council.

C. All mitigation measures applicable to this CFP Amendment shall be a condition of approval for the CFP Amendment and are incorporated herein by this reference.

SECTION 2. Zoning Findings. Pursuant to Corona Municipal Code (“CMC”) Sections 17.53.090 and 17.53.100 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. CFPA2022-0002 systematically implements and is consistent with the General Plan because it will assist in the implementation of General Plan Housing Goal H-1 because by establishing a residential land use that will help promote a balance of housing types for corresponding affordability levels, which, in turn, will assist in meeting the demand for housing within all economic segments of the City.

B. CFPA2022-0002 provides for development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications because development of the Project Sites will be required to adhere to the development standards of the zoning, as amended by CFPA2022-0002, which will ensure orderly development and minimize impacts to surrounding properties.

C. CFPA2022-0002 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 beyond the boundaries of the Project Sites in that it maintains the requirement for construction of public improvements associated with development to ensure growth is properly supported by required public services and infrastructure improvements.

D. CFPA2022-0002 provides for the appropriate orientation and relationship between land uses within and adjacent to the Project Sites because it is consistent with other residential land uses surrounding the Project Sites as the Community Facilities Plan allows for various residential densities, including medium density development.

SECTION 3. South Corona CFP Findings. Pursuant to Section 3.9.4.7 of the South Corona CFP 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. CFPA2022-0002 is consistent with General Plan Goal H-1 because it establishes a residential land use that will help promote a balance of housing types for corresponding affordability levels, which will assist in meeting the demand for housing within all economic segments of the City.

B. CFPA2022-0002 is consistent with the intent of the Community Facilities Plan because the master plan balances land uses and infrastructure improvements to ensure growth is properly supported by required public services and the infrastructure improvements required by the CFP have been properly constructed.

C. CFPA2022-0002 is consistent with the South Corona CFP's Village 1 concept as the proposed medium density residential land use exists within other areas of this plan.

D. The Project Sites have access from Ontario Avenue and California Avenue, which are improved public streets.

E. CFPA2022-0002 will not affect public service levels as the project sites were intended for development based on the CFP land use plan and are partially developed with existing churches.

F. CFPA2022-0002 maintains the public and private open space system established by the South Corona CFP.

G. CFPA2022-0002 does not disrupt the financial feasibility of the South Corona CFP.

SECTION 4. Approval of CFP Amendment (CFPA2022-0002). The Amendment to South Corona Community Facilities Plan (CFPA2022-0002) is hereby approved. The Land Use Plan is hereby amended as shown in Exhibit "A" attached hereto and incorporated herein. The text and exhibits of the South Corona CFP are hereby amended as shown in Exhibit "B" attached hereto and incorporated herein.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Ordinance have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is Joanne Coletta, Planning and Development Director of the City of Corona.

SECTION 6. 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 15th day of March, 2023.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, 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 the 1st day of March, 2023, and thereafter at a regular meeting held on the 15th day of March, 2023, it was duly passed and adopted by the following vote of the Council:

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 15th day of March, 2023.

City Clerk of the City of Corona, California

[SEAL]

SUMMARY

On March 1, 2023, the Corona City Council will consider adopting an ordinance (CFPA2022-0002) to amend the South Corona Community Facilities Plan to change the land use designation for 2 acres of property located at 1220 W. Ontario Avenue and for 5.40 acres located at 2880 California Avenue from LDR (Low Density Residential) to MDR (Medium Density Residential), and to amend the applicable land use tables and land use map (“CFP Amendment”). A certified copy of the full text of this proposed ordinance is posted in the City Clerk’s office.

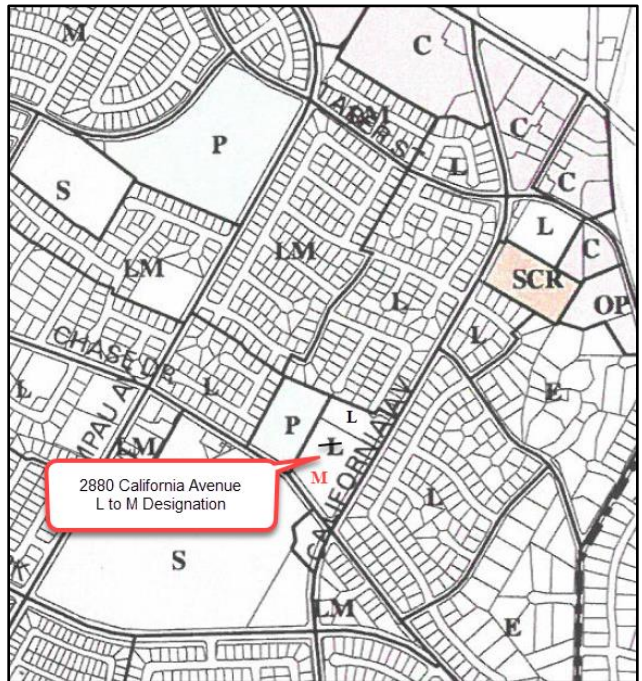
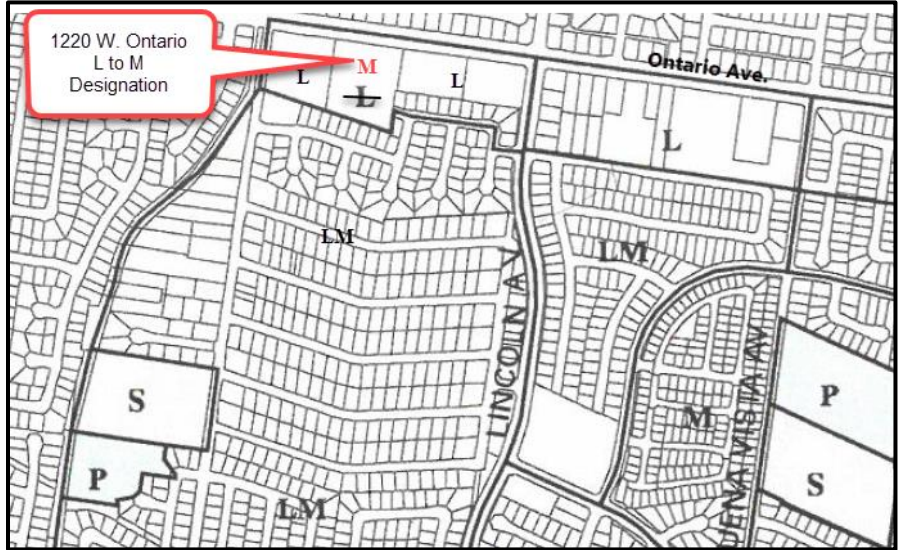
The City Council meets at 6:30 p.m. in the Council Chambers located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.

EXHIBIT “A”

**AMENDMENT TO LAND USE PLAN
(CPFA2022-0002)**

(THE LAND USE PLAN IS ATTACHED BEHIND THIS PAGE)

CFPA2022-0002
Land Use Exhibits



Land Use	Density
E (Estate)	0-3 dwelling units per acre
L (Low)	3-6 dwelling units per acre
LM (Low Medium)	3-8 dwelling units per acre
M (Medium)	6-15 dwelling units per acre
P (Park)	--
S (School)	--

EXHIBIT A

EXHIBIT “B”

**TEXT AMENDMENT TO SOUTH CORONA CFP
(CPFA2022-0002)**

(TEXT AMENDMENT IS ATTACHED BEHIND THIS PAGE)

TABLE 3.1-1 LAND USE SUMMARY

<u>Land Use Designation</u>	Adjusted Gross <u>Acres</u>	Target <u>Density</u>	Projected <u>D.U.</u>
Estate Density	1420.24	1.47	2,088
Low Density	566.70 559.3	2.96	1,677 1656
Low Medium Density	1120.03	3.90	3,732*
Medium Density	545.50 552.9	7.88	4,299 4357
Senior Citizen Residential	5.00	40.5	203
Office-Professional	20.80		
Commercial	<u>117.57</u>		
Total	3795.84		<u>11,999 12,036</u>

*includes projected dus in Villages 1, 3, 4 and actual built in Village 2

TABLE 3.1-2 LAND USE BY VILLAGE

	Adjusted Gross Acres	Projected <u>D.U.</u>
<u>Village 1</u>		
Low	164.3 162.3	486 480
Low-Medium	291.6	1,137
Medium	118.7 120.7	935 951
Office-Professional	6.2	
Commercial	<u>59.6</u>	
Subtotal	640.4 ac	<u>2,558 2568 d.u.</u>
<u>Village 2</u>		
Estate	157.6	234
Low	327.3 321.9	997 953
Low-Medium	372.93	817*
Medium	125.0 130.4	985 1028
Senior Citizen Residential	5.0	160
Office-Professional	14.6	
Commercial	<u>42.87</u>	
Subtotal:	1,045.3 ac	<u>3,193 3192 d.u.</u>
*actual built		
<u>Village 3</u>		
Estate	854.54	1,256
Low	12.60	37
Low-Medium	234.60	915
Medium	<u>106.40</u>	<u>838</u>
Subtotal:	1,199.84 ac	3,046 d.u.
<u>Village 4</u>		
Estate	408.2	600
Low	62.5	185
Low-Medium	347.7	1,356
*Medium	68.7	1,031
Commercial	<u>15.1</u>	
Subtotal:	902.2 ac	<u>3,172 d.u.</u>
TOTAL:	3,795.94 ac	<u>11,969 11,978 d.u.</u>

*The density for this land use category is in the Mountain Gate Specific Plan (SP 89-1) at 15 d.u./ac

EXHIBIT B