

ORDINANCE NO. 3282

**AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA
APPROVING A CHANGE OF ZONE ON 0.2 ACRES FROM
MP (MOBILE HOME PARK) TO C-3 (GENERAL
COMMERCIAL) ON PROPERTY GENERALLY LOCATED
APPROXIMATELY 350 FEET WEST OF LINCOLN AVENUE
AND NORTH OF SIXTH STREET (CZ2018-0001)**

WHEREAS, on August 20, 2018, 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 a change of zone (“Change of Zone”) of 0.2 acres generally located approximately 350 feet west of Lincoln Avenue, north of Sixth Street (“Subject Property”), from MP (Mobile Home Park) to C-3 (General Commercial) to permit commercial uses on the Subject Property; and

WHEREAS, while the Subject Property is zoned MP (Mobile Home Park), the underlying General Plan designation is General Commercial; and

WHEREAS, the proposed Change of Zone will allow the Subject Property to be developed in a manner consistent with the properties in the immediate surrounding areas which consist of a mobile home park to the north and commercial development to the east, south and west of the Subject Property and, along with companion application PM 37452 (PM2018-0001), will facilitate the separation of the Subject Property from the adjacent mobile home park and, ultimately, the redevelopment and re-use of the existing vacant commercial building on the Subject Property; and

WHEREAS, on the basis of the initial study, which indicated that all potential environmental impacts from the Change of Zone were less than significant or could be mitigated to a level of insignificance, a Negative Declaration (“ND”) was prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

WHEREAS, the ND was made available to the public and to all interested agencies for review and comment on August 1, 2018, pursuant to CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

WHEREAS, the Planning Commission based its recommendation to approve the Change of Zone on the findings set forth below and adoption of the ND; and

WHEREAS, on September 19, 2018, the City Council conducted a duly noticed public hearing at which all persons wishing to testify in connection with the Change of Zone were heard and the Change of Zone 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 Change of Zone, the City Council has reviewed and considered the information contained in the ND, the initial study and the administrative record for this Change of Zone, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the ND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

A. The ND, initial study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines.

B. The ND and initial study contain a complete and accurate reporting of the environmental impacts associated with this Change of Zone and reflects the independent judgment and analysis of the City Council.

C. There is no substantial evidence in the administrative record supporting a fair argument that the Change of Zone may result in significant environmental impacts.

D. All environmental impacts of the Change of Zone are less than significant.

SECTION 2. Adoption of Negative Declaration. The City Council hereby approves and adopts the ND prepared for this Change of Zone.

SECTION 3. Change of Zone Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.104.120 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. This proposed Change of Zone is in conformity with the General Plan map and text for the following reasons:

(i) The C-3 zone is consistent with the General Commercial designation of the General Plan as the C-3 zone designation being proposed will enable the Subject Property to be subdivided and sold for commercial development in the future.

(ii) CZ2018-0001 is consistent with Policy 1.4.4 of the General Plan as it encourages the re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites in consideration of adjoining uses.

(iii) CZ2018-0001 is consistent with Policy 1.11.5 of the General Plan as it promotes reinvestment in declining shopping centers and districts, with an emphasis on new retail uses that serve adjacent neighborhoods and contributes to the overall vitality of the City.

B. The Subject Property is suitable for the uses permitted in the C-3 zone in terms of access, size of parcel and relationship to similar or related uses for the following reasons:

(i) The Subject Property fronts the Sixth Street commercial corridor in an area that has existing commercial development and existing public infrastructure such as water, sewer, electricity and street access.

(ii) The 0.2 acre parcel proposed by accompanying application Parcel Map 37452 is capable of supporting development under the C-3 zone.

C. This proposed Change of Zone is necessary and proper at this time and is not likely to be detrimental to the adjacent property or residences for the following reasons:

(i) The C-3 zone proposed for the Subject Property will not be detrimental to the adjacent properties because the surrounding zoning and land uses for the properties fronting Sixth Street in the immediate area are zoned C-3 and commercial land uses are developed near the Subject Property.

(ii) The C-3 zone is necessary at this time because the change of zone will allow the 0.2 acres to function as its own parcel separate from the mobile home park and encourage redevelopment of the underutilized site.

D. This 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:

(i) CZ2018-0001 facilitates future orderly development of the Subject Property as any future development would be required to adhere to the development standards described by the Corona Municipal Code and would enable underutilized property to be developed for commercial uses similar in nature to the existing commercial development in the immediate and surrounding area.

SECTION 5. Approval of Change of Zone (CZ2018-0001). CZ2018-0001 is hereby approved to change 0.2 acres of real property located approximately 350 feet west of Lincoln Avenue, north of Sixth Street, as described and depicted in Exhibit “A” attached hereto and incorporated herein by reference, from MP (Mobile Home Park) to C-3 (General Commercial) as described in Chapter 17.24 of Title 17 of the Corona Municipal Code.

SECTION 6. Modification of Zoning Map. The Community Development Director shall modify the Official Zoning Map of the City of Corona in accordance with this Ordinance to

indicate thereon the zoning applicable to the Subject Property as set forth on the map attached as Exhibit "B" attached hereto and incorporated by reference.

SECTION 7. 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, Community Development Director.

SECTION 8. 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 published in the City of Corona. This Ordinance shall take effect and be in force on the 30th day after its adoption.

ADOPTED this 3rd day of October 2018.

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 19th day of September 2018, and thereafter at regular meeting held on the 3rd day of October 2018, 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 3rd day of October 2018.

City Clerk of the City of Corona, California

SUMMARY

On October 3, 2018, the Corona City Council will consider approving a Change of Zone to change the zone on 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) on property generally located approximately 350 feet west of Lincoln Avenue, north of Sixth Street. 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 in the Corona City Hall, located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.

EXHIBIT "A"

LEGAL DESCRIPTION AND DEPICTION

**(THE LEGAL DESCRIPTION AND DEPICTION ARE ATTACHED AS PAGES B-1
THROUGH B-3 BEHIND THIS PAGE)**

EXHIBIT “B”

PROPOSED CHANGES OFFICIAL ZONING MAP

**(THE PROPOSED OFFICIAL ZONING MAP IS ATTACHED AS PAGE C-1 BEHIND
THIS PAGE)**