

ORDINANCE NO. 3395

AN ORDINANCE OF THE CITY OF CORONA, APPROVING: (1) AMENDMENTS TO THE NORTHEAST CORONA SPECIFIC PLAN (SP81-2) AND THE EL CERRITO SPECIFIC PLAN (SP91-2) TO ADD AN AFFORDABLE HOUSING OVERLAY ZONE FOR PROPERTIES IDENTIFIED ON THE HOUSING SITES INVENTORY TO PERMIT HIGH DENSITY RESIDENTIAL IN CONJUNCTION WITH EXISTING ZONING; (2) AMENDMENTS TO THE DOWNTOWN REVITALIZATION SPECIFIC PLAN (SP98-01) TO CHANGE THE ZONING ON 1.33 ACRES FROM GATEWAY BUSINESS DISTRICT TO MULTI-FAMIL RESIDENTIAL DISTRICT; AND (3) MAKE COMMENSURATE TEXT CHANGES IN THE ABOVE SPECIFIC PLANS (SPA2023-0008).

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 connection with the 2021-2029 Housing Element Update, the City prepared an environmental evaluation to analyze the potential environmental impacts associated with the Housing Element Update and determine whether such impacts were adequately addressed in the Corona General Plan Technical Update Environmental Impact Report (SCH# 20180081039) (“General Plan EIR”) certified on June 3, 2020. The evaluation indicated that the Housing Element Update will not result in impacts beyond what was previously analyzed in the General Plan EIR and will not require additional mitigation measures not otherwise included in the General Plan EIR because the Housing Element Update will not have new or substantially more severe significant environmental impacts. In accordance with the

requirements of the California Environmental Quality Act (Pub. Res. Code Section 21000 et seq.), together with the State Guidelines (14 Cal. Code Regs. Section 15000 et seq.) and local guidelines implementing said Act (collectively, “CEQA”) the City prepared an addendum to the General Plan EIR, which the City Council adopted pursuant to Resolution No. 2021-121; and

WHEREAS, on March 1, 2023, pursuant to Resolution No. 2023-012, the City Council approved an amendment to the City’s General Plan to change the land use designation on various properties to allow certain residential land uses consistent with the Housing Sites Inventory (“GPA2022-0002”); and

WHEREAS, on March 1, 2023 prior to its approval of GPA2022-0002, the City Council approved Resolution No. 2023-010 certifying a Final Supplemental Environmental Impact Report for the Housing Element Rezoning Program Project (SCH# 2202060732) (“Final SEIR”), adopted findings and a statement of overriding considerations, and a mitigation monitoring and reporting program, all in compliance with CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines, which included an analysis of the environmental impacts of GPA2022-0002; 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, as adopted by the City Council, GPA2022-0002 did not include sufficient housing sites to satisfy the City’s RHNA allocation; and

WHEREAS, an additional 24 housing sites have been identified to add to the Housing Sites Inventory, twenty of which are the subject of the Amendment, defined below, which will accommodate at least 463 low-income units and 13 moderate income units; and

WHEREAS, on March 25, 2024, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing and recommended that the City Council: (1) amend the Downtown Revitalization Specific Plan (SP98-01) to change the zoning for the properties identified in Table 1 of Exhibit “A” attached hereto and incorporated by reference from Gateway Business District to Multi-Family Residential District; (2) amend the Northeast Corona Specific Plan (SP81-2) and the El Cerrito Specific Plan (SP91-02) to add the AHO zone to the parcels identified in Tables 2 and 3 of Exhibit “A” to permit high density residential in conjunction with existing zoning; and (3) make commensurate text changes in the above specific plans (SPA2023-0008) (the “Amendment”); and

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

WHEREAS, the Amendment was submitted in conjunction with: (1) GPA2023-0005, an amendment to change the land use designation on various properties to allow certain residential land uses consistent with the Housing Sites Inventory; and (2) CZ2023-0007, a change of zone to add the AHO zone on various properties to permit high density residential in conjunction with existing zoning (collectively referred to herein as the “Phase 2 Housing Element Rezoning Project”); and

WHEREAS, on April 17, 2024, as the first action on the Phase 2 Housing Element Rezoning Project, the City Council approved Resolution No. 2024-011 certifying the Addendum to the Final SEIR for the Phase 2 Housing Element Rezoning Project (“Addendum to Final SEIR”) 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 Amendment; and

WHEREAS, the Addendum to Final SEIR concluded that implementation of the Phase 2 Housing Element Rezoning Project, which includes this Amendment, will not result in impacts beyond what was previously analyzed in the Final SEIR and will not require additional mitigation measures not otherwise included in the Final SEIR because the Phase 2 Housing Element Rezoning Project will not have new or substantially more severe significant environmental impacts; and

WHEREAS, on April 17, 2024, 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, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for Amendment, the City Council has reviewed and considered the information contained in the Addendum to Final SEIR and the administrative record for this Amendment, including all written and oral evidence provided during the public hearing. Based upon the facts and information contained in the Addendum to Final SEIR and the entire administrative record before it, the City Council hereby makes and adopts the following findings:

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

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

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

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. SPA2023-0008 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment is consistent with General Plan Housing Element Goal H-1 because it establishes zoning on certain properties that will help promote a balance of housing types for corresponding affordability levels that assist in meeting the demand for housing within all economic segments of the City.

(ii) This Amendment is consistent with Policy H-1.3 because it provides sites for residential development, including sites for affordable housing, so that the scarcity of land does not unduly increase the cost or decrease the availability of housing for all economic segments of the community.

B. SPA2023-0008 provides for development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reason:

(i) This Amendment amends the land uses of certain properties, which will provide an opportunity for high density residential to support the development of affordable housing in well planned environments that are capable of supporting the intended use and capacity in accordance with the development standards of the AHO zone set forth in CMC Chapter 17.31.

C. SPA2023-0008 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 project's boundaries for the following reasons:

(i) This Amendment utilizes residential land uses that are allowed by the applicable specific plan or introduces new residential designations with supplementing development standards to maintain the orderly development of property.

(ii) The properties affected by this Amendment are mostly infill properties located in developed areas that contain existing commercial uses that are supported by existing infrastructure, such as utilities and improved city streets.

D. SPA2023-0008 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) This Amendment will allow high density residential on commercial properties, which is common since commercial properties can support mixed-use developments that consist of residential and commercial in the same environment.

SECTION 3. 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. SPA2023-0008 is consistent with the intent of the El Cerrito Specific Plan because the required improvements for infill development within established neighborhoods will continue to be required for new development based on permitted land uses.

B. SPA2023-0008 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. SPA2023-0008 maintains adequate circulation to and from and within the plan area because the circulation plan is not affected.

D. SPA2023-0008 does not change the geographic area of the specific plan and maintains the public service levels, which adequately serve the specific plan area.

E. SPA2023-0008 maintains the public and private open space system as both resources are neither disrupted nor depleted.

F. SPA2023-0008 is compatible with surrounding designations in that it proposes an affordable housing overlay zone on commercial properties that are capable of supporting high density residential, which is common in commercial zones because commercial uses in conjunction with residential have created mixed-use developments on properties that would be compatible with surrounding designations and would not create future land use incompatibilities.

G. SPA2023-0008 proposes an overlay zone for affordable housing on certain properties but does not change the underlying 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. SPA2023-0008 adds an overlay zone for affordable housing on commercial properties, which 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.

SECTION 4. 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):

A. SPA2023-0008 is consistent with the goals, policies and planning concepts of the Downtown Revitalization Specific Plan because it provides land uses that enhance and preserve housing types within downtown Corona that 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 5. Approval of the Amendment (SPA2023-0008).

A. Northeast Corona Specific Plan (SP81-2). The amendments to the Northeast Corona Specific Plan (SP81-2), as shown in Exhibit “B” attached to this Ordinance and incorporated herein by reference, are hereby approved.

B. El Cerrito Specific Plan (SP91-02). The amendments to the El Cerrito Specific Plan (SP91-02), as shown in Exhibit “C” attached to this Ordinance and incorporated herein by reference, are hereby approved.

C. Downtown Revitalization Specific Plan (SP98-01). The amendments to the Downtown Revitalization Specific Plan (SP98-01), as shown in Exhibit “D” attached to this Ordinance and incorporated herein by reference, are hereby approved.

SECTION 6. 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 7. 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.

PASSED, APPROVED AND ADOPTED this 1st day of May, 2024.

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 17th day of April 2024, and thereafter at a regular meeting held on the 1st day of May, 2024, 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 1st day of May, 2024.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT "A"

SPECIFIC PLAN AMENDMENT (SPA2023-0008)

TABLES IDENTIFYING PROPERTIES AFFECTED BY SPA2023-0008

[ATTACHED AS PAGES 1 AND 2 BEHIND THIS PAGE]

Table 1
Downtown Revitalization Specific Plan (SP98-01)

Site Address	Assessor Parcel #	Existing Uses	Acres	Existing Zoning	Proposed Zoning
44 E Grand Blvd	117-080-003	Single Family	0.18	GB (Gateway Business)	MF (Multiple Family)
116 N. Victoria Ave.	117-080-004	Single Family	0.17	GB	MF
110 N. Victoria Ave.	117-080-005	Single Family	0.18	GB	MF
108 N. Victoria Ave.	117-080-018	Single Family	0.17	GB	MF
N. Victoria Ave.	117-080-028, -029	Vacant	0.10	GB	MF
115 N. Victoria Ave.	117-080-009	Single Family	0.21	GB	MF
111 N. Victoria Ave.	117-080-022	Single Family	0.16	GB	MF
N. Victoria Ave.	117-080-024	Vacant/Storage	0.10	GB	MF

Table 2
Northeast Corona Specific Plan (SP81-02)

Site Address	Assessor Parcel #	Existing Uses	Acres	Existing Zoning	Proposed Zoning
125 N. McKinley	172-050-005	Commercial buildings, parking lot	2.06	SC (Support Commercial)	SC(AHO) (SC with Affordable Housing Overlay) an
107 N. McKinley	172-050-007	Commercial buildings, parking lot	1.06	SC	SC(AHO)
115 N. McKinley	172-050-003	Commercial buildings, parking lot	0.32	SC	SC(AHO)
123 N. McKinley	172-050-002	Commercial buildings, parking lot	0.29	SC	SC(AHO)
131 N. McKinley	172-050-001	Commercial buildings, parking lot	0.37	SC	SC(AHO)
109 N. McKinley	172-050-006	Commercial buildings, parking lot	4.28	SC	SC(AHO)

Table 3
EI Cerrito Specific Plan (SP91-2)

Site Address	Assessor Parcel #	Existing Uses	Acres	Existing Zoning	Proposed Zoning
3335 Grand Oaks	279-231-026	Commercial buildings, parking lot	10.7	CC (Commercial Center)	CC(AHO) (CC with an Affordable Housing Overlay)
3417 Grand Oaks	279-231-027	Commercial buildings, parking lot	7.09	CC	CC(AHO)
3432 Grand Oaks	279-231-028	Commercial buildings, parking lot	1.49	CC	CC(AHO)
3615 Grand Oaks	279-231-025	Commercial buildings, parking lot	12.83	CC	CC(AHO)
3685 Grand Oaks	279-231-029	Commercial buildings, parking lot	2.06	CC	CC(AHO)
3591, 3579, 3555, 3539, and 3515 Grand Oaks	279-231-030, -031, -032, -033, -034	Commercial buildings, parking lot	6.12	CC	CC(AHO)

EXHIBIT "B"

SPECIFIC PLAN AMENDMENT (SPA2023-0008)

NORTHEAST CORONA SPECIFIC PLAN (SP81-2)

[ATTACHED AS PAGES 1 AND 2 BEHIND THIS PAGE]

SEC. 2.2 SUMMARY OF LAND USES

A summary of Principal Land Uses is:

Use	Acreage
Low Density Residential (SFR)	542.3
Medium Density Residential (MDR)	120.6
High Density Residential (HDR)	135.8
<u>Affordable Housing Overlay (AHO)¹</u>	--
Mixed Use District (MU)	0.0
Sub-Regional Shopping Center (SRSC)	88.0
Support Commercial (SC)	67.3
Limited Commercial-Industrial (LCI)	10.3
Business Park (BP)	9.3
Industrial (I)	283.1
Public School	9.5
Public Park (Open Space)	62.6
Southern California Edison Right-of-Way and Easement	0.8
Fire Station	1.0
Golf Course	85.9
Water Reservoir Site	1.1
District Streets and Freeway Rights-of-Way	45.3
TOTAL*	1,462.9

*The original acreage of the Planning Area 3H was an approximation of 20.0 acres. SPA 04-016 corrects the acreage to 19.3 for the same referenced area.

¹Land uses shown on the Land Use Plan with an Affordable Housing Overlay (AHO) zone are allowed multifamily residential pursuant to Chapter 17.31 of the Corona Municipal Code.

SECTION 4 LAND USE PLAN

SECTION 4.0 INTRODUCTION

The Land Use Plan, Exhibit 2, shows the principal land use designations for the Northeast Corona Specific Plan Area.

Residential:

- 0 to 6 dwelling units per gross acre - Low (L) Density
- 6 to 15 dwelling units per gross acre - Medium (M) Density
- 15 to 30 dwelling units per gross acre - High (H) Density

Mixed Use – MU

Business Park - BP

Commercial:

Support Commercial - SC

Sub-Regional Shopping Center District - SRSC

Manufacturing - M

Parks and Open Spaces - OS

Affordable Housing Overlay - (AHO).

The AHO zone is to designate certain properties as suitable for higher density residential uses in addition to any uses permitted and existing in the underlying zone. It is intended to facilitate and provide incentives for the development of affordable multifamily housing. Land Uses shown with an Affordable Housing Overlay (AHO) zone on the Land Use Plan are allowed 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 certified copy of the Land Use Plan will be maintained by the Planning Department for the express purpose of Specific Plan SP-81-2 implementation and will indicate all approvals affecting the Specific Plan, together with a tabulation of resultant land uses. Said Land Use Plan shall be recognized as the Official Land Use Plan (Exhibit 2), as

SEC 4.5 SUPPORT COMMERCIAL DISTRICT (SC)

SEC. 4.5.02 PERMITTED USES

A.

B.

C. Properties in the SC land use shown with an Affordable Housing Overlay (AHO) zone on the Land Use Plan are allowed multifamily residential pursuant to Chapter 17.31 of the Corona Municipal Code.

EXHIBIT “C”

SPECIFIC PLAN AMENDMENT (SPA2023-0008)

EL CERRITO SPECIFIC PLAN (SP91-02)

[ATTACHED AS PAGES 1 THROUGH 3 BEHIND THIS PAGE]

El Cerrito SP (SP91-02)

4.0 Land Use Plan

The existing Land Use Plan for the El Cerrito Specific Plan is shown in Figure 11. The plan incorporates generally the same land use allocations for El Cerrito as the County of Riverside Temescal\El Cerrito Community Plan (TECP). The Plan includes ~~five residential densities with minimum lot areas ranging from 1/2 to 5 acres. The Plan also includes three commercial districts, two~~ and light industrial districts, a mineral resource designation and two conservation designations. Table 2 presents a statistical summary of the Land Use Plan.

Exhibit 11 incorporates an amendment to the Land Use Plan adopted in April, 2002 as SPA-01-012. The amended Land Use Plan changed the existing Light Industrial and Commercial designations of the 113.5 acres located at the northwest corner of Cajalco Road and Temescal Canyon Road to a new Commercial Center (CC) District. As shown in Exhibit 11 and Table 2, within the Commercial Center District, there are also two subareas shown as “Flex Zones”, which together total 25.68 acres. These areas carry the primary land use designation of the CC district, and a secondary land use designation of Industrial Park (IP). The purpose of the flex zone is to accommodate potential changes in the market over time in the event that there is not sufficient demand for retail at these locations. The secondary land use designation may be activated for either or both of the flex zones, resulting in the development of office, research & design facilities, or other light industrial uses which would be compatible with the adjacent commercial center. The submittal and approval of a Precise Plan is required for either land use option selected.

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.

**Table 2
EL CERRITO SPECIFIC PLAN
LAND USE SUMMARY**

LAND USE DISTRICT	ACRES	PERCENT OF TOTAL
RR Rural Residential	243.7	8.32%
RA-20 Residential Agriculture (20,000 sq. ft. lot)	365.25	12.5%
RA-1 Residential Agriculture (1 acre min.)	361.4	12.3%
RA-2 Residential Agriculture (2 acre min.)	164.0	5.60%
RA-5 Residential Agriculture (5 acre min.)	55.9	1.92%
HDR High Density Residential	16.87	.58%
AHO¹ Affordable Housing Overlay	--	--
Total Residential:	1207.12	41.22%
C Commercial	83.0	2.83%
OP Office Professional	2.89	0.09%
CC Commercial Center	87.8	2.99%
Flex Zone Sub-area 1: (Industrial Park)	6.2	0.19%
Flex Zone Sub-area 2: (Industrial Park)	19.5	0.57%
Total Commercial:	199.39	6.81%
IP Industrial Park	4.83	0.16%
LI Light Industrial:		
Planning Area (PA)-1:	28.0	0.95%
Planning Area (PA)-2:	47.0	1.60%
Planning Area (PA)-3:	12.0	0.40%
Planning Area (PA)-4:	41.0	1.40%
Total Industrial:	132.83	4.53%
MR Mineral Resources	920.9	31.4%
Total Mineral Resources:	920.9	31.4%
HCD Hillside Controlled Development	307.3	10.5%
WC Watercourse	34.3	1.17%
FC Flood Control	0.56	0.02%
OS Open Space	0.17	0.00%
Total Conservation & Open Space:	342.33	11.69%
Streets and Highways	124.92	4.26%
Total Roadways:	124.92	4.26%
GRAND TOTAL:	2,928 Acres	100%

¹ Land uses shown on the Land Use Plan exhibit with an Affordable Housing Overlay (AHO) zone are allowed multifamily residential pursuant to Chapter 17.31 of the Corona Municipal Code.

4.2 RESIDENTIAL LAND USE

4.2.1 Rural Residential

This category will be utilized for single family detached homes on minimum one-half acre lots, permitting limited animal keeping. There are 243.7 acres of Rural Residential in the El Cerrito Specific Plan. This designation is intended to maintain the rural character of the existing neighborhoods but not permit commercial animal keeping or agricultural uses.

4.2.2 Residential Agricultural

The Specific Plan establishes 946.5 acres of Residential Agricultural in four density categories with minimum lot areas of one-half, one, two and five acres. This designation is intended for single family homes or agricultural uses permitting a wider range of animal keeping and raising than the RR designation. This category also permits agricultural uses such as wholesale nurseries, aviaries, crops, experimental farms, grazing and kennels/catteries.

4.2.3 High Density Residential

The El Cerrito Specific Plan Designates 16.87 acres for High Density development. This HDR designation will be placed adjacent to Foothill Parkway and adjacent to the I-15 Corridor and commercial zoned property abutting the I-15 Corridor. The development standards will address compatibility to the adjacent Single Family Residential.

4.2.4 Affordable Housing Overlay

The Affordable Housing Overlay (AHO) Zone is to designate certain properties as suitable for higher density residential uses in addition to any uses permitted and existing in the underlying zone. It is intended to facilitate and provide incentives for the development of affordable multifamily housing. Districts shown with an Affordable Housing Overlay (AHO) zone on the Land Use Map are allowed 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.

12.9 CC– COMMERCIAL CENTER

12.9.2 Permitted Uses

The following uses shall be permitted in the CC district and must be conducted in conformance with the applicable development, performance, and property maintenance standards of the El Cerrito Specific Plan and the Corona Municipal Code. Properties in this district shown with an AHO zone on the Land Use Plan are allowed multifamily residential pursuant to Chapter 17.31 of the Corona Municipal Code.

EXHIBIT “D”

SPECIFIC PLAN AMENDMENT (SPA2023-0008)

DOWNTOWN REVITALIZATION SPECIFIC PLAN (SP98-01)

[ATTACHED BEHIND THIS PAGE]

**Table III - I
LAND USE SUMMARY**

LAND USE DISTRICT	AREA (Ac.)
Downtown District (D)	38
Gateway Business (GB)	24.29 22.96
Transitional Commercial (TC)	26
Community Services (CS)	54
General Commercial (GC)	40.67
Residential Office (RO)	7.48
Single Family Residential (SF)	135.08
Residential 2 (R2)	3.73
Multi-family Residential (MF)	18.75 20.08
Business Park (BP)	29
Open Space (OS)	31
Affordable Housing Overlay (AHO) ¹	--
Subtotal	408
Streets and Freeway	213**
Total	621

¹. Land uses shown on the Land Use Plan exhibit with an Affordable Housing Overlay (AHO) zone are allowed multifamily residential pursuant to Chapter 17.31 of the Corona Municipal Code.