

RESOLUTION NO. 2023-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, TENTATIVELY APPROVING AN AMENDMENT TO THE CITY'S GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION ON 4.95 ACRES LOCATED AT 220 AND 224 N. SHERMAN AVENUE FROM GENERAL INDUSTRIAL TO LIGHT INDUSTRIAL AS PART OF THE CYCLE 1 OF GENERAL PLAN AMENDMENTS FOR CALENDAR YEAR 2023 (GPA2022-0001).

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 GPA2022-0001 as part of the General Plan Amendments for Cycle 1 for calendar year 2023 to change the land use designation on 4.95 acres located at 220 and 224 N. Sherman Avenue ("Property") from General Industrial (GI) to Light Industrial (LI) ("General Plan Amendment"); and

WHEREAS, the Planning Commission based its recommendation to adopt the Amendment on the findings set forth below; 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 the General Plan Amendment were heard and the General Plan Amendment was comprehensively reviewed; and

WHEREAS, the General Plan Amendment proposes a change to the General Plan Land Use Map based on the findings below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for the General Plan Amendment, the City Council finds that this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action simply changes the General Plan land use designation for the Property to align with the existing zoning for the Property (M-1 Light Manufacturing). This action will not result in a change in the intensity of the uses allowed on the Property from what could be constructed under the current zoning designation and no development is proposed as part of the General Plan Amendment. As such, there is no possibility that the General Plan Amendment will have a

significant effect on the environment. Therefore, no environmental analysis is required and the City Clerk is directed to file a Notice of Exemption with the County of Riverside.

SECTION 2. General Plan Amendment Findings. Based on the entire administrative 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. The General Plan Amendment is internally consistent with the elements of the General Plan, including the goals and polices stated therein, for the following reasons:

(i) This General Plan Amendment is consistent with Land Use Policy LU-3.1 because it will ensure that future development of the Property pursuant to the existing Zoning Code is consistent with the Property's General Plan land use designation.

(ii) This General Plan Amendment is consistent with Land Use Policy LU-4.4 because it facilitates the opportunity to redevelop four underutilized industrial properties in a manner that will enhance the condition of Property and the surrounding area and will support the City's growth.

(iii) This General Plan Amendment is consistent with Land Use Policy LU-12.5 because it permits consolidation of multiple parcels to facilitate future development of a more cohesive and well-defined industrial project that meets current City standards.

SECTION 3. Tentative Approval of General Plan Amendment GPA2022-0001. The General Plan Amendment (GPA2022-0001) is hereby tentatively approved. The City Council hereby tentatively adopts the amendment to the City's General Plan Land Use Map as set forth on the map attached hereto as Exhibit "A" and incorporated herein by reference, subject to final approval of the General Plan Amendments for Cycle 1 of calendar year 2023.

SECTION 4. Final Approval. The General Plan Amendment GPA2022-0001 shall become effective upon final approval of the General Plan Amendments for Cycle 1 of calendar year 2023.

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

SECTION 6. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 1st day of March, 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 Resolution was regularly introduced and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 1st day of March, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

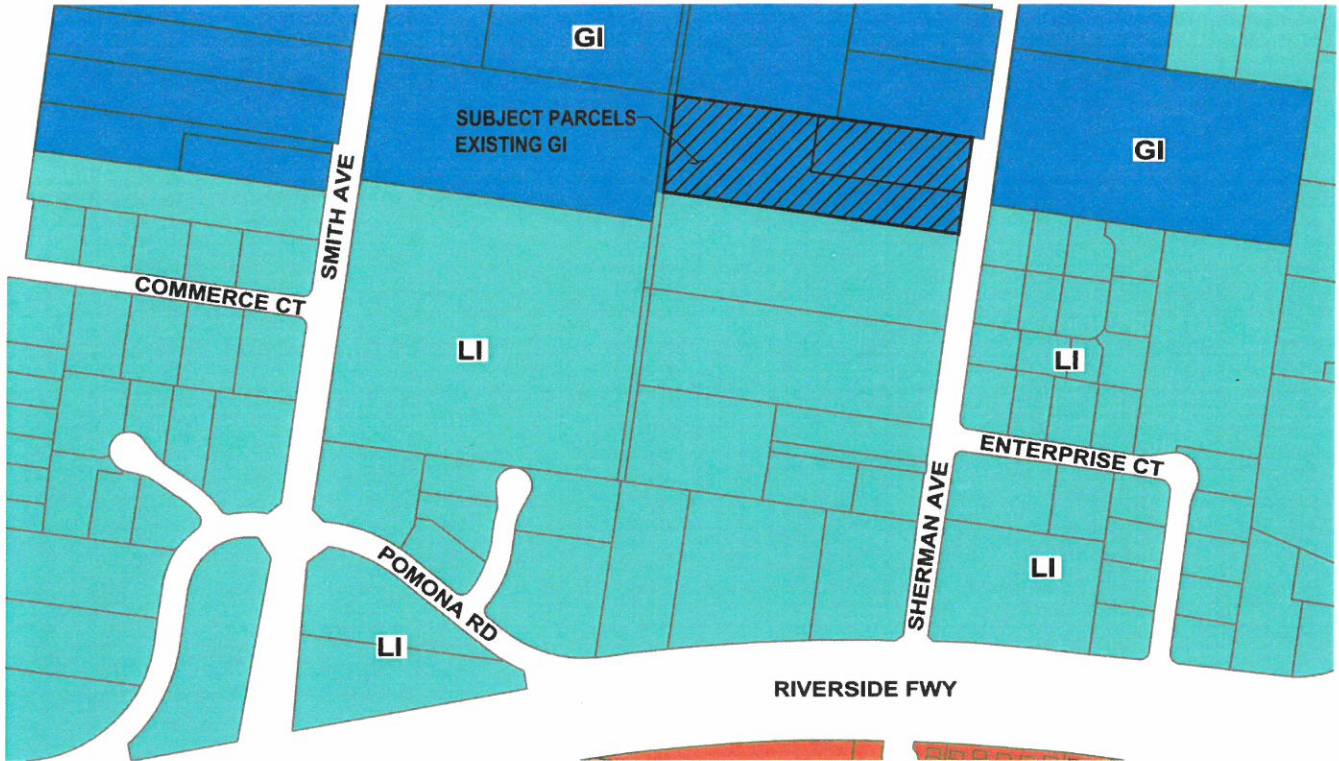
IN WITNESS THEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 1st day of March, 2023.

City Clerk of the City of Corona, California

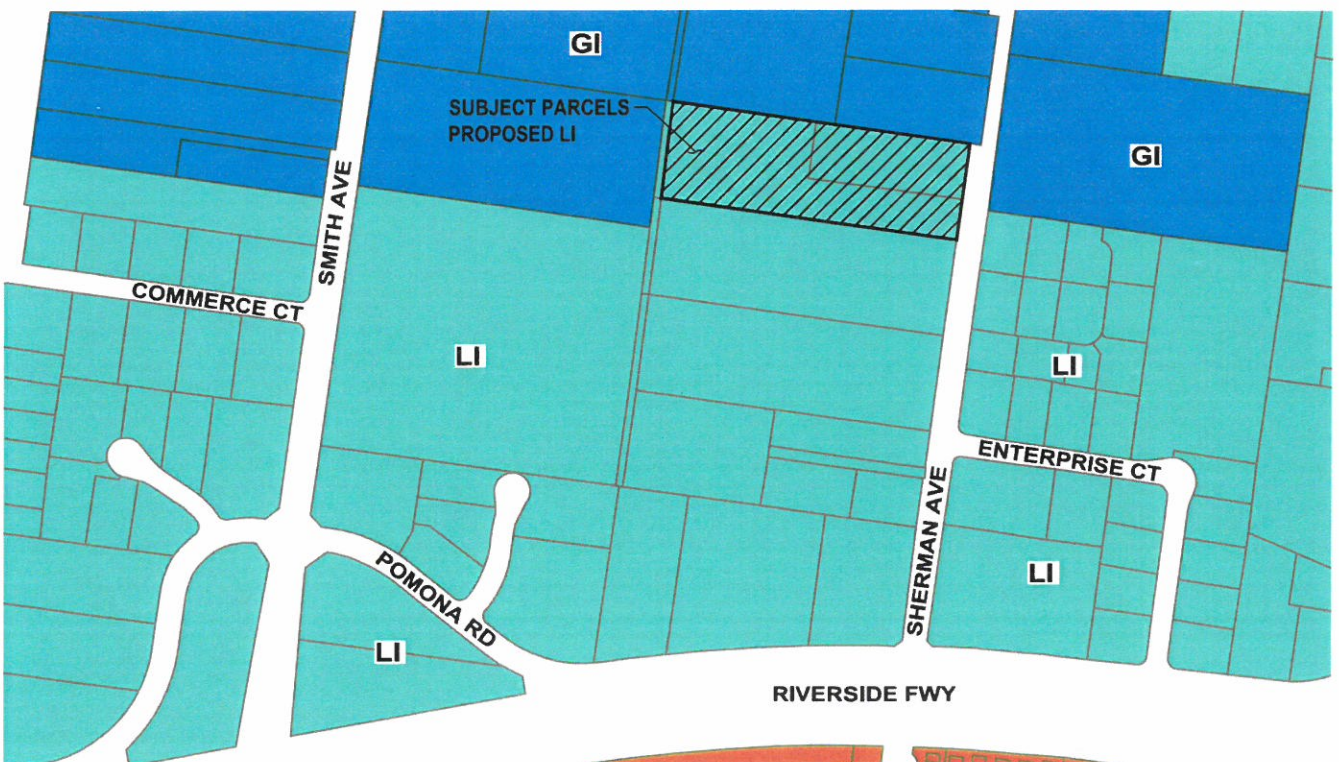
[SEAL]

EXHIBIT "A"
PROPOSED CHANGES TO LAND USE MAP OF THE GENERAL PLAN
GPA2022-0001

(SEE ATTACHED 2 PAGES)



EXISTING CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS



PROPOSED CITY OF CORONA GENERAL PLAN LAND USE DESIGNATIONS

PROPERTY LEGAL DESCRIPTION

Parcels 1 and 2, City of Corona, County of Riverside, State of California, as per Parcel Map 16497, recorded in Book 90, Pages 63 and 64 of Parcel Maps, Official Records of Riverside County, California.

APN: 118-330-015 and APN: 118-330-016