



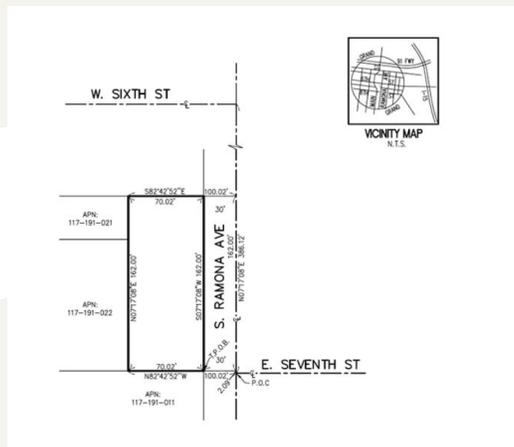
April 23, 2024

City of Corona
Planning & Development Department
400 S. Vicentia Avenue
Corona, CA 92882

RE: General Plan Consistency Determination for Portion of 715 S. Main Street, Corona, CA 92882
92882-3418 APN 117-191-019

Dear Ms. Coletta:

The City of Corona is requesting a General Plan consistency determination, pursuant to Government Code Section 65402, concerning the proposed disposition of a portion of real property located at 715 S. Main Street, Corona (APN 117-191-019) as depicted below ("Subject Property"). The Subject Property is currently owned by the City of Corona and is zoned as Downtown District (D) per the Downtown Corona Specific Plan (SP 98-01). The Subject Property is approximately .26 acres (11,343 square feet) and has been historically used for parking purposes. As the Subject Property is a portion of an existing parcel, the Subject Property does not have a formal legal description, but we are working on having the Subject Property surveyed so that a legal description can be prepared.



The City was approached by the South Mall developer, Rest Area, LLC regarding their desire to acquire the Subject Property to enhance their development in the South Mall by providing an outdoor patio seating area for the tenants in the South Mall and facilitate the best activation of the space. It is in the City's best interest to sell the Subject Property to encourage the overall goal of creating a thriving, vibrant destination in the Downtown Core.



EXHIBIT 3

The disposition of the property is consistent with the General Plan for the following reasons:

General Plan Goal or Policy	Reason
<p>Policy LU11.3 Promote reinvestment in declining shopping centers and districts, with an emphasis on new retail uses that serve adjacent neighborhoods and contribute to the overall vitality of the centers.</p>	<p>The General Plan land use of the property is Mixed Use Downtown, which is to encourage the creation of a pedestrian-oriented and active street environment with retail shops and services. The property is part of the redevelopment of the South Corona Mall and will accommodate outdoor dining and seating along the Ramona Street frontage for the intended tenant of the in-line commercial space.</p>
<p>Policy LU-17.6 Promote and support the redevelopment of the Corona Mall and adjacent properties into a central attraction within the Downtown Core, with a mix of supporting land uses.</p>	<p>The property is associated with the redevelopment efforts of the South Corona Mall. Rest Area LLC has improved several of the previously vacant in-line commercial spaces to house future eating and drinking establishments in the South Corona Mall, which is to encourage visitor activity in the Downtown. The property is intended to complement those uses by providing outdoor dining and seating spaces.</p>
<p>Goal ED-3 Promote the revitalization of targeted growth areas including the Downtown, North Main Street, southeast corner of the SR-91 and I-15 Interchanges, the Sixth Street Corridor, the North West Quadrant, and the City's sphere areas.</p>	<p>The property is part of the South Corona Mall in the Downtown which is specifically identified as a targeted area for redevelopment. The property was formerly a parking lot that is being redeveloped to provide outdoor dining and seating associated with the intended business in the in-line commercial spaces.</p>
<p>ED-3.1 Analyze economic development opportunities in targeted growth areas that could meet the city's economic needs, while following guidelines that ensure compatibility with the City's economic strategy.</p>	<p>The redevelopment of the Downtown and the Corona Mall is part of the city's strategic plan. The redevelopment of the property by Rest Area LLC aligns with the city's strategic plan to provide an entertaining and vibrant downtown for residents and the visiting public.</p>

Thank you for your consideration in this matter. Please feel free to contact me at (951) 279-3519 or by email at Ashley.Zaragoza@CoronaCA.gov with any further questions.

Sincerely,



Ashley Zaragoza
Economic Development Administrator

