

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.

EXHIBIT 6

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.