

## **ORDINANCE NO. 3400**

**AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA APPROVING A CHANGE OF ZONE FROM MOBILE HOME PARK (MP) TO GENERAL COMMERCIAL (C3) ON 0.59 ACRES LOCATED ON THE NORTH SIDE OF SECOND STREET, APPROXIMATELY 450 FEET WEST OF BUENA VISTA AVENUE AND A CHANGE OF ZONE FROM MOBILE HOME PARK (MP) TO MULTIPLE FAMILY RESIDENTIAL (R3) ON 4.01 ACRES LOCATED AT THE SOUTHWEST CORNER OF BUENA VISTA AVENUE AND SECOND STREET (CZ2023-0006).**

**WHEREAS**, on July 8, 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 of the City of Corona ("City Council") approve a change of zone ("Change of Zone") of approximately 0.59 acres located on the north side of Second Street, approximately 450 feet west of Buena Vista Avenue ("Second Street Property"), from Mobile Home Park (MP) to General Commercial (C3) and 4.01 acres located at the southwest corner of Buena Vista Avenue and Second Street ("Buena Vista Property") from Mobile Home Park (MP) to Multiple Family Residential (R3) (CZ2023-0006); and

**WHEREAS**, in connection with the approval of GPA2023-0004, an amendment to the City's General Plan to change the land use designation on the Second Street Property from High Density Residential to General Commercial, which is being reviewed concurrently with this Change of Zone, the City Council approved a Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program, which were 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 which included an analysis of the environmental impacts of this Change of Zone. The MND indicated that all potential environmental impacts from this Change of Zone were less than significant or could be mitigated to a less-than-significant level; and

**WHEREAS**, the Planning Commission based its recommendation to approve the Change of Zone on certain conditions of approval, the findings set forth below and adoption of the MND; and

**WHEREAS**, on August 7, 2024, 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, DOES ORDAIN AS FOLLOWS:**

**EXHIBIT 1**

**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 MND, the initial study and the administrative records 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 MND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of this Change of Zone are either less-than-significant or can be mitigated to a level of less-than-significance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program, and the initial study.

**SECTION 2. 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) CZ2023-0006 is consistent with companion application GPA2023-0004 which proposes to amend the General Plan land use designation on the Second Street Property to GC (General Commercial) to establish consistency with the General Commercial (C3) zone because both classifications are intended for commercial land uses.

(ii) CZ2023-0006 is consistent with the General Plan land use designation of High Density Residential on the Buena Vista Property because the Multiple Family Residential (R3) zone is also intended for multiple family development that allows a maximum density of 36 du/ac.

(iii) CZ2023-0006 is consistent with General Plan Land Use Policy LU-4.3 because it will facilitate the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses and will result in the logical and feasible extension of infrastructure because commercial land uses and public infrastructure exist in the vicinity of the project site.

(iv) CZ2023-0006 is consistent with General Plan Land Use Policy LU-7.1 because it will accommodate the development of a diversity of residential housing types on the Buena Vista Property that meet the needs of Corona’s population in accordance with the Land Use Plan’s designations, applicable density standard and design and development policies and the adopted Housing Element.

B. The Subject Property is suitable for the uses permitted in the R-3 (Multiple Family Residential) and C-3 (General Commercial) zones in terms of access, size of parcel, relationship to similar or related uses for the following reason:

(i) The Second Street Property and the Buena Vista Property are remnant

parcels from a freeway widening project and CZ2023-0006 will change the zoning to be consistent with the zoning on adjacent parcels to support the consolidation of parcels for future development under the C3 and R3 zones.

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) CZ2023-0006 will establish consistency with the General Plan land use designation of HDR on the Buena Vista Property.

(ii) CZ2023-0006 will allow development that is consistent with the commercial and residential zoning and existing uses in the vicinity of the project 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) CZ2023-0006 will allow for an extension of the existing zoning on properties adjacent to the Second Street Property and the Buena Vista Property, which will result in future development using the same development standards as those that already exist in the surrounding area.

**SECTION 3. Approval of Change of Zone (CZ2023-0006).** CZ2023-0006 is hereby approved to change 0.59 acres of real property located on the north side of Second Street, approximately 450 feet west of Buena Vista Avenue, as described and depicted in Exhibit “A” attached hereto and incorporated herein by reference, from Mobile Home Park (MP) to General Commercial (C3), as described in Chapter 17.33 of Title 17 of the Corona Municipal Code; and to change 4.01 acres of real property located at the southwest corner of Buena Vista Avenue and Second Street, as described and depicted in Exhibit “B” attached hereto and incorporated herein by reference, from Mobile Home Park (MP) to Multiple Family Residential (R3) as described in Chapter 17.24 of Title 17 of the Corona Municipal Code.

**SECTION 4. Modification of Zoning Map.** The Planning and 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 Second Street Property and the Buena Vista Property as set forth on the map attached as Exhibit “C” attached hereto and incorporated by reference.

**SECTION 5. 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, Planning and Development Director.

**SECTION 6. 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 in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

**PASSED, APPROVED AND ADOPTED** this 21<sup>st</sup> day of August, 2024.

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Mayor of the City of Corona, California

**ATTEST:**

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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 7<sup>th</sup> day of August, 2024, and thereafter at regular meeting held on the 21<sup>st</sup> day of August, 2024, 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 21<sup>st</sup> day of August, 2024.

\_\_\_\_\_  
City Clerk of the City of Corona, California

[SEAL]

## **SUMMARY**

On August 21, 2024, the Corona City Council will consider approving a Change of Zone to change the zone on 0.59 acres of real property located on the north side of Second Street, approximately 450 feet west of Buena Vista Avenue from Mobile Home Park (MP) to General Commercial (C3) and to change the zone on 4.01 acres of real property located at the southwest corner of Buena Vista Avenue and Second Street from Mobile Home Park (MP) to Multiple Family Residential (R3). 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 a.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  
OF SECOND STREET PROPERTY**

**(THE LEGAL DESCRIPTION AND DEPICTION ARE ATTACHED BEHIND THIS  
PAGES, 1-3)**

## Legal Description

### "Second Street Property"

**PARCEL 1** - Caltrans Parcel No. 22219-REM - Por. APN: 118-270-054

In the City of Corona, County of Riverside, State of California, being a portion of the land described in Grant Deed recorded May 31, 2013 as Document No. 2013-0257879, Official Records of Riverside County, California, and lying within Lot 5, Block 66 of the Lands of the South Riverside Land and Water Company as shown by map on file in Book 9, Page 6 of Maps, Records of San Bernardino County, California, described as follows:

**BEGINNING** at the centerline intersection of Buena Vista Avenue, 60.00 feet wide, and West Sixth Street, as shown by Record of Survey on file in Book 143, Pages 94 through 113 of Records of Survey, Records of Riverside County, California;

Thence North  $08^{\circ}02'08''$  East, along said centerline of Buena Vista Avenue, a distance of 1560.14 feet to the Southerly Right of Way Line of Route 91 Riverside Freeway;

The following Five (5) courses are along the Southerly Right of Way Line of Route 91 Riverside Freeway;

1. Thence North  $81^{\circ}57'52''$  West, a distance of 30.00 feet to the Westerly line of said Buena Vista Avenue and to the beginning of a non-tangent curve, concave Southerly, having a radius of 4412.00 feet, a radial line to said curve bears North  $04^{\circ}34'44''$  East;
2. Thence Westerly along said curve, through a central angle of  $00^{\circ}13'40''$ , an arc length of 17.55 feet;
3. Thence North  $85^{\circ}47'49''$  West, a distance of 22.82 feet;
4. Thence North  $85^{\circ}55'33''$  West, a distance of 330.27 feet;
5. Thence North  $89^{\circ}43'55''$  West, a distance of 64.32 feet to a point on the Northerly Right of Way Line of West Second Street and to the **TRUE POINT OF BEGINNING**;

The following Three (3) courses are along the Northerly Right of Way Line of West Second Street;

1. Thence South  $05^{\circ}21'56''$  East, a distance of 4.17 feet to the beginning of a non-tangent curve, concave Southerly, having a radius of 1032.00 feet, a radial line to said curve bears North  $05^{\circ}21'56''$  West;
2. Thence Westerly along said curve, through a central angle of  $10^{\circ}52'58''$ , an arc length of 196.02 feet;



3. Thence South 73°45'06" West, a distance of 228.83 feet to the Westerly line of said Grant Deed;

Thence North 07°10'07" East, along the Westerly line of said Grant Deed, a distance of 133.76 feet to said Southerly Right of Way Line of Route 91 Riverside Freeway;

The following Nine (9) courses are along said Southerly Right of Way Line of Route 91 Riverside Freeway;

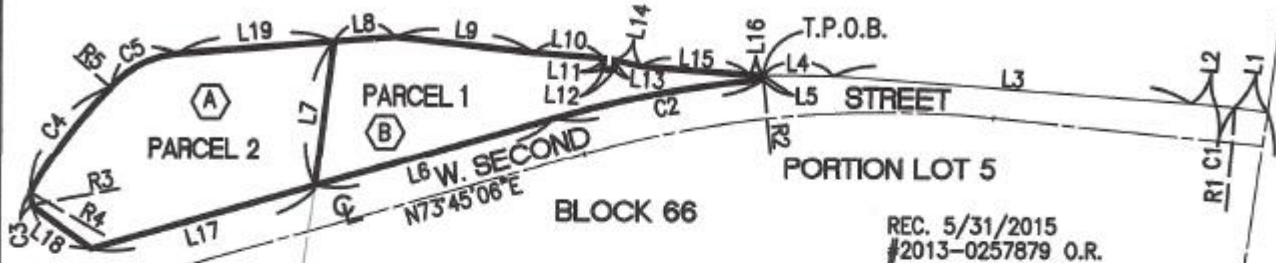
1. Thence North 85°06'13" East, a distance of 56.14 feet;
2. Thence South 84°01'03" East, a distance of 128.18 feet;
3. Thence South 85°55'33" East, a distance 64.77 feet;
4. Thence South 04°04'27" West, a distance 10.00 feet;
5. Thence South 85°55'33" East, a distance 10.00 feet;
6. Thence North 04°04'27" East, a distance 9.16 feet;
7. Thence South 76°25'00" East, a distance 25.20 feet;
8. Thence. South 85°55'33" East, a distance 100.23 feet;
9. Thence South 89°20'34" East, a distance of 12.25 feet to the **TRUE POINT OF BEGINNING**,

As shown on Exhibit "B" attached hereto and incorporated herein by reference.

Area - 25,836 square feet.

# EXHIBIT "B"

ROUTE 91 RIVERSIDE FREEWAY



REC. 5/31/2015  
#2013-0257879 O.R.

LANDS OF SOUTH RIVERSIDE  
LAND AND WATER COMPANY  
M.B. 9/6 S.B. CO.

## LINE DATA

SYM	BEARING	LENGTH
L1	N81°57'52"W	30.00'
L2	N85°47'49"W	22.82'
L3	N85°55'33"W	330.27'
L4	N89°43'55"W	64.32'
L5	S05°21'56"E	4.17'
L6	S73°45'06"W	228.63'
L7	N07°10'07"E	133.76'
L8	N85°06'13"E	56.14'
L9	S84°01'03"E	128.18'
L10	S85°55'33"E	64.77'
L11	S04°04'27"W	10.00'
L12	S85°55'33"E	10.00'
L13	N04°04'27"E	9.16'
L14	S76°25'00"E	25.20'
L15	S85°55'33"E	100.23'
L16	S89°20'34"E	12.25'
L17	S73°45'06"W	142.64'
L18	N54°09'58"W	67.70'
L19	N85°06'13"E	143.84'

## CURVE DATA

SYM	DELTA	RADIUS	LENGTH
C1	00°13'40"	4412.00'	17.55'
C2	10°52'58"	1032.00'	196.02'
C3	05°13'59"	133.00'	12.15'
C4	14°52'22"	470.00'	122.00'
C5	44°27'32"	92.00'	71.39'

## RADIAL LINE DATA

SYM	BEARING
R1	N04°34'44"E(R)
R2	N05°21'56"W(R)
R3	S78°53'37"W(R)
R4	N60°14'59"W(R)
R5	N49°21'19"W(R)

## LEGEND

- P.O.B. POINT OF BEGINNING  
T.P.O.B. TRUE POINT OF BEGINNING  
(R) INDICATES RADIAL BEARING  
(A) — POR. PARCEL 2, P.M.B.  
51/62-63, RIV. CO.  
(B) — POR. GRANT DEED REC.  
5/31/2016 # 2013-0257879 O.R.

LOT 6

6TH STREET

P.O.B.

BUENA VISTA AVENUE  
1560.14'  
N08°02'08"E

PROJECT  
LOCATION



VICINITY MAP  
NOT TO SCALE

PREPARED BY ME OR UNDER MY  
DIRECTION AND SUPERVISION

*Curtis C. Stephens* 3/19/24  
CURTIS C. STEPHENS DATE



CITY OF CORONA

LOT LINE ADJUSTMENT

**woodard**  
group

SHEET 1 OF 1  
SCALE N.T.S.  
DRAFTED CCS  
CHECKED CCS  
DATE MARCH 17, 2024  
JOB  
NUMBER

**EXHIBIT “B”**

**LEGAL DESCRIPTION AND DEPICTION  
OF BUENA VISTA PROPERTY**

**(THE LEGAL DESCRIPTION AND DEPICTION ARE BEHIND THIS PAGE)**

Legal Description  
"Buena Vista Property"

PARCEL 1: (APN: 118-270-053\* AND APN: 118-270-055) (CALTRANS PARCEL NOS. 22219, 22221, & 22222- REM)

THAT PORTION OF LOT 5, IN BLOCK 66 OF LANDS OF THE SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. BEING A PORTION OF THE LAND DESCRIBED IN THE DEEDS RECORDED MAY 31, 2013 AS INSTRUMENT NO. 2013-0257879, JULY 23, 2013 AS INSTRUMENT NO. 2013-0354239 AND AUGUST 29, 2013 AS INSTRUMENT NO. 2013-0426213, ALL OF OFFICIAL RECORDS OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT CENTERLINE INTERSECTION OF BUENA VISTA AVENUE, 60.00 FEET WIDE, AND 6TH STREET, AS SHOWN ON A MAP FILED IN BOOK 143, PAGES 94 THROUGH 113, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE OF BUENA VISTA AVENUE NORTH 08°02'08" EAST 1479.18 FEET; THENCE NORTH 81°57'52" WEST 30.00 FEET TO THE WESTERLY LINE OF SAID BUENA VISTA AVENUE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 38°05'40" WEST 22.46 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 9968.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 05°40'54" EAST; THENCE WESTERLY 28.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'52"; THENCE NORTH 84°28'59" WEST 172.40 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 968.00 FEET; THENCE WESTERLY 365.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°39'11" TO A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY 2.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°23'25"; THENCE SOUTH 70°28'25" WEST 260.64 FEET; THENCE SOUTH 72°26'28" WEST 262.95 FEET; THENCE SOUTH 73°45'06" WEST 161.04 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 903.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 16°14'56" EAST; THENCE WESTERLY 382.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°15'53" TO A NONTANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1403.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 08°02'24" WEST; THENCE WESTERLY 32.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°19'34"; THENCE SOUTH 54°27'43" WEST 54.64 FEET; THENCE SOUTH 09°15'36" WEST 95.59 FEET; THENCE SOUTH 08°05'21" WEST 34.85 FEET; THENCE SOUTH 09°23'23" WEST 155.22 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 95.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 79°06'07" EAST; THENCE SOUTHWESTERLY 9.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°55'39" FEET TO THE EASTERLY LINE OF LINCOLN AVENUE, 88.50 FEET WIDE AS SHOWN ON SAID MAP.

Note\*: APN 118-270-053 is included in the legal description but is already zoned R3.

**EXHIBIT “C”**

**PROPOSED CHANGES TO OFFICIAL ZONING MAP**

**(THE PROPOSED OFFICIAL ZONING MAP IS ATTACHED BEHIND THIS PAGE)**



## GPA2023-0004 & CZ2023-0006 EXHIBITS

