

**ORDINANCE NO. 3376**

**AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA APPROVING A CHANGE OF ZONE TO CHANGE THE ZONING ON 1.59 ACRES LOCATED AT 2425 GARRETSON AVENUE FROM R-1-20 (SINGLE FAMILY RESIDENTIAL, 20,000 SQ. FT. MINIMUM LOT SIZE) TO R-1-14.4 (SINGLE FAMILY RESIDENTIAL, 14,400 SQ. FT. MINIMUM LOT SIZE). (CZ2022-0002)**

**WHEREAS**, on August 7, 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 a change of zone (“Change of Zone”) from R-1-20 (Single Family Residential, 20,000 sq. ft. minimum lot size) to R-1-14.4 (Single Family Residential, 14,400 sq. ft. minimum lot size) for an approximately 1.59 acre portion of the 4.66 acre parcel located at 2425 Garretson Avenue (“Subject Property”) to facilitate subdivision of the Subject Property into two parcels (CZ2022-0002); and

**WHEREAS**, the proposed Change of Zone is accompanied by proposed Parcel Map 37949, which proposes to subdivide the Subject Property into two parcels consisting of Parcel 1, which is undeveloped and consists of 2.50 acres and Parcel 2, includes an existing single-family residence and consists of 2.16 acres (“Project”); and

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

**WHEREAS**, on September 6, 2023, 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:**

**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 administrative records for this Change of Zone, including all written and oral evidence provided during the public hearing. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that the Change of Zone 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 involves a change of zone to make the zoning on a split-zoned

parcel compatible, as well as the subdivision of a developed residential parcel into two parcels for conveyance purposes, and there is no possibility that adopting this resolution will have a significant effect on the environment. Therefore, no environmental analysis is required.

**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) CZ2022-0002 proposes to establish the R-1-14.4 zone on 1.59 acres, which is consistent with the site’s underlying General Plan land use designation of Estate Residential because it will allow the site to be developed at a density that is consistent with the Estate Residential designation.

(ii) CZ2022-0002 is consistent with General Plan Policy LU-4.1 because it will accommodate future growth and development of the Subject Property in accordance with the General Plan land use plan.

B. The Subject Property is suitable for the uses permitted in the R-1-14.4 zone in terms of access, size of parcel, relationship to similar or related uses for the following reason:

(i) The size of the Subject Property is sufficient to permit a residential subdivision in accordance with the R-1-14.4 zone, which requires a minimum lot size of 14,400 square feet, lot width of 90 feet, and lot depth of 100 feet.

(ii) Garretson Avenue, which is adjacent to the Subject Property, is classified as a local street. Local streets are designed to accommodate the level of services associated with residential development.

(iii) The existing single family residential use on the Subject Property conforms to the permitted uses under the R-1-14.4 zone proposed by CZ2022-0002. The R-1-14.4 zone continues to accommodate large single-family residential lot sizes that are compatible with the surrounding developments.

C. This 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) The R-1-14.4 zone proposed by CZ2022-0002 is compatible with the surrounding zoning and land uses in the immediate area, because the R-1-14.4 zone permits uses that are similar to the permitted uses for the surrounding residential zones.

D. This 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) CZ2022-0002 is consistent with the City’s General Plan and the South Corona Community Facilities Plan.

(ii) CZ2022-0002 will help facilitate orderly development of the Subject Property by establishing minimum design standards, which will ensure compatibility between the Subject Property and the surrounding properties. Furthermore, the applicant’s companion application, PM 37949, demonstrates the ability for the Subject Property to comply with the codes and ordinances designed to protect the public health, safety, and welfare.

**SECTION 3. Approval of Change of Zone (CZ2022-0002).** CZ2022-0002 is hereby approved to change 1.59 acres of real property located at 2425 Garretson Avenue, as described and depicted in Exhibit “A” attached hereto and incorporated herein by reference, from R-1-20 (Single Family Residential, 20,000 sq. ft. minimum lot size) to R-1-14.4 (Single Family Residential, 14,400 sq. ft. minimum lot size), as described in Chapter 17.20 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 Subject Property as set forth on the map attached as Exhibit “B” 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 20<sup>th</sup> day of September, 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 Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held on the 6<sup>th</sup> day of September, 2023, and thereafter at regular meeting held on the 20<sup>th</sup> day of September, 2023, 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 20<sup>th</sup> day of September, 2023.

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

[SEAL]

## **SUMMARY**

On September 20, 2023, the Corona City Council will consider approving a Change of Zone to change the zone on 1.59 acres from R-1-20 (Single Family Residential, 20,000 sq. ft. minimum lot size) to R-1-14.4 (Single Family Residential, 14,400 sq. ft. minimum lot size) on 4.66 acres on property located at 2425 Garretson Avenue. 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**

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

## EXHIBIT "A"

That portion of Parcel 2 of Parcel Map in the City of Corona, County of Riverside, State of California as per map filed in Book 55, Pages 79 and 80, inclusive of Parcel Maps in the office of the County Recorder of said county, described as follows:

**BEGINNING** at the most westerly corner of said Parcel 2;

Thence northeasterly along the northwesterly line of said Parcel 2, North 29° 18' 00" East 263.90 feet to the northerly corner of said Parcel 2;

Thence southeasterly along the northeasterly line of said Parcel 2, South 52° 33' 27" East 283.39 feet;

Thence southwesterly, South 37° 26' 38" West 261.22 feet to a point on the southwesterly line of said Parcel 2;

Thence northwesterly along the southwesterly line of said Parcel 2, North 52° 33' 36" West 246.01 feet to the **POINT OF BEGINNING**.

Containing an approximately area of 1.587 acres

All as shown on Exhibit "B" attached here with and made a part hereof

Prepared by me or under my direction and supervision.

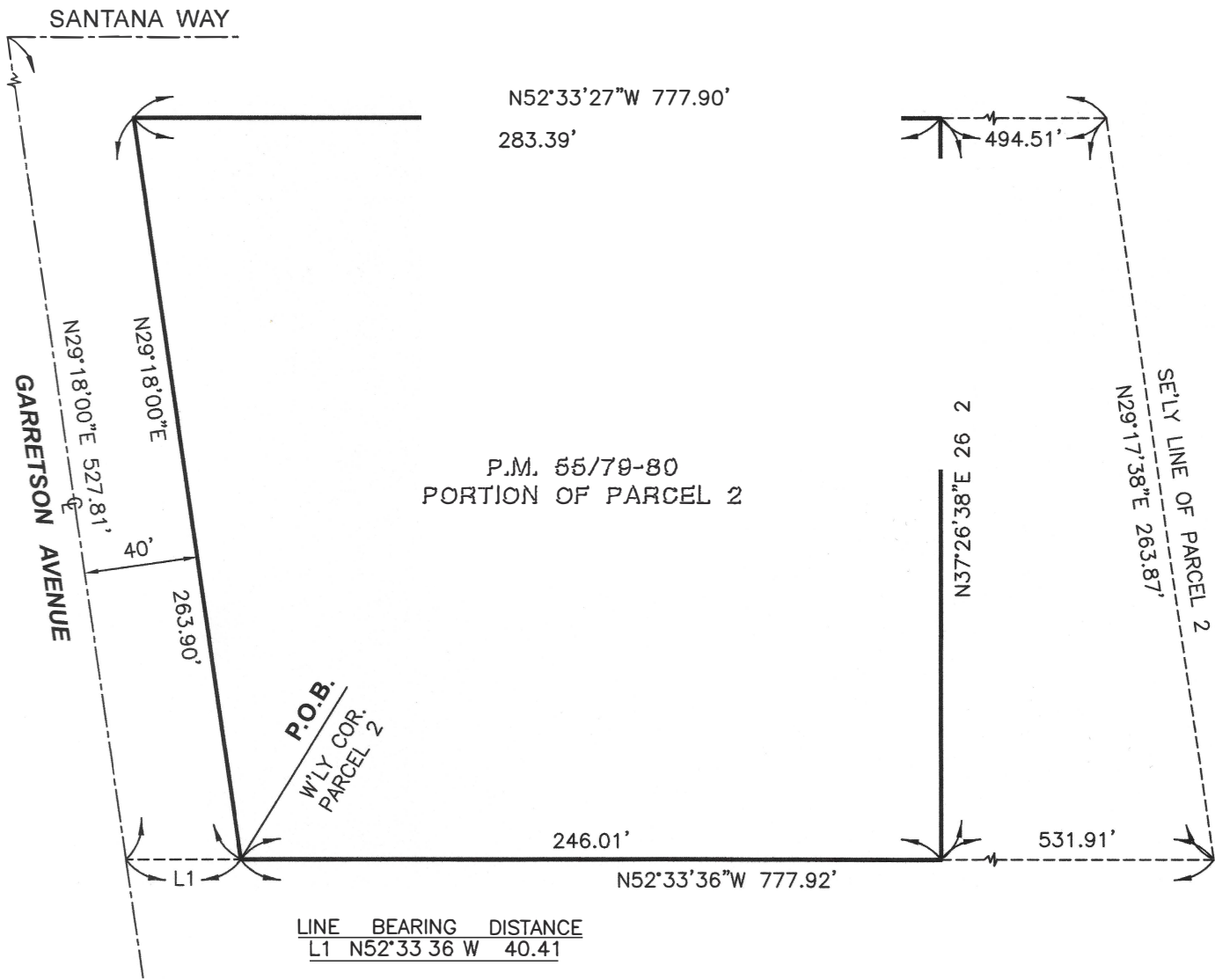
*Atanacio Payan*

Atanacio Payan, PLS 7796

Date: 7-31-2023



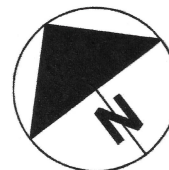
# EXHIBIT A



PREPARED BY ME OR UNDER MY  
DIRECTION AND SUPERVISION

*Atanacio Payan*

ATANACIO PAYAN  
DATE: 7-31-2023



SCALE 1" = 60'



**EXHIBIT “B”**

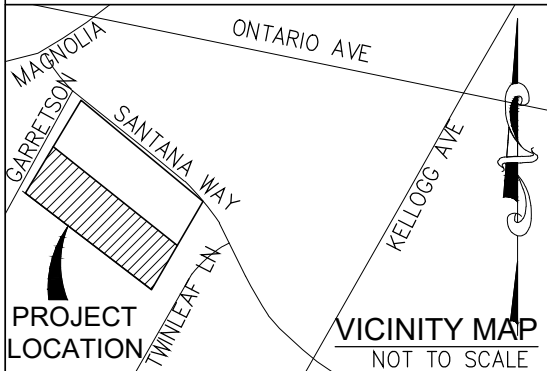
**PROPOSED CHANGES TO OFFICIAL ZONING MAP**

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

# CHANGE OF ZONE

PARCEL 2 OF PARCEL MAP, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGES 79 AND 80 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.  
ASSESSOR'S PARCEL NUMBER: 120-020-005-4

CURRENT ZONE STATUS	PROPOSED ZONE CHANGE
<p style="text-align: center;">GARRETSON AVE.</p> <p style="text-align: center;">CURRENT ZONE SEPARATION</p> <p style="text-align: center;">NOT TO SCALE</p>	<p style="text-align: center;">GARRETSON AVE.</p> <p style="text-align: center;">PROPOSED: R1-14.4 TOTAL AREA 4.66 AC</p>



<b>CITY OF CORONA</b>	
TITLE: <b>EXISTING &amp; PROPOSED ZONING</b>	
OWNER NAME: <b>MOHAMMED S. BAIG</b>	
OWNER ADDRESS: 2425 GARRETSON AVE, CORONA, CA 92881	
DATE: 10/25/2022	SHEET 1 of 1

# EXHIBIT B