



Staff Report

File #: 24-0377

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 05/06/2024

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

GPCD2024-0003: Request for a General Plan Consistency Determination regarding the disposition of approximately 0.26 acres located at 715 S. Main Street. (Applicant: City of Corona Economic Development Department, 400 S. Vicentia Avenue, Corona, CA 92882)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2633 determining that the disposition of 0.26 acres of property located at 715 S. Main Street is in conformance with the City's General Plan.

ANALYSIS

Subject Property

The City is seeking a General Plan Consistency Determination for a portion of real property located at 715 S. Main Street (Assessor's Parcel Number 117-191-019). The subject property is currently owned by the City of Corona and is in the Downtown Corona Revitalization Specific Plan with a zoning of Downtown District. The subject property is approximately 0.26 acres (11,343 square feet) and has been historically used for parking purposes for the South Corona Mall.

The City was approached by the South Corona Mall developer, Resta Area, LLC regarding their desire to acquire the subject property to enhance their development in the South Corona Mall by providing an outdoor patio seating area for tenants. 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.

General Plan Consistency

California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of or vacate real property or easements for public purposes, the Planning Agency of the city in which the property is located must first issue a report addressing whether the activity is in

conformity with the General Plan.

The City’s proposal to dispose the subject property is consistent with the General Plan for the following reasons:

General Plan Goal or Policy:	Reason
<p>Policy LU-11.3: 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 designation 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 SR-91 and I-15 interchange, 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>Policy 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>

Staff requests that the Planning and Housing Commission find the proposed disposition of approximately 0.26 acres of property located at 715 S. Main Street conforms with the City's General Plan.

ENVIRONMENTAL ANALYSIS

The General Plan consistency determination is not a project under the California Environmental Quality Act (CEQA), and therefore, does not require environmental review.

FISCAL IMPACT

The disposition of the subject property will have no direct fiscal impact to the City's General Fund.

PUBLIC NOTICE AND COMMENTS

California Government Code Section 65401 does not require public notification for a General Plan Consistency Determination.

PREPARED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Exhibits:

1. Resolution No. 2633
2. Locational Map
3. Letter from the Economic Development Department, dated April 23, 2024