



Staff Report

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**File #:** 23-0089

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**PLANNING AND HOUSING COMMISSION STAFF REPORT**

**DATE:** 01/23/2023  
**TO:** Honorable Chair and Commissioners  
**FROM:** Planning & Development Department

**APPLICATION REQUEST:**

**SPA2022-0003:** Amendment to various specific plans to change the land use on certain properties to allow certain residential land uses with commensurate text changes.

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** recommend to the City Council the APPROVAL of SPA2022-0003, based on the findings contained in the staff report and find that no additional environmental review pursuant to the California Environmental Quality Act (CEQA) is necessary because there are no changes to the project as analyzed in the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program.

**BACKGROUND**

The City Council adopted the General Plan Housing Element 2021-2029 on November 3, 2021. The Housing Element is a state mandated document that is required to be updated every eight years. On October 12, 2022, the California Department of Housing and Community Development approved the City's Housing Element and found the document to be in compliance with State Housing Element Law (Government Code Article 10.6). The Housing Element requires the City to rezone and amend the General Plan land use of certain properties to meet its state mandated regional housing need.

The Housing Element 2021-2029 aligns with the State's allocation of the Regional Housing Needs Assessment, commonly known as RHNA. The Southern California Association of Governments (SCAG) Regional Council adopted the final RHNA allocation for the jurisdictions within its region at its meeting on March 4, 2021. The City of Corona was issued a final RHNA allocation of 6,088 housing units. The City is required to demonstrate the planning of these units based on each income category within the Housing Element for the next eight years.

The City's availability of vacant, undeveloped properties has decreased over the years due to development. It is also especially challenging to find properties suitable for higher density

residential, which is crucial in planning enough sites to accommodate low- and moderate-income housing units. Sites suitable for low-income units must have a zoning and General Plan designation that allows a higher density of at least 30 dwelling units to the acre. Moderate income units also can be accounted for in the higher density but can be included in a medium density that allows up to 15 dwelling units to the acre.

Housing Program 7 of the Housing Element requires the City's to identify adequate housing sites that could be developed with housing according to the income categories required by the City's RHNA allocation. The City does have a lack of sites available for high density residential, which creates a shortfall in having enough sites available for the planning of low- and moderate-income units. Housing Program 7 requires the City to rezone certain properties so that enough sites are available for the potential development of high density residential that would support the planning of low- and moderate-income units. The rezoning program also includes sites that can be rezoned to medium density residential that support moderate income households or special need groups.

Specific Plan Amendment 2022-0003 (SPA2022-0003) is part of the rezoning program described by Housing Program 7 of the Housing Element. The specific plan amendment will: a) change the zoning on certain properties identified on the Housing Element Sites Inventory to include an Affordable Housing Overlay (AHO) zone in conjunction with the sites existing zoning to allow high-density residential that would otherwise not be allowed or only allowed if constructed as part of a commercial and residential mixed-use development, b) increase the density from a low density residential to medium density residential on certain properties, and c) include commensurate text changes that align with the land use changes.

In addition to SPA2022-0003, Change of Zone 2022-0003 (CZ2022-0003), General Plan Amendment 2022-0002 (GPA2022-0002), and Community Facilities Plan Amendment 2022-0002 (CFPA2022-0002) are being processed as part of the rezoning program to accommodate the land use changes that are being made to certain properties on the City's Housing Sites Inventory. Additionally, a Zone Text Amendment (ZTA2022-0002) to Title 17 of the Corona Municipal Code (CMC) is being processed to establish regulations for an Affordable Housing Overlay Zone. The regulations for the AHO zone are being added as Chapter 17.31 of the CMC. Properties identified with an Affordable Housing Overlay (AHO) zone will be allowed to develop high density residential if 20% of the total housing units within a project are set aside for low income housing. Finally, the consideration of High Density Residential and Mixed-Use Objective Development Standards and Design Guidelines are also proposed, which would apply to properties being developed pursuant to the requirements of the AHO zone. The objective development standards and design guidelines covers required building setbacks, building height, lot coverage, on-site passive and active open space, site design, and building design standards.

### **PROPOSED SPECIFIC PLAN AMENDMENT**

SPA2022-0003 will amend the following specific plans:

- Downtown Revitalization Specific Plan (SP98-01)
- North Main Street Specific Plan (SP99-01)
- Corona Magnolia Specific Plan (SP01-02)

- Plaza on Sixth Street Specific Plan (SP90-01)
- Corona Vista Specific Plan (SP90-05)

**Downtown Revitalization Specific Plan (SP98-01)**

The amendment will amend the land uses on various properties from a nonresidential land use to a residential land use, from a single family residential land use to a multifamily residential land use, and add an Affordable Housing Overlay zone on certain properties. Additionally, a new R2 residential land use is being added to the specific plan with supplementing development standards and other commensurate text changes. The amendments to SP98-01 are provided in Exhibit 1. New text is shown underlined in red and deleted text is shown with a strikethrough.

The land use amendments are summarized in the below table. The locations of the land use amendments are depicted in the Plan’s Land Use Plan provided in Exhibit 1.

Existing Land Use	Proposed Land Use	Number of Parcels	Total Acreage	Land Uses On-Site
Gateway Business	Multifamily	16	2.78	Residential
General Commercial	Multifamily	6	2.33	Mobile Homes, miscellaneous commercial buildings
Single Family	Multifamily	8	2.05	Vacant, small single family units, basketball court, recreation building
Single Family	R2	14	3.73	Vacant, tow, car impound yard, single family residential
Residential Office	Multifamily	1	.52	Commercial building (Pacific Bell), parking lot, vacant area
Multifamily 1 (overlay)	Multifamily	1	.42	Parking lot

The Land Use Plan also shows the properties where the Affordable Housing Overlay (AHO) zone will be added. The AHO zone will not change the current zoning on these properties and will continue to allow the land uses of the existing zoning. The AHO zone will allow an opportunity for high density residential pursuant to the development standards of the AHO zone in Corona Municipal Code Chapter 17.31, should the property owner want to consider redeveloping the site with residential.

Commensurate text changes are also included as part of the amendment that align with the land use changes. Development standards are proposed for the new R2 designation, which is for medium density residential. The new R2 standards model the R2 development standards in the Corona Municipal Code.

**North Main Street Specific Plan (SP99-01)**

The amendment will add an AHO zone to certain properties. The locations of the AHO zone are shown on the Land Use Plan exhibit of the specific plan, which is provided in Exhibit 2. Commensurate text changes are also included.

**Corona Magnolia Specific Plan (SP01-02)**

The amendment will add an AHO zone to one property. The location of the AHO zone is shown on the Land Use Plan exhibit of the specific plan, which is provided in Exhibit 3. Commensurate text changes are also included.

**Plaza on Sixth Street Specific Plan (SP90-01)**

The amendment will add an AHO zone to certain properties. The locations of the AHO zone are shown on the Site Plan exhibit of the specific plan, which is provided in Exhibit 4. Commensurate text changes are also included.

**Corona Vista Specific Plan (SP90-05)**

The amendment will change the land use on 5.4 acres located at the northwest corner of Chase Drive and California Avenue from Low Density Residential to Medium Density/Senior Citizen Residential. The property currently contains the existing United Methodist Church of Corona. The site is partially developed with an existing building that is used for religious purposes and a parking lot. The church currently uses approximately three acres with the rest of the site being undeveloped. The church has no plans for expansion and approached the City about rezoning the property to accommodate housing for senior citizens. The church will remain on the property, but the rest of the site would be used for housing.

The property is adjacent to a city park site and another religious facility used by Congregation Beth Shalom. Across the street on Chase Drive is Santiago High School and across the street on California Avenue are single family homes. Given the adjacent and nearby land uses, amending the land use on the property from single family to medium density is a compatible transition.

The Corona Vista Specific Plan already has development standards in place for Medium Density Residential (MDR). This amendment will add to the MDR designation a Senior Citizen Residential designation and commensurate development standards. The amendments are provided in Exhibit 5.

**ENVIRONMENTAL ANALYSIS:**

The City prepared a Supplemental Environmental Impact Report (EIR) for the Corona Housing Element Rezoning Program in accordance with the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts associated with the implementation of the City of Corona General Plan Housing Element Rezoning Program Update Project. This document is prepared in conformance with CEQA (California PRC Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000, et seq.). The Supplemental EIR adequately addresses impacts from minor changes to the Corona General Plan Technical Update 2020 Final EIR certified on June 3, 2020, by the City Council. As required by CEQA, the Supplemental EIR only contains information necessary to analyze the project modifications, changed circumstances, or new information that triggered the need for additional environmental review. The Supplemental EIR only contains the information necessary to make the previous EIR adequate for the project as revised. The Supplemental EIR indicated that the Housing Element Rezoning Program will not result in impacts not already identified in the Corona General Plan Technical Update 2020 Final EIR. The adoption of the Supplemental EIR is being considered with the adoption of GPA2022-0002.

**FISCAL IMPACT**

SPA2022-0003 is a city-initiated application. No application fee was paid to process this request.

**PUBLIC NOTICE AND COMMENTS**

A 20 day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News. As of the preparation of this report, staff has received several emails and phone calls from property owners near sites being rezoned or from owners that have property being rezoned. Most of the calls required further clarification on the permitted land uses under the rezoning program and if the existing land uses on the properties affected by the rezoning are allowed to be continued. Staff confirmed that existing land uses are allowed to remain on the property and that the rezoning program is an opportunity for redevelopment to allow housing should the owner decide to exercise that option in the future.

**STAFF ANALYSIS:**

The Housing Element Rezoning Program is a planning requirement that establishes a path for the development of housing units in accordance with the City's mandated regional housing need. It does not guarantee that housing will be developed on all the properties identified in the housing sites inventory. Future development on these properties and in most cases the redevelopment of these properties will be determined by market conditions. At the same time however, the city needs to maintain land that can support the development of residential units based on the regional housing need during the eight- year period of the current Housing Element. SPA2022-0003 provides the City with the required housing sites inventory to accommodate the potential development of high-density and medium-density residential development to support the planning of low- and moderate-income housing units.

**FINDINGS OF APPROVAL FOR SPA2022-0003**

1. The City prepared a Supplemental Environmental Impact Report (EIR) for the Corona Housing Element Rezoning Program in accordance with the California Environmental Quality Act

(CEQA) to evaluate potential environmental impacts associated with the implementation of the City of Corona General Plan Housing Element Rezoning Program Update Project. This document is prepared in conformance with CEQA (California PRC Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000, et seq.). The Supplemental EIR adequately addresses impacts from minor changes to the Corona General Plan Technical Update 2020 Final EIR certified on June 3, 2020, by the City Council. As required by CEQA, the Supplemental EIR only contains information necessary to analyze the project modifications, changed circumstances, or new information that triggered the need for additional environmental review. The Supplemental EIR only contains the information necessary to make the previous EIR adequate for the project as revised. The Supplemental EIR indicated that the Housing Element Rezoning Program will not result in impacts not already identified in the Corona General Plan Technical Update 2020 Final EIR.

2. Pursuant to CMC Section 17.53.090(B)(1)(a) and Section 6.1.7 of SP99-01 (North Main Street), the plan systematically implements and is consistent with the General Plan for the following reasons:
  - a. *Specific Plan Amendment application SPA2022-0003 is being processed in conjunction with GPA2022-0002 to provide consistency between the General Plan land use designations and zoning on the subject parcels.*
  - b. *SPA2022-0003 is consistent with Goal H-1 because it establishes zoning on certain properties that help promote a balance of housing types for corresponding affordability levels that assist in meeting the demand for housing within all economic segments of the City.*
  - c. *SPA2022-0003 is consistent with Policy H-1.3 because it provides sites for residential development, including sites for affordable housing so that the scarcity of land does not unduly increase the cost or decrease the availability of housing for all economic segments of the community.*
  
3. Pursuant to CMC Section 17.53.090(B)(1)(b) and Section 6.1.7 of SP99-01 (North Main Street), the Plan provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reason:
  - a. *This amendment amends the land uses of certain properties that provide an opportunity for residential development in well planned environments that are capable of supporting the intended use and capacity.*
  
4. Pursuant to CMC Section 17.53.090(B)(1)(c) and Section 6.1.7 of SP99-01 (North Main Street), the Plan provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries for the following reason:
  - a. *This amendment utilizes residential land uses that are allowed by the specific plans or introduces new residential designations with supplementing development standards to maintain the orderly development of property.*

5. Pursuant to CMC Section 17.53.090(B)(1)(d), the Plan provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:
- a. This amendment includes residential land uses on certain properties that will provide a gradual transition from lower density residential and non-residential land uses to maintain compatibility with the built environment.*
6. In addition to the findings made in reference to CMC Section 17.53.090, the following additional findings are made in reference to the amendments to SP90-05 (Corona Vista) per Section V.A:
- a) The amendment is consistent with the General Plan and South Corona Community Facilities Plan (CFP) because:*
    - i. The amendment is being processed in conjunction with GPA2022-0002 and South Corona CFP Amendment 2022-0002 to provide consistency between the General Plan and Community Facilities Plan land use designations and zoning on the subject parcels.*
    - ii. The amendment will promote General Plan Goal H-1 because it establishes zoning on certain properties that help promote a balance of housing types for corresponding affordability levels that assist in meeting the demand for housing within all economic segments of the City.*
    - iii. The amendment will promote General Plan Policy H-1.3 because it provides sites for residential development, including sites for affordable housing so that the scarcity of land does not unduly increase the cost or decrease the availability of housing for all economic segments of the community.*
  - b) The amendment is consistent with the intent of the Corona Vista Specific Plan because the residential land use is in harmony with other development standards that are applicable to residential development.*
  - c) The amendment maintains consistency with the village concept because the residential land use is in harmony with the residential land uses already provided in the Specific Plan.*
  - d) The amendment maintains adequate circulation to and from and within the plan area because the circulation plan is not affected.*
  - e) The amendment does not change the public service levels, which adequately serve the Specific Plan area are provided.*
  - f) The amendment maintains the public and private open space system as both resources are neither disrupted nor depleted.*
7. In addition to the findings made in reference to CMC Section 17.53.090, the following additional findings are made in reference to the amendments to SP90-01 (Plaza on Sixth Street):
- a. The proposed amendment is consistent with the City's General Plan because:*
    - i. The amendment will promote General Plan Goal H-1 because it establishes zoning on certain properties that help promote a balance of housing types for corresponding affordability levels that assist in meeting the demand for housing within all economic segments of the City.*
    - ii. The amendment will promote General Plan Policy H-1.3 because it provides sites for*

*residential development, including sites for affordable housing so that the scarcity of land does not unduly increase the cost or decrease the availability of housing for all economic segments of the community.*

*iii. The amendment will promote Policy LU-7.2 by allowing innovative forms of housing that increase the diversity and affordability of units to meet the needs of the population, such as mixed-use that integrate housing with commercial and other uses, live/work structures, loft housing, and other similar housing types.*

*b. The proposed amendment is consistent with the goals and objectives of the Specific Plan because it would promote the redevelopment efforts of the City of Corona by eliminating an underutilized shopping center site; and improve the commercial urban core of downtown Corona.*

*c. This amendment amends the site plan covering certain properties that would provide an opportunity for residential development in well planned environments that are capable of supporting the intended use and capacity.*

8. In addition to the findings made in reference to CMC Section 17.53.090, the following additional findings are made in reference to the amendments to SP98-01 (Downtown Revitalization) per Section VIII(9):

*a. The proposed amendment is consistent with the City's General Plan because:*

*i. The amendment will promote General Plan Goal H-1 because it establishes zoning on certain properties that help promote a balance of housing types for corresponding affordability levels that assist in meeting the demand for housing within all economic segments of the City.*

*ii. The amendment will promote General Plan Policy H-1.3 because it provides sites for residential development, including sites for affordable housing so that the scarcity of land does not unduly increase the cost or decrease the availability of housing for all economic segments of the community.*

*b. The proposed amendment is consistent with the goals, policies and planning concepts of the Downtown Revitalization Specific Plan because it provides land uses that enhances and preserves housing types within Downtown Corona that enable citizens from varying economic levels and age groups to live within the area and promotes the reinvestment in property to create a revitalized Downtown.*

**SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR**

#### EXHIBITS

1. Exhibit 1 - Proposed amendment to the Downtown Revitalization Specific Plan (SP98-01)
2. Exhibit 2 - Proposed amendment to the North Main Street Specific Plan (SP99-01)
3. Exhibit 3 - Proposed amendment to the Corona Magnolia Specific Plan (SP01-02)
4. Exhibit 4 - Proposed amendment to the Plaza on Sixth Street Specific Plan (SP90-01)
5. Exhibit 5 - Proposed amendment to the Corona Vista Specific Plan (SP90-05)
6. Exhibit 6 - Zone 1, 2, 4, 5, 6 and 11 Area Map with Tables Identifying Properties Affected by SPA2022-0003



# III. LAND USE & DEVELOPMENT STANDARDS

## B- Land Use Districts

- 1. Downtown (D) District ..... III-3
- 2. Gateway Business (GB) District ..... III-4
- 3. Transitional Commercial (TC) District ..... III-7
- 4. Community Services (CS) District ..... III-7
- 5. General Commercial (GC) District ..... III-7
- 6. Residential Office (RO) District ..... III-7
- 7. Single Family Residential (SF) District ..... III-8
- 8. **Residential 2 (R2) District** ..... **III-8**
- 8.9. Multi-Family Residential (MF) District ..... III-8
- 9.10. Business Park (BP) District ..... III-8
- 10. Parks, Schools, Open Space (OS) District ..... III-8

The Corona Downtown Revitalization Specific Plan area is comprised of ten (10) land use districts as indicated on Figure I-D (See Section I for Figure I-D): Specific Plan Land Use Plan and summarized in Table III-I. For comparison, existing zoning (pre-Specific Plan) is shown in Appendix G. Land Use non-conformities are shown in Appendix H. ....

**Table III - I  
LAND USE SUMMARY**

LAND USE DISTRICT	AREA (Ac.)*
Downtown District (D)	38
Gateway Business (GB)	<del>26</del> <u>23.22</u>
Transitional Commercial (TC)	26
Community Services (CS)	54
General Commercial (GC)	<del>43</del> <u>40.67</u>
Residential Office (RO)	<del>8</del> <u>7.48</u>
Single Family Residential (SF)	<del>140</del> <u>134.22</u>
<b>Residential 2 (R2)</b>	<u>3.73</u>
Multi-family Residential (MF)	<del>13</del> <u>20.68</u>
Business Park (BP)	29
Open Space (OS)	31
<b>Affordable Housing Overlay (AHO) <sup>1</sup></b>	<u>=</u>
Subtotal	408
Streets and Freeway	213**
Total	621

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.

**\*Acres are rounded**

**\*\*Acreage reflects the partial vacation of West Eighth Street, South Belle Avenue,**

**and some alley right-of-way per SPA12-006. Acreage also reflects the vacation of Seventh Street between Sheridan Street and Belle Avenue and some alley rights-of-way per SPA2019-0001.**

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## **7. Single Family Residential (SF) District**

The Single Family (SF) District is provided to protect the integrity of Corona’s historic residential neighborhoods within the Circle. The District is intended as an area for preservation and development of historically sensitive single-family detached residential. To maintain the neighborhood atmosphere of this area, small, single-lot, neighborhood-serving convenience stores (without off-street parking and located on corner lots only) such as the existing Joy Street Market, may be allowed on a very limited basis, subject to the approval of a conditional use permit.

## **8. Residential 2 (R2) District**

The Residential 2 (R2) District is intended as a residential district of low-density multiple family dwellings with more than one residential dwelling unit on the same lot.

## **8 9. Multi-Family Residential (MF) District**

The Multi-Family Residential (MF) District is intended for small areas that are presently developed with multi-family residential units.

## **9 10. Business Park (BP) District**

The Business Park (BP) District provides for the development of attractive well-planned light industrial/business park uses to serve the needs of the community, as well as subregional users. The District can also serve as an area for industrial arts educational facilities, home furnishings and repair, home improvement centers, wholesale businesses, light manufacturing, research and development and other support activities for Corona’s commercial and office districts. Due to its high visibility from the 91 Freeway, this District will provide for the development of an efficient and attractive architectural environment which included adequate circulation and landscaping, attractive buildings, and coordinated signage.

## **I 10. Parks, Schools, Open Space (OS) District**

The Parks, Schools, Open Space (OS) District is provided to clearly designate those areas which serve only recreational and/or educational needs. Permitted uses in this District are strictly limited. Public parks located within the OS District shall have the zoning designation Park (P) to provide for uniform park zoning citywide. Schools located within the OS District shall have the zoning designation School (S) to provide for uniform school zoning citywide.

### III. LAND USE & DEVELOPMENT STANDARDS

#### C- Permitted Land Uses

The following Land Use Matrix (Table III-2) provides the recommended uses in each of the ten (10) land use categories within the Specific Plan area. The provisions contained in this section apply not only to the primary use of property, but also to each accessory and support use.....

Key To Land Use Matrix:	
P=	Permitted Uses
C=	Conditionally Permitted Uses
_ =	Prohibited Uses
D=	Downtown District
GB=	Gateway Business District
TC=	Transitional Commercial District
GC=	General Commercial District
BP=	Business Park District
CS=	Community Services District
RO=	Residential Office District
SF=	Single Family Residential District
<u>R2=</u>	<u>Residential 2 District</u>
MF=	Multi-Family Residential District
OS=	Parks, Schools, Open Space
<u>AHO = Affordable Housing Overlay</u>	
In addition to the above symbols, references to special notes have been included at the bottom of the following pages.	

**TABLE III-2  
PERMITTED LAND USE MATRIX**

<b>P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C =            CONDITIONAL USE, MC = MINOR CONDITIONAL USE, -- = PROHIBITED USE</b> <u>AHO<sup>23</sup> = Affordable Housing Overlay</u>											
LAND USE	<b>DISTRICTS <sup>23</sup></b>										
	D	GB*	TC	GC	BP	CS	RO	SF	<u>R2</u>	MF	OS
<b>AUTOMOTIVE RELATED USES<sup>2</sup></b>											
Auto Parts-Sales No Installations	--	--	--	P	P	--	--	--	--	--	--
Auto Parts Sales-With Installations	--	--	--	C	C	--	--	--	--	--	--
Automobile Repair	--	C <sup>1</sup>	--	P	P	--	--	--	--	--	--
Automobile Sales and Leasing (Car, RV and Truck)	--	--	--	C	C	--	--	--	--	--	--
Automobile Service Stations	--	C	C	C	--	--	--	--	--	--	--
Car Wash, Full Service	--	--	--	C	--	--	--	--	--	--	--
Car Wash, Self Service	--	--	--	C	--	--	--	--	--	--	--
Motorcycle Sales	--	--	--	C	--	--	--	--	--	--	--
Parking Lots and Structures <sup>3</sup>	C	C	C	C	C	C	C	C	<u>C</u>	C	--
<b>EATING AND DRINKING ESTABLISHMENTS</b>											
Breweries, Micro/Craft (defined in CMC Chapter 17.04)	P/ZA	P/ZA	P/ZA	P/ZA	P/ZA	--	--	--	--	--	--
Craft Beer tasting and/or tap room, including retail sale for off-site consumption (without on-site brewing)	P/ZA	--	P/ZA	P/ZA	--	--	--	--	--	--	--
Coffee house, including on-site roasting	P	P	P	P	P	P	--	--	--	--	--

<b>P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C = CONDITIONAL USE, MC = MINOR CONDITIONAL USE, -- = PROHIBITED USE</b> <b>AHO<sup>23</sup> = Affordable Housing Overlay</b>											
LAND USE	<b>DISTRICTS <sup>23</sup></b>										
	D	GB*	TC	GC	BP	CS	RO	SF	R2	MF	OS
Coffee house with drive-through services	C	C	--	--	--	C	--	--	--	--	--
Delicatessen and bakery	P	P	P	P	P	P	--	--	--	--	--
Distilleries/Wineries, Micro (defined in CMC Chapter 17.04)	P/ZA	P/ZA	P/ZA	P/ZA	P/ZA	--	--	--	--	--	--
Liquor lounge/bar, on-site consumption (defined in CMC Chapter 17.04)	P/ZA	--	--	--	--	--	--	--	--	--	--
Night Clubs, excluding Adult Entertainment per CMC Chapter 17.41	MC	C	--	C	--	--	--	--	--	--	--
Restaurants – Walk-in service	P	P	P	P	C	C	--	--	--	--	--
Restaurants – With Drive-through service	--	C	--	C	--	--	--	--	--	--	--
Restaurants with live entertainment as an ancillary use.	P	P	P	P	C	C	--	--	--	--	--
Wine Stores, including retail sales, tastings and on-site consumption	P/ZA	--	--	--	--	--	--	--	--	--	--
Sidewalk Cafes	p <sup>4</sup>	--	--	--	--	--	--	--	--	--	--
<b>HEALTH CARE SERVICES</b>											
Health Care Facilities	P	--	P/C <sup>5</sup>	P/C <sup>5</sup>	--	p <sup>5</sup>	p <sup>6</sup>	--	--	--	--
<b>LIGHT MANUFACTURING/BUSINESS PARK</b>											
Assembly, Light (such as small appliances, bicycles, computers, and furniture)	--	--	--	--	P	--	--	--	--	--	--

P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C = CONDITIONAL USE, MC = MINOR CONDITIONAL USE, -- = PROHIBITED USE

**AHO<sup>23</sup> = Affordable Housing Overlay**

**DISTRICTS <sup>23</sup>**

LAND USE	DISTRICTS <sup>23</sup>										
	D	GB*	TC	GC	BP	CS	RO	SF	R2	MF	OS
Boat and Marine Sales and Repair	--	--	--	--	P	--	--	--	--	--	--
Distribution (excludes truck terminals)	--	--	--	--	P	--	--	--	--	--	--
Home improvement centers (includes home furnishings and hardware)	--	--	P	P	P	--	--	--	--	--	--
Laboratories (such as medical, mechanical, optical)											
	--	--	--	--	P	P	--	--	--	--	--
Manufacturing, Light (such as bakery, cabinets, clothing, communication equipment, computers, cosmetics, furniture, instruments, metal engraving, musical instruments, packaging, pharmaceuticals, plastics, signs, silk screening, sporting equipment, and toys)	--	--	--	--	P	--	--	--	--	--	--

P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C =  
 CONDITIONAL USE, MC = MINOR CONDITIONAL USE, -- = PROHIBITED USE

**AHO<sup>23</sup> = Affordable Housing Overlay**

**DISTRICTS <sup>23</sup>**

LAND USE	DISTRICTS <sup>23</sup>										
	D	GB*	TC	GC	BP	CS	RO	SF	R2	MF	OS
Mixed Use – Commercial/Business Park Developments that feature a mix of commercial and light industrial uses that are “clean” in operations typified by research and development, e- commerce, etc. <sup>22</sup>	--	--	--	--	P <sup>14</sup>	--	--	--	--	--	--
Outdoor storage (only in conjunction with items manufactured/assembled or equipment used with businesses conducted within a building on site) <sup>7</sup>	--	--	--	--	P	--	--	--	--	--	--
Parcel Delivery	--	--	--	--	P	--	--	--	--	--	--
Processing (including bottling, cleaning/dyeing, food preparation, packaging; except hazardous materials)	--	--	--	--	P	--	--	--	--	--	--
Publishing (blueprinting, book binding, printing, publishing and photo copying)	--	--	--	--	P	--	--	--	--	--	--
Research/Development (design of new products)	--	--	--	--	P	--	--	--	--	--	--
Repairing small appliances, electronic equipment, plumbing/electrical shops	--	--	P	P	P	--	--	--	--	--	--
Treatment, light (non-toxic coating/plating)	--	--	--	--	C	--	--	--	--	--	--



<b>P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C = CONDITIONAL USE, MC = MINOR CONDITIONAL USE, -- = PROHIBITED USE</b> <b>AHO<sup>23</sup> = Affordable Housing Overlay</b>											
LAND USE	<b>DISTRICTS <sup>23</sup></b>										
	D	GB*	TC	GC	BP	CS	RO	SF	R2	MF	OS
Upholstery (within a fully enclosed building)	--	--	C	P	P	--	--	--	--	--	--
Wholesaling	--	--	--	--	P	--	--	--	--	--	--
Welding, Machine Shops	--	--	--	--	C	--	--	--	--	--	--
<b>ENTERTAINMENT, RECREATION, COMMUNITY SERVICES, EDUCATION</b>											
Arcades – primary use	C	--	--	--	--	--	--	--	--	--	--
Athletic Clubs	C	--	P	P	C	P	--	--	--	--	--
Child or Adult Day Care (6 or fewer)	--	--	--	--	--	--	p <sup>6</sup>	P	P	--	--
Child or Adult Day Care (7-12)	--	--	--	--	--	P	C	C	C	--	--
Child or Adult Day Care (13 or more)	--	--	P	--	--	P	C	--	--	--	--
Community Service Facilities, Clubs, Lodges, Meeting Halls, Multi-Use Venues	MC	C	P	P	--	P	C	--	--	--	--
Court Facilities	P	--	--	--	--	P	--	--	--	--	--
Cultural Institutions, Museums	P	C	C	C	--	P	--	--	--	--	C
Entertainment, Outdoor (ex: art festivals, live music, movies, other similar type uses within commonly used communal space)	MC	--	--	--	--	--	--	--	--	--	--
Gymnastics, Martial Arts Studios	P	--	P	P	P	P	--	--	--	--	--
Health and Wellness Studios (ex: Pilates, yoga, dance, personal training) no more than 3,500 square feet	P	--	P	P	P	P	--	--	--	--	--
Massage Establishment	--	--	--	P	--	P	--	--	--	--	--

<b>P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C = CONDITIONAL USE, MC = MINOR CONDITIONAL USE, -- = PROHIBITED USE</b> <b>AHO<sup>23</sup> = Affordable Housing Overlay</b>											
LAND USE	<b>DISTRICTS <sup>23</sup></b>										
	D	GB*	TC	GC	BP	CS	RO	SF	R2	MF	OS
Parks/Playgrounds/Community Gardens	P	P	P	--	--	P	P	P	<u>P</u>	P	P
Public/Quasi-Public Uses	P	--	P	P	--	P	C	C	<u>C</u>	C	C
Public Safety Facilities	P	P	P	P	P	P	C <sup>8</sup>	--	<u>C<sup>8</sup></u>	C <sup>8</sup>	C <sup>8</sup>
Public Utilities (excluding offices)	--	C	C	C	C	C	--	C	<u>C</u>	C	C
Recreational Entertainment, Indoor (ex: bowling, billiards, retro arcade, other similar type uses)	MC	--	--	MC	--	--	--	--	<u>--</u>	--	--
Religious Facilities	C	--	C	C	--	C	C	C	<u>C</u>	C	C
Schools/Educational Institutions (ex: culinary, music, art, trade, tutoring and other similar uses)	P	--	P	P	P	P	P	--	<u>--</u>	--	--
Theater, indoor including live entertainment (excluding adult entertainment per CMC Chapter 17.41)	MC	C	C	C	--	C	--	--	<u>--</u>	--	--
<b>RETAIL COMMERCIAL</b>											
Artist Galleries and Studios (ex: art, music, pottery and other similar uses)	P	--	P	P	--	P	P	--	<u>--</u>	--	--
Artisan market place and food hall, including communal space (defined in CMC Chapter 17.04)	P	--	--	--	--	--	--	--	<u>--</u>	--	--
Building Material Sales, indoor	C <sup>9</sup>	--	P	P	P	--	--	--	<u>--</u>	--	--
Food Markets	P	--	P	P	--	--	C	--	<u>--</u>	--	--
Furniture Stores (new only)	P	--	P	P	P	--	--	--	<u>--</u>	--	--
Flower/Garden Shops, including outdoor display	P	P	P	P	--	P	--	--	<u>--</u>	--	--

<b>P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C = CONDITIONAL USE, MC = MINOR CONDITIONAL USE, -- = PROHIBITED USE</b> <b>AHO<sup>23</sup> = Affordable Housing Overlay</b>											
LAND USE	<b>DISTRICTS <sup>23</sup></b>										
	D	GB*	TC	GC	BP	CS	RO	SF	<u>R2</u>	MF	OS
Handicraft-Type Industries (ex: furniture, sculptures, stained glass, soaps, other similar type uses) produced and sold on the same premise less than 5,000 s.f.	P	--	P	P	--	--	--	--	--	--	--
Liquor Stores, retail sales only no on-site consumption	--	--	--	C	--	--	--	--	--	--	--
Office Supplies/Equipment	P	P	P	P	P	P	--	--	--	--	--
Pet Stores	P	--	P	P	--	--	--	--	--	--	--
Retail stores, general merchandise	P	C <sup>11</sup>	P	P	--	--	--	--	--	--	--
Retail Vendor Kiosk <sup>12</sup>	P	--	--	--	--	--	--	--	--	--	--
Antique Shops (No Pawn Shops)	P	--	P	P	--	--	--	--	--	--	--
Tobacco Stores	C <sup>19</sup>	--	--	C <sup>19</sup>	--	--	--	--	--	--	--
<b>RESIDENTIAL</b>											
Home Occupations <sup>13</sup>	--	--	--	--	--	--	P	P	<u>P</u>	P	--
Single-Family Dwellings	--	--	--	--	--	--	P	P	--	P	--
Two-Family Dwellings	--	--	--	--	--	--	--	--	<u>P</u>	P	--
Mixed Use – Commercial/Residential Developments, including residential and office/retail/service or live-work components either within the same structure or on the same parcel (Residential may include Senior Citizen Housing)	C <sup>14</sup>	--	C <sup>14</sup>	C <sup>14</sup>	--	--	C <sup>14</sup>	--	--	--	--
Multiple-Family Dwellings <sup>15</sup>	--	--	C	--	--	--	--	--	<u>P</u>	P	--

<b>P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C =            CONDITIONAL USE, MC = MINOR CONDITIONAL USE, -- = PROHIBITED USE</b> <b>AHO<sup>23</sup> = Affordable Housing Overlay</b>											
LAND USE	<b>DISTRICTS <sup>23</sup></b>										
	D	GB*	TC	GC	BP	CS	RO	SF	R2	MF	OS
Senior Citizen Housing (stand-alone)-75 units/ac	C	--	C	--	--	C	--	--	--	C	--
Single Room Occupancy Development subject to Section III.D.4	--	--	--	--	--	--	--	--	--	C	--
<b>SERVICE USES</b>											
Banks, credit unions, and financial services	P	P	P	P	--	C	--	--	--	--	--
Bed and Breakfast Inns	C	--	--	--	--	--	C	C	C	C	--
Cyber Cafes <sup>17</sup>	--	--	--	P	--	--	--	--	--	--	--
Funeral Parlors and Mortuaries	--	--	C	C	--	C	--	--	--	--	--
Hotels	C	C	C	C	--	C	--	--	--	--	--
Laundromat, Dry Cleaners	--	--	P	P	--	--	--	--	--	--	--
Motor Inns	--	C	--	C	--	--	--	--	--	--	--
Fire Stations <sup>21</sup>	C	C	C	C	C	C	C	C	C	C	--
Offices, Governmental	P	P	P	P	P	P	P <sup>16</sup>	--	--	--	--
Offices, Professional	P	P	P	P	P	P	P <sup>16</sup>	--	--	--	--
Personal Services (i.e. barber, beauty, and nail shops; tailor shops, travel agent)	P	P	P	P	--	P	C	--	--	--	--
Smoking Lounges	MC <sup>18</sup>	MC <sup>18</sup>	MC <sup>18</sup>	MC <sup>18</sup>	--	--	--	--	--	--	--
Tattoo and Body Piercing Salons as an ancillary use not occupying more than 25 percent of the floor area of the primary business	--	--	MC <sup>20</sup>	--	--	--	--	--	--	--	--
Veterinarians	--	--	--	P	--	--	--	--	--	--	--

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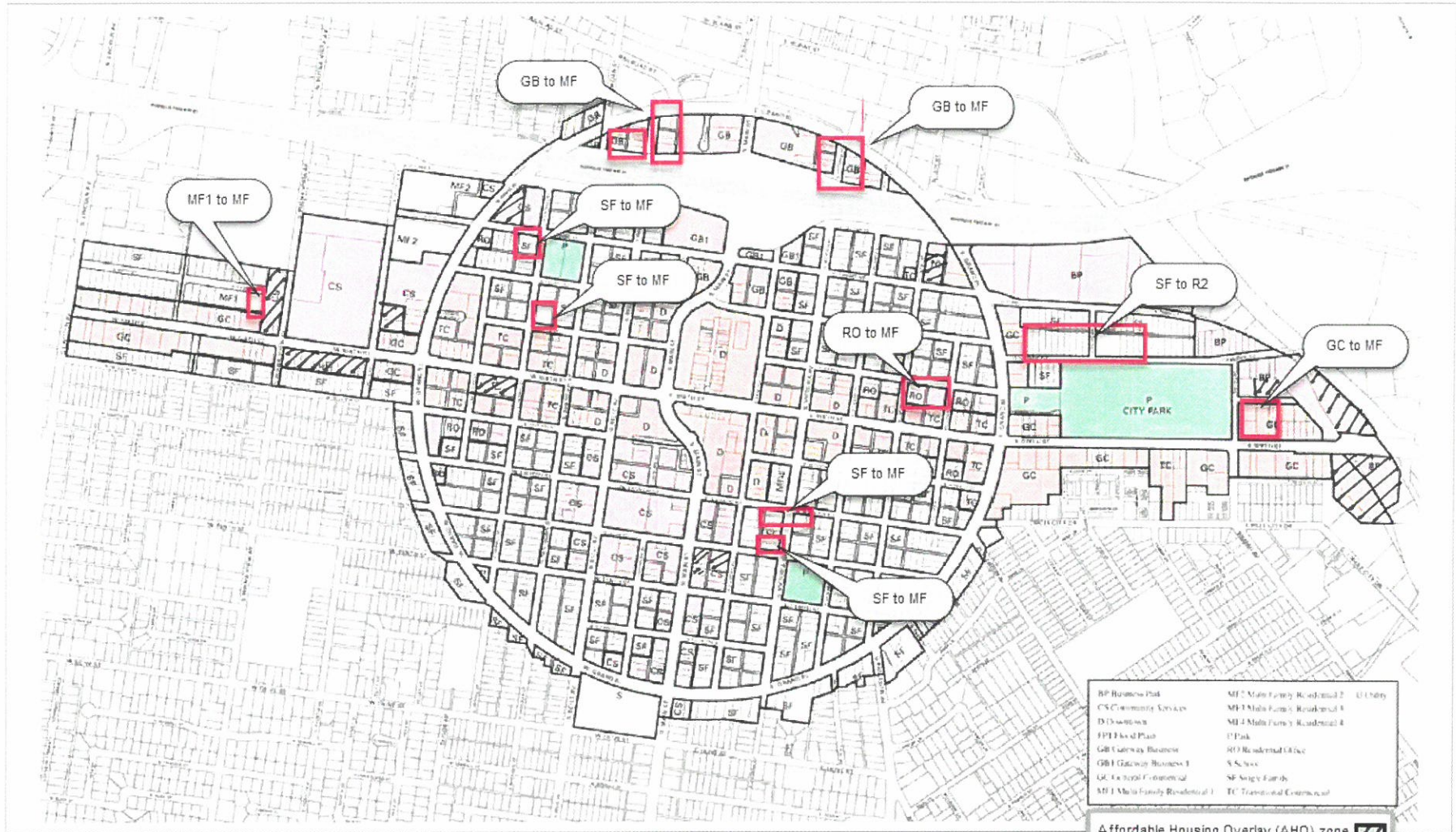
<sup>23</sup> Districts shown with an Affordable Housing Overlay (AHO) zone on the Land Use Map is intended to facilitate the development of affordable multifamily housing pursuant to the requirements in Chapter 17.31 of the Corona Municipal Code. Properties planning to be developed per the AHO zone are allowed the permitted land uses in Section 17.31.040 of said chapter.

Table III-3  
Minimum Site Development Standards Matrix

	D	GB	TC	GC	BP	CS	RO	SF <sup>5</sup>	<u>R2<sup>5</sup></u>	MF <sup>5</sup>
Residential Density										
Maximum Dwelling Units Per Acre <sup>8</sup>	--	N/A	--	N/A	N/A	N/A	1	4.0	<u>15</u>	<u>36</u>
Overlay Areas <u>Maximum Dwelling Units Per Acre:</u>										
MF-1										15
MF-2										20
MF-3										10
MF-4										15
Minimum Lot Area (square feet)	N/A	N/A	N/A	N/A	20,000	N/A	7,200	7,200	<u>7,200</u>	<del>140</del> <u>7,200</u>
Minimum Lot Width (feet)	N/A	80	100	100	80	N/A	50	50	<u>60</u>	<del>80</del> <u>60</u>
Minimum Lot Depth (feet)	N/A	N/A	N/A	N/A	N/A	N/A	100	100	<u>100</u>	100
Maximum Building Height										
Stories	5	7	3	3	3	3	2	2	<u>2</u>	2 <sup>6</sup>
Feet	60	75	40	40	50	40	30	30	<u>30</u>	30 <sup>6</sup>
Minimum Building Height (feet)	20	20	20	20	30	N/A	N/A	N/A	<u>N/A</u>	N/A
Maximum Floor Area Ratio (FAR)	3	0.5	2	2	0.50 <sup>7</sup> 2.0 <sup>7</sup>	2	2	N/A	<u>N/A</u>	N/A
Lot Coverage (% of lot area including accessory structures)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35%	<u>50%</u>	<del>50%</del> <u>60%</u>
Minimum Yard/Parking Setbacks <sup>1</sup>										
Front Yard Setback (feet) <sup>4</sup>	8	8	8	8	20	15	20	20	<u>20</u>	25
Side Yard Setback, Interior (feet)	0/10	0/10	0/10 <sup>3</sup>	0/10 <sup>3</sup>	0/10	10	<u>2</u>	5 <sup>2</sup>	<u>5<sup>2</sup></u>	<u>2</u>
Side Yard Setback, Street (feet)	8	10	8	8	20	15	15	15	<u>15</u>	20
Rear Yard Setback (feet)	10	10 <sup>3</sup>	10 <sup>3</sup>	10 <sup>3</sup>	10	10/20 <sup>3</sup>	10	10	<u>10</u>	15

1. All setbacks are minimums. Additional requirements apply subject to the development standards and design guidelines of the specific plan.
2. Minimum setbacks: 5 feet for one story building; 7.5 feet for two story building; 10 feet for three story building.
3. Applicable only when property abuts a residential zone.
4. Special Grand Boulevard Setback is not less than 60 feet from the centerline of the street. Parking shall not be permitted in the setback area and between the right-of-way line and any building, structure, or portion thereof.
5. Include notes for SF, R2 & MF that all other development standards are pursuant to R-1-7.2 zone (CMC Chapter 17.18) and R2/R3 zone (CMC Chapters 17.22 and 17.24) or stated under General Residential.
6. The Planning Commission may approve an increase in the overall building height to 3 stories or 40 feet subject to Precise Plan approval for multi-family apartment buildings upon demonstration that the proposed increase in the building height would be compatible with, and would not be detrimental to, adjacent property or improvements, and would advance the goals of the Specific Plan.
7. The 0.5 FAR shall apply to the properties designated LI (Light Industry) by the General Plan and the 2.0 FAR shall apply to the properties designated MUII (Mixed Use II).
8. Maximum density allowed to be determined by the underlying General Plan designation.

# Downtown Specific Plan Land Use Plan



Source: City of Corona (April 9, 2008).



Not To Scale



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Affordable Housing Overlay (AHO) zone

Figure III-A  
Specific Plan Land Use Plan (October 2010)

CORONA DOWNTOWN REVITALIZATION SPECIFIC PLAN AMENDMENT

### 3.1 LAND USE PLAN

The Land Use Plan is organized into eight separate districts based on land use. These districts include: the Commercial Retail District, an area targeting general merchandise and comparison retailing; a site designated as “Transitional Retail”, which currently supports a mobile home park; the Transit Commercial District, an area emphasizing transportation related commercial uses; the Business Park District, for office, multi-tenant and business park complexes; the Industrial District, an area devoted to industrial uses; the Single Family Condominium District; the Urban Density Residential District, areas for innovative, in-fill high density residential uses; and the Mixed Use District, areas combining high density residential with commercial uses. Each of these areas is discussed more fully below.

Table 2, *Land Use Plan Table: North Main Street District Specific Plan*, summarizes the target acreages—for each district within the Specific Plan area. In addition, Table 2 relates directly to Exhibit 7, *Land Use Plan*. 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.

**TABLE 2  
LAND USE PLAN  
NORTH MAIN STREET DISTRICT SPECIFIC PLAN**

<b>LAND USE MAP TITLES</b>	<b>LAND USE MAP INITIALS</b>	<b>PROPOSED LAND USES</b>	<b>LAND USE ACREAGE</b>	<b>2008 EXISTING LAND USES</b>
Commercial Retail	CR	Commercial Office	54.1 AC	commercial office
Transitional Retail	TR	commercial	6.9 AC	80 mobile homes
Transit/Commercial	TC	commercial RTA bus hub	13.2 AC	commercial recycling center Metrolink station
Urban Density Residential	UDR	apartments condominiums	19.0 AC	commercial
Single Family Condominium	SFC	detached condominiums	8.3 AC	detached condominiums
Mixed Use	MU	apartments condominiums commercial	36.0 AC	commercial
Business Park	BP	industrial office	50.7 AC	industrial office 1 single family homes
Industrial	I	industrial	13.6 AC	industrial
<u>Affordable Housing Overlay</u>	<u>(AHO)</u>	<u>Apartments condominiums</u>	--	—
Temescal Creek	---	—	10.1 AC	—
Roads, Easements and Open Space	---	—	46.1 AC	—
<b>TOTALS</b>	---		<b>258.0AC*</b>	

\* Additional 0.4 Acres is a result of City Boundary Adjustment with City of Norco (Annexation 115)



## **4.0 DEVELOPMENT REGULATIONS**

### **4.1 GENERAL PROVISIONS**

#### **4.1.1 Introduction to the Specific Plan Development Regulations**

The *North Main Street Specific Plan* is intended to promote redevelopment of and new development in the Specific Plan area. The intent of these Development Regulations is to revitalize North Main Street, establish a strong tax base for the City, and instill new vitality into an area that experienced decline and blight during the late 1980's and early 1990's. To accomplish these goals, the Specific Plan includes this Chapter which sets forth permitted uses and development standards for various land use areas referred to as a district within the *North Main Street District Specific Plan* area. In 2007, the Specific Plan was amended to reflect innovative development opportunities in the North Main Street District. This Specific Plan identifies a total of eight separate districts within the *North Main Street District Specific Plan* area, as follows:

- Commercial Retail (CR) District
- Transitional Retail (TR) District
- Transit Commercial (TC) District
- Business Park (BP) District
- Industrial (I) District
- Single Family Condominium (SFC) District
- Urban Density Residential District
- Mixed Use District

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. A property with a Mixed Use District with an AHO zone is allowed mixed use development pursuant to the specific plan that is separate from Section 17.31.040. Mixed use development separate from the provisions in Chapter 17.31 are not allowed the by-right approval described in Section 17.31.060. The districts, as well as the relationships of the districts to one another, are depicted on Exhibit 12, *Land Use Map*.

## **4.2 DISTRICT DESCRIPTIONS**

This section of the Development Regulations for the *North Main Street District Specific Plan* area describes in detail each of the eight districts located within the project area. The approximate location and configuration of each district are depicted in Exhibit 12, *Land Use Map*. A description of each district's purpose is contained below:

**Commercial Retail (CR) District:** This district is intended for a broad range of retail commercial uses. Much of this district is already developed with retail and service commercial uses. The purpose of this district is to reestablish this portion of Corona as a focused area for general merchandise/convenience goods retailing. The CR Zone is designed to allow for mid-size box and big box users (40,000 square feet to more than 100,000 square feet) with building footprints and parking requirements that cannot be easily accommodated in downtown Corona. In addition to larger retail uses which will have a more regional and citywide focus, this district also will contain a mix of smaller retail uses intended to meet the needs of neighborhood and community residents.

**Transitional Retail (TR) District:** The TR District is intended to serve as an extension of the CR District. Since this district is located closer to the I-15/ Hidden Valley Parkway (formerly Yuma Drive) interchange than any other district within the North Main Street District Specific Plan area, this area is ideal for accommodating freeway-oriented and regional-serving uses. However, until such time as this district redevelops with retail commercial uses, it shall remain in its present use as a mobile home park. Commercial development will not be allowed in this district unless the entire mobile home park transitions to commercial uses. Development of only a portion of the mobile home park with commercial uses is not permitted under any circumstances.

**Transit Commercial (TC) District:** This district is designed to provide an area within the City of Corona for transit-oriented retail and office uses that promote the use of mass transit and carpooling. A Metrolink station, bus transfer station, and a Park 'n Ride lot are located in this District. In addition, this district could include support retail uses, a hotel or motel, or office uses, since the intent is to provide uses that will complement and take full advantage of the adjacent transit-related uses.

**Business Park (BP) District:** The BP District is intended for office and professional uses, as well as light manufacturing and light industrial uses. The purpose of this district is to create a high quality business park environment with consistent landscaping and signage requirements. Some single family residential is allowed in a limited area under a Conditional Use Permit.

**Business Park Overlay (BPO) Subdistrict:** The BPO subdistrict is restricted to office and professional uses. The purpose of this special area is to compliment and enhance the high quality office development that is currently found in the area.

**Industrial (I) District:** This district is intended for light manufacturing and light industrial uses. This zone incorporates setbacks, lot coverage, landscaping, wall/fencing, and access standards to ensure that the resultant development accommodates a variety of uses and is also aesthetically pleasing. Outdoor storage of materials is permitted provided that such materials are screened by walls, berms, and/or landscaping.

**Single Family Condominium (SFC) District:** This district is intended for residential single family condominiums close to shopping and public transit. The SFC district

incorporates architectural guidelines to establish a cohesive design theme, as well as development standards to ensure that the resultant development is aesthetically pleasing.

**Urban Density Residential (UDR) District:** This district is intended to accommodate and promote high density residential development that integrates functionally and aesthetically with the adjacent commercial uses along Main Street as well as with the nearby commuter transit options.

**Mixed Use District (MU):** This district is intended to provide opportunities for well-designed commercial projects or projects that combine residential with non-residential uses such office, retail, business services, personal services, public spaces and uses, and other commercial amenities. Acceptable building types include mixed-use commercial blocks, stacked units, recessed court, live-work, or a combination of styles and uses.

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. A property with a Mixed Use District with an AHO zone is allowed mixed use development pursuant to the specific plan that is separate from Section 17.31.040. Mixed use development separate from the provisions in Chapter 17.31 are not allowed the by-right approval described in Section 17.31.060.

### 4.3 PERMITTED USES IN EACH DISTRICT

The following table sets forth the uses permitted in each district within the *North Main Street Specific Plan* area:

TABLE 3 -- PERMITTED USES									
P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit X = Not Permitted A = Accessory Use S = Special Use T = Temporary Use <u>AHO<sup>13</sup> = Affordable Housing Overlay</u>	DISTRICT <sup>13</sup>								
	LAND USE	CR	TR	TC	BP	BPO	I	SFC	UDR
<b>ANIMAL USES:</b>									
Animal hospitals, with no outdoor kennels	P	X	X	X	X	X	X	X	X
Pet shops and pet grooming	p	P	X	X	X	X	X	X	P
<b>AUTOMOTIVE RELATED USES:</b>									
Automobile body, fender repair, and painting service (indoor only)	X	X	X	X	X	X	X	X	X
Automobile parts center and supply store	P	P	X	X	X	X	X	X	P
Automobile repair garages, provided no machining is conducted on the premises, no outdoor storage of parts, and outdoor parking of automobiles waiting for service shall not exceed 5 days	A	X	X	P	X	C	X	X	X
Automobile service station subject to the provisions of Chapter 17.72 of the Corona Municipal Code (with convenience stores as an accessory use).	P	P	X	X	X	X	X	X	P
Automobile upholstery and detailing	X	X	X	X	X	P	X	X	X
Car wash, full service	C	C	X	X	X	X	X	X	X
Motorcycle sales in door only (new and used), rental and service.	P	P	X	X	X	X	X	X	X

**TABLE 3 -- PERMITTED USES**

P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit X = Not Permitted A = Accessory Use S = Special Use T = Temporary Use <u>AHO<sup>13</sup> = Affordable Housing Overlay</u>	DISTRICT <sup>13</sup>								
	LAND USE	CR	TR	TC	BP	BPO	I	SFC	UDR
Tire shop, retail sales and minor auto repair such as brakes, lube and tune.	C	C	P	X	X	X	X	X	X
<b>TRANSPORTATION AND PARKING USES:</b>									
Bus station or depot	X	X	C	X	X	X	X	X	X
Park and Ride lot	X	X	P	X	X	X	X	X	X
Parking lot for automobiles (See Chapter 17.76 of the Corona Municipal Code for improvements required)	P	P	P	P	P	P	X	X	P
Parking structures	P	P	P	P	P	P	X	A	P
Train and Metrolink station/depot	X	X	P	X	X	X	X	X	X
<b>ENTERTAINMENT AND RECREATION USES:</b>									
Amphitheaters (outdoor) with seating for 100 or less people	C	X	X	X	X	X	X	X	C
Amphitheaters (outdoor) with seating for 101 or more people	X	X	X	X	X	X	X	X	X
Amusement/theme parks and centers, including outdoor golf and batting cages	C	C	X	X	X	X	X	X	C
Arcade, game or video	P	P	P	X	X	X	X	X	M CUP
Cinemas (including multiplexes) and theaters (including Imax theaters), excluding adult entertainment	C	X	X	X	X	X	X	X	X
Cultural center or museum	P	X	M CUP	X	X	X	X	X	P
Cyber Cafes <sub>8</sub>	P	X	M CUP	X	X	X	X	X	P
	C	C	X	X	X	X	X	X	C

**TABLE 3 -- PERMITTED USES**

P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit X = Not Permitted A = Accessory Use S = Special Use T = Temporary Use <u>AHO<sup>13</sup> = Affordable Housing Overlay</u>	DISTRICT <sup>13</sup>								
	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
Discos and dance, night or teen clubs (excluding adult entertainment)									
Indoor sports centers and arcades for recreational use, including, but not limited to, batting cages; basketball courts; billiards, bowling, handball or racquetball courts; tennis courts; golfing cages; etc.	C	C	X	X	X	X	X	C	C
Parks and playgrounds subject to the provisions of Chapter 2.36 in Title 17 of the Corona Municipal Code	P	P	P	X	X	X	X	P	P
Performing arts centers	C	X	X	X	X	X	X	X	C
Recreation and sports facilities, public (includes baseball parks, ice arenas, basketball arenas, football stadiums, miniature golf and similar events and uses intended for large crowds).	C	C	X	X	X	X	X	X	X
Skating rinks (ice or roller)	C	C	X	X	X	X	X	X	C
Smoking lounges 9	<sup>M</sup> CUP	X	<sup>M</sup> CUP	X	X	X	X	X	<sup>M</sup> CUP
<b>RETAIL COMMERCIAL USES:</b>									
Antique shop (genuine)	P	P	X	X	X	X	X	X	P
Art gallery	P	P	P	P <sup>3</sup>	P <sup>3</sup>	X	X	X	P
Bicycle shop, assembly and rental	P	P	X	X	X	X	X	X	P
Bookstore	P	P	P	X	X	X	X	X	P
Building material sales (indoor storage only)	P	P	X	X	X	X	X	X	X
Building material sales (outdoor storage allowed)	X	X	X <sup>11</sup>	X	X	X	X	X	X

**TABLE 3 -- PERMITTED USES**

P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit X = Not Permitted A = Accessory Use S = Special Use T = Temporary Use <u>AHO<sup>13</sup> = Affordable Housing Overlay</u>	DISTRICT <sup>13</sup>								
	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
Coffee and tea shops and boutiques	P	P	P	X	X	X	X	X	P
Clothes and wearing apparel shops (new)	P	P	P	X	X	X	X	X	P
Coins and stamps, purchase and sales	P	P	X	X	X	X	X	X	P
Computer software, hardware sales and service (retail)	P	P	X	X	X	X	X	X	P
Confectionery or candy store (sales only)	P	P	P	X	X	X	X	X	P
Convenience store	X	P	X	X	X	X	X	X	X
Costume rental	P	P	P	X	X	X	X	X	P
Decorating or drapery shop	P	P	X	P	P	X	X	X	P
Department store (in MU District must be less than 10,000 sf)	P	P	X	X	X	X	X	X	P
Discount store or factory outlet having a floor area in excess of 10,000 sq. ft.	P	P	X	X	X	X	X	X	X
Drugstores and pharmacies, no drive-through in TC District	P	P	P	X	X	X	X	X	P
Fabric and sewing supply stores	P	P	X	X	X	X	X	X	P
Floor covering sales	P	P	X	P	X	P	X	X	P
Florists or flower shops	P	P	P	P <sup>3</sup>	P <sup>3</sup>	X	X	X	P
Gift shops or card shops	P	P	P	A	A	X	X	X	P
Grocery stores or supermarkets	P	P	X	X	X	X	X	X	P
Grocery, specialty or gourmet (including specialty beer, wine and cheese sales). Health food or beverage stores 2,000 sf or less	P	P	P	X	X	X	X	X	P

**TABLE 3 -- PERMITTED USES**

P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit X = Not Permitted A = Accessory Use S = Special Use T = Temporary Use <u>AHO<sup>13</sup> = Affordable Housing Overlay</u>	DISTRICT <sup>13</sup>								
	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
Guns and firearms sales	P	X	X	X	X	X	X	X	X
Health food store over 2,000 sf	P	P	X	X	X	X	X	X	P
Hobby shop	P	P	X	X	X	X	X	X	P
Home furnishings, large (over 5,000 sf )	P	P	X	X	X	X	X	X	X
Home furnishings, small, specialty, new items only (5,000 sq.ft. max floor area)	P	P	X	X	X	X	X	X	P
Jewelry store	P	P	P	X	X	X	X	X	P
Linen & bath store	P	P	X	X	X	X	X	X	P
Liquor store, sale for off-site use only	C	X	X	X	X	X	X	X	X
Locksmith	P	P	P	X	X	X	X	X	P
Market, meat and butcher shops (retail only)	P	P	X	X	X	X	X	X	P
Market, produce (retail)	P	P	X	X	X	X	X	X	P
Mart, indoor - multi-tenant and antique, crafts and other items	C	C	X	X	X	X	X	X	X
Music and video stores (permitted in TC District if less than 2,00 sf)	P	P	P	X	X	X	X	X	X
Newsstand	P	P	P	P	P	X	X	X	P
Nurseries and garden supplies (retail)	P	P	X	X	X	X	X	X	P
Office supply store	P	P	X	P	P	X	X	X	P
Paint and wallpaper store	P	P	X	X	X	X	X	X	X
Radio, television and appliance store	P	P	X	X	X	X	X	X	P



**TABLE 3 -- PERMITTED USES**

P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit X = Not Permitted A = Accessory Use S = Special Use T = Temporary Use <u>AHO<sup>13</sup> = Affordable Housing Overlay</u>	DISTRICT <sup>13</sup>									
	LAND USE	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
Shoe repair	P	P	P	X	X	X	X	X	X	P
Shoe store	P	P	P	X	X	X	X	X	X	P
Sporting goods store	P	P	X	X	X	X	X	X	X	P
Stationery store (permitted in TC District if less than 2,000 sf)	P	P	P	P <sup>3</sup>	P <sup>3</sup>	X	X	X	X	P
Tobacco store <sup>10</sup>	M CUP	X	M CUP	X	X	X	X	X	X	M CUP
Toy store (permitted in TC District if less than 2,000 sf)	P	P	X	X	X	X	X	X	X	P
<b>EATING AND DRINKING ESTABLISHMENTS:</b>										
Bakery goods shop (retail) (donuts and bagels)	P	P	P	A	A	X	X	X	X	P
Coffee houses and sales, including roasting and packaging	P	P	P	X	X	X	X	X	X	P
Delicatessen (including outdoor dining)	P	P	P	P	P	X	X	X	X	P
Ice cream/yogurt shop	P	P	P	X	X	X	X	X	X	P
Kiosk, retail vending (mobile)	M CUP	M CUP	M CUP	X	X	X	X	X	X	M CUP
Microbreweries	P	P	X	X	X	X	X	X	X	P
Pizza parlors (including take-out and delivery service)	P	P	P	X	X	X	X	X	X	P
Pubs and taverns (with on-site consumption of alcoholic beverages only; no liquor may be removed from the premises)	C	C	C	X	X	X	X	X	X	C



LAND USE	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
Laundry, self-service	X	X	X	X	X	X	X	X	P
Massage, physical therapy	X	X	X	P	P	X	X	X	P
Messenger service	X	X	X	P	P	P	X	X	P
Office general	P	P	P	X	P	X	X	X	P
Office, industrial (architectural and engineering, health care sales and administration, industrial associations and trade groups, industrial medicine, insurance, labor unions, manufacturing representatives, real estate (commercial and industrial), telecommunication equipment sales, title insurance, and escrow agents.	P	P	P	P	P	P	X	X	P
Photocopying services	P	P	P	P	P	P	X	X	P
Photographer/photography studios	P	P	X	P	P	X	X	X	P
Post office (U.S.) or private postal annex	P	P	P	P	P	P	X	X	P
Printing shop (excluding rotary offset presses)	P	P	X	P	P	P	X	X	X
Tailor shop, custom making	P	P	P	X	X	X	X	X	P
Tanning salon	P	P	P	X	X	X	X	X	P
Tattoo and body piercing salons <sup>7</sup>	<sup>M</sup> CUP	X	<sup>M</sup> CUP	X	X	X	X	X	<sup>M</sup> CUP
Telephone answering service	X	X	X	P	P	X	X	X	X
Travel Agency	P	P	P	P <sup>3</sup>	P <sup>3</sup>	X	X	X	P
<b>LIGHT MANUFACTURING/BUSINESS PARK USES:</b>									
Antique restoration	X	X	X	P	X	P	X	X	X
Auction house (no animals)	X	X	X	C	X	C	X	X	X
Bakery goods, wholesale, manufacturing and processing (no retail sales permitted on the premises)	X	X	X	P	X	P	X	X	X
Beverage manufacturers and distributors, including breweries (no retail sales permitted on the premises)	X	X	X	P	X	X	X	X	X
Blueprinting and reprographic services	P	P	P	P	P	P	X	X	X
Boat and marine sales and repair	X	X	X	C	X	C	X	X	X

LAND USE	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
Bottling and bottle washing	X	X	X	X	X	P	X	X	X
Building materials sales	X	X	X	X	X	P	X	X	X
Cabinet and carpenter shop	X	X	X	P	X	P	X	X	X
Catering establishment	P	P	X	P	X	X	X	X	X
Clay products (kiln not over 16 cubic feet)	X	X	X	P	X	P	X	X	X
Computer hardware/software sales and service (wholesale)	X	X	X	P	P	P	X	X	X
Confectionery and candy manufacturing, processing and sales	X	X	X	P	X	P	X	X	X
Cosmetics, manufacturing and processing	X	X	X	P	X	P	X	X	X
Dairy products, manufacturing and processing and wholesale and warehousing uses	X	X	X	P	X	P	X	X	X
Data processing equipment sales and service	X	X	X	P	P	P	X	X	X
Electroplating, manufacturing and processing	X	X	X	P	X	P	X	X	X
Electronics, appliance production or repair	X	X	X	P	X	P	X	X	X
Equipment rentals and repair (excepting farm equipment)	X	X	X	X	X	P	X	X	X
Exhibit halls and meeting halls	C	C	C	C	C	X	X	X	C
Film and camera sales, processing and exchange	P	P	X	X	P	X	X	X	P
Fix-it and repair shop	P	P	X	P	X	P	X	X	P
Food processing	X	X	X	P	X	P	X	X	X
Furniture transfer and storage	X	X	X	X	X	P	X	X	X
Glass blowing and novelty	P	P	X	P	X	P	X	X	P
Home and business maintenance services	X	X	X	P	X	P	X	X	X
	P	P	P	P	P	P	X	X	P

LAND USE	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
House trailer, used as a construction project office during time of construction while a valid building permit is in force									
Ice cream/yogurt manufacturing	X	X	X	P	X	P	X	X	X
Interior decorating shop	P	P	X	P	P	X	X	X	P
Iron works, ornamental	X	X	X	X	X	P	X	X	X
Laundry agency (no washing of clothes on the premises)	P	P	X	P	X	X	X	X	P
Laundry, industrial and commercial	X	X	X	P	X	P	X	X	X
Machine shops and tool repair	X	X	X	C	X	P	X	X	X
Mail order businesses	X	X	X	P	P	P	X	X	X
Manufacturing, assembly, and fabrication of goods from materials including, but not limited to, bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semiprecious stones or metal, textiles, tobacco, wood and yard.	X	X	X	P	X	P	X	X	X
Mattresses, manufacturing and renovating	X	X	X	X	X	P	X	X	X
Metal engraving	X	X	X	P	X	P	X	X	X
Microfilm service	X	X	X	P	P	P	X	X	X
Mini-storage and mini-warehouse	X	X	X	X	X	X	X	X	X
Motor homes and mobile home sales, rental and/or service	X	X	X	X	X	P	X	X	X
Musical instrument manufacturing	X	X	X	P	X	P	X	X	X
Medical/dental equipment sales and rental	X	X	X	P	P	P	X	X	X
Novelties manufacturing	X	X	X	P	X	P	X	X	X
Optical goods, manufacturing and processing	X	X	X	P	X	P	X	X	X
Packaging business	X	X	X	P	X	P	X	X	X
Paint spray booths	X	X	X	P	X	P	X	X	X
Parcel delivery service (does not include private postal annex)	X	X	X	P	X	P	X	X	X
Perfumes, blending and bottling	X	X	X	P	X	P	X	X	X

LAND USE	CR	TR	TC	BP	BPO	I	SFC	UDR	MU

LAND USE	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
Pest control operators and services	X	X	X	P	X	P	X	X	X
Pharmaceuticals processing	X	X	X	P	X	P	X	X	X
Plastic extrusion lamination molding	X	X	X	P	X	P	X	X	X
Plumbing shop	X	X	X	P	X	P	X	X	X
Postal distribution center	X	X	X	P	X	P	X	X	X
Public scales	X	X	X	P	X	P	X	X	X
Publishing books, periodicals and newspapers	X	X	X	P	X	P	X	X	X
Radio and broadcasting studio and offices	C	C	C	C	C	X	X	X	X
Recycling collection facilities, large	X	X	X	X	X	X	X	X	X
Recycling collection facilities, small	A	A	A	A	A	A	X	X	X
Refrigeration plants and repair	X	X	X	P	X	P	X	X	X
Research, design laboratories, including experimental, research, and physical and chemical testing	X	X	X	P	P	P	X	X	X
Retail sale of products manufactured, assembled, fabricated or processed in whole or in part on premises, if the floor area used for such sale is less than 15 percent of the total floor area, subject to the approval of the Board of Zoning Adjustment pursuant to Chapter 17.98.020.L (CMC). Off-street parking requirements for commercial uses shall apply to the portion used for sales.	X	X	X	A	A	A	X	X	X
Reverse vending machines located within a permitted commercial structure	P	P	P	P	P	P	X	X	P
Scientific equipment assembly	X	X	X	P	P	P	X	X	X

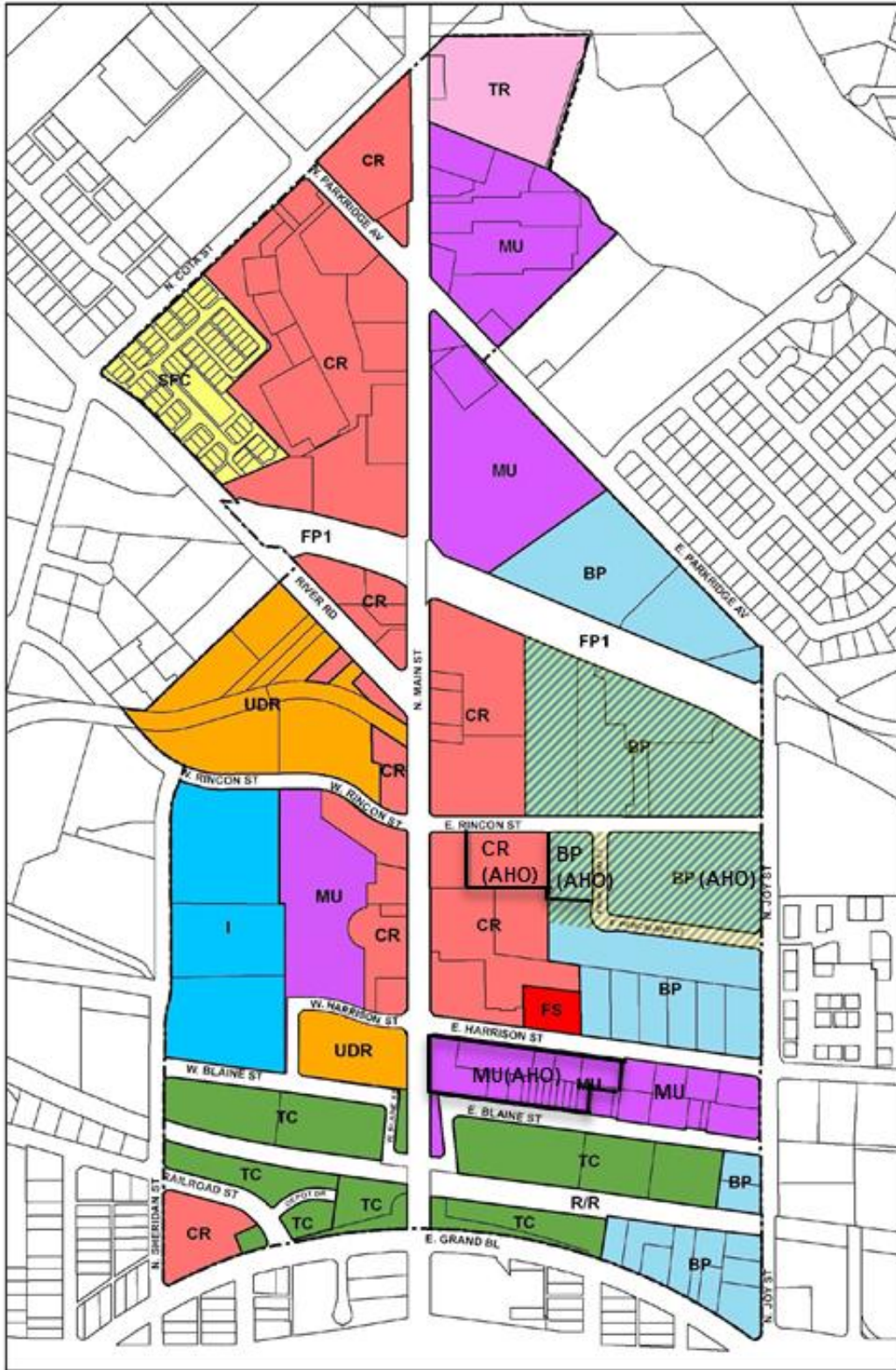
LAND USE	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
Sign manufacturing	X	X	X	P	X	P	X	X	X
Sign painting	P	P	X	P	X	P	X	X	X
Silk screens, manufacturing and processing	X	X	X	P	X	P	X	X	X
Toiletries processing	X	X	X	P	X	P	X	X	X
Toy manufacturing	X	X	X	P	X	P	X	X	X
Tree surgeons	X	X	X	P	X	P	X	X	X
Upholstery shop	X	X	X	P	X	P	X	X	X
Vending machine sales and service	X	X	X	P	X	P	X	X	X
Vitamin processing	X	X	X	P	X	P	X	X	X
Wholesale and distribution only in conjunction with manufacturing or when in conjunction with corporate office headquarters and point of sale	X	X	X	P	X	P	X	X	X
<b>RESIDENTIAL USES:</b>									
Single family detached condominiums	X	X	X	X	X	X	P	P	A <sup>12</sup>
Single family attached (townhome) condominiums	X	X	X	X	X	X	P	X	X
Multiple family residential uses including senior facilities	X	X	X	X	X	X	X	P	A <sup>12</sup>
Mobile homes and mobile home parks	X	P	X	X	X	X	X	X	X
Recreational facilities intended for the private use by the residents of a permitted residential development and their guests	X	A	X	X	X	X	P	P	P
Uses customarily incident to a mobile home park including, but not limited to, laundry and restroom facilities, offices, and private recreational facilities	X	A	X	X	X	X	X	X	X
Pet keeping: maximum of 3 weaned dogs and 3 weaned cats within residential developments	X	P	X	X	X	X	P	P	P
<b>HEALTH CARE SERVICES AND USES:</b>									
Hospitals	X	X	X	C	X	X	X	X	X











LAND USE	CR	TR	TC	BP	BPO	I	SFC	UDR	MU
Laboratory, medical or dental	X	X	X	P	P	P	X	X	X
Medical or dental offices and clinics	P	P	X	P	P	X	X	X	P
<b>PUBLIC/QUASI-PUBLIC USES:</b>									
Churches, synagogues and similar religious organizations meeting in existing business assembly areas (off-peak or weekend only) <sup>6</sup>	C	C	C	C	X	X	X	X	X
Fire Station	X	X	X	P	X	X	X	X	X
Institute or academy, sports, and recreation	X	X	X	C	C	X	X	X	X
Police station or substation	P	P	P	P	P	X	X	X	X
School or studio for art, design, music or dance	P	P	P	P	P	X	X	X	P
School, business college or private trade	P	P	P	P	P	X	X	X	P
School, private, day care, elementary, intermediate or high school	C	C	C	C	C	X	X	X	C
<b>MISCELLANEOUS:</b>									
Similar uses permitted by Planning Commission determination <sup>2</sup>	P	P	P	P	P	P	P	P	P
Temporary uses subject to the provisions of Chapter 17.99 of the Corona Municipal Code <sup>4</sup>	P	P	P	P	P	P	X	X	P

<sup>12</sup>Residential must be a component of a mixed use development.

<sup>13</sup> 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. A property with a Mixed Use District with an AHO zone is allowed mixed use development pursuant to the specific plan that is separate from Section 17.31.040. Mixed use development separate from the provisions in Chapter 17.31 are not allowed the by-right approval described in Section 17.31.060.





-  Commercial Retail District
-  Transitional Retail District
-  Transit Commercial District
-  Business Park District
-  Business Park District Overlay
-  Industrial District
-  Single Family Condominium District
-  Urban Density Residential District
-  Mixed Use District
-  Fire Station

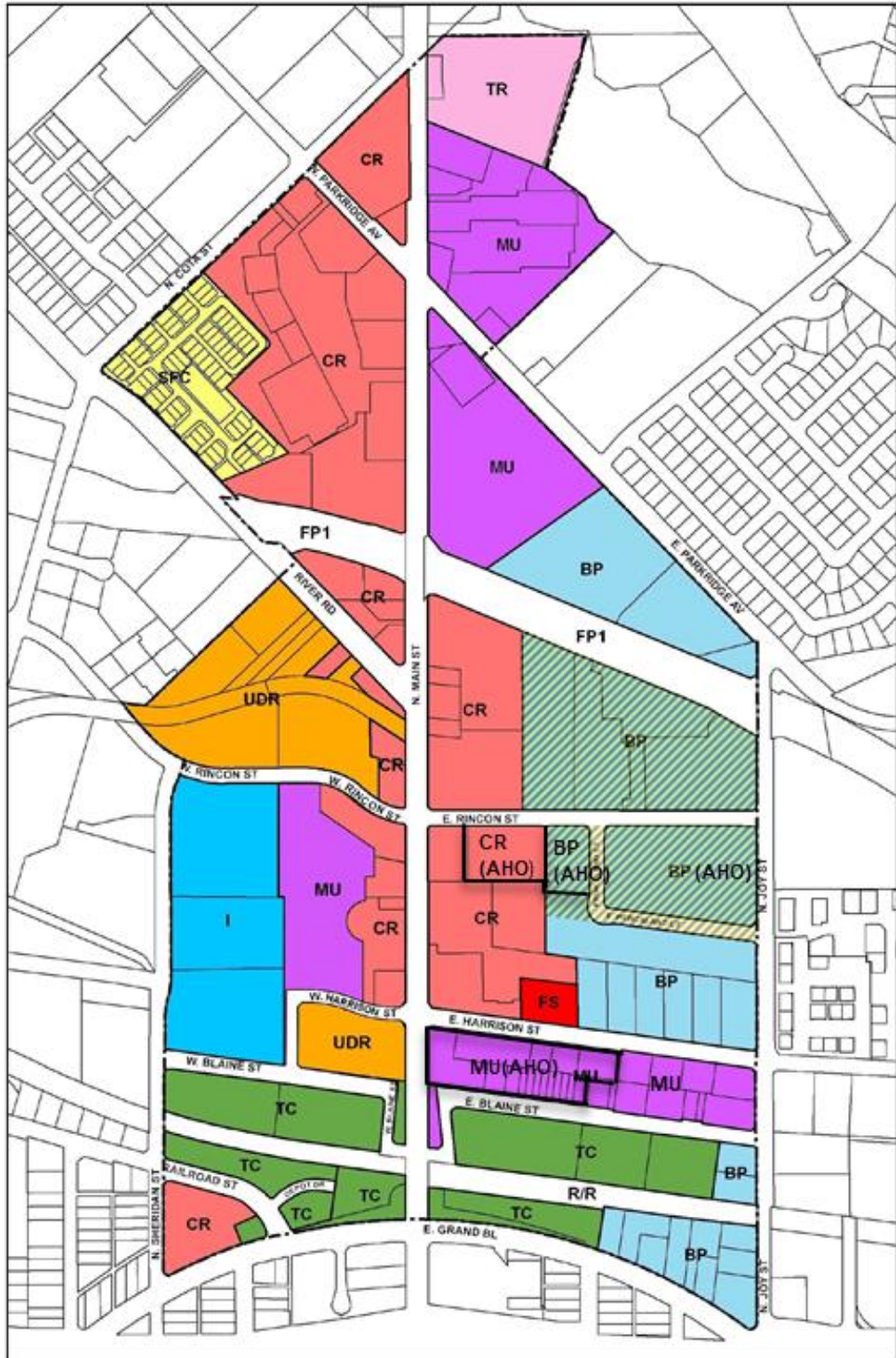
----- SP99-01 Boundary  
 (AHO) Affordable Housing Overlay

### Exhibit 7 Land Use Plan

### City of Corona North Main Street District Specific Plan (SP99-01)



Date: December 16, 2009  
 SPA09-003



- Commercial Retail District
- Transitional Retail District
- Transit Commercial District
- Business Park District
- Business Park District Overlay
- Industrial District
- Single Family Condominium District
- Urban Density Residential District
- Mixed Use District
- Fire Station
- SP99-01 Boundary
- (AHO) Affordable Housing Overlay

**Exhibit 12  
Land Use Plan**

**City of Corona  
North Main  
Street District  
Specific Plan  
(SP99-01)**



Date: December 16, 2009  
SPA09-003

## 4.0 Land Use Plan

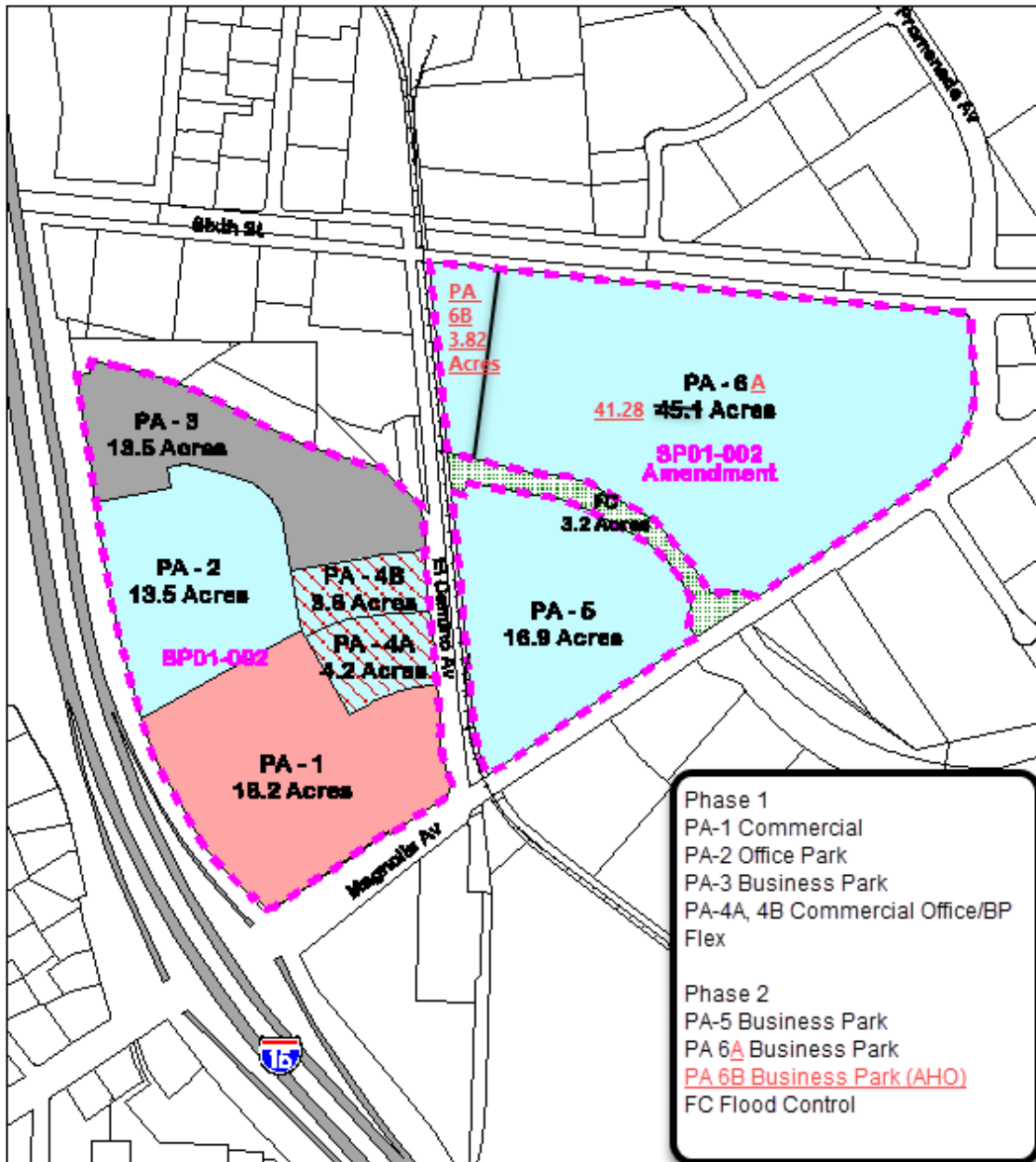
Figure 4.1 illustrates the Land Use Plan for the Corona Magnolia Specific Plan. Table 4.1, Land Use Summary, lists the land use distribution with an overview of Permitted Land Uses in each Planning Area. Sections 4.1 through 4.4 hereafter address the permitted and conditionally permitted land uses for each planning area.

The Land Use Plan is designed to create a unified mixed-use scenario that promotes functional circulation and relationship among varying land uses. The Land Use Plan creates six Planning Areas within the Specific Plan, one of which is a divided “flex” area that can be devoted to either commercial or business park uses or divided between the two types of uses subject to market persuasion. 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. Permitted Land Uses and Development Standards listed in Section 5 are organized according to the following sub-districts:

**TABLE 4.1  
LAND USE SUMMARY**

PLANNING AREA	LAND USE DISTRICT	ACRES
1	(C) Commercial	18.2
2	(OP) Office Park	13.5
3	(BP) Business Park	13.5
4	(COBP) Commercial/Office Park/Business Park Flex	7.8
<b>Phase 1</b>	<b>Total</b>	<b>53</b>
5	(BP) Business Park	16.9
6	(BP) Business Park	45.07
	Flood Control Channel	3.2
<b>Phase 2</b>	<b>Total</b>	<b>65.17</b>
	<u>Affordable Housing Overlay (AHO)<sup>1</sup></u>	<b>==</b>
	<b>SPECIFIC PLAN GRAND TOTAL</b>	<b>118.17</b>
<p><sup>1</sup> <u>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.</u></p>		

Corona Magnolia Specific Plan



Land Use Plan  
Figure 4.1

Plaza on Sixth Street Specific Plan (SP90-01)

## **PROPERTY DEVELOPMENT STANDARDS**

### **PURPOSE**

The intent of development standards is to provide for the orderly retail commercial growth of the Plaza on Sixth Street. The land is designated for a wide range of retail and service office uses with a complementary amount of restaurant facilities including both sit down, carry-out and drive-through types of food services. Areas shown on the Site Plan exhibit (Exhibit 4) with an Affordable Housing Overlay (AHO) zone are allowed multifamily residential pursuant to Chapter 17.31 of the Corona Municipal Code.

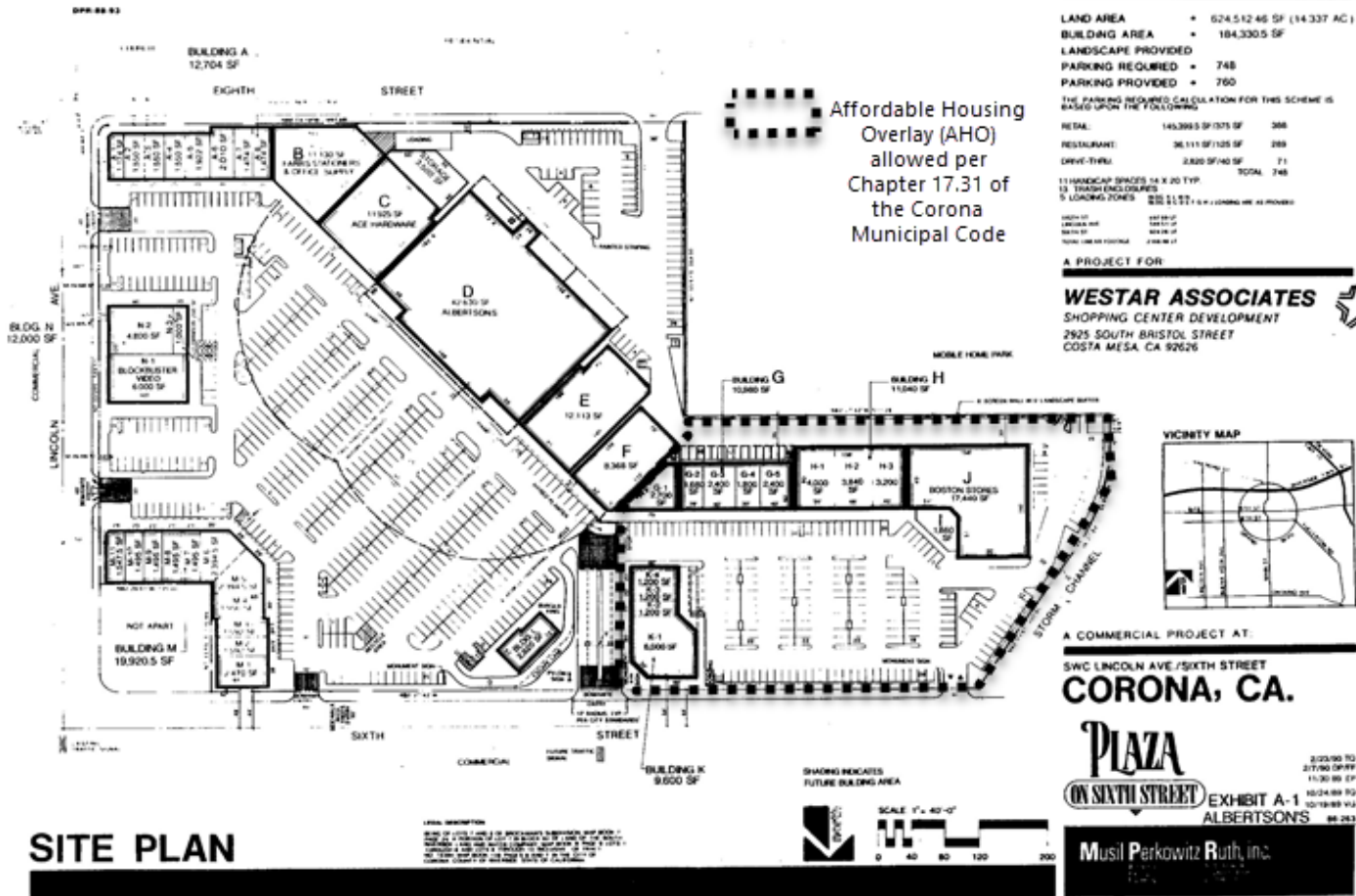
It is the intent of this Specific Plan to unify the architectural theme of this development by creating an aesthetically pleasing architectural design concept.

### **PROHIBITED USES**

The following uses are expressly prohibited from the permitted uses in the Plaza on Sixth Street Shopping Center Specific Plan:

- (a) Residential uses of any type; except for residential allowed by the AHO zone pursuant to Chapter 17.31 of the Corona Municipal Code;

Plaza on Sixth Street Site Plan (Exhibit 4)



**CORONA VISTA SPECIFIC PLAN  
LAND USE TABULATION  
Table 1**

Land Use	Area (adj. gr.)	Density	Units
Estate	21.34	1.47	31
Low	<del>98.73</del> <u>93.33</u>	2.96	<del>292</del> <u>276</u>
Low-Medium	138.08	3.87	534
<u>Medium &amp; Medium/Senior Citizen Residential</u>	<del>116.35</del> <u>121.75</u>	7.78	<del>903</del> <u>947</u>
Commercial	71.52		0
Commercial/Office-Professional	5.15		0
Community Park	19.84		0
Neighborhood Park	5.06		0
Elementary School	10.00		0
Street (Master Plan)	37.57		0
<b>TOTAL</b>	<b>523.64</b>		<del>1760</del> <u>1788</u>

Land Use	Area (net ac.)	Percent
Residential	374.50	0.72
Commercial/Office-Professional	76.67	0.14
Park	24.90	0.05
School	10.00	0.02
Street (Master Plan)	37.57	0.07
<b>TOTAL</b>	<b>523.64</b>	<b>1.00</b>

Includes specific plan amendments: SPA98-02, SPA99-11, SPA01-009, SPA04-017, SPA15-007, SPA16-002, SPA2022-0003

**CORONA VISTA SPECIFIC PLAN  
LAND USE TABULATION**

**Table 2**

<b>Planning Area</b>	<b>Land Use</b>	<b>Area (adj. gr.)</b>	<b>Density</b>	<b>Units</b>
1	Estate Residential	21.34	1.47	31
2	Low Density	8.01	2.96	24
3	Low Density	19.79	2.96	59
4	Low Density	15.53	2.96	46
5	Low Density	43.17	2.96	128
6	Low Density	4.17	2.96	12
7	Low Density	0.60	2.96	2
8	Low-Medium Density	32.71	3.87	127
9	Low-Medium Density	16.61	3.87	64
10	Low-Medium Density	8.78	3.87	34
11	Low-Medium Density	8.36	3.87	32
12	Low-Medium Density	52.29	3.87	202
13	Low-Medium Density	19.33	3.87	74
14	Medium Density	72.49	7.78	564
15	Medium Density	31.73	7.78	247
16	Commercial	5.00		
17	Commercial	10.44		
18	Commercial/Office-Professional	5.15		
19	Community Park	19.84		
20	Neighborhood Park	5.06		
21	Elementary School	10.00		
	Street (Master Plan)	37.57		
22	Commercial	13.82		
23	Commercial	22.82		
24	Commercial	6.67		
25	Commercial	1.33		
26	Low Density	7.46	2.96	22
	<u>Medium Density/Senior Citizen Residential</u>	<u>2.06</u> <u>5.4</u>	<u>7.78</u>	<u>6</u> <u>42</u>
27	Commercial	4.17		
28	Commercial	7.27		
29	Medium Density	12.13	7.58	92
	<b>TOTAL</b>	<b>523.64</b>		<b><del>1760</del> 1788</b>

Includes specific plan amendments: SPA98-02, SPA99-11, SPA01-002, SPA01-009, SPA04-017, SPA15-007, SPA16-002, SPA2022-0003



**CFP PLANNING AREA  
TABULATION**

<b>CFP Planning Areas</b>	<b>Land Use</b>	<b>Area (Adj. Gr.)</b>	<b>Density</b>	<b>Units</b>
172*	Estate Residential	21.6	1.47	32
182*	Low Density	95.6 <u>90.2</u> a	2.96	<del>283</del> <u>267</u>
201				
202*				
251*				
171*	Low Medium Density	156.9b	3.90	612
181*				
191*				
192				
110*	Medium Density & <u>Medium/Senior Citizen Residential</u>	99.37 <u>104.77</u>	7.88	783 <u>825</u>
<u>202*</u>				
<b>TOTAL</b>				<del>1,710</del> <b><u>1,736</u></b>

- \* Portion of CFP Planning Area
- a Excludes 5-acre Neighborhood Park
- b Excludes 20-acre Community Park  
Includes 10-acre Elementary School

### III. SPECIFIC PLAN

#### A. Land Use Plan

The proposed project consists of a 500+\* acre master-planned community with ~~1,760~~ **1,736** residential units, 76.67 acres for commercial properties, a 10 acre elementary school, a 20 acre community park, and a 5 acre neighborhood park. The Corona Vista community is projected to have approximately 5,000 residents upon build out.

##### 1. Residential Uses

The Corona Vista project is primarily a residential community with 80% of the land devoted to housing. Upper densities represent the maximum densities allowed when units are transferred per Section V of the Specific Plan. If no units are transferred, the target density shall be the maximum allowable density for each planning area.

###### a. Estate Density Residential Planning Area 1

Estate Density Residential is located at the southwest edge of the Specific Plan. Upper density for the Estate Density is 3 d.u./ac. and has a target density of 1.47 d.u./ac..

###### b. Low Density Residential Planning Areas 2, 3, 4, 5, 6, and 7 **and 26**

The Low Density Residential land occurs around the southern and eastern edge of the project. The maximum density is 6 d.u./ac. and has a target density of 2.96 d.u./ac.

\* includes SPA-98-02, SPA-99-11, SPA15-007, and SPA16-002, **SPA2022-0003**

c. **Low Medium Density Residential**  
Planning Areas 8, 9, 10, 11, 12, and 13

The Low Medium Density Residential land falls around the perimeter of the Medium Density land and throughout the project. It is the most prevalent land use with a ceiling density of 8 d.u./ac. and a target of 3.87 d.u./ac.

d. **Medium Density Residential (Village Center) & Senior Citizen Residential**  
Planning Areas 14, and 15, 26 and 29

The Medium Density Residential ~~land within the Village~~  
~~—H-core~~ allows development up to 15 dwelling units per acre (d.u./ac.) with a target density of 7.78 d.u./ac.

#### IV. DESIGN REGULATIONS AND STANDARDS

##### A. Development Standards

This section describes land use development standards for Corona Vista. The Design Guidelines will address architectural and landscape architectural features.

##### B. ESTATE AND LOW DENSITY

(Planning Areas 1 through 7 and 26)

###### 2. LOW DENSITY

###### Single-Family Detached 7,200 Sq. Ft. Lots

(Planning Areas 2, 3, 4, 5, 6 and 7, and 26):

Development shall occur consistent with the dwelling unit allocation provided in Table 1, Planning Area Tabulation, unless a Density Transfer has been approved pursuant to Section V of this Specific Plan. In no case shall density exceed six units per acre (6 d.u./ac).....

##### D. MEDIUM DENSITY (Planning Areas 14, 15, and 29) & MEDIUM DENSITY/SENIOR CITIZEN RESIDENTIAL (Planning Area 26)

Development shall occur consistent with the dwelling unit allocation provided in Table 1, Planning Area Tabulation, unless a Density Transfer has been approved pursuant to Section V of this Specific Plan. In no case shall density exceed fifteen units per acre (15 d.u./ac.).

1. Purpose and Intent - This residential category is intended for conventional multi-family, apartment, condominium, and single-family attached products. The Senior Citizen Residential is housing that provides amenities, services, and activities suitable for residents that are age 55 years and older.

###### 2.1 Permitted Uses in Planning Areas 14, 15 and 29:

- a. Multi-family dwelling units including senior citizen assisted and independent living, town homes, triplexes, and multiplexes.
- b. Duplex residential dwelling units.
- c. Single-family condominium units pursuant to development standards outlined in this Specific Plan under Section IV.C.5
- d. Single-family detached units (subject to the development standards outlined in this Specific Plan under Section IV.B.2).
- e. Home occupations pursuant to Section 17.80 of the Corona Municipal Code.
- f. Trailers to be used as construction project office during the time of construction when a valid building permit is in force.
- g. Public parks
- h. Small family day care homes.

- i. Other uses as determined appropriate by a similar use finding of the Corona Planning Commission.

## **2.2 Permitted Uses in Planning Area 26:**

- a. **Multi-family dwelling units for senior citizen assisted and independent living.**
- b. **Trailers to be used as construction project office during the time of construction when a valid building permit is in force.**
- c. **Public parks**
- d. **Other uses as determined appropriate by a similar use finding of the Corona Planning Commission.**

### **3. Conditional Uses**

The following uses may be permitted subject to the conditional use permits provided for in Chapter 17.92 of the Corona Municipal Code:

- a. Public and private educational facilities.
- b. Day care facilities.
- c. Health care facilities subject to the provisions of Corona Municipal Code Chapter 17.73.
- d. Churches.
- e. Public uses and facilities.
- f. Private recreation facilities.

### **4. Prohibited Uses**

- a. Commercial uses, excepting conditional uses listed above.
- b. Manufacturing uses.

### **5. Multi-Family Attached Property Development Standards**

#### **a. Yard Requirements**

- (1) Front Yard - Minimum of twenty (20) feet **from collector, major or secondary streets.** No **common lot** parking ~~will be allowed in the front yard setbacks. from interior streets and private drives shall be~~ **A setback of** ten feet (10') **is allowed** to the living **area of the unit from a private drive aisle or private street.** Front loaded garage setbacks from a private or **local** public street where a sidewalk is provided, shall be a minimum of eighteen feet (18') and an average of twenty feet (20').
- (2) Interior Side Yards - The interior side yards shall be a minimum of five feet (5') for one-story buildings, ten feet (10') for two-story buildings and fifteen feet (15') for three-story buildings except that

an attached patio structure, open on three sides, may extend to within three feet (3') of a side property line.

- (3) Street Side Yards - The Street side yard setbacks shall be a minimum of ten feet (10') from private and local street, fifteen feet (15') from collector streets and twenty feet (20') from major and secondary streets except that an attached patio structure, open on three sides, may extend to within ten feet (10') from property line. **Common lot parking is allowed in the setback if a landscape setback of 10 feet is provided.**
- (4) Rear Yard - The rear yard shall be a minimum of ten feet (10') except that an attached patio structure, open on three sides may extend to within three feet (3') of a rear property line.

b. Building Separation:

**(1) - In no case shall buildings in the Medium Density shall** be separated by **no** less than ten feet (10') for one-story buildings, twenty feet (20') for two-story buildings and twenty-five feet (25') for three-story buildings. In the case of two buildings of different heights, the more stringent separation shall apply.

**(2) Buildings in the Senior Citizen Residential shall be separated by no less than ten feet (10').**

**(3) Accessory buildings shall be separated from all other structures by no less than five (5) feet.**

c. Lot Coverage:

**(1) Medium Density:** All buildings, including accessory buildings and structures shall not cover more than fifty percent (50%).

**(2) Senior Citizen Residential: Buildings, including accessory buildings and structures shall not cover more than sixty percent (60%).**

d. Building Height - Maximum of three stories or 40 feet (40').

e. **Minimum Unit Area – Senior Citizen Residential shall have a minimum dwelling unit area of 500 square feet.**

ef. Enclosed Storage Area - Those developments which do not contain garages shall provide an enclosed cabinet type storage area for each dwelling unit. The space of said storage area shall not be less than one hundred cubic feet (100 c.f), and no dimension for the measurement of said space shall be less than three feet (3'). **This requirement does not apply to assisted living for senior citizens.**

gf. Off-Street Parking – The provisions of Chapter 17.76 of the Corona Municipal Code shall apply.

8. Common Area Space Provisions – One hundred square feet (100 sf) per unit exclusive of required yard setbacks. **For Senior Citizen Residential, fifty percent (50%) of the common area space shall be provided in a single common outdoor area with a minimum dimension of 15 feet at any point, and fifty percent (50%) shall be provided in common indoor living spaces.**







Zone 1 Area

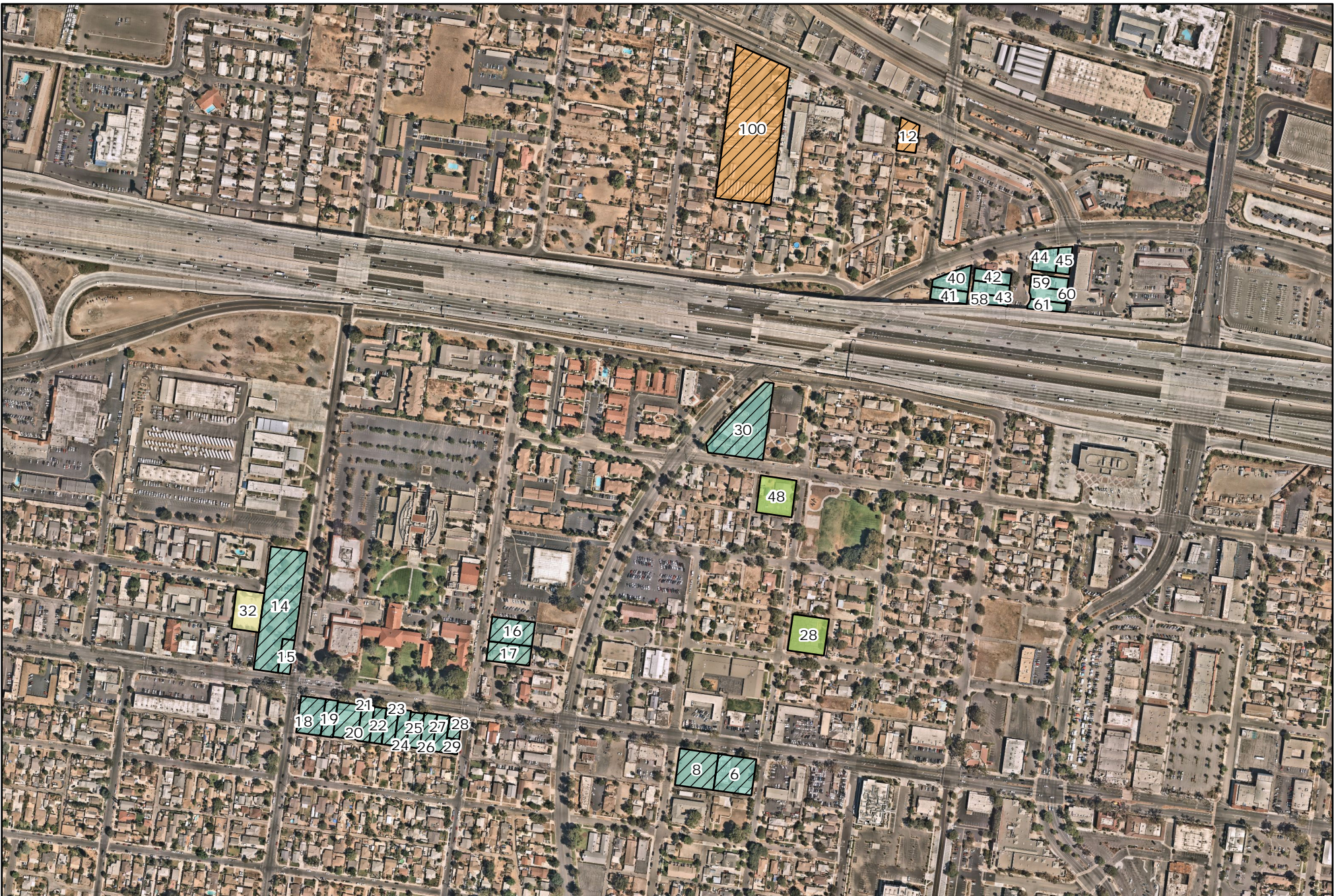
Affordable Housing Overlay Zone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
5	615 S Sherman Avenue	110040023	0.39	OP	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
13	6th Street	110020018	0.22	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
31	1341 W 6th Street	118130013	0.92	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
32	1335 W 6th Street	118130014	1.02	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
33	1338 W 6th Street	110030004	0.24	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
34	1334 W 6th Street	110030003	0.48	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
35	1330 W 6th Street	110030008	0.28	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
36	1865 W 6th Street	102270015	0.77	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
37	1180 W 6th Street	110040039	0.69	GC	MU1	C	C (AHO)	SPA2022-0003 GPA2022-0002
38	1210 W 6th Street	110040042	1.46	GC	MU1	C	C (AHO)	SPA2022-0003 GPA2022-0002
48	Pleasant View Avenue	118130031	0.49	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
49	W 6th Street	110030030	0.43	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
50	Yorba Street	102290010	0.17	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
51	W 6th Street	110040041	1.16	GC	MU1	C	C (AHO)	SPA2022-0003 GPA2022-0002
52	6th Street	110020008	0.61	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
71	S Smith Avenue	110020012	0.50	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
72	1362 W 6th Street	110030015	3.60	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002
73	1553 Yorba Street	118050020	0.64	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
74	1549 Yorba Street	118050019	0.43	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
75	1545 Yorba Street	118050018	0.65	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
76	1539 Yorba Street	118050017	0.95	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
77	1535 W 6th Street	118050016	0.99	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
78	W 6th Street	102290020	4.56	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
79	1625 W. 6th Street	102290017	1.62	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
80	1541 W 6th Street	103280001	0.99	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
84	W. 8th Street	110040054	0.46	HDR	UDR	MP	R3 (AHO)	CZ2022-0003 GPA2022-0002
85	W 8th Street	110061005	0.88	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002
86	W 8th Street	110040010	0.20	HDR	UDR	MP	R3 (AHO)	CZ2022-0003 GPA2022-0002
91	S Sherman Avenue	118101014	1.51	HDR	UDR	R3	R3 (AHO)	CZ2022-0003 GPA2022-0002
92	1910 Frontage Road	102250054	1.27	GC	MU1	C2	C2 (AHO)	CZ2022-0003 GPA2022-0002
94	1434 W 6th Street	110020005	0.94	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002
95	Pleasant View Avenue	118130022	1.42	LDR	MU1	R1-7.2	R3 (AHO)	CZ2022-0003 GPA2022-0002
98	1833 W 6th Street	102270014	0.82	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
99	1833 W 6th Street	102270013	0.22	GC	MU1	C3	C3 (AHO)	CZ2022-0003 GPA2022-0002

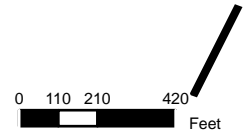
General Plan Legend		Zoning Legend	
GC	General Commercial	AHO	Affordable Housing Overlay
OP	Office Professional	R-1-7.2	Single Family Residential
LDR	Low Density Residential 3 to 6 units per acre	R-3	Multiple Family Residential
HDR	High Density Residential 15-36 units per acre	MP	Mobile Home Park
UDR	Urban Density Residential 36-60 units per acre	C	Commercial
MU1	Mixed Use 1 Commercial/Residential	C2	Restricted Commercial
		C3	General Commercial



### Zone 2 Parcels and Zoning



Parcel Type		Zone Type									
	AHO Sites		Agriculture		Commercial/Office		General Industrial		Light Industrial		Mixed Use
	Rezone Sites		Commercial		Flood Control		High Density Residential		Low Density Residential		Quasi Public



Zone 2

Affordable Housing Overlay Zone Parcel

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
6	510 W 6th Street	117172002	0.53	MU1	--	TC	TC (AHO)	SPA2022-0003
8	514 W 6th Street	117172001	0.54	MU1	--	TC	TC (AHO)	SPA2022-0003
12	Railroad Street	117042010	0.35	LI	MU2	M1	M1 (AHO)	CZ2022-0003 GPA2022-0002
14	905 W 6th Street	118283011	1.50	MU1	--	CS	CS (AHO)	SPA2022-0003
15	901 W 6th Street	118283026	0.16	MU1	--	CS	CS (AHO)	SPA2022-0003
16	507 S Vicentia Avenue	117340022	0.40	MU1	--	CS	CS (AHO)	SPA2022-0003
17	511 S Vicentia Avenue	117340023	0.32	MU1	--	CS	CS (AHO)	SPA2022-0003
18	852 W 6th Street	110101012	0.35	MU1	--	GC	GC (AHO)	SPA2022-0003
19	844 W 6th Street	110101011	0.20	MU1	--	GC	GC (AHO)	SPA2022-0003
20	836 W 6th Street	110101010	0.38	MU1	--	GC	GC (AHO)	SPA2022-0003
21	832 W 6th Street	110101009	0.15	MU1	--	GC	GC (AHO)	SPA2022-0003
22	828 W 6th Street	110101027	0.18	MU1	--	GC	GC (AHO)	SPA2022-0003
23	826 W 6th Street	110101007	0.11	MU1	--	GC	GC (AHO)	SPA2022-0003
24	820 W 6th Street	110101006	0.21	MU1	--	GC	GC (AHO)	SPA2022-0003
25	816 W 6th Street	110101005	0.18	MU1	--	GC	GC (AHO)	SPA2022-0003
26	812 W 6th Street	110101004	0.18	MU1	--	GC	GC (AHO)	SPA2022-0003
27	808 W 6th Street	110101003	0.15	MU1	--	GC	GC (AHO)	SPA2022-0003
28	802 W 6th Street	110101001	0.10	MU1	--	GC	GC (AHO)	SPA2022-0003
29	612 S Vicentia Avenue	110101002	0.10	MU1	--	GC	GC (AHO)	SPA2022-0003

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
30	229 Grand Boulevard	117091022	1.10	GC	MU1	CS	CS (AHO)	SPA2022-0003 GPA2022-0002
100	526 Railroad Street	117041001	2.45	LI	MU2	M1	M1 (AHO)	CZ2022-0003 GPA2022-0002

Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
28	S Merrill Street	117133004	0.51	LDR	MDR	SF	MFR	SPA2022-0003 GPA2022-0002
32	6th Street	118283033	0.42	MDR	HDR	MF1	MF	SPA2022-0003 GPA2022-0002
40	101 S Sheridan Street	117070004	0.24	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
41	103 N Sheridan Street	117070003	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
42	114 N Belle Avenue	117070006	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
43	110 N Belle Avenue	117070007	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
44	49 W Grand Boulevard	117070013	0.21	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
45	45 W Grand Boulevard	117070014	0.14	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
46	E 8th Street	117232006	0.16	LDR	HDR	SF	MF	SPA2022-0003 GPA2022-0002
48	312 S Merrill Street	117092007	0.52	LDR	HDR	SF	MF	SPA2022-0003 GPA2022-0002
58	--	117070036	0.14	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
59	115 N. Belle	117070012	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
60	111 N. Belle	117070033	0.16	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
61	--	117070040	0.14	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002

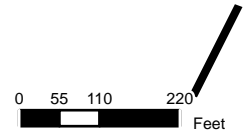
General Plan Legend		Zoning Legend	
GC	General Commercial	AHO	Affordable Housing Overlay
LDR	Low Density Residential 3 to 6 units per acre	SF	Single Family Residential
MDR	Medium Density Residential 6 to 15 units per acre	MF1 & MF	Multiple Family Residential
HDR	High Density Residential 15-36 units per acre	GC	General Commercial
MU1	Mixed Use 1 Commercial/Residential	CS	Community Services
MU2	Mixed Use 2 Commercial/Industrial	TC	Transitional Commercial
LI	Light Industry	GB	Gateway Business
		M1	Light Manufacturing



### Zone 4 Parcels and Zoning



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public





Zone 4

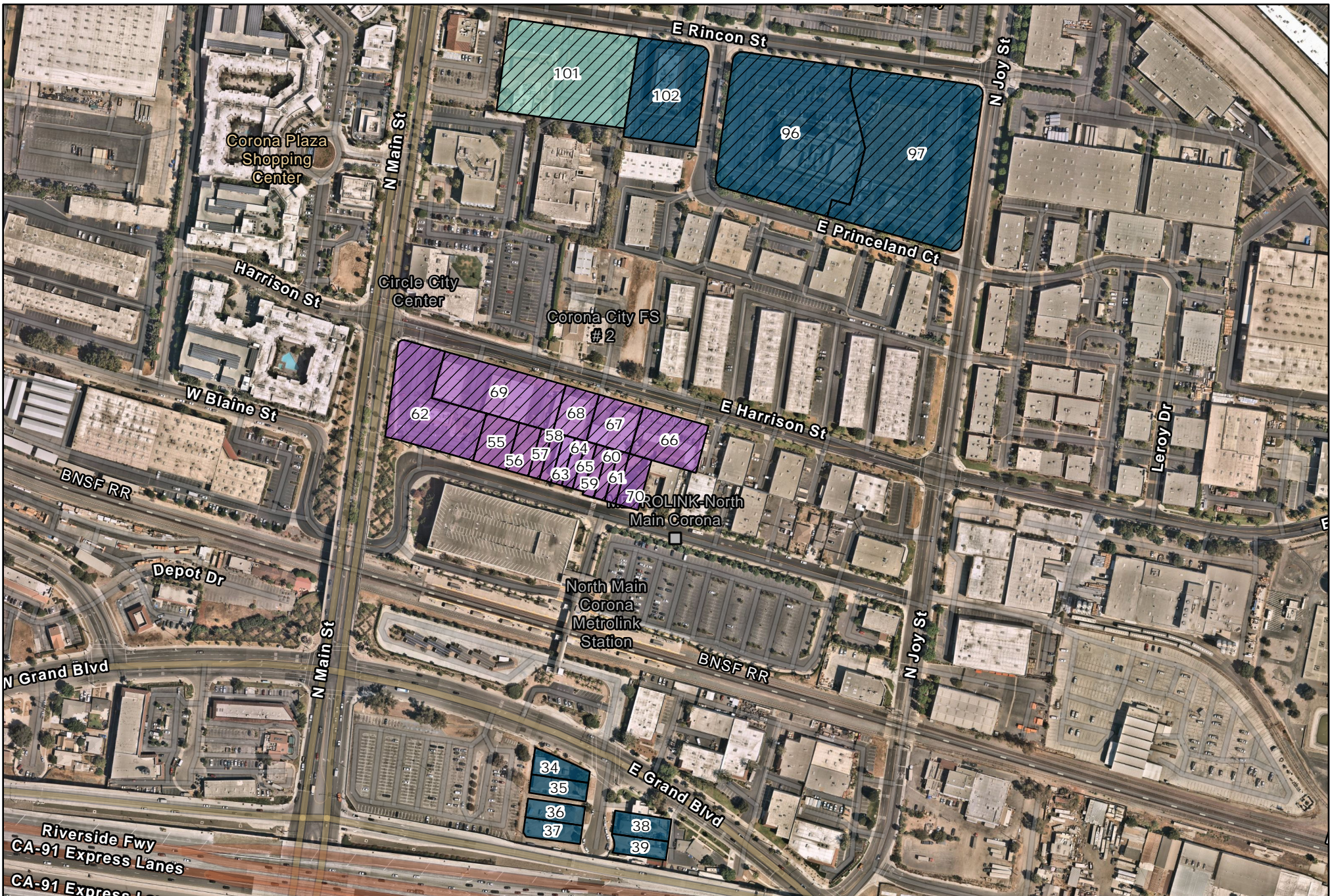
Affordable Housing Overlay Zone

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
2	904 S Ramona Avenue	117238005	0.17	MU1	--	CS	CS (AHO)	SPA2022-0003
3	912 S Ramona Avenue	117238012	0.20	OP	MU1	CS	CS (AHO)	SPA2022-0003 GPA2022-0002
4	901 S Ramona Avenue	117238006	0.21	OP	MU1	CS	CS (AHO)	SPA2022-0003 GPA2022-0002
9	904 S Ramona Avenue	117238004	0.17	OP	MU1	CS	CS (AHO)	SPA2022-0003 GPA2022-0002
10	S Main Street	117238007	0.20	OP	MU1	CS	CS (AHO)	SPA2022-0003 GPA2022-0002
11	915 S Main Street	117238016	0.16	OP	MU1	CS	CS (AHO)	SPA2022-0003 GPA2022-0002

Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
3	820 S Victoria Avenue	117232002	0.17	LDR	MDR	SF	MFR	SPA2022-0003 GPA2022-0002
4	822 S Victoria Avenue	117232001	0.18	LDR	MDR	SF	MFR	SPA2022-0003 GPA2022-0002
5	801 S Victoria Avenue	117233008	0.17	LDR	MDR	SF	MFR	SPA2022-0003 GPA2022-0002
46	E 8th Street	117232006	0.16	LDR	HDR	SF	MF	SPA2022-0003 GPA2022-0002
47	E 8th Street	117232005	0.18	LDR	HDR	SF	MF	SPA2022-0003 GPA2022-0002

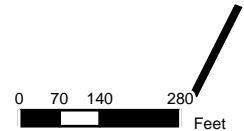
General Plan Legend		Zoning Legend	
LDR	Low Density Residential 3 to 6 units per acre	AHO	Affordable Housing Overlay
MDR	Medium Density Residential 6 to 15 units per acre	SF	Single Family Residential
HDR	High Density Residential 15-36 units per acre	MF	Multiple Family Residential
MU1	Mixed Use 1 Commercial/Residential	MFR	Multiple Family Residential
OP	Office Professional	CS	Community Services

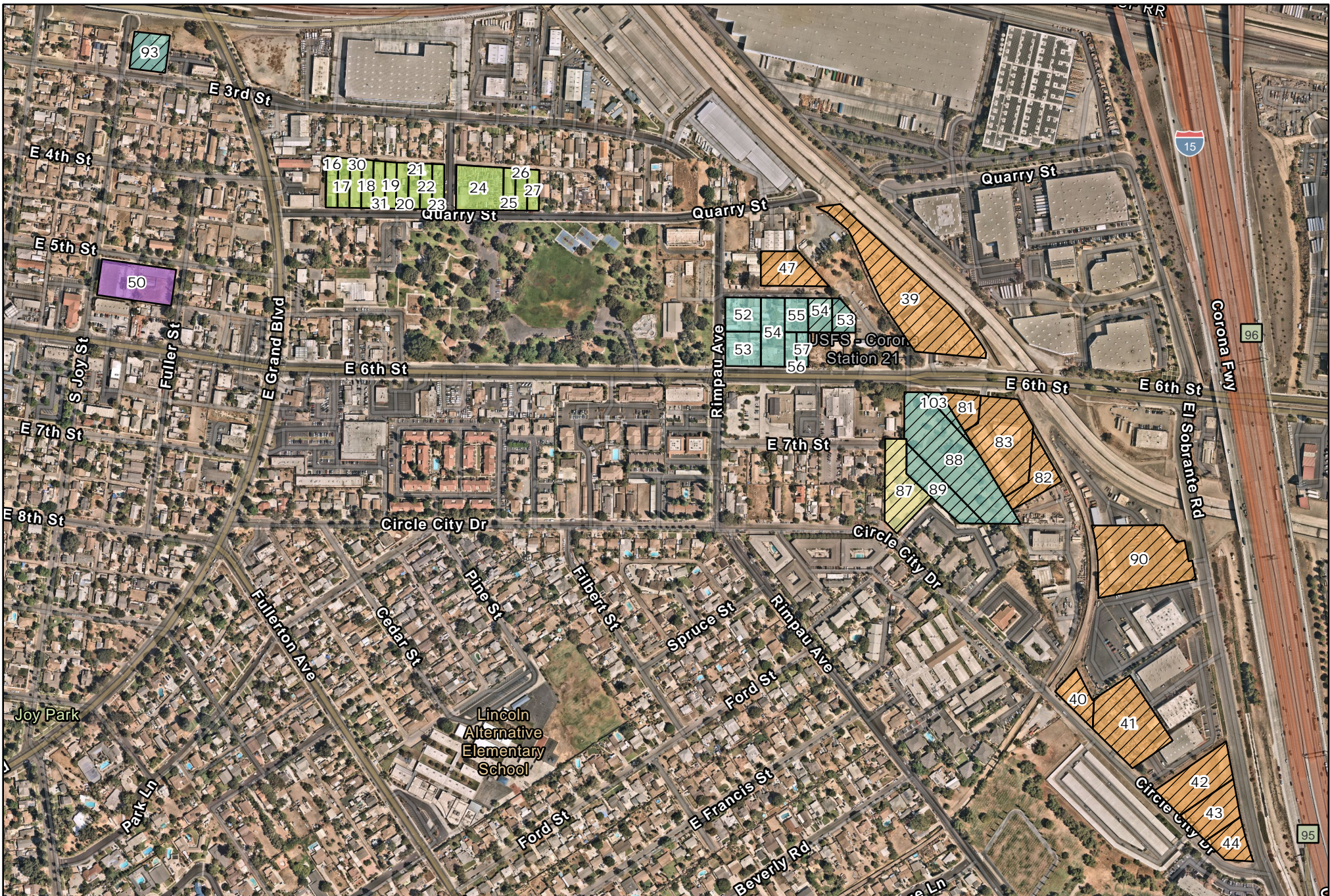


### Zone 5 Parcels and Zoning



AHO Sites	Commercial	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Agriculture	Flood Control	High Density Residential	Low Density Residential	Quasi Public

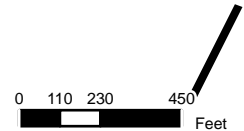




### Zone 5 Parcels and Zoning



Parcel Type		Zone Type									
	AHO Sites		Agriculture		Commercial/Office		General Industrial		Light Industrial		Mixed Use
	Rezone Sites		Commercial		Flood Control		High Density Residential		Low Density Residential		Quasi Public



Zone 5  
Affordable Housing Overlay Zone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
39	1201 E 6th Street	115690013	2.96	MU2	--	BP	BP (AHO)	SPA2022-0003
40	Circle City Drive	111290040	0.44	MU2	--	M1	M1 (AHO)	CZ2022-0003
41	Circle City Drive	111290039	1.71	MU2	--	M1	M1 (AHO)	CZ2022-0003
42	Circle City Drive	111290021	1.08	MU2	--	M1	M1 (AHO)	CZ2022-0003
43	Circle City Drive	111290022	0.77	MU2	--	M1	M1 (AHO)	CZ2022-0003
44	Circle City Drive	111290023	0.47	MU2	--	M1	M1 (AHO)	CZ2022-0003
47	E 5th Street	117331006	0.74	MU2	--	BP	BP (AHO)	SPA2022-0003
53	E 6th Street	117332015	0.27	MU2	--	GC	GC (AHO)	SPA2022-0003
54	E 6th Street	117332016	0.33	MU2	--	GC	GC (AHO)	SPA2022-0003
55	E Blaine Street	119311019	0.27	MU1	--	MU	MU (AHO)	SPA2022-0003
56	E Blaine Street	119311018	0.17	MU1	--	MU	MU (AHO)	SPA2022-0003
57	E Blaine Street	119311017	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003
58	E Blaine Street	119311016	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003
59	E Blaine Street	119311043	0.10	MU1	--	MU	MU (AHO)	SPA2022-0003
60	E Blaine Street	119311042	0.10	MU1	--	MU	MU (AHO)	SPA2022-0003
61	E Blaine Street	119311041	0.10	MU1	--	MU	MU (AHO)	SPA2022-0003
62	100 E Harrison Street	119311025	1.09	MU1	--	MU	MU (AHO)	SPA2022-0003
63	E Blaine Street	119311015	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003
64	E Blaine Street	119311014	0.07	MU1	--	MU	MU (AHO)	SPA2022-0003

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
65	E Blaine Street	119311013	0.04	MU1	--	MU	MU (AHO)	SPA2022-0003
66	320 E Harrison Street	119311005	0.53	MU1	--	MU	MU (AHO)	SPA2022-0003
67	280 E Harrison Street	119311004	0.35	MU1	--	MU	MU (AHO)	SPA2022-0003
68	240 E Harrison Street	119311003	0.27	MU1	--	MU	MU (AHO)	SPA2022-0003
69	122 E Harrison Street	119311002	0.97	MU1	--	MU	MU (AHO)	SPA2022-0003
70	E Blaine Street	119311040	0.20	MU1	--	MU	MU (AHO)	SPA2022-0003
81	1210 E 6th Street	115080002	0.38	MU2	--	BP	BP (AHO)	SPA2022-0003
82	1210 E 6th Street	115080041	0.62	MU2	--	BP	BP (AHO)	SPA2022-0003
83	1210 E 6 <sup>th</sup> Street	115080012	1.82	MU2	--	BP	BP(AHO)	SPA2022-0003
87	1203 Circle City Drive	111280005	1.05	HDR	UDR	R3	R3 (AHO)	SPA2022-0003 GPA2022-0002
88	1154 E 6th Street	111280001	2.13	MU2	--	GC	GC (AHO)	SPA2022-0003
89	6th Street	111280004	0.90	MU2	--	GC	GC (AHO)	SPA2022-0003
90	n/a	111290036	2.31	MU2	--	M1	M1 (AHO)	SPA2022-0003
93	E 3rd Street	117122003	0.54	MU1	--	TC	TC (AHO)	SPA2022-0003
96	400 E Rincon Street	119280070	3.00	LI	MU1	BP	BP (AHO)	SPA2022-0003 GPA2022-0002
97	400 E Rincon Street	119280071	3.00	LI	MU1	BP	BP (AHO)	SPA2022-0003 GPA2022-0002
101	160 E Rincon Street	119280044	1.92	GC	MU1	CR	CR(AHO)	SPA2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
102	250 E Rincon Street	119280068	1.14	LI	MU1	BP	BP(AHO)	SPA2022-0003 GPA2022-0002
103	E. Sixth St.	115080001	0.27	MU2	--	BP	BP(AHO)	SPA2022-0003

Residential Rezone Parcels

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
16	801 Quarry Street	117281007	0.25	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
17	805 Quarry Street	117281008	0.24	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
18	901 Quarry Street	117281010	0.23	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
19	907 Quarry Street	117281012	0.21	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
20	911 Quarry Street	117281013	0.22	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
21	915 Quarry Street	117281014	0.23	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
22	919 Quarry Street	117281015	0.22	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
23	923 Quarry Street	117281016	0.22	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
24	1001 Quarry Street	117282005	0.84	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
25	1019 Quarry Street	117290019	0.20	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
26	1023 Quarry Street	117290020	0.20	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002

ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
27	1025 Quarry Street	117290021	0.20	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
30	Quarry Street	117281009	0.24	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
31	Quarry Street	117281011	0.23	LDR	MDR	SF	R2	SPA2022-0003 GPA2022-0002
34	44 E Grand Boulevard	117080003	0.18	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
35	116 N Victoria Avenue	117080004	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
36	110 N Victoria Avenue	117080005	0.18	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
37	108 N Victoria Avenue	117080018	0.17	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
38	115 N Victoria Avenue	117080009	0.21	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
39	111 N Victoria Avenue	117080022	0.16	GC	HDR	GB	MF	SPA2022-0003 GPA2022-0002
50	551 S Joy Street	117165020	0.52	MU1	--	RO	MF	SPA2022-0003 GPA2022-0002
52	1108 E 5th Street	117332005	0.5	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
53	6th Street	117332006	0.5	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
54	1111 E 6th Street	117332004	0.67	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
55	5th Street	117332003	0.32	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
56	6th Street	117332007	0.17	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002
57	6th Street	117332008	0.17	MU2	MU1	GC	MF	SPA2022-0003 GPA2022-0002

General Plan Legend		Zoning Legend	
GC	General Commercial	AHO	Affordable Housing Overlay
LDR	Low Density Residential 3 to 6 units per acre	SF	Single Family Residential



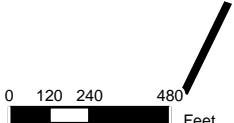
General Plan Legend		Zoning Legend	
MDR	Medium Density Residential 6 to 15 units per acre	MF	Multiple Family
HDR	High Density Residential 15-36 units per acre	R-2	Low Density Multiple Family Residential
UDR	Urban Density Residential 36-60 units per acre	R3	Multiple Family Residential
MU1	Mixed Use 1 Commercial/Residential	GC	General Commercial
MU2	Mixed Use 2 Commercial/Industrial	CR	Commercial Retail
LI	Light Industry	TC	Transitional Commercial
		GB	Gateway Business
		BP	Business Park
		RO	Residential Office
		M1	Light Manufacturing
		C3	General Commercial
		MU	Mixed Use Commercial/Residential



### Zone 6 Parcels and Zoning



AHO Sites	Agriculture	Commercial/Office	General Industrial	Light Industrial	Mixed Use
Rezone Sites	Commercial	Flood Control	High Density Residential	Low Density Residential	Quasi Public



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Zone 6 Area  
Affordable Housing Overlay Zone Parcels

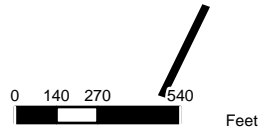
ID No.	Site Address or Street	Assessor's Parcel Number (APN)	Acres	General Plan Land Use Designation	Proposed General Plan	Current Zoning	Proposed Zoning	Application Type
45	E 6th Street	115090024	2.66	MU2 (Mixed Use Commercial/Industrial)	--	M1 (Light Industrial)	M1 (AHO) (Light Industrial w/an Affordable Housing Overlay)	CZ2022-0003
46	E 6th Street	115090021	1.17	MU2 (Mixed Use Commercial/Industrial)	--	M1 (Light Industrial)	M1 (AHO) (Light Industrial w/an Affordable Housing Overlay)	CZ2022-0003
51	1410 E 6th Street	107020002	3.82	MU2 (Mixed Use Commercial/Industrial)	--	BP (Business Park)	BP(AHO) (Business Park w/Affordable Housing Overlay)	SPA2022-0003



### Zone 11 Parcels and Zoning



Parcel Type		Zone Type									
	AHO Sites		Agriculture		Commercial/Office		General Industrial		Light Industrial		Mixed Use
	Rezone Sites		Commercial		Flood Control		High Density Residential		Low Density Residential		Quasi Public



Zone 11 Area  
Residential Rezone Parcels

<b>ID No.</b>	<b>Site Address or Street</b>	<b>Assessor's Parcel Number (APN)</b>	<b>Acres</b>	<b>General Plan Land Use Designation</b>	<b>Proposed General Plan</b>	<b>Current Community Facilities Plan</b>	<b>Proposed Community Facilities Plan</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Application Type</b>
58	2880 California Avenue	120130038	5.40	LDR (Low Density Residential, 3-6 units per acre)	MDR (Medium Density Residential, 6-15 units per acre)	L (Low Density Residential, 3-6 units per acre)	M (Medium Density Residential, 6-15 units per acre)	L (Low Density)	SCR (Senior Citizen Residential)	SPA2022-0003 GPA2022-0002 CFPA2022-0002