

## **ORDINANCE NO. 3389**

**AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, TO AMEND THE SOUTH CORONA COMMUNITY FACILITIES PLAN LAND USE DESIGNATION FROM COMMERCIAL (C) TO SENIOR CITIZEN RESIDENTIAL (SCR) FOR 5.15 ACRES LOCATED AT 430 WEST FOOTHILL PARKWAY WITHIN VILLAGE 4 OF THE SOUTH CORONA COMMUNITY FACILITIES PLAN (CFPA2023-0001).**

**WHEREAS**, on February 12, 2024, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing and recommended that the City Council of the City of Corona (“City Council”) approve an amendment to the South Corona Community Facilities Plan (“South Corona CFP”) to amend the land use designation for 5.15 acres located at 430 West Foothill Parkway within Village 4 of the South Corona CFP (“Project Site”) from Commercial (C) to Senior Citizen Residential (SCR) (“CFP Amendment”); and

**WHEREAS**, the South Corona CFP was adopted by resolution on July 6, 1988, and re-adopted as a specific plan pursuant to Chapter 17.53 of the Corona Municipal Code by Ordinance No. 2055 on June 19, 1991, thereby requiring that any amendment to the South Corona CFP also be adopted by ordinance; and

**WHEREAS**, in connection with the approval of GPA2023-0002, a general plan amendment to change the land use designation for the Project Site from General Commercial to High Density Residential, which is being reviewed concurrently with this CFP Amendment, the City Council approved a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program, which were prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines and which included an analysis of the environmental impacts of this CFP Amendment. The MND indicated that all potential environmental impacts from this CFP Amendment were less than significant or could be mitigated to a less-than-significant level; and

**WHEREAS**, the Planning Commission based its recommendation to adopt this CFP Amendment on the findings set forth below and the adoption of a MND in accordance with the California Environmental Quality Act; and

**WHEREAS**, on March 6, 2024, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the CFP Amendment were heard and the CFP Amendment was comprehensively reviewed.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA DOES ORDAIN AS FOLLOWS:**

**EXHIBIT 1**

**SECTION 1. CEQA Findings.** As the decision-making body for this CFP Amendment, the City Council has reviewed and considered the information contained in the MND, the initial study and the administrative records for this CFP Amendment, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of this CFP Amendment are either less-than-significant or can be mitigated to a level of less-than-significance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program, and the initial study.

**SECTION 2. Zoning Findings.** Pursuant to Corona Municipal Code (“CMC”) Sections 17.53.090 and 17.53.100 and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. CFPA2023-0001 systematically implements and is consistent with the General Plan for the following reasons:

(i) This CFP Amendment systematically implements and is consistent with the General Plan because it implements Land Use Policy LU-7.1 by accommodating the development of a diversity of residential housing types that meet the needs of Corona’s population in accordance with the Land Use Plan’s designations, applicable density standards and design and development policies.

(ii) This CFP Amendment is consistent with Housing Element Policy H-1.3 of the General Plan as it will provide sites for residential development, specifically senior housing, so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community.

(iii) This CFP Amendment is consistent with the City of Corona General Plan because the Senior Citizen Residential land use designation is consistent with the High Density Residential (HDR) land use designation of the General Plan as amended by GPA2023-0002 because the HDR designation is intended for a high density residential within a residential density range of 15 to 36 du/ac, and up to 75 du/ac for senior citizen housing and the SCR designation allows a maximum density of 40.5 du/ac.

B. CFPA2023-0001 provides for development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reasons:

(i) This CFP Amendment provides for the development of a comprehensively planned project because residential land uses of various densities are allowed by the South Corona CFP and this CFP Amendment is consistent with the Senior Citizen Residential land use that already exists in the South Corona CFP.

C. CFPA2023-0001 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:

(i) This CFP Amendment 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 complements the orderly development of the City beyond the project's boundaries because future development will be required to adhere to the development standards of the zoning on the Project Site and other development standards set forth in the Corona Municipal Code, as applicable.

D. CFPA2023-0001 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) This CFP Amendment and the Senior Citizen Residential designation specifically support senior housing in an area that includes other residential uses, parks and commercial services, and development according to the SCR designation will be solely contained on the Property.

**SECTION 3.** Pursuant to Section 3.9.4.7 of the South Corona CFP and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. CFPA2023-0001 is consistent with the Corona General Plan for the reasons set forth in Section 2(A) of this Ordinance.

B. CFPA2023-0001 is consistent with the intent of the South Corona CFP for the following reason:

(i) This CFP Amendment is consistent with the intent of the South Corona CFP because the Senior Citizen Residential designation is already listed as one of the land use concepts within South Corona CFP Villages 1, 2 and 3. The Senior Citizen Residential land use designation maintains the maximum density of 40.5 du/ac allowed by the South Corona CFP.

C. CFPA2023-0001 is consistent with the village concept in the South Corona CFP for the following reason:

(i) The Project Site is located in the Mountain Gate Specific Plan (SP-89-01) and the architectural design guidelines for residential development are being carried forward to ensure the diversity and quality of architecture in the residential neighborhoods, and the development standards for the Senior Citizen Residential designation provide for adequate building setbacks and on-site landscaping to enhance the onsite design of future development.

D. Adequate circulation to and from and within the area subject to the South Corona CFP is maintained because access to the Project Site will continue to be provided from West Foothill Parkway, a four-lane secondary arterial street.

E. CFPA2023-0001 does not change the public services and infrastructure already provided in the area because urban land uses already exist adjacent to and around the Project Site and the South Corona CFP's land use plan shows that the development of the Project Site is imminent.

F. CFPA2023-0001 maintains the public and private open space system as both resources are neither disrupted nor depleted. The Project Site is not designated for open space and will not remove parkland already developed within the South Corona CFP boundaries.

G. CFPA2023-0001 preserves the financial feasibility of the South Corona CFP because future development facilitated by this CFP Amendment is subject to development impact fees which provide for public services and infrastructure.

**SECTION 4.** Approval of CFP Amendment (CFPA2023-0001). The Amendment to the South Corona Community Facilities Plan (CFPA2023-0001) is hereby approved. The Land Use Plan is hereby amended as shown in Exhibit "A" attached hereto and incorporated herein. The text and exhibits of the South Corona CFP are hereby amended as shown in Exhibit "B" attached hereto and incorporated herein.

**SECTION 5.** Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Ordinance have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is the Planning and Development Director of the City of Corona.

**SECTION 6.** Effective Date of Ordinance. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

**PASSED, APPROVED AND ADOPTED** this 20<sup>th</sup> day of March, 2024.

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Mayor of the City of Corona, California

ATTEST:

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City Clerk of the City of Corona, California

**CERTIFICATION**

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California duly held on the 6<sup>th</sup> day of March, 2024 and thereafter at a regular meeting held on the 20<sup>th</sup> day of March, 2024, it was duly passed and adopted by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 20<sup>th</sup> day of March, 2024.

**PASSED, APPROVED AND ADOPTED** this 6<sup>th</sup> day of March, 2024.

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

**ATTEST:**

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

[SEAL]

## **SUMMARY**

On March 20, 2024, the Corona City Council will consider adopting an ordinance (CFPA2023-0001) to amend the South Corona Community Facilities Plan to change the designation of 5.15 acres located at 430 W. Foothill Parkway within Village 4 of the South Corona Community Facilities Plan from Commercial (C) to Senior Citizen Residential (SCR). A certified copy of the full text of this proposed ordinance is posted in the City Clerk's office.

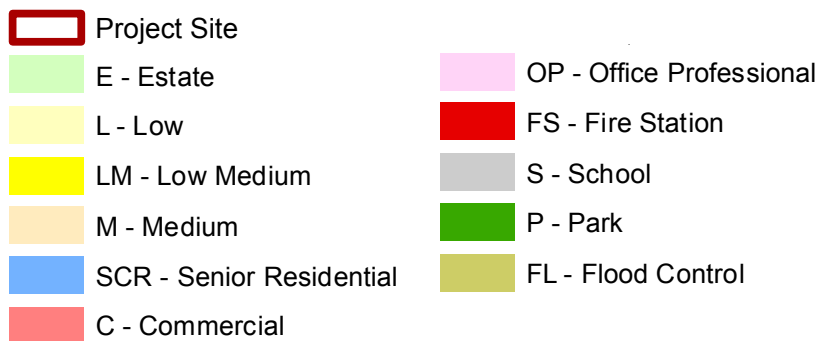
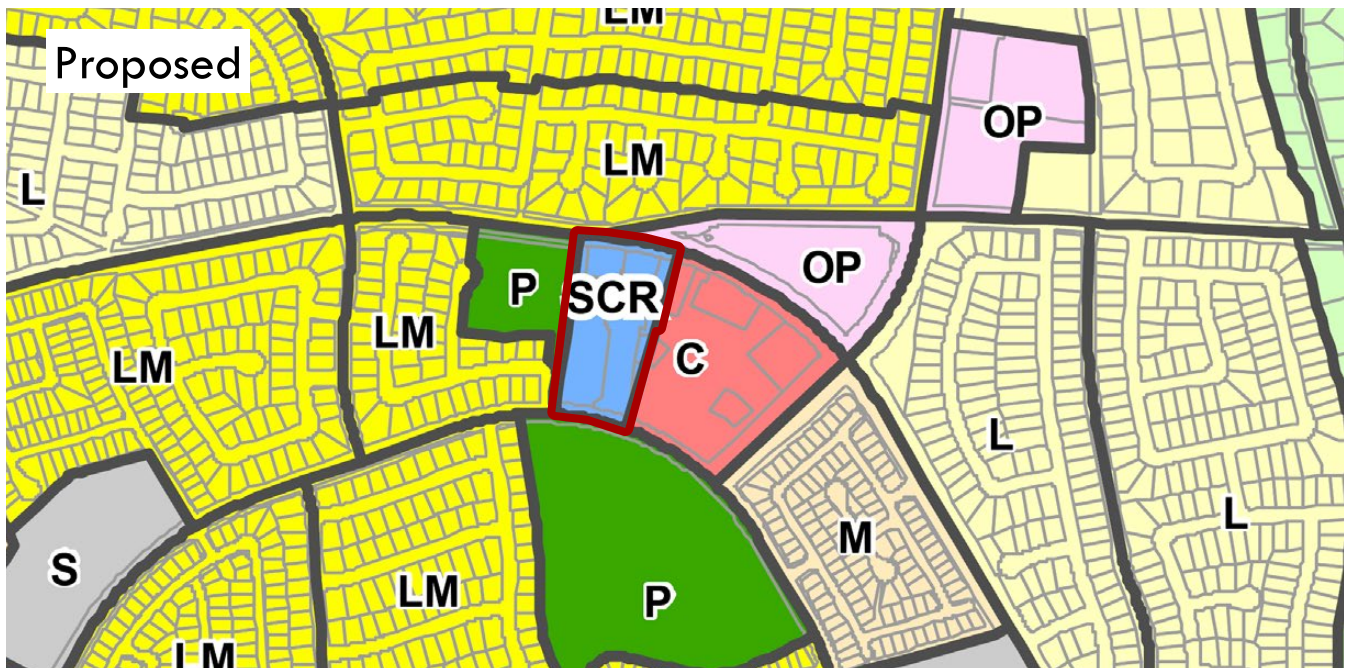
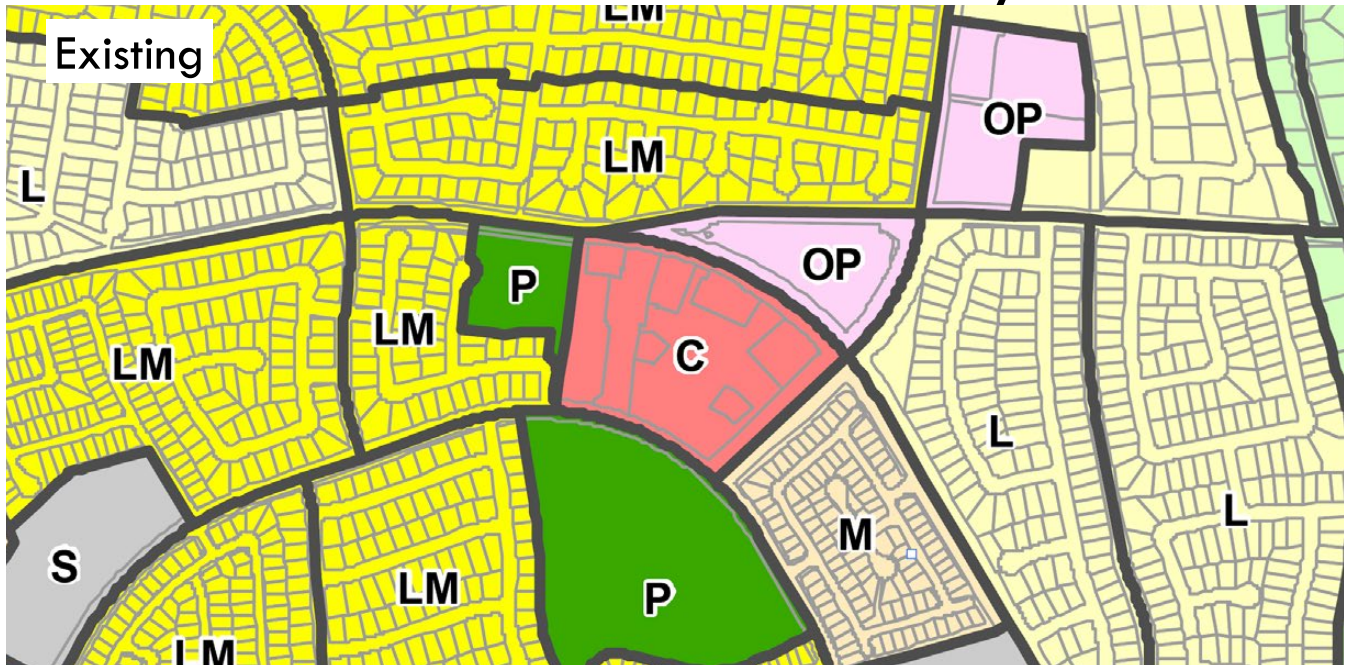
The City Council meets at 6:30 p.m. in the Council Chambers located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.

**EXHIBIT “A”**  
**LAND USE PLAN**

**(THE LAND USE PLAN IS ATTACHED BEHIND THIS PAGE)**



# Existing & Proposed Land Use South Corona Community Facilities Plan



# EXHIBIT A



**EXHIBIT “B”**

**TEXT AMENDMENT TO SOUTH CORONA CFP**

**(TEXT AMENDMENT IS ATTACHED AS EXHIBIT B, BEHIND THIS PAGE)**

# **SOUTH CORONA COMMUNITY FACILITIES PLAN**

Prepared for the City of Corona

By

P&D Technologies

Adopted by the City Council  
July 6, 1988

AS AMENDED BY

CFPA-89-1	CFPA-89-4
CFPA-89-5	CFPA-89-7
CFPA-90-1	CFPA-90-3
CFPA-90-4	CFPA-90-5
CFPA-91-1	CFPA-07-1

CFPA09-001  
CFPA15-001  
CFPA15-002  
CFPA16-001  
[CFPA23-001](#)

Last Text Revision:

[TBD](#)

Contributing Consulting Firms

Fuscoe, Williams, Lindgren & Short

LSA  
Mullins Engineering, Inc.

# **EXHIBIT B**

<b><u>Application No.</u></b>	<b><u>Amendment/Applicant</u></b>	<b><u>Ordinance No.</u></b>	<b><u>Date Adopted</u></b>
CFPA09-001	Change 1.76 acres from L (Low Density) to OP (Office Professional) located on the southwest corner of Ontario and Buena Vista.	3037	June 2, 2010
CFPA15-001	Change 1.76 acres from OP (Office Professional) to C (Commercial) located on the southwest corner of Ontario and Buena Vista.	3221	Jan. 6, 2016
CFPA15-002	Change 7.30 acres located on the Southeast corner of Ontario and Fullerton from LMDR (Low Medium Density Residential) to C (Commercial).	3224	Feb. 17, 2016
CFPA16-001	Remove 10.16 acres located on the north and south sides of Masters and east of Nelson from the SCCFP boundary and add 0.10 acres located north of Masters and east of Nelson to the boundary of the SCCFP.	3269	Aug. 16, 2017
<a href="#"><u>CFPA23-0001</u></a>	<a href="#"><u>Change 5.15 acres from C (Commercial) to SCR (Senior Citizen Residential) located at 430 W. Foothill Parkway.</u></a>	TBD	TBD

#### 2.3.4 Existing Land Use (Exhibit 2.3-3 Existing Land Uses)

This project site's predominant land use is agriculture. Approximately 86 percent of the total project site reflects either present or historical agricultural land uses.

Other land uses on the site include low density and estate residential, [senior citizen residential](#), utilities, flood control facilities, tree farm/commercial nursery, vacant land, natural terrain, and small areas of recreational use. Other existing non-residential uses include: a small neighborhood shopping center at Ontario Avenue/Main Street; the Masonic Temple on Main Street, a small office building off of Ontario Avenue, the Corona Community Care Center also on Main Street, and numerous church uses are scattered throughout the project area as well.

### 2.4 CIRCULATION CONDITIONS

This section discusses the existing conditions in the vicinity of the South Corona area, as well as the anticipated circulation conditions under General Plan build-out without the development of South Corona.

#### 2.4.1 Level of Service

General traffic conditions are indicated by examination of average daily traffic (ADT) volumes and the associated volume/capacity (V/C) ratio. Each roadway has associated with it a maximum number of vehicles which can theoretically be accommodated in one day, termed the absolute capacity. For planning purposes, the City of Corona prefers to utilize capacity criteria for Level of Service (LOS) C roadway operations.

LOS C operations are typical conditions characterized by stable operating conditions under which a driver may occasionally be required to wait through more than one red signal indication at an intersection. Under LOS C operations, most drivers feel somewhat restricted, but not objectionably so. In terms of V/C ratio, the maximum LOS C operations (V/C ratio 1.0) would be equivalent to a V/C ratio of 0.80 utilizing absolute capacity. Hence, using absolute capacity, any V/C ratio in excess of 0.80 would be considered unacceptable by the City of Corona.

#### 2.4.2 Existing Traffic Conditions

In examining existing traffic conditions, traffic count information collected by the City in 1986 was utilized. Those roadways which are currently operating in excess of acceptable levels of service or are approaching unacceptable levels of services were identified.

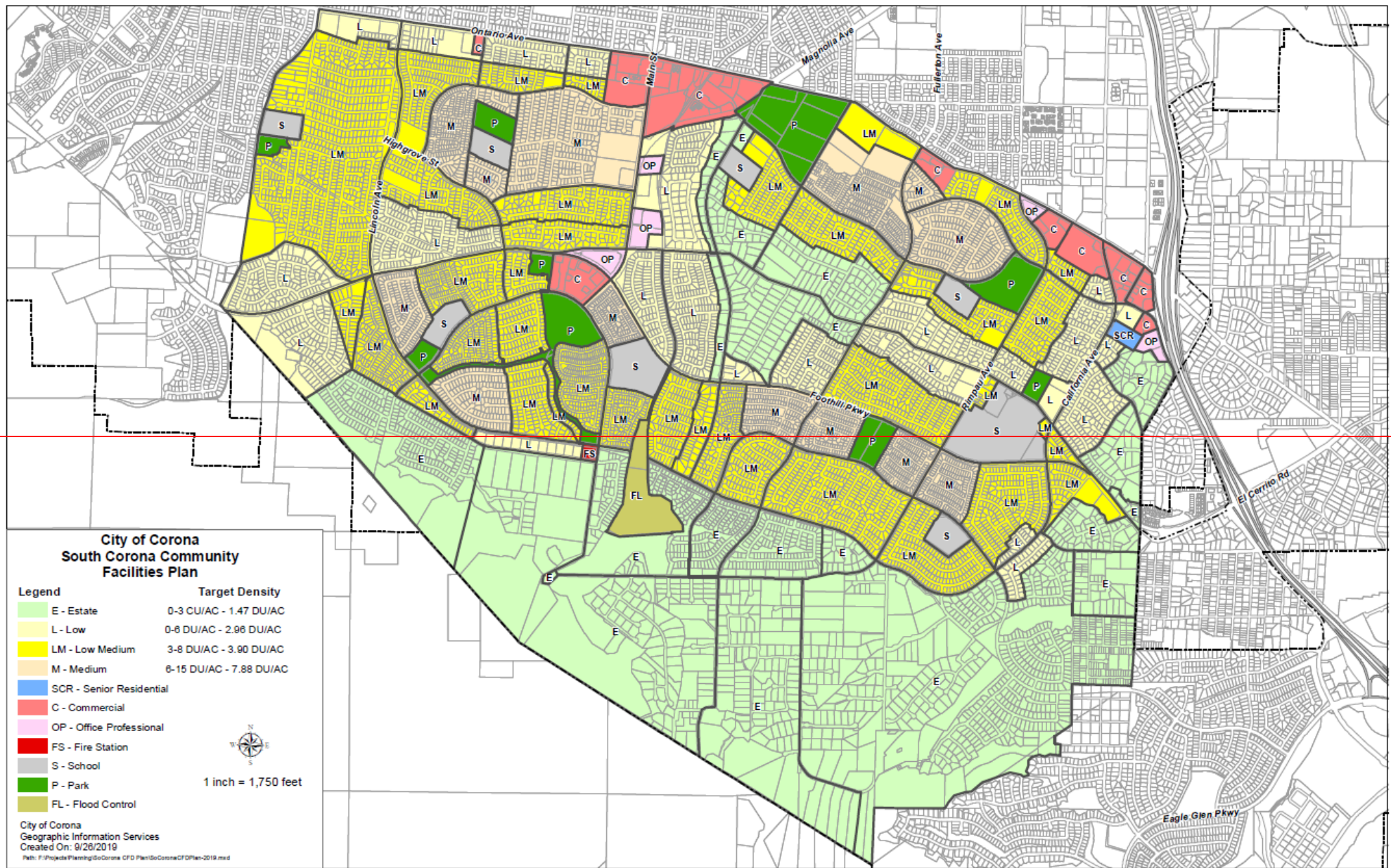
**TABLE 3.1-1 LAND USE SUMMARY**

<u>Land Use Designation</u>	<u>Adjusted Gross Acres</u>	<u>Target Density</u>	<u>Projected D.U</u>
Estate Density	1420.24	1.47	2,088
Low Density	566.70	2.96	1,677
Low Medium Density	1120.03	3.90	3,732*
Medium Density	545.50	7.88	4,299
Senior Citizen Residential	<del>5.00</del> 10.15	40.5	<del>203</del> 411
Office-Professional	20.80		
Commercial	<del>117.57</del> 112.42		
<b>Total</b>	<b>3795.84</b>		<b><del>11,999</del> 12,207</b>

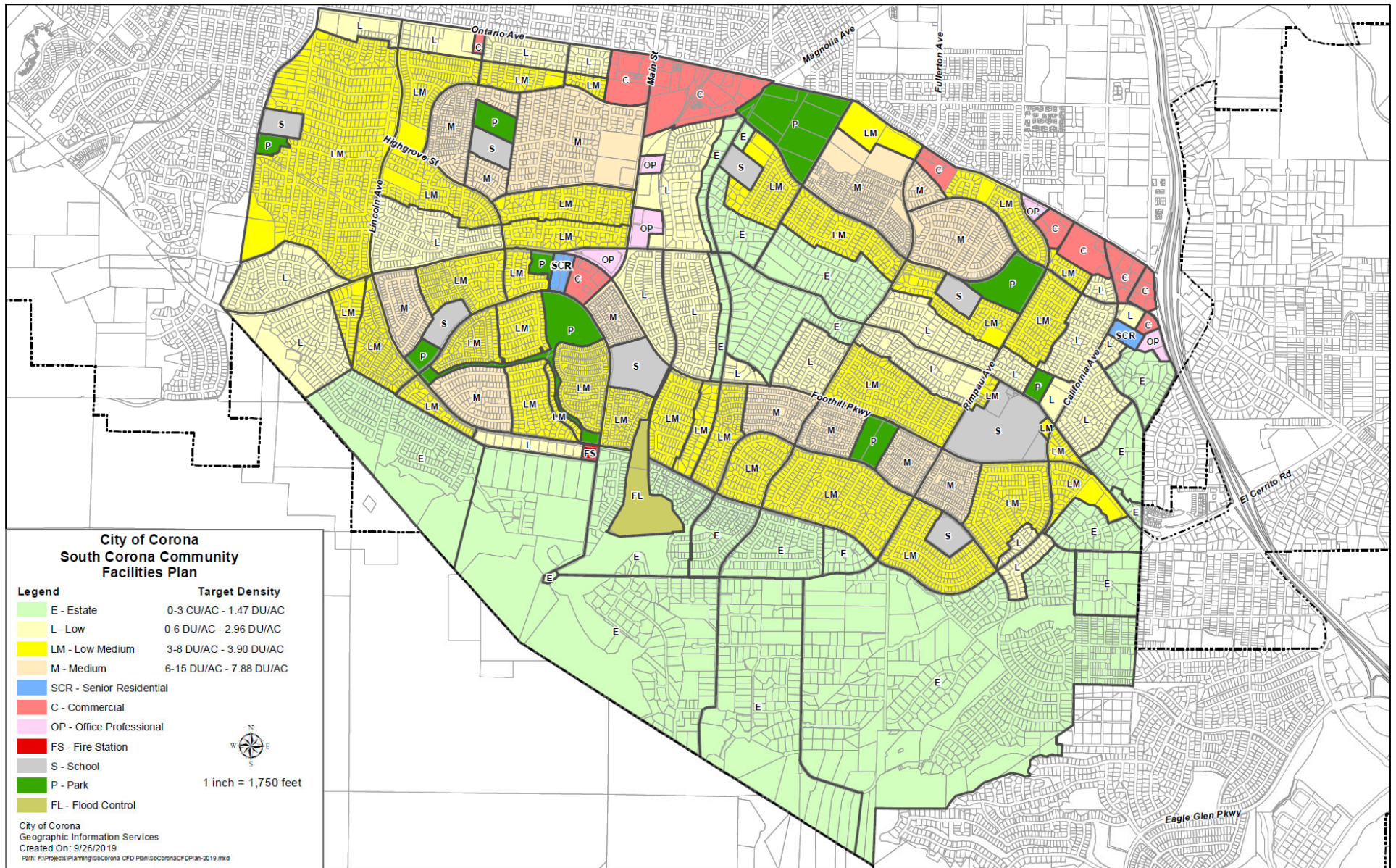
\*includes projected dus in Villages 1, 3, 4 and actual built in Village 2

**TABLE 3.1-2 LAND USE BY VILLAGE**

	<u>Adjusted Gross Acres</u>	<u>Projected D.U</u>
<u>Village 1</u>		
Low	164.3	486
Low-Medium	291.6	1,137
Medium	118.7	935
Office-Professional	6.2	
Commercial	59.6	
Subtotal	640.4 ac	2,558 d.u.
<u>Village 2</u>		
Estate	157.6	234
Low	327.3	997
Low-Medium	372.93	817*
Medium	125.0	985
Senior Citizen Residential	5.0	160
Office-Professional	14.6	
Commercial	42.87	
Subtotal:	1,045.3 ac	3,193 d.u.
*actual built		
<u>Village 3</u>		
Estate	854.54	1,256
Low	12.60	37
Low-Medium	234.60	915
Medium	106.40	838
Subtotal:	1,199.84 ac	3,046 d.u.
<u>Village 4</u>		
Estate	408.2	600
Low	62.5	185
Low-Medium	347.7	1,356
*Medium	68.7	1,031
Senior Citizen Residential	5.15	107
Commercial	<del>15.19</del> 19.95	
Subtotal:	902.2 ac	<del>3,172</del> 3,279
d.u.		
<b>TOTAL:</b>	<b>3,795.94 ac</b>	<b><del>11,969</del> 12,076</b>
d.u.		









Single-Family Attached - Residential dwellings, such as duplexes, triplexes or townhomes, that are attached on one or both sides and intended for individual ownership. These dwelling units are permitted within the low-medium and medium density residential category.

Single-Family Detached - Residential dwellings that are detached on both sides and intended for individual ownership.

Target Density - The maximum number of dwelling units permitted within any given land use are for any parcel of land. (Reference Section 3.1.4.1)

Unit Transfers - The transfer of the maximum number of dwelling units permitted within one area to another, accomplished in accordance with Section 3.1.4.4 of this document.

### 3.1.2 Description of the Land Use Concept

The land use concept was developed through a General Plan Study which was adopted as an amendment to the General Plan in June 1986. The land use concept was further refined with adoption of the Mountain gate Specific Plan (SP-89-1) which delineates the land use categories and locations for the majority of land within Village 4. The concept for Villages 1, 2, ~~and 3, and 4~~ proposed five residential density categories which include estate density, low density, low-medium density, and high density senior citizen residential. The location and distribution of residential densities propose a transitional concept which located lower densities at the edges of the project to provide an edge of residential uses which are compatible with the immediate surrounding existing residential areas on the north, east and west. This concept of transition carries through the plan where lower densities occur along the edges of Foothill Parkway and also at the base of the foothills where estate uses are shown. Residential areas then transition to higher densities toward the center of four village areas. These villages are defined by the arterial road system and natural edges as described later in this plan. Medium density residential areas occur internally within each of the four villages and are intended to include the community support facilities such as schools, parks day care centers, churches and other recreational and social activities which will create a focus of activity and identity to each of the villages. These medium density areas are referred to this plan as Village Cores. A high density senior citizen residential area in Village 2 and 4 provides a transition between the single family residential land uses ~~in Village 2~~ and the commercial uses ~~near Taber Road and California Avenue.~~

Two major commercial centers are located on Ontario Avenue, one at Main Street and Magnolia Avenue and the other at California Avenue. These centers will serve the shopping needs of this community and of existing residents living north of Ontario Avenue. The centers are located at major entries to this community for convenience and accessibility. Additional commercial centers are located on Main Street at Chase Drive and between Foothill Parkway and Mountain Gate Drive.

This village is approximately 1,151 acres and is bounded by Foothill Parkway on the north, Main Street Canyon and bluffs on the east, the Cleveland National Forest on the south and the Oak Street Canyon on the west. This village has relatively few existing uses. These uses which do exist include the Foothill Properties Agricultural Headquarters on Chase Drive, a nursery to the southwest, a few estate houses which are located on Upper Drive and a communications facility which is located to the southwest of the Main Street Wash. The unique characteristics of this village include: the topography slopes at a general gradient of 5 percent from the base of the foothills to toward the north; the southerly fourth of the site is in hillsides and contains a geologic fault hazard zone which is identified within the City's General Plan; the Main Street Drainage course is within a low drainage area contained at the edges by bluffs which form the easterly edge of the village. This village will focus on a medium density village core area located in the north-central section of the village with access from Foothill Parkway, Upper Drive and a northerly loop road [but will permit a Senior Citizen Residential use along West Foothill Parkway](#). One of the most unique characteristics of this village is that a major portion of this area is under single ownership and this ownership encompasses the total village core area. This offers the opportunity to create a core which is totally unified by land use and design elements that can be accomplished through this specific plan process.

Medium density village core areas will form the nucleus of village activities within each of those villages. As stated in the City's General Plan, village core areas are intended to be the focal points of the village planning area in terms of a place where residents can meet and participate in community activities. Examples of uses to be contained within the village core include: recreational centers, senior centers, parks, libraries, schools, churches, health clubs and other public facilities. Primary objectives for development in each of these village cores include the following: the basic community (non-commercial) support recreational facilities and educational facilities should be concentrated within the medium density core areas; and the village core design elements such as streetscape, trails etc. should be designed in a manner to achieve a unifying theme and identity to the villages. These components are described further in the land use and community design sections of this document.

Each of these villages should be developed to achieve a sense of unique character and identity as individual neighborhoods within the overall South Corona community. This shall be accomplished through coordination landscaping, special entry identification at the arterial road entrances to the village, landscaping at street edges and within the village cores. Specific design policies and standards for village image and identity are contained within Section 3.3 of this document.