

ORDINANCE NO. 3388

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE MOUNTAIN GATE SPECIFIC PLAN (SP-89-01) TO CHANGE THE LAND USE DESIGNATION FOR 5.15 ACRES LOCATED AT 430 WEST FOOTHILL PARKWAY FROM COMMERCIAL (C) TO SENIOR CITIZEN RESIDENTIAL (SCR) AND TO ESTABLISH CORRESPONDING DEVELOPMENT STANDARDS FOR THE SENIOR CITIZEN RESIDENTIAL DESIGNATION (SPA2023-0004)

WHEREAS, on February 12, 2024, the Planning and Housing Commission of the City of Corona (“Commission”) recommended that the City Council of the City of Corona (“City Council”) approve SPA2023-0004 to amend the Mountain Gate Specific Plan (SP-89-01) (the “Amendment”) to change the land use designation for 5.15 acres located at 430 West Foothill Parkway (“Property”) from Commercial (C) to Senior Citizen Residential (SCR); and

WHEREAS, in connection with the approval of GPA2023-0002, a general plan amendment to change the land use designation for the Property from General Commercial to High Density Residential, which is being reviewed concurrently with this 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 Amendment. The MND indicated that all potential environmental impacts from this Amendment were less than significant or could be mitigated to a less-than-significant level; and

WHEREAS, the Commission based its recommendation to adopt this Amendment on the findings set forth below, and the adoption of the MND; 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 Amendment were heard and the Amendment was comprehensively reviewed.

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

SECTION 1. CEQA Findings. As the decision-making body for this Amendment, the City Council has reviewed and considered the information contained in the MND, the initial study and the administrative records for this Amendment, including all written and oral evidence provided during the comment period. Based upon the facts and information

EXHIBIT 1

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 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 Sections 17.53.090 and 17.53.100 of the Corona Municipal Code, 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. SPA2023-0004 systematically implements and is consistent with the General Plan for the following reasons:

(i) This 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 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 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. SPA2023-0004 provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reasons:

(i) The Amendment provides for the development of a comprehensively planned project that would require future development to adhere to the development standards proposed for the Senior Citizen Residential designation to ensure orderly development of the site and minimize impacts to properties in the surrounding area.

C. SPA2023-0004 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) The 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 it establishes development standards, including onsite parking requirements, for multiple-family residential, that would minimize or prevent the impacts of development from encroaching into surrounding areas and properties.

D. SPA2023-0004 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) The 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. Additional Findings for SP89-01. In addition to the findings in Section 2, the City Council hereby makes and adopts the following additional findings for the amendments to SP89-01 (Mountain Gate Specific Plan):

A. SPA2023-0004 is consistent with the South Corona Community Facilities Plan (CFP) as amended by CFPA2023-0001 because the Senior Citizen Residential land use designation maintains the maximum density of 40.5 du/ac allowed by the Senior Citizen Residential land use designation of the South Corona CFP.

B. SPA2023-0004 is consistent with the intent of the Mountain Gate Specific Plan because it specifically provides a residential land use for senior housing which complements the other residential land uses allowed by the specific plan and the nonresidential land uses, such as parks and commercial services, that are normally in residential communities.

C. SPA2023-0004 maintains consistency with the village concept because 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. SPA2023-0004 maintains adequate circulation to and from and within the plan area because access to the Property will continue to be provided from West Foothill Parkway, a four-lane secondary arterial street.

E. SPA2023-0004 does not change the public services and infrastructure already provided in the area because urban land uses already exist adjacent to and around the Property and the Specific Plan's land use plan shows that the development of the Property is imminent.

F. SPA2023-0004 maintains the public and private open space system as both resources are neither disrupted nor depleted. The Property is not designated for open space and will not remove parkland already developed with the Specific Plan boundaries.

SECTION 4. Approval of the Amendment (SPA2023-0004). The Amendment to the Mountain Gate Specific Plan (SPA2023-0004) is hereby approved. The text and exhibits of the Mountain Gate Specific Plan (SP-89-01) are hereby amended as shown in Exhibit “A” attached to this Ordinance and incorporated herein by reference.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall for the City of Corona, located at 400 S. Vicentia Avenue, Corona, California. Joanne Coletta, Planning and Development Director, is the custodian of the record of proceedings.

SECTION 6. Effective Date. 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 20th day of March, 2024.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California duly held on the 6th day of March, 2024 and thereafter at a regular meeting held on the 20th 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 20th day of March, 2024.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT “A”

**AMENDMENT TO THE
TEXT AND EXHIBITS OF THE
MOUNTAIN GATE SPECIFIC PLAN (SP-89-01)**

(SEE ATTACHED 47 PAGES)

**MOUNTAIN GATE
SPECIFIC PLAN
(SP-89-01)**

**FOR
CITY OF CORONA**

Submitted by

LYON COMMUNITIES, INC.

**Approved by the Corona City Council
June 7, 1989**

**LAST AMENDED: June 7, 2023
By SPA2023-0002**

EXHIBIT A

MOUNTAIN GATE SPECIFIC PLAN FOR CITY OF CORONA

Submitted by

LYON COMMUNITIES, INC.

Approved by the Corona City Council:	June 7, 1989
Amended by Specific Plan Amendment #89-13:	November 15, 1989
Amended by Specific Plan Amendment #90-09:	February 20, 1991
Amended by Specific Plan Amendment #93-01:	April 7, 1993
Amended by Specific Plan Amendment #93-05:	December 1, 1993
Amended by Specific Plan Amendment #94-04:	May 17, 1995
Amended by Specific Plan Amendment #97-05:	July 15, 1998
Amended by Specific Plan Amendment #99-04:	October 20, 1999
Amended by Specific Plan Amendment #01-001:	February 21, 2001
Amended by Specific Plan Amendment #01-008:	October 2, 2002
Amended by Specific Plan Amendment #02-005:	November 20, 2002
Amended by Specific Plan Amendment #05-006:	September 21, 2005
Amended by Specific Plan Amendment #06-011:	January 16, 2008
Amended by Specific Plan Amendment #08-005:	May 4, 2011
Amended by Specific Plan Amendment #2022-0004:	September 7, 2022
Amended by Specific Plan Amendment #2023-0002:	June 7, 2023
<u>Amended by Specific Plan Amendment #2023-0004:</u>	<u>TBD</u>

AMENDMENTS TO THE SPECIFIC PLAN

CASE NO.	COUNCIL APPROVAL	DESCRIPTION/APPLICANT
SPA-06-011	01/16/08	Amendment to add 75.0 acres as a new Planning Area 34, with a new designation of SFD-14.4 (Single-Family Detached – 14,400 s.f. min. Lot sizes)
SPA-08-005	05/04/11	Amendment to add 25.5 acres into Planning Area 26 under the Estate Cluster Residential designation (Hillside Overlay Zone).
SPA2022-0004	07/07/2022	Amendment to have the multiple family residential parking requirements match the parking requirements of the CMC.
SPA2023-0002	06/07/23	Amendment to Commercial (C) and Quasi Public (QP) to allow residential Land Uses pursuant to Senate Bill 6 and Assembly Bill 2011.
<u>SPA2023-0004</u>	<u>TBD</u>	<u>Amendment to establish new Senior Citizen Residential (SCR) land use designation and associated development standards, and change the land use designation of 5.15 acres at 430 W. Foothill Parkway from Commercial (C) to SCR.</u>

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2.2.1 Land Use Densities

Exhibit 2.1 illustrates the CFP's proposed land use patterns and densities for Mountain Gate. The CFP land use plan designates Mountain Gate for Estate, Low, Low Medium ~~and Medium~~, Medium, and Senior Citizen Residential density residential development. As shown in Table 2.1, the CFP land use designations will permit a maximum of 3,675 residential units in Mountain Gate.

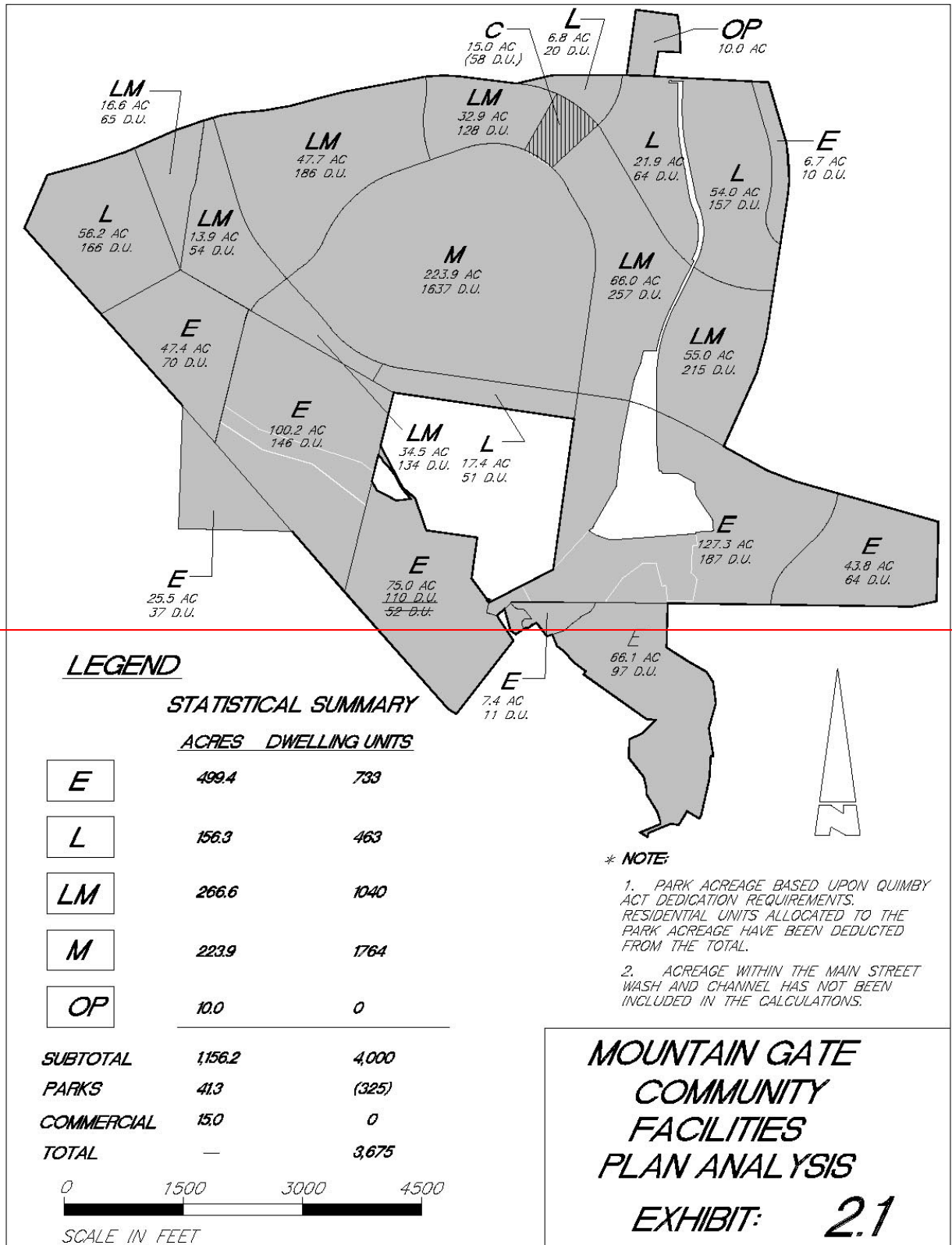
The Specific Plan makes use of the CFP's density transfer provisions to distribute these units among the various planning areas. However, the Mountain Gate Land Use Plan does not exceed the 3,675 maximum number of units permitted by the General Plan and the Community Facilities Plan.

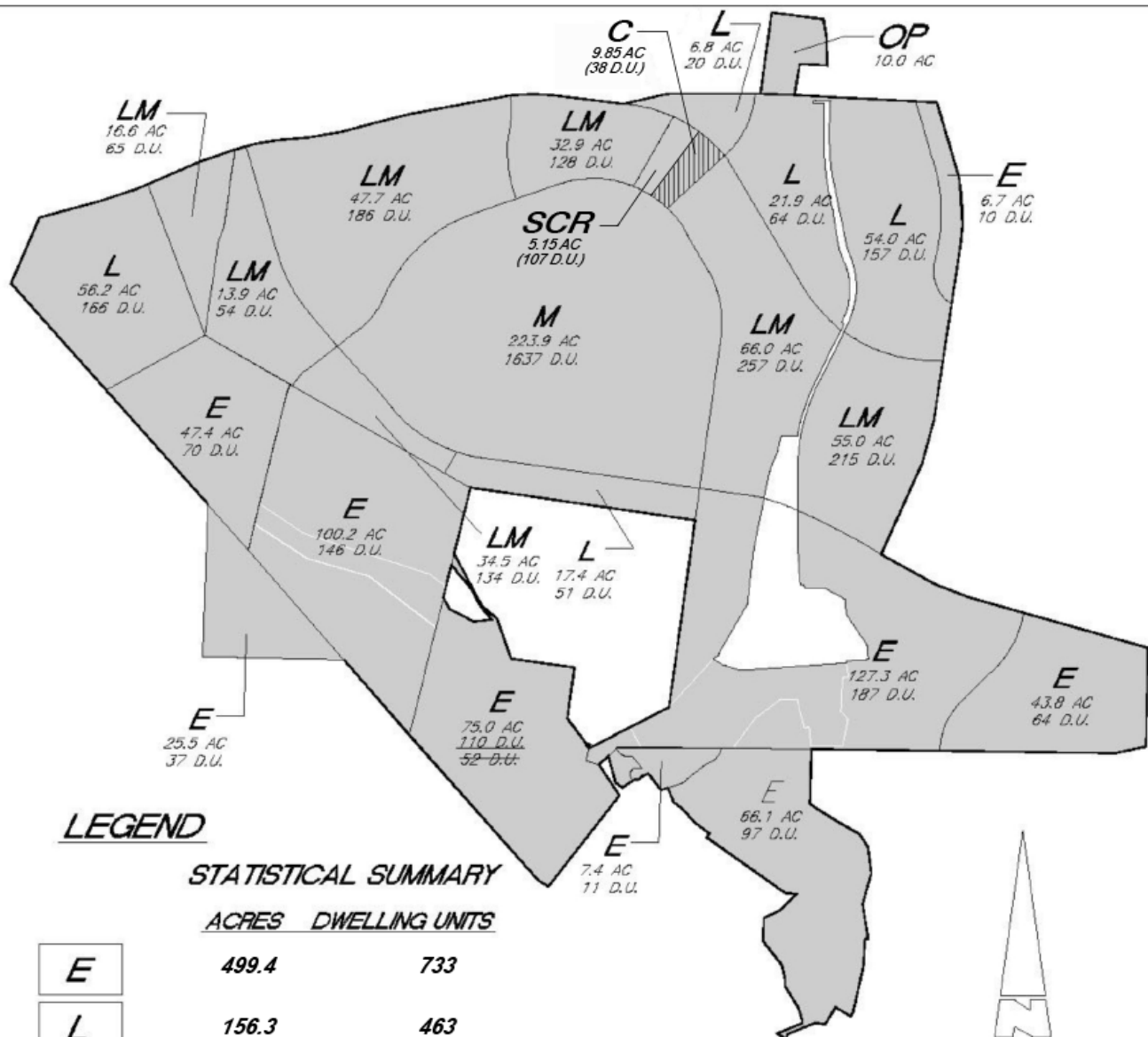
**Table 2.1
Community Facilities Plan Land Use Designations
For Mountain Gate**

Category	Acres	Target Density	Permitted Units
Estate	499.4	1.47	733
Low	156.3	2.96	463
Low Medium	266.6	3.90	1,040
Medium	223.9	7.88	1,764
<u>Senior Citizen Residential</u>	<u>5.15</u>	<u>40.5</u>	<u>209</u>
Office Professional	10.0		<0>
Subtotal	1,156.2		4,000 <u>209</u>
Roads	49.1		<0>
Subtotal	1,205.4		4,000 <u>209</u>
Commercial	<15.0> <u><9.95></u>		<0>
Office Professional	<6.8>		<0>
Schools	<32.0>		<0>
Parks	<41.3>		<325>
Fire Station	<1.3>		<0>
Project Total			3,675 <u>3,884</u>

2.2.2 Community Design Goals

Section 3.3.1 of the CFP establishes five overall community design goals for the South Corona area. The relationship of this Specific Plan to these community design goals is addressed below:





MOUNTAIN GATE COMMUNITY FACILITIES PLAN ANALYSIS

EXHIBIT: 2.1

5.0 LAND USE PLAN

The Land Use Plan for Mountain Gate is shown in Exhibit 5.1. The plan proposes a maximum of ~~3,593-690~~ homes within the site, including senior citizen residential units, in nine ~~in-eight~~ different residential density categories. The plan also proposes ~~15.19.95~~ acres of commercial development; 15.8 acres of quasi-public uses; one 10.3 - acre elementary school site; one 21.7 - acre intermediate school site; 41.3 acres of park sites; and 24 acres of open space. Table 5.1 presents a statistical summary of the Land Use Plan. Table 5.2 presents a detailed allocation of dwelling units among the planning areas of the Specific Plan.

5.1 Residential Land Uses

The Specific Plan establishes six land use categories for single family detached development and a seventh land use category for senior citizen residential development. The ER 1 and ER 2 categories are intended to accommodate residential estates at gross densities of one unit per acre and two units per acre, respectively. These designations provide for density transition zones adjacent to existing estate residential homes.

The SFD land use designations are intended for development of single-family detached residential neighborhoods at a density range of 0-4 du/ac, depending on the General Plan designation of the property. The SFD-14.4 category is intended to accommodate residential development with a minimum lot size of 14,400 square feet, the SFD-9.6 category is intended to accommodate residential development with a minimum lot size of 9,600 square feet, and the SFD-7.2 category with a minimum lot size of 7,200 square feet. The range of densities is designed to permit the various neighborhoods to be differentiated from one another through lot area, lot width, streetscape character, architectural style, pricing and amenity-orientation. In this way, each enclave of single family detached homes can be given its own neighborhood character.

The Estate Residential Cluster designation is a special category applied to planning areas 5 and 26 in the southern portion of Mountain Gate. This designation is intended to permit the use of clustering of single family detached and single family attached homes together with compensating open space. This will allow the design of a “planned unit development” with internal open space in each of these areas. Consistent with the CFP, the overall density within each of these planning areas is limited to three units per gross acre. Within each Estate Residential Cluster area, larger estate lots and/or landscaped buffer zones will be utilized to achieve compatible transitions to adjacent estate residential areas. Specific development concepts will be developed for each of the Estate Residential Cluster areas concurred with the preparation of subdivision maps for these areas.

The SFA Single Family Attached Designation is intended to accommodate duplex homes. The single family attached enclaves are located within or adjacent to the village core. The densities for the SFA areas are designed to accommodate high-end, amenity-oriented duplex homes that will allow for the creation of a single family character in each neighborhood. The densities in the SFA areas will permit lot widths that can support distinctive architectural designs. To further enhance the character of the SFA neighborhoods, the development standards require builder-installed front yard landscaping.

The Senior Citizen Residential (SCR) designation is intended to accommodate housing that provides amenities, services and activities suitable for residents aged 55 years or over. Assisted living and congregate care facilities (with 24-hour assistance) are included within this designation. The SCR designation is located in Planning Area 10A (see Exhibit 5.1). The maximum target density for the SCR designation is up to 40.5 dwelling units per gross acre

TABLE 5.1
Land Use Plan Summary

CFP	Specific Plan Use	Description	Total Acres	Total Units	% of Acres	% of Units
E	ER 1	Estate Residential 1 Unit per Acre	22.9	23	2.3%	0.6%
E	ER 2	Estate Residential 2 Units per Acre	72.9	57	7.3%	1.6%
E	ER Cluster	Estate Cluster (*) 3 Units per Acre	290.2	559	29.1%	15.6%
E	SFD-14.4	Single-Family Detached 14,400 sq. ft. lots	75.0	52	7.5%	1.5%
L	SFD-9.6	Single-Family Detached 9,600 sq. ft. lots	96.2	238	9.7%	6.7%
L	SFD-7.2	Single-Family Detached 7,200 sq. ft. lots	171.9	602	17.2%	16.8%
LM	SFA	Single-Family Attached Duplexes, 6-8 Units per Acre	227.2	1,452	22.8%	40.5%
M	MDR	Medium Density 10-15 Units per Acre	40.0	600	4.0%	16.8%
SCR	SCR	Senior Citizen Residential up to 40.5 Units per Acre (per the CFD target density)	5.15	107	0.51%	2.9%
	RESIDENTIAL SUBTOTAL		996.3 1,001.45	3,583 690		
C	C	Commercial	15.4 19.95	0	1%	
OP	QP	Quasi- Public(Office and Restricted Commercial	15.8	0	1%	
LM	ES	Elementary School(**)	10.3	10	1%	
LM	IS	Intermediate School	21.7	0	2%	
LM/M	P	Community, Historic and Neighborhood Parks(*)	30.0	0	3%	

Chapter 5.0 Land Use Plan

M	GP	Greenbelt Park	11.3	0	1%	
L/E	OS	Open Space	24.0	0	2%	
L	Fire Station Site		1.3	0	1%	
	Arterial and Collector Roads		79.6	0	7%	
	PROJECT TOTAL		1,205.4	3,593,700		

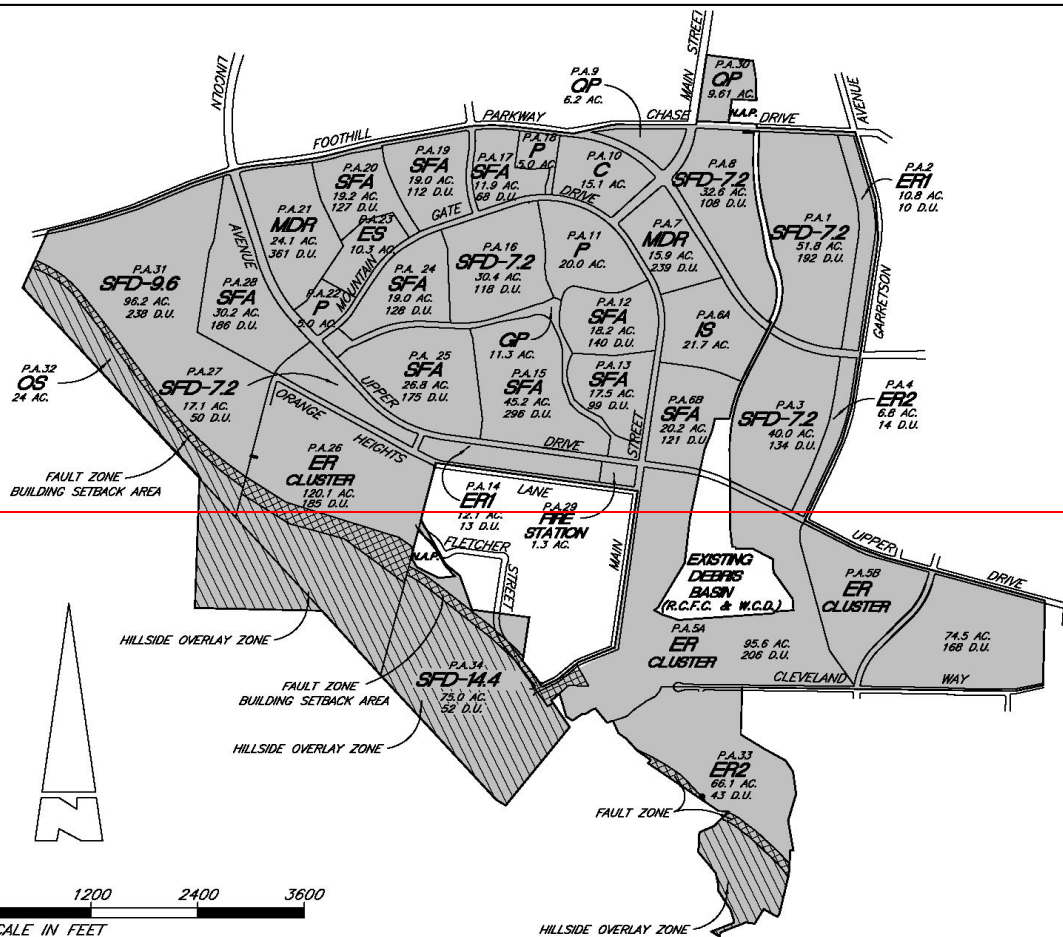
(*) The Estate Cluster area includes a requirement for additional open space, which may include additional park land, should the City Council decide to accept such park land.

(**) Ten (10) dwelling units are reserved for the Elementary School site in the event the site is not acquired for school purposes.

TABLE 5.2
Allocation of Dwelling Units among Planning Areas

Planning Area	Community Village-Area	Facilities Plan Land Use	Specific Plan Land Use	Approximate Gross Acres	DU Objectives	Dwelling Unit Low (90%)	Range High (110%)
1	4-220	L	SFD-7.2	51.8	192	172	211
2	3-230	E	ER 1	10.8	10	9	11
3	4-320	LM	SFD-7.2	40.0	134	121	147
4	3-341	LM	ER 2	6.8	14	13	15
5A	4-333	E	ER CLUSTER	95.6	206	185	227
5B	3-400 / 410	E	ER CLUSTER	74.5	168	151	185
6A	4-320	LM	IS	21.7	0	0	0
6B	4-320	LM	SFA	20.2	121	109	161
7	4-320	M	MDR	15.9	239	215	239
8	4-220	L	SFD-7.2	32.6	108	97	119
9	4-092	OP	QP	6.2	0	0	0
10A	4-300	SCR	SENIOR CITIZEN RESIDENTIAL	5.15	107	96	117
10B	4-300	C	COMMERCIAL	15.4 9.95	0	0	0
11	4-310	P	PARK	20.0	0	0	0
12	4-310	LM	SFA	18.2	140	126	146
13	4-310	LM	SFA	17.5	99	89	109
14	4-331	L	ER 1	12.1	13	11	14
15	4-310	LM	SFA	45.2	296	268	328
16	4-290	LM	SFD-7.2	30.4	118	106	130
17	4-300	LM	SFA	11.9	68	61	75
18	4-300	P	PARK	5.0	0	0	0
19	4-280	LM	SFA	19.0	112	101	123
20	4-280	LM	SFA	19.2	127	114	140
21	4-280	M	MDR	24.1	361	325	397
22	4-280	P	PARK	5.0	0	0	0
23	4-280	ES	ES	10.3	10	9	11
24	4-290	LM	SFA	19.0	128	115	141
25	4-290	M	SFA	26.8	175	161	194
26	4-332	E	ER CLUSTER	120.1	185	166	203
27	4-274	LM	SFD-7.2	17.1	50	45	55
28	4-272	LM	SFA	30.2	186	168	206
29	4-280	FS	FS	1.3	0	0	0
30	4-000	OP	QP	9.6	0	0	0
31	4-271/272/273	E/L/LM	SFD-9.6	96.2	238	220	256
32	4-273	E/L	OS	24.0	0	0	0
33	4-421	E	ER 2	66.1	43	40	97
34	4-332	E	SFD-14.4	75.0	52	47	57
SUBTOTAL				1,114.5	3,593700		
	4-290/310	P	GP	11.3			
	ROADS / LANDSCAPE EASEMENT			79.6			
TOTAL				1,205.4	3,593700		

The total number of dwelling units in the Specific Plan area may not exceed 3,~~593~~[700](#) units.

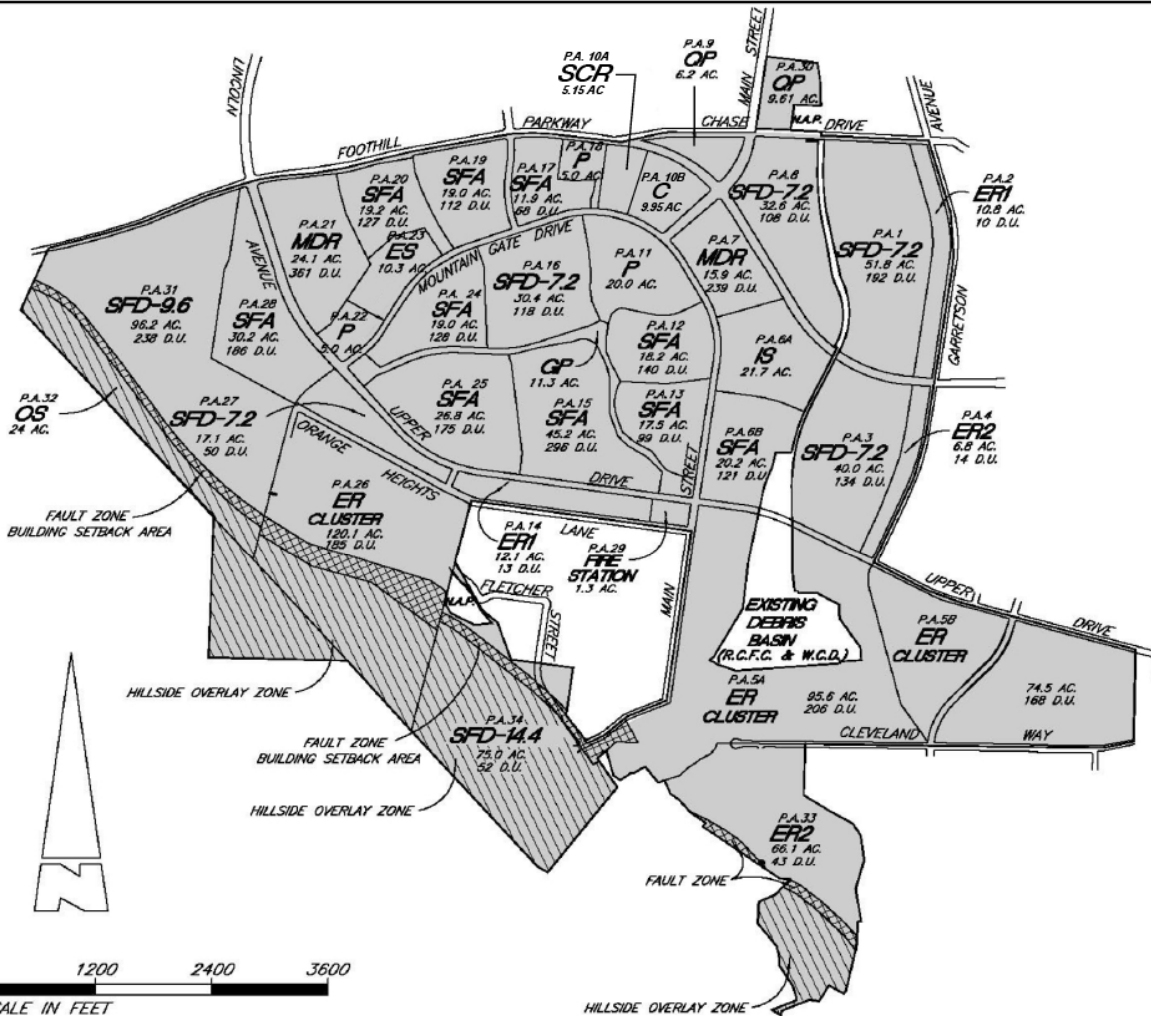


STATISTICAL SUMMARY

LAND USE CATEGORY	ACRES	DWELLING UNITS
ER1 ESTATE RESIDENTIAL 1 UNIT PER GROSS ACRE	229	23
ER2 ESTATE RESIDENTIAL 2 UNITS PER GROSS ACRE	729	57
ER3 ESTATE CLUSTER 3 UNITS PER GROSS ACRE	290.2	559
SFD144 SINGLE FAMILY DETACHED 14,400 SQ. FT. MIN. LOT	75.0	52
SFD96 SINGLE FAMILY DETACHED 9,600 SQ. FT. MIN. LOT	96.2	238
SFD72 SINGLE FAMILY DETACHED 7,200 SQ. FT. MIN. LOT	1719	602
SFA SINGLE FAMILY ATTACHED	227.2	1,452
MDR MEDIUM DENSITY RESIDENTIAL	40.0	600
IS INTERMEDIATE SCHOOL	21.7	0
ES ELEMENTARY SCHOOL	10.3	10
P PUBLIC PARKS	30.0	
C COMMERCIAL	15.1	
GP QUASI PUBLIC	15.8	
F&S FIRE STATION	13	
GP GREENBELT PARK	11.3	
OS OPEN SPACE	24.0	
ROADS/LANDSCAPE EASEMENT	79.6	
TOTAL:	1205.4 AC.	3,593 DU.

MOUNTAIN GATE LAND USE PLAN

EXHIBIT: 5.1

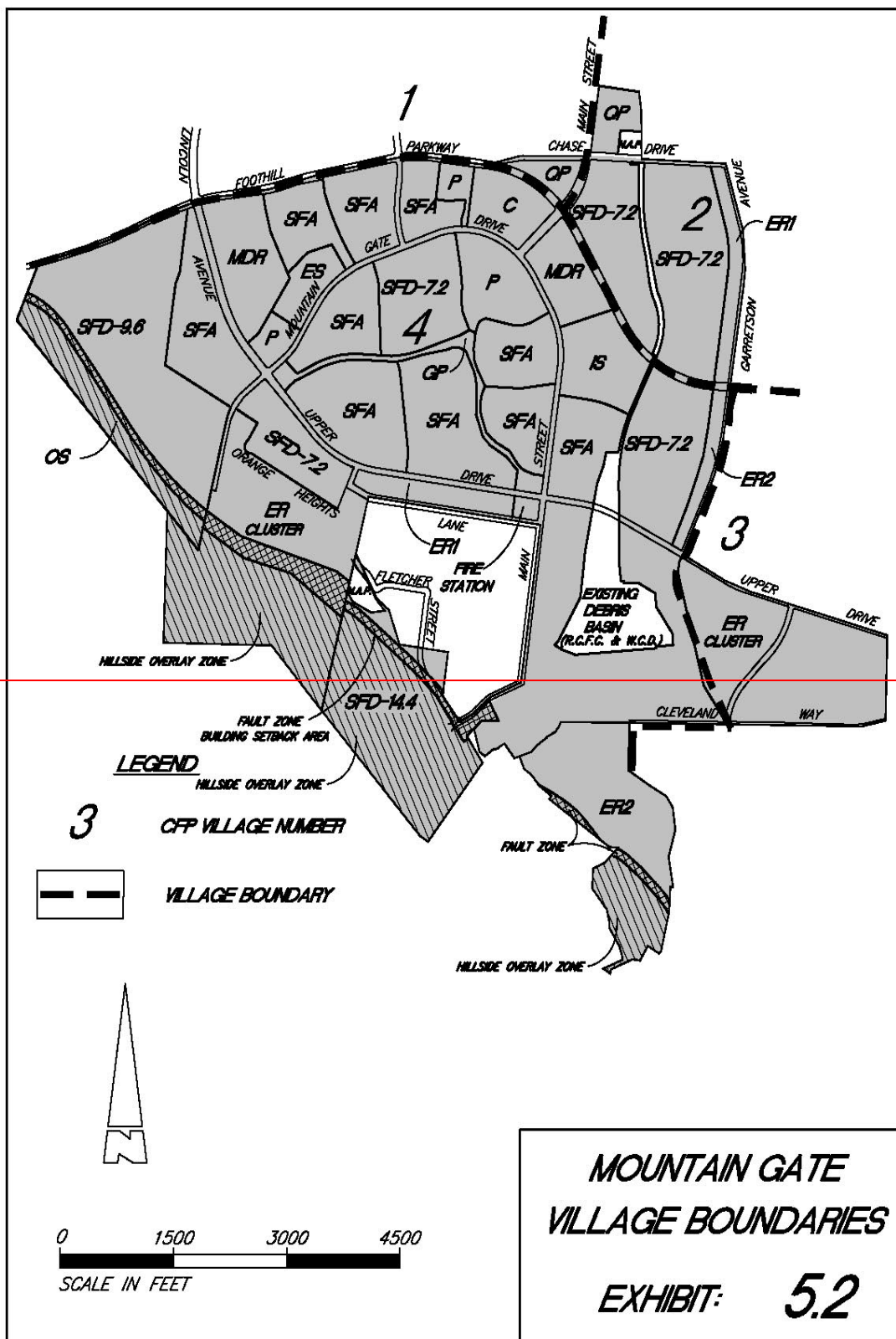


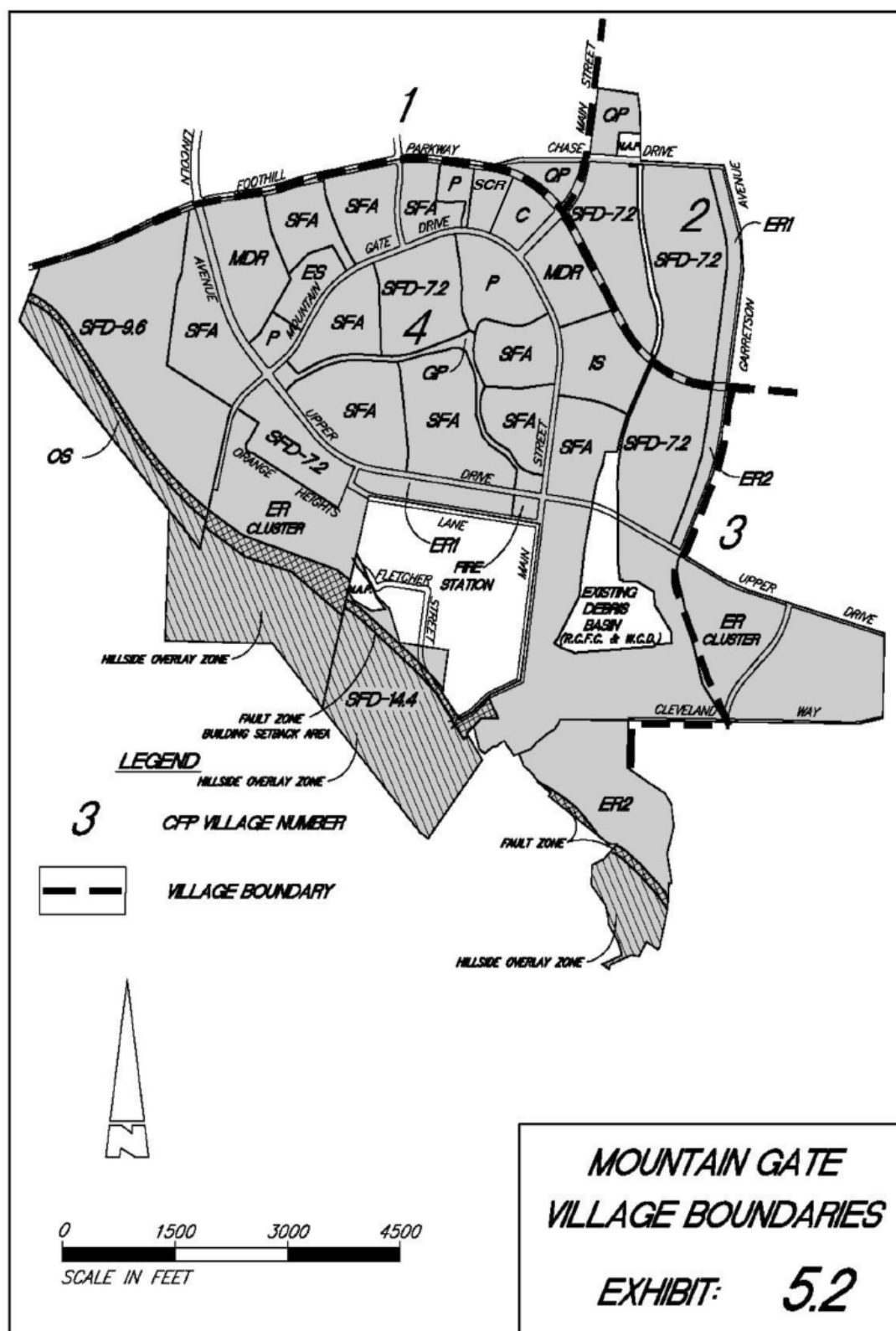
STATISTICAL SUMMARY

LAND USE CATEGORY	ACRES	DWELLING UNITS
ER ESTATE RESIDENTIAL 1 UNIT PER GROSS ACRE	22.9	23
ER ESTATE RESIDENTIAL 2 UNITS PER GROSS ACRE	72.9	57
ER ESTATE CLUSTER 3 UNITS PER GROSS ACRE	290.2	559
SFD SINGLE FAMILY DETACHED 14,400 SQ. FT. MIN. LOT	75.0	52
SFD SINGLE FAMILY DETACHED 9,600 SQ. FT. MIN. LOT	96.2	238
SFD SINGLE FAMILY DETACHED 7,200 SQ. FT. MIN. LOT	171.9	602
SFA SINGLE FAMILY ATTACHED	227.2	1,452
MDR MEDIUM DENSITY RESIDENTIAL	40.0	600
SCR SENIOR CITIZEN RESIDENTIAL	5.15	107
IS INTERMEDIATE SCHOOL	21.7	0
ES ELEMENTARY SCHOOL	10.3	10
P PUBLIC PARKS	30.0	
C COMMERCIAL	9.95	
QP QUASI PUBLIC	15.8	
FS FIRE STATION	13	
GP GREENBELT PARK	11.3	
OS OPEN SPACE	24.0	
ROADS/LANDSCAPE EASEMENT	79.6	
TOTAL:	1205.4 AC.	3,700 DU.

**MOUNTAIN GATE
LAND USE PLAN**

EXHIBIT: 5.1





The MDR Medium Density Residential designation is proposed for two planning areas: one at Main Street and Foothill Parkway, and one at Lincoln Avenue and Foothill Parkway. These areas are intended for the development of town homes. The two medium density areas adjacent to Foothill Parkway reflect an extension of the village core outward from Mountain Gate Drive.

5.2 Commercial and Quasi-Public Land Uses

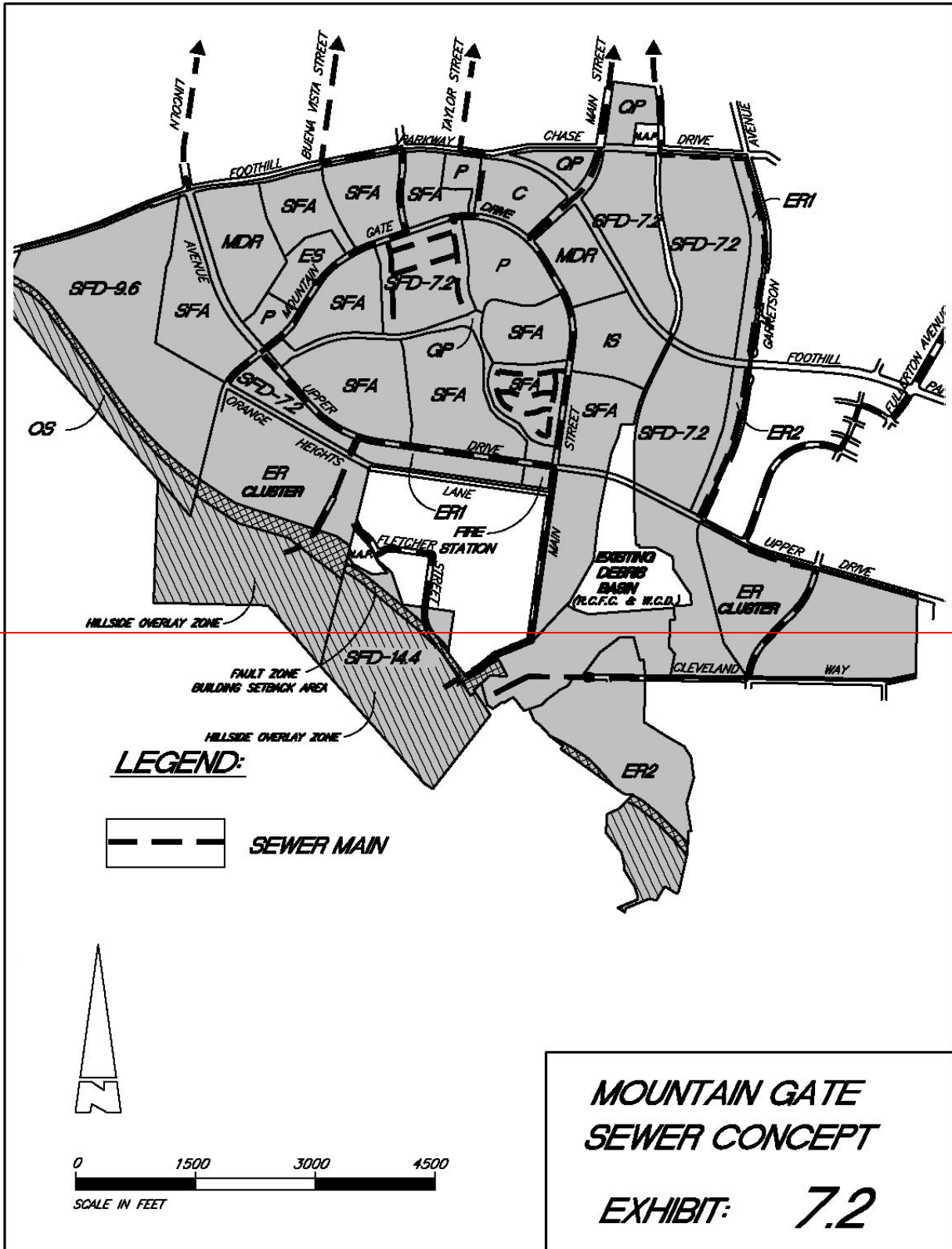
The Land Use Plan designates ~~15.1~~9.95 acres at the southwest corner of Foothill Parkway and Main Street, located in planning area 10B, for neighborhood commercial development. On the northwest corner of this same intersection, the plan designates planning area 9 as a “Quasi-Public” site covering 6.2 acres. The intersection where these uses will be located is the primary entry to the Mountain Gate planned community. An additional, 9.6 acres at the northeast corner of Main Street and Chase Drive, in planning area 30, are designated for “Quasi-Public” uses. Planning area 30 is not subject to the Mountain Gate phasing plan and will be developed individually with separate engineering and infrastructure requirements.

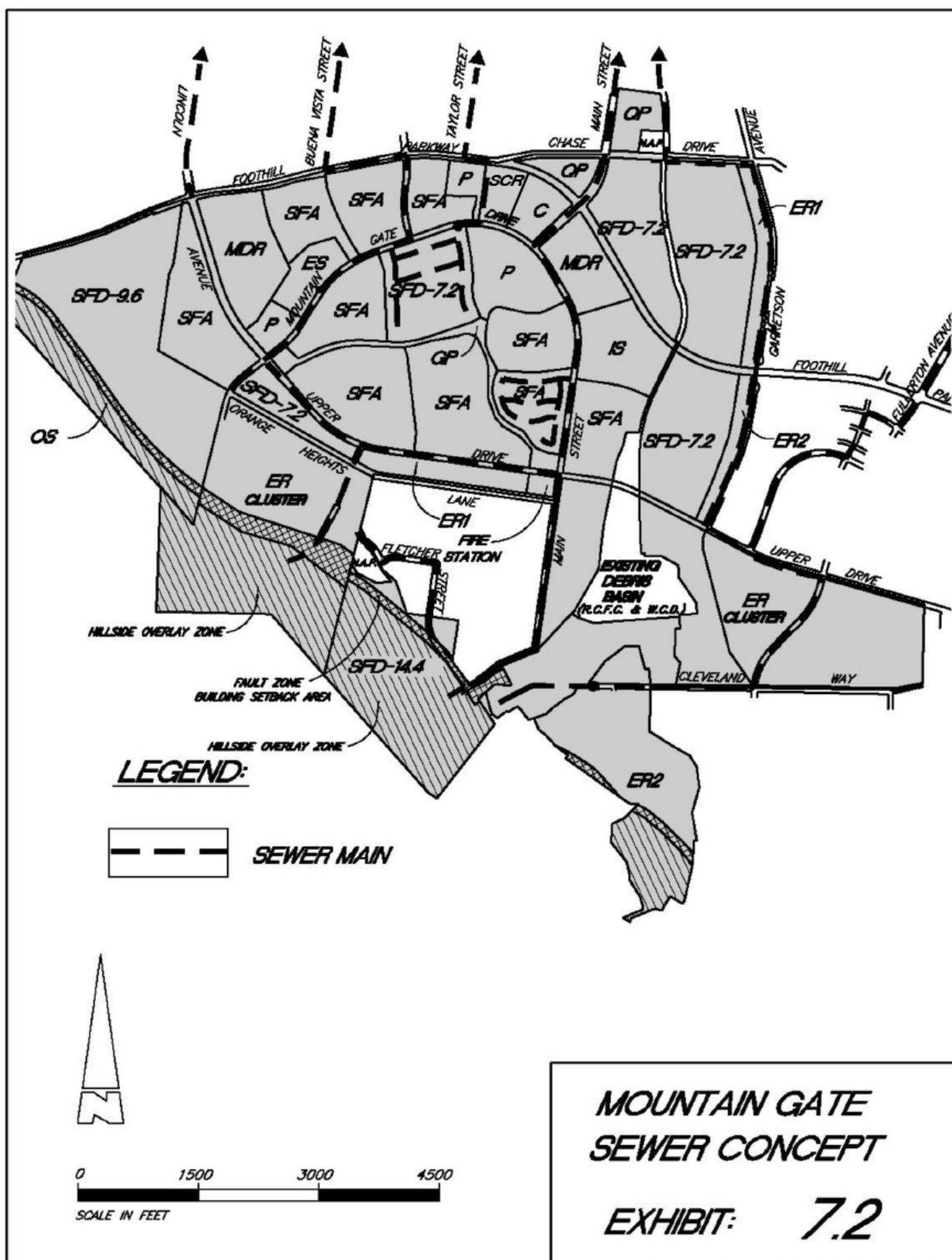
The commercial site is planned to meet a range of neighborhood-serving, daily shopping needs. Typical uses would likely include a supermarket, convenience store, drugstore, and various small retail and personal services establishments.

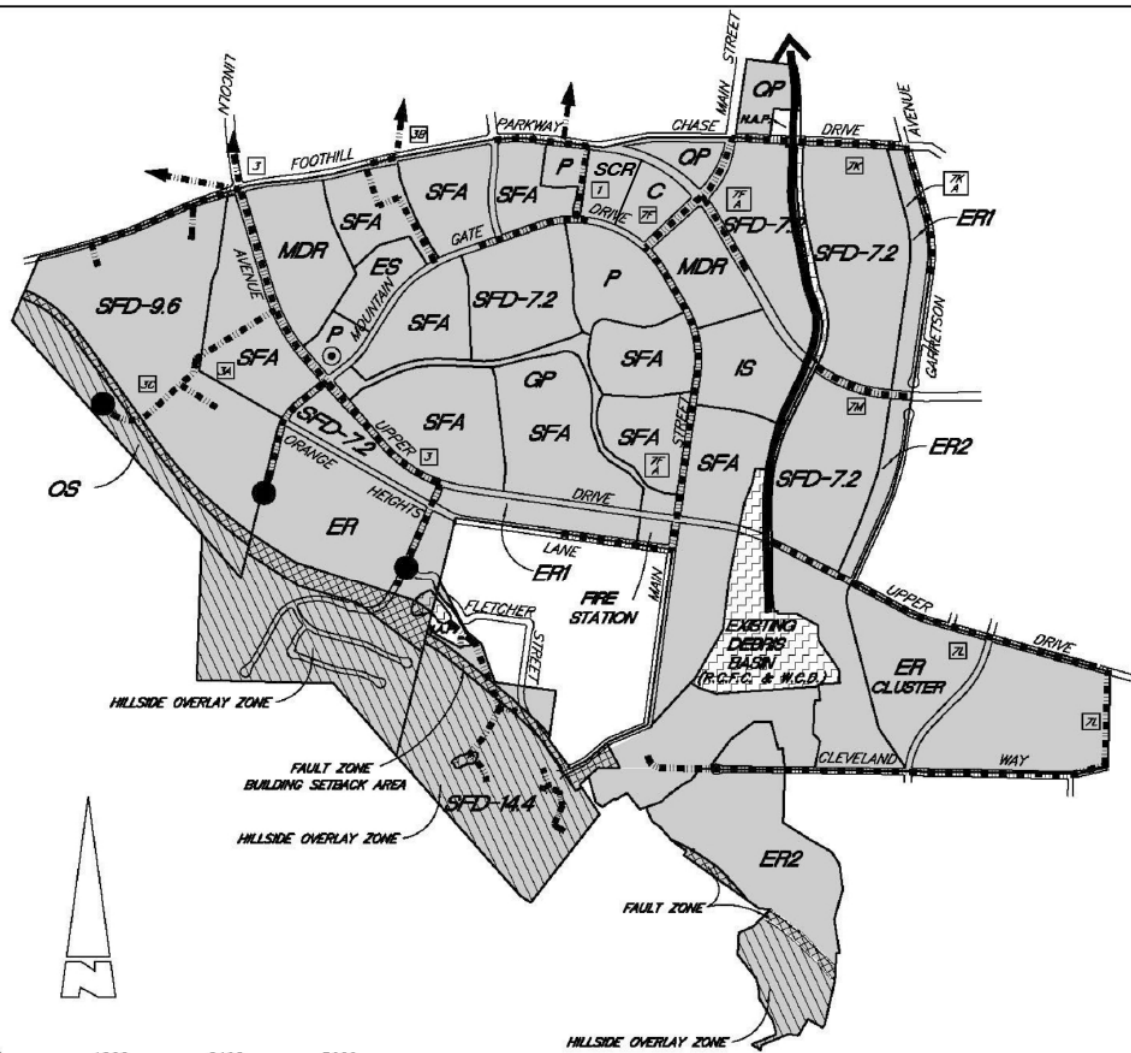
The purpose of the quasi-public site is to establish a location for government or other public uses that are necessary to serve the day-to-day needs of the residents. The range of uses which might be provided on this site include a fire station, a post office, a branch library, a government center, child care facilities, a home for the aged, a church, or professional offices.

The commercial land use designation for planning area 10B is based upon the recommendations of a commercial market analysis which addressed the need for additional commercial development in south Corona, and also the specific commercial development potential of this particular site. This commercial market analysis reached the following conclusions:







1. The CFP land use plan for south Corona provides limited opportunities for commercial development which are concentrated along Ontario Avenue. The commercial areas designated on the CFP are not adequately distributed within south Corona to support the local need and demand for convenient neighborhood shopping throughout the area.
2. The addition of a neighborhood commercial area in Mountain Gate is desirable to provide convenient daily shopping for the future residents of the south part of south Corona.
3. There will exist sufficient demand for neighborhood commercial uses in south Corona to support the proposed commercial development on the Mountain Gate site as well as the proposed commercial development on Ontario Avenue.
4. The specific site proposed, at the corner of Main Street and Foothill Parkway, is ideally located to provide highly accessible and convenient commercial access for residents of the immediate area, and also for residents of other areas in south Corona traveling along Main Street and Foothill Parkway. Future traffic volume projections for this intersection fit the typical profile required for successful convenience commercial development.





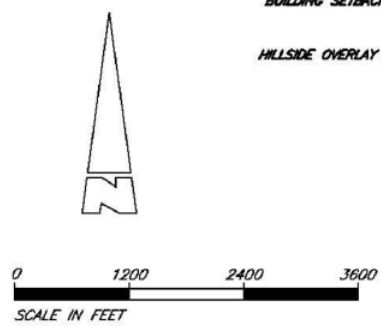


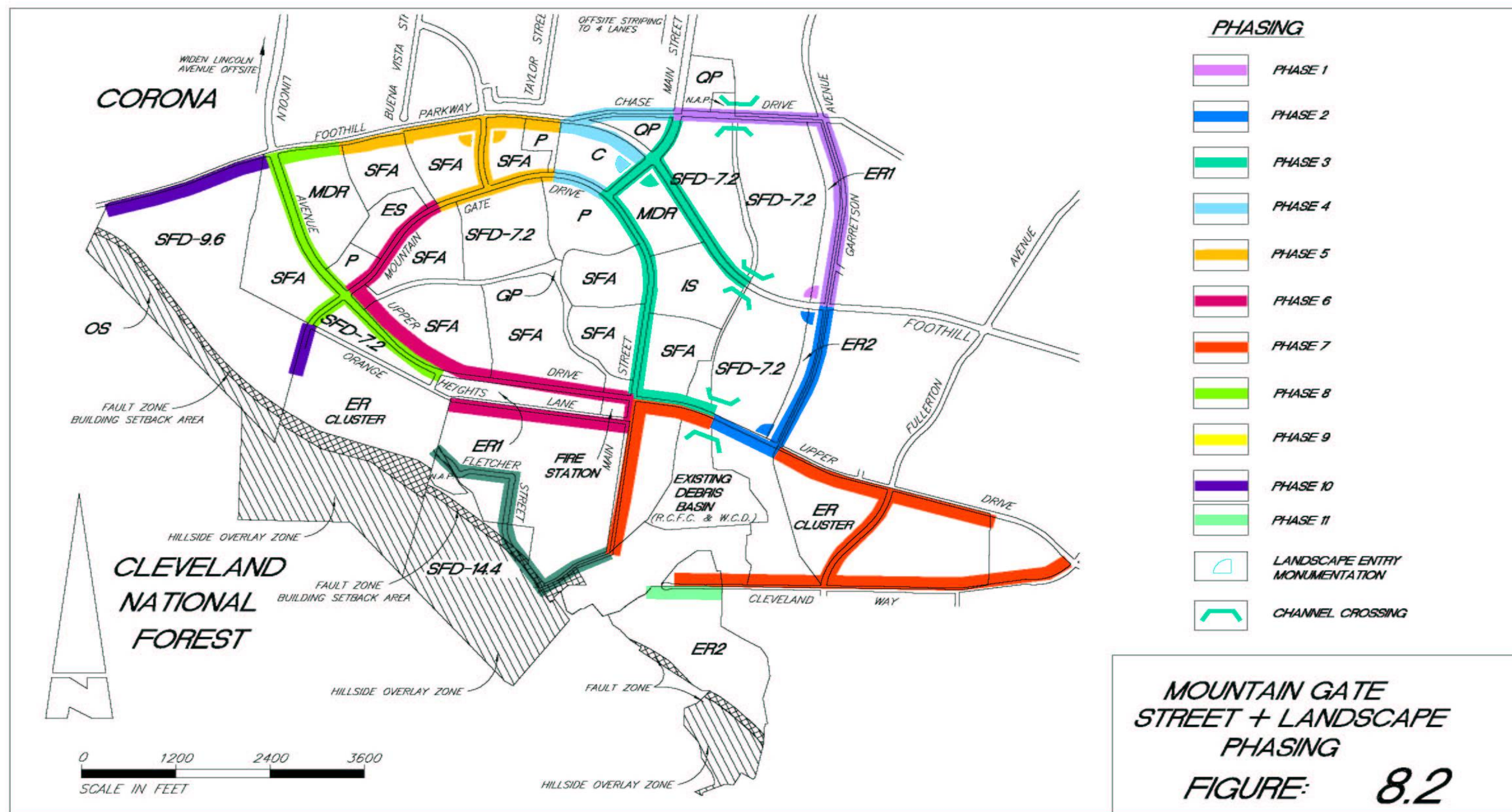
LEGEND

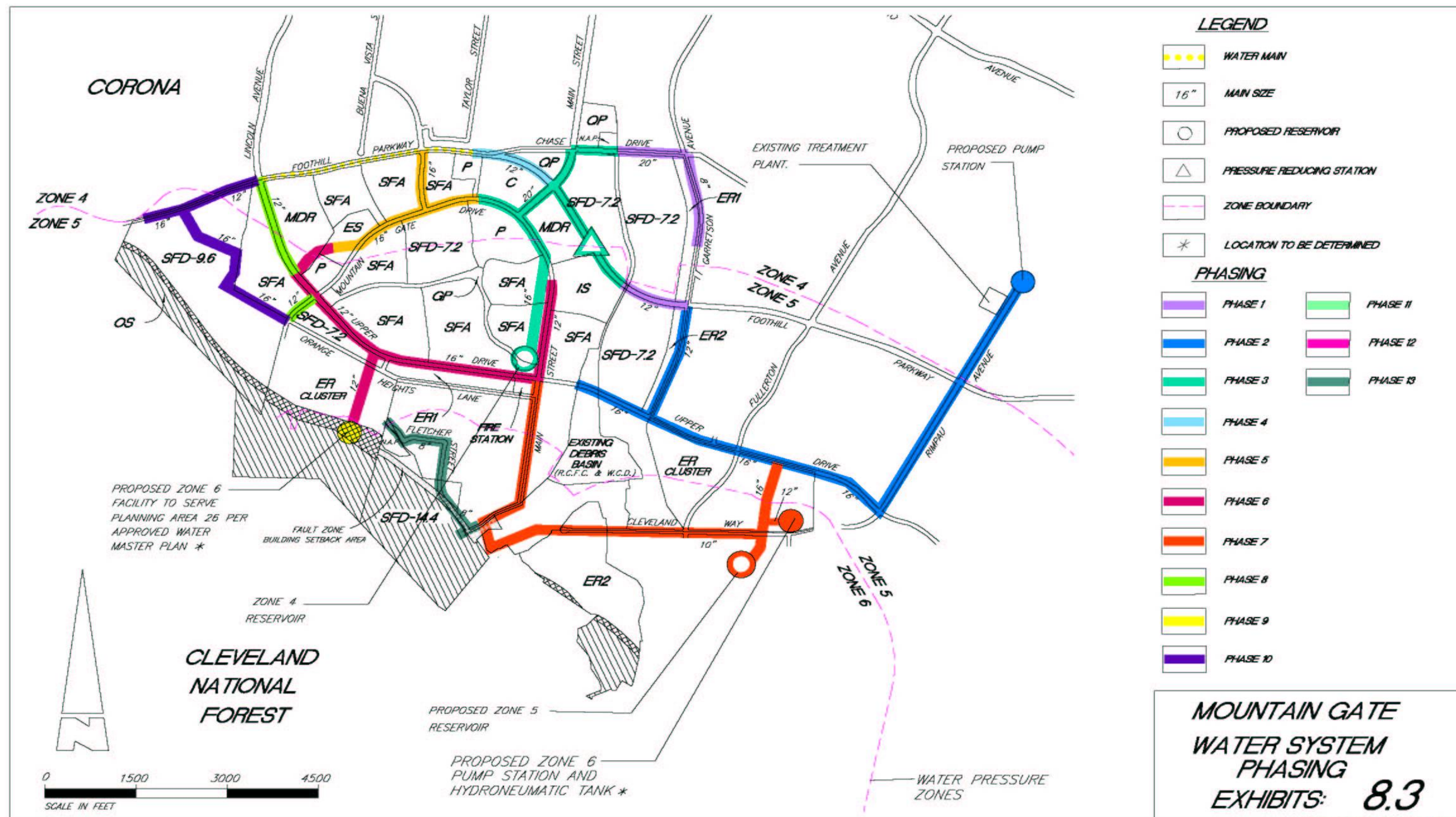
-  **PROPOSED JOINT USE DETENTION BASIN**
-  **PROPOSED DEBRIS BASIN**
-  **PROPOSED STORM DRAIN**
-  **EXISTING DEBRIS BASIN**
-  **STORM DRAIN LINE NUMBER**
-  **EXISTING FLOOD CONTROL CHANNEL**

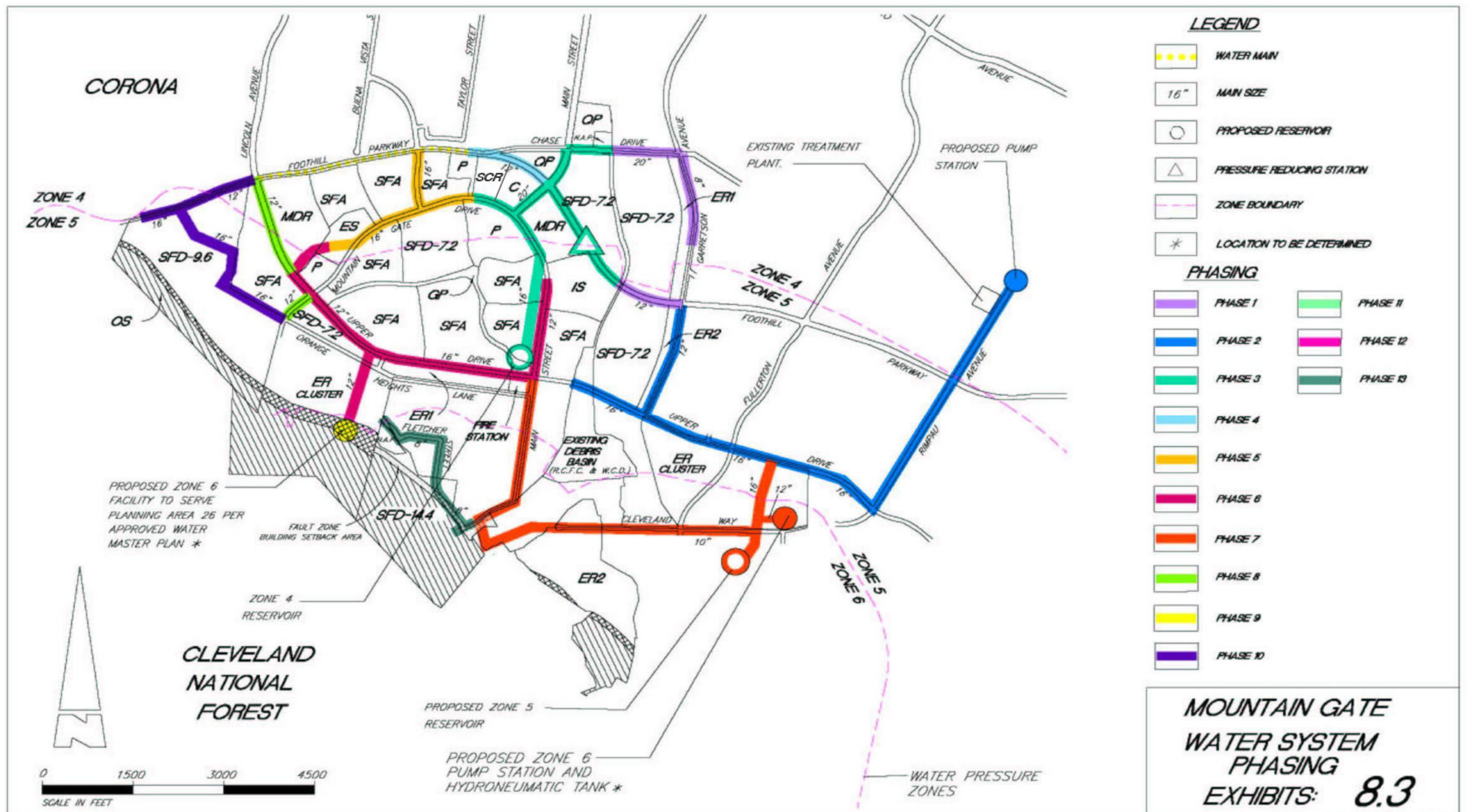
* NOTE: WHETHER FACILITIES 7N AND 7NA ARE REQUIRED WILL DEPEND ON THE DEVELOPEMENT PLAN THIS PLANNING AREA.

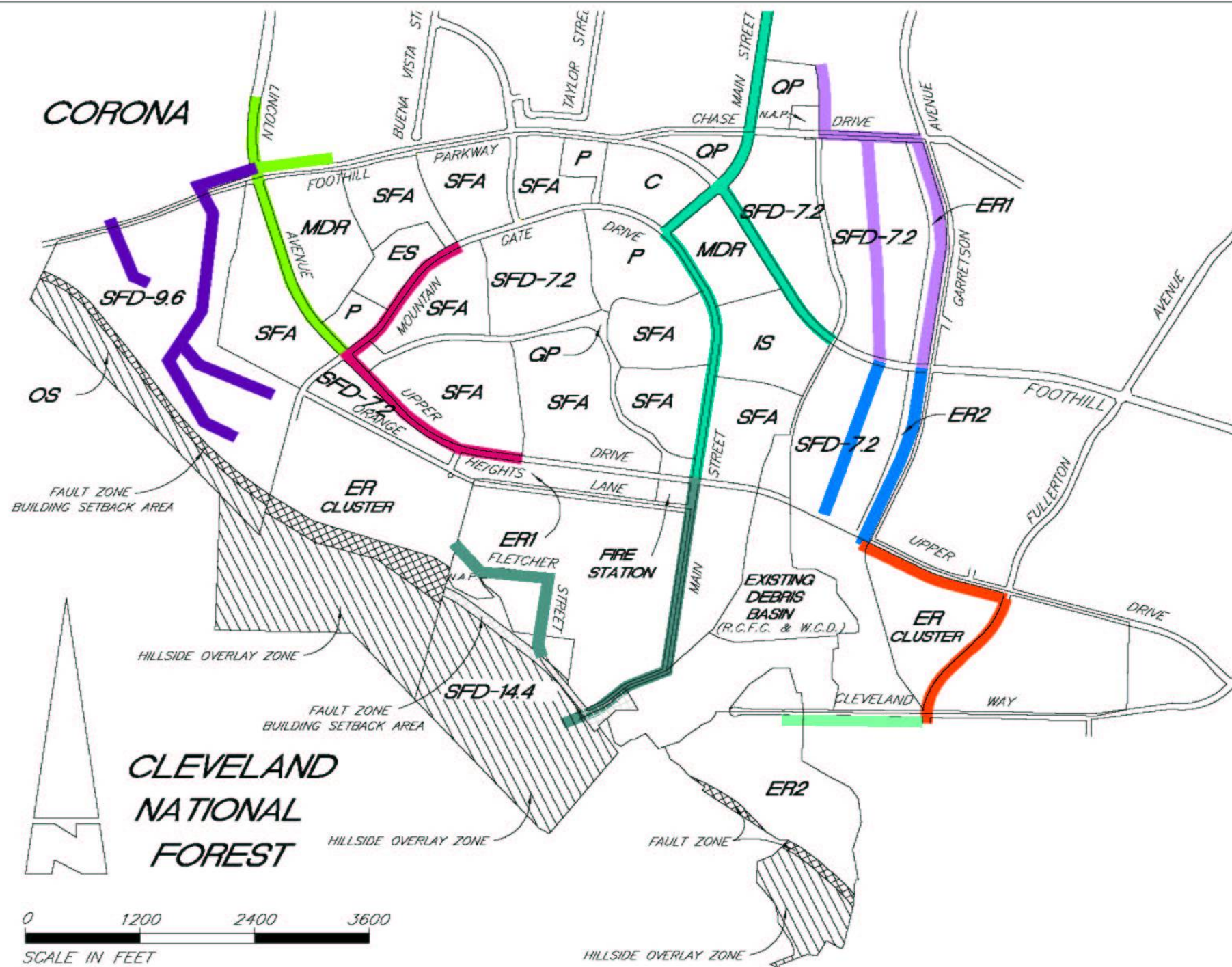
MOUNTAIN GATE DRAINAGE PLAN **EXHIBIT: 7.3**







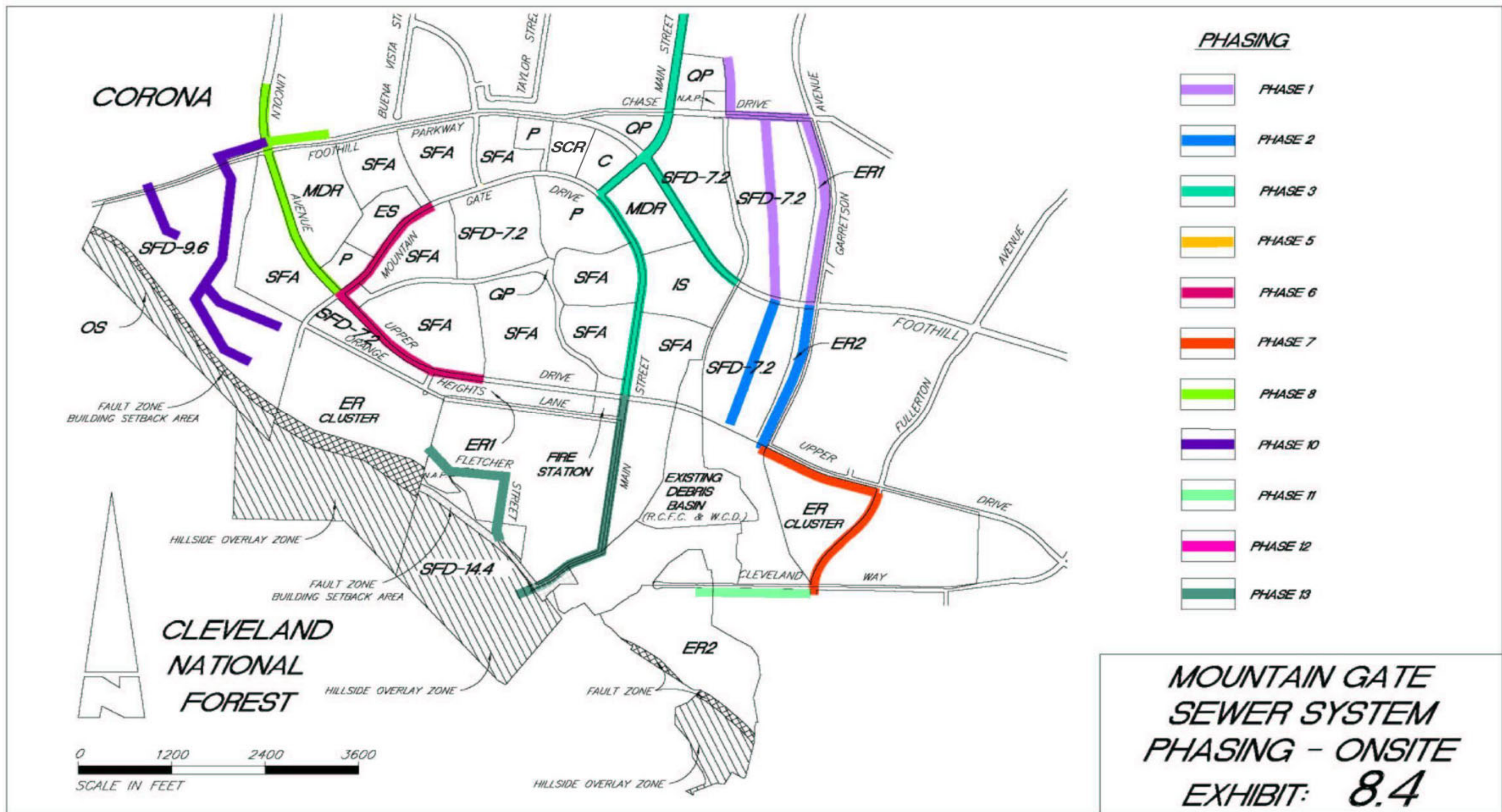


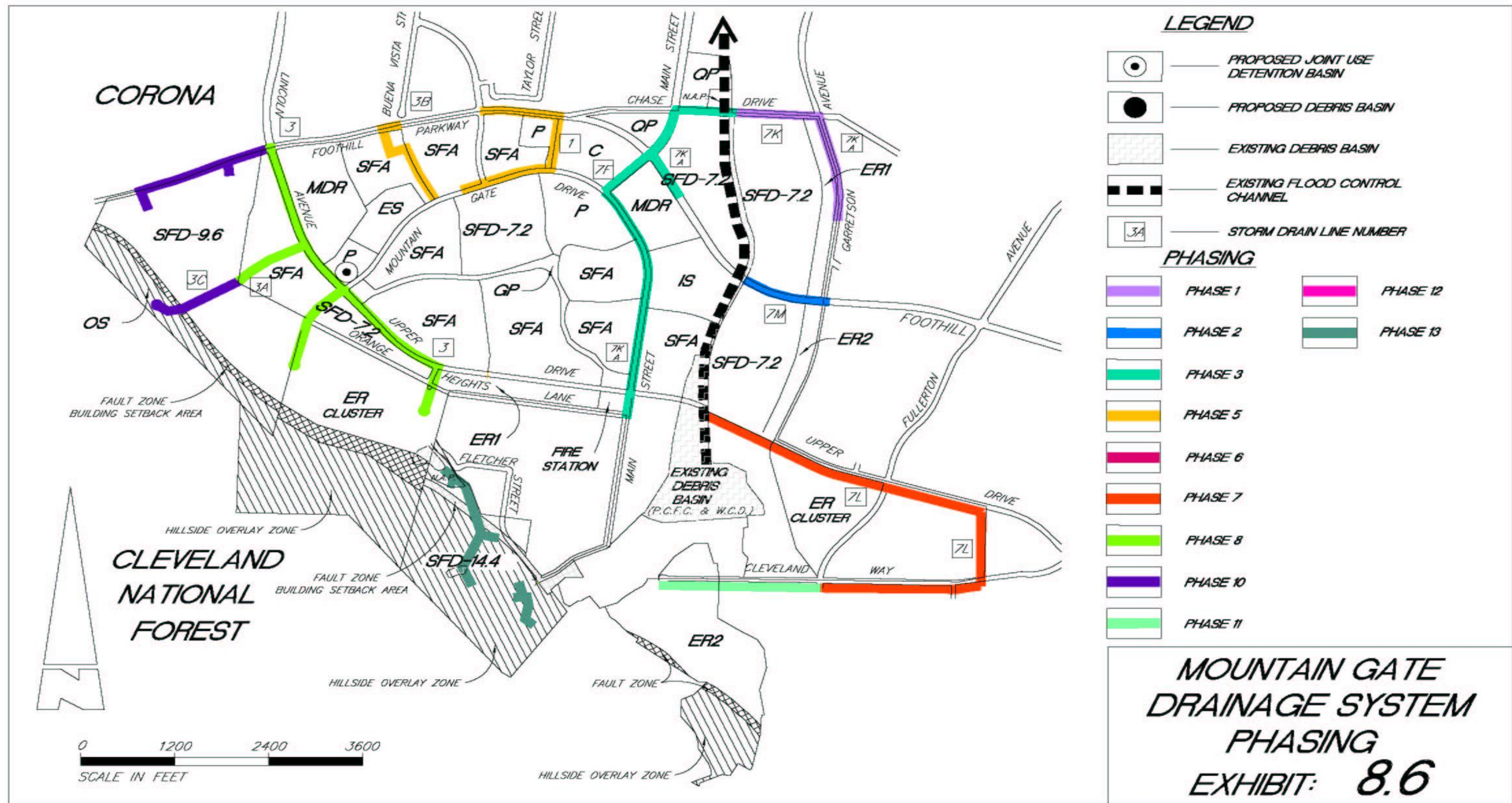


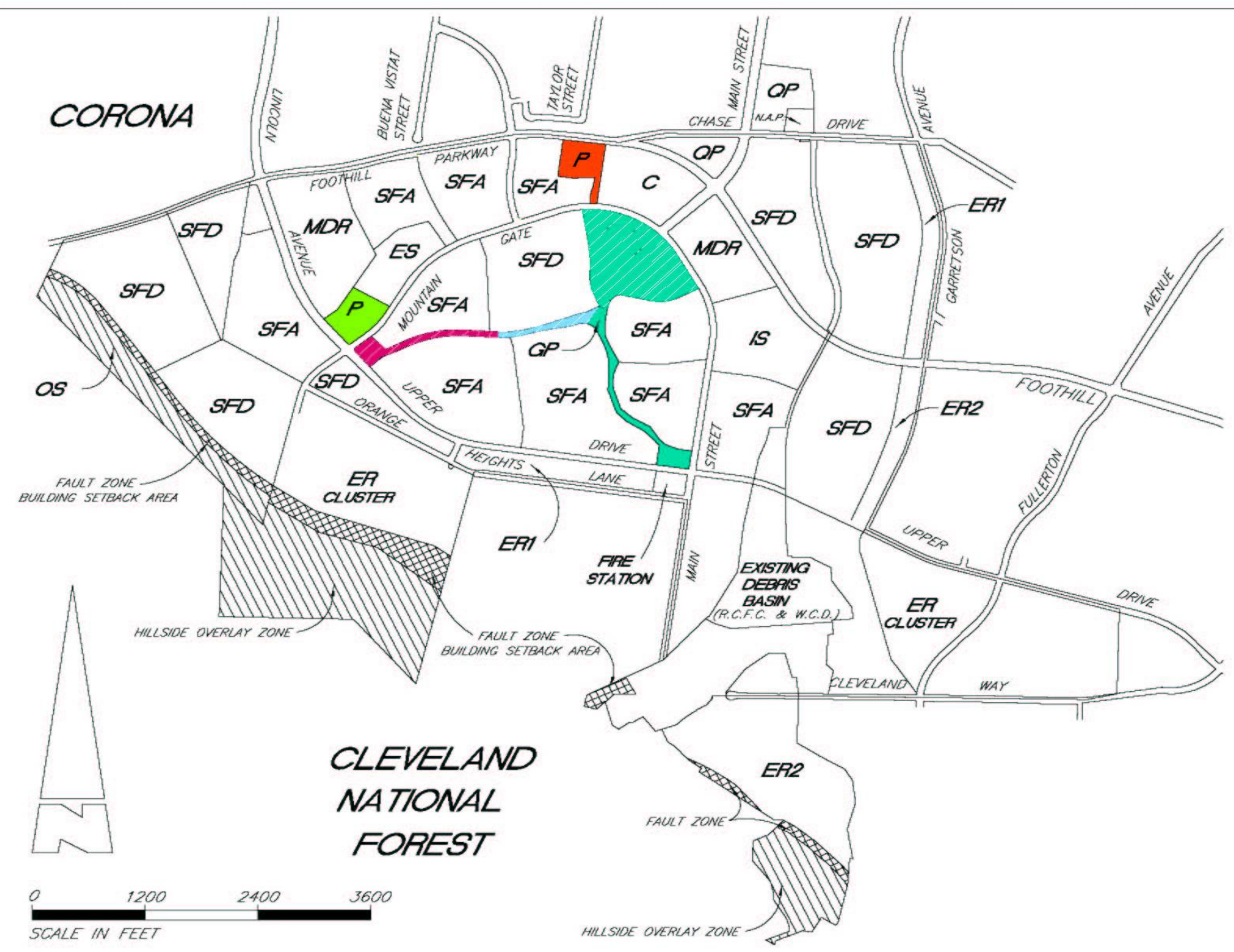
PHASING

	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 5
	PHASE 6
	PHASE 7
	PHASE 8
	PHASE 10
	PHASE 11
	PHASE 12
	PHASE 13

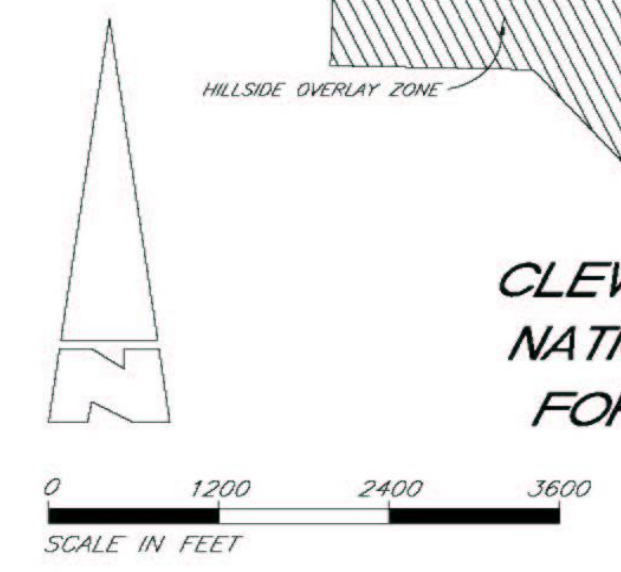
MOUNTAIN GATE SEWER SYSTEM PHASING - ONSITE EXHIBIT: 8.4







- PHASING**
- PHASE 3
 - PHASE 4
 - PHASE 6
 - PHASE 8
 - PHASE 7



**MOUNTAIN GATE
PARK LAND
DEDICATION PHASING
FIGURE: 8.7**

9.0 DEVELOPMENT STANDARDS

The Mountain Gate Specific Plan establishes ~~five~~ six residential districts, a commercial district, a quasi-public district; a hillside overlay district and standards for the improvement of open space and public lands. The standards contained herein shall serve as minimum regulations unless specified otherwise. They are subject to modification through the amendment and modification procedures contained herein or within Section 11.0, Implementation Plan.

9.0.1 General Provisions

- a. Unless excepted herein, the south Corona Community Facilities Plan and other relevant zoning ordinances, municipal codes, and City regulations shall govern the design, development and construction of Mountain Gate.
- b. The Land Use Plan for Mountain Gate is shown in exhibit 5.1. The Land Use Plan identifies individual planning areas and assigns each planning area to a land use district.
- c. The number of units allowed within each planning area shall be within the range established in table 5.2, except where density transfers are approved as provided in Section 11.2, Density Transfers. The total number of dwelling units in the entire Specific Plan area shall not exceed the total number permitted for all planning areas as shown in table 5.2.
- d. The following land use districts are established:

ER: Estate Residential
1 - 2 units per gross acre

ER Cluster: Estate Residential Cluster
3 units per gross acre

SFD: Single Family Detached Residential 0 - 4 units per gross acre

SFA: Single Family Attached Residential 6 - 8 units per gross acre

MDR: Medium Density Residential 10 - 15 units per gross acre

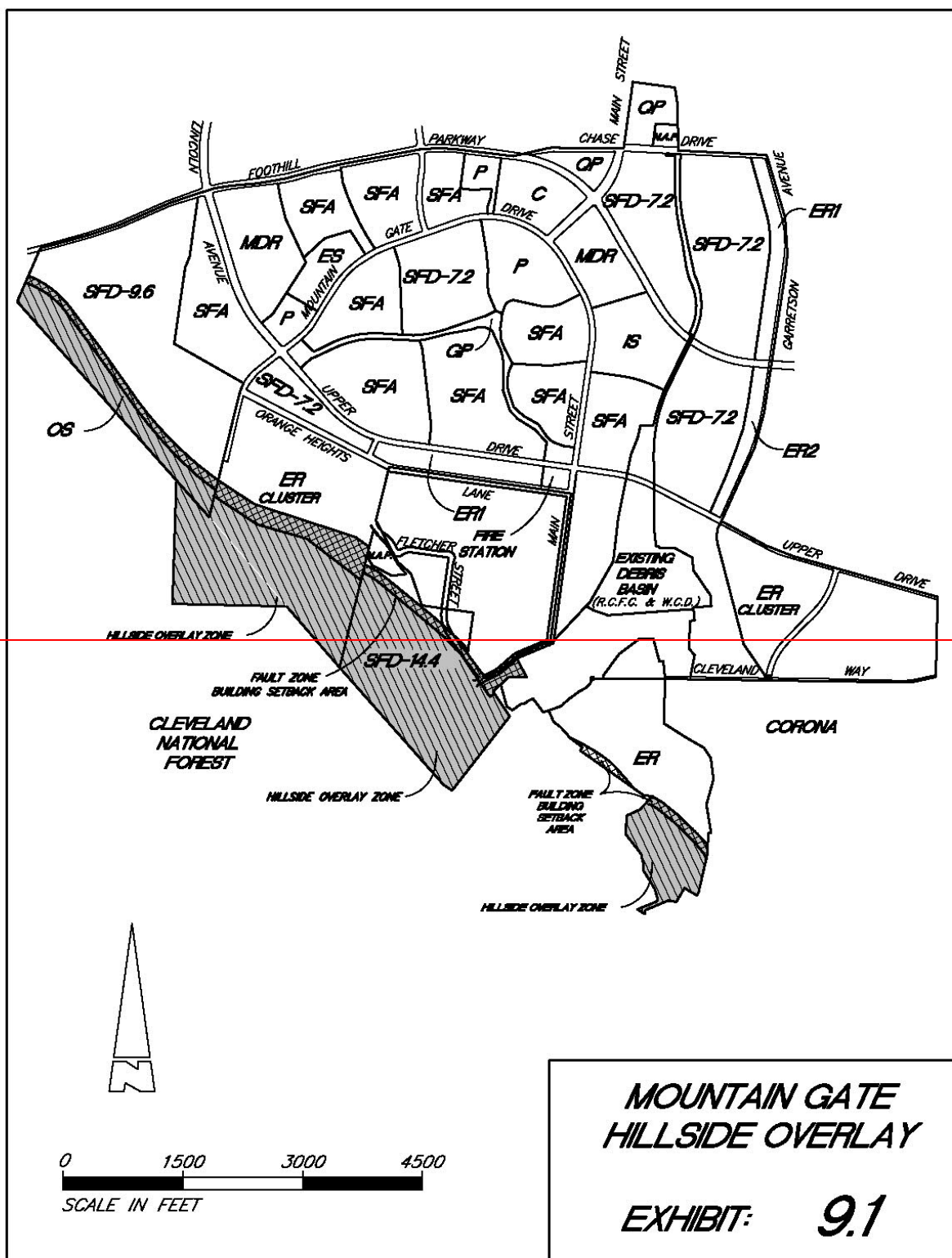
SCR: Senior Citizen Residential – up to 40.5 units per gross acre (target density of the CFD)

C: Commercial

QP: Quasi-Public

P, GP, OS and ES: Parks, Greenbelt Park, Open Space and Elementary School

GP: Greenbelt Park



9.1.6. SCR. Senior Citizen Residential District

- 1. Purpose
- 2. Permitted Uses
- 3. Prohibited Uses
- 4. Density
- 5. Development Standards
 - A. Setbacks
 - B. Parking
 - C. Minimum Dwelling Unit Size
 - D. Signage

1. **Purpose** – The Senior Citizen Residential District is intended to accommodate housing that provides amenities, services, and activities suitable for residents over the age of 55 years.

2. **Permitted Uses** – The following uses shall be permitted in the SCR District:

Multiple family dwellings for senior citizen assisted living (including memory care) and independent living, restricted to persons 55 years of age or older.

3. **Prohibited Uses** – Uses prohibited in the SCR district are as follows:

Commercial uses;
Manufacturing uses.

4. **Density** –Maximum density permitted shall be 40.5 units per gross acre (target density of the CFD) . The number of dwelling units permitted shall be subject to the density allocation found on Table 5.2, Allocation of Dwelling Units Among Planning Areas.

5. **Development Standards** – Development within the SCR district shall comply with the development standards from Section 17.24.060 through 17.24.220 of the Corona Municipal Code for the R-3 zone, except as otherwise specified herein. In the event of a conflict, the requirement of the Specific Plan shall govern.

A. **Setbacks** - All yard setbacks shall comply with Section 17.24.100 of the Corona Municipal Code, except for the following:

a. **Yard Setbacks** (measured from property line):

- i. Buildings shall be set back a minimum of twenty-five (25) feet from Mountain Gate Drive right-of-way line; however, parking lots may be permitted to have a minimum setback of five (5) feet from Mountain Gate Drive right-of-way line.
- ii. Buildings including parking lots shall be set back a minimum of twenty-five (25) feet from Foothill Parkway right-of-way line.
- iii. The side yard landscape may be reduced subject to Planning and Development Director approval through the Precise Plan Review process.

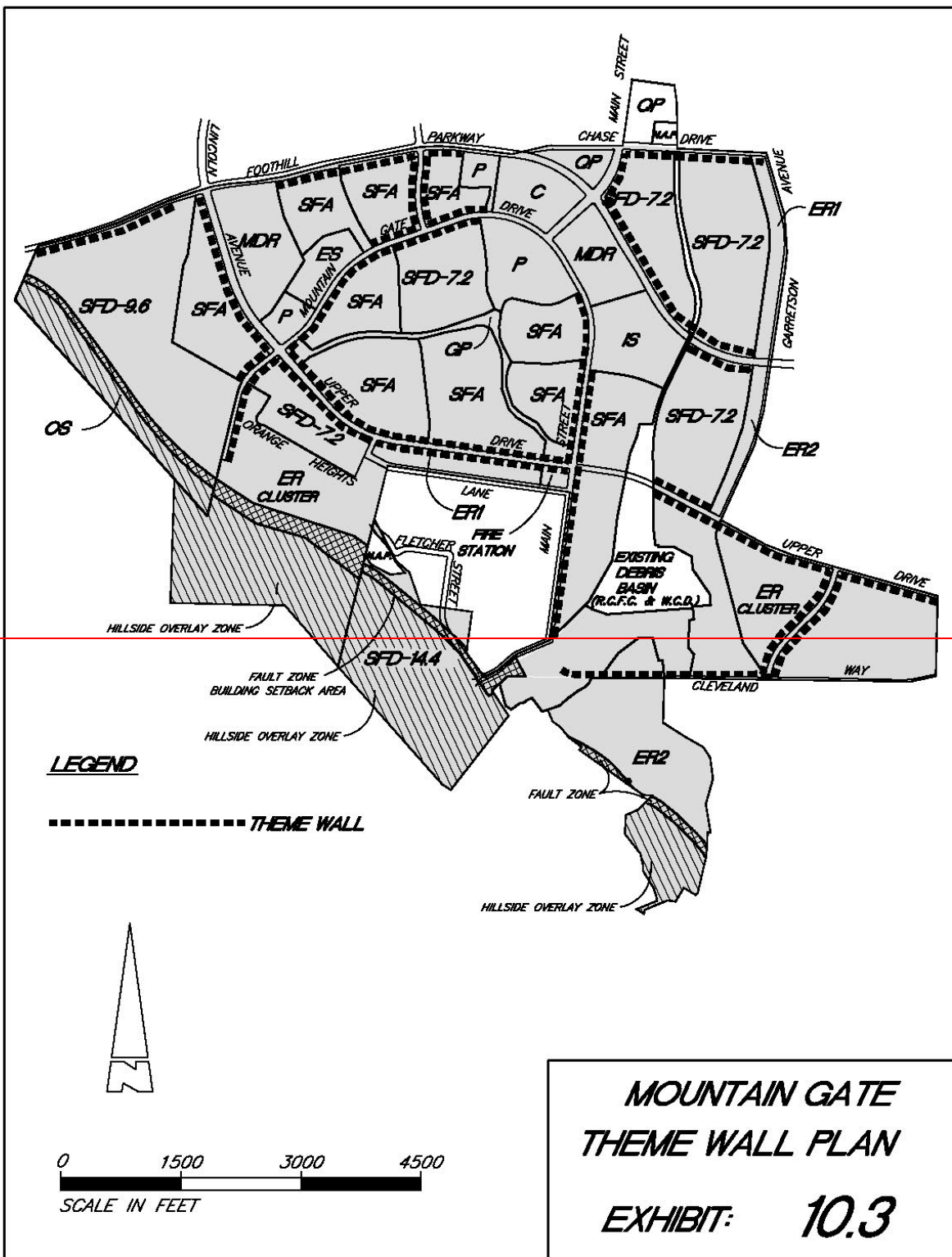
B. **Parking** - Parking shall comply with the applicable off-street parking requirements of Chapter 17.76 of the Corona Municipal Code, except for the following:

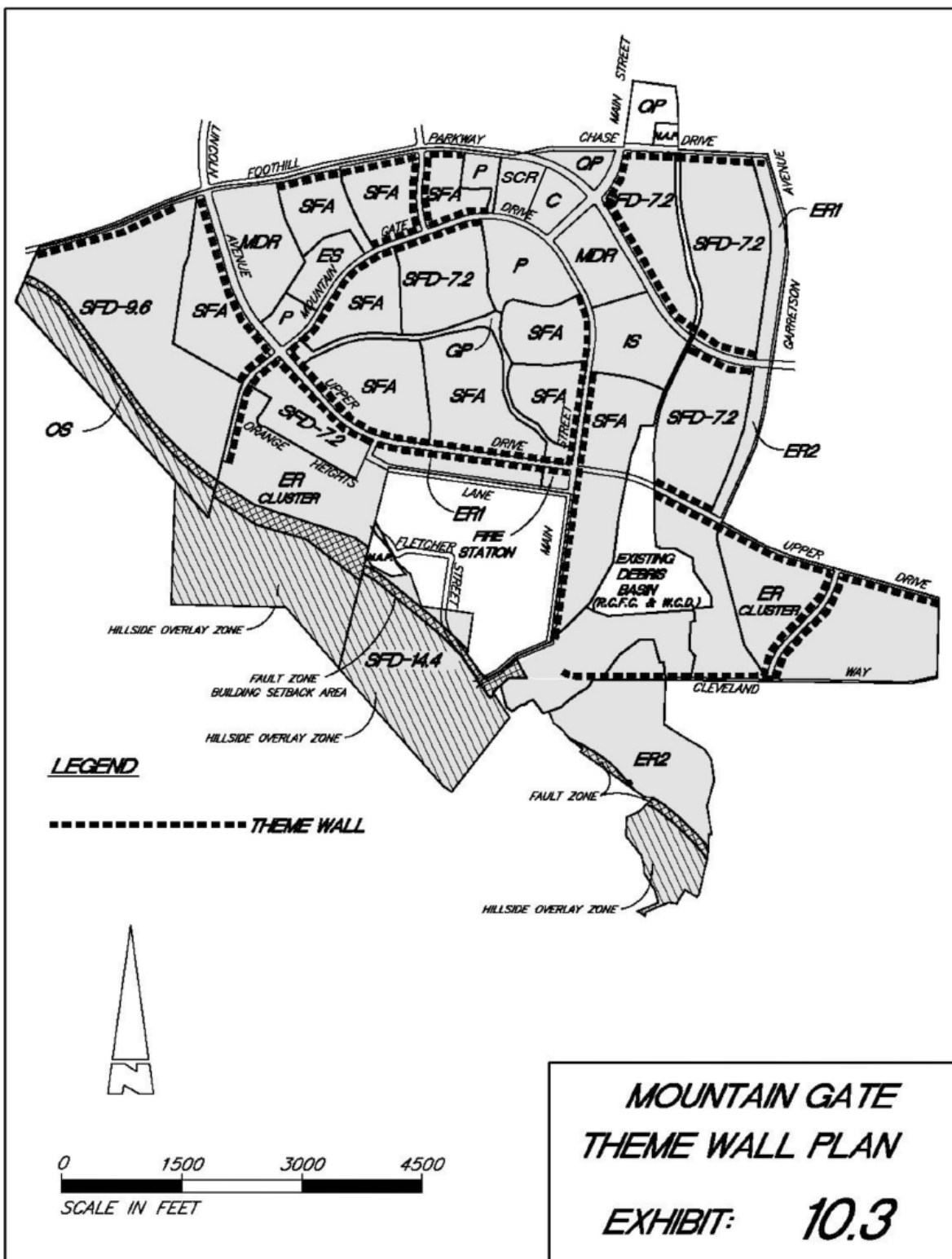
Uncovered parking may be utilized, provided that the parking lot area is sufficiently shaded by canopy trees as determined through the Precise Plan review process.

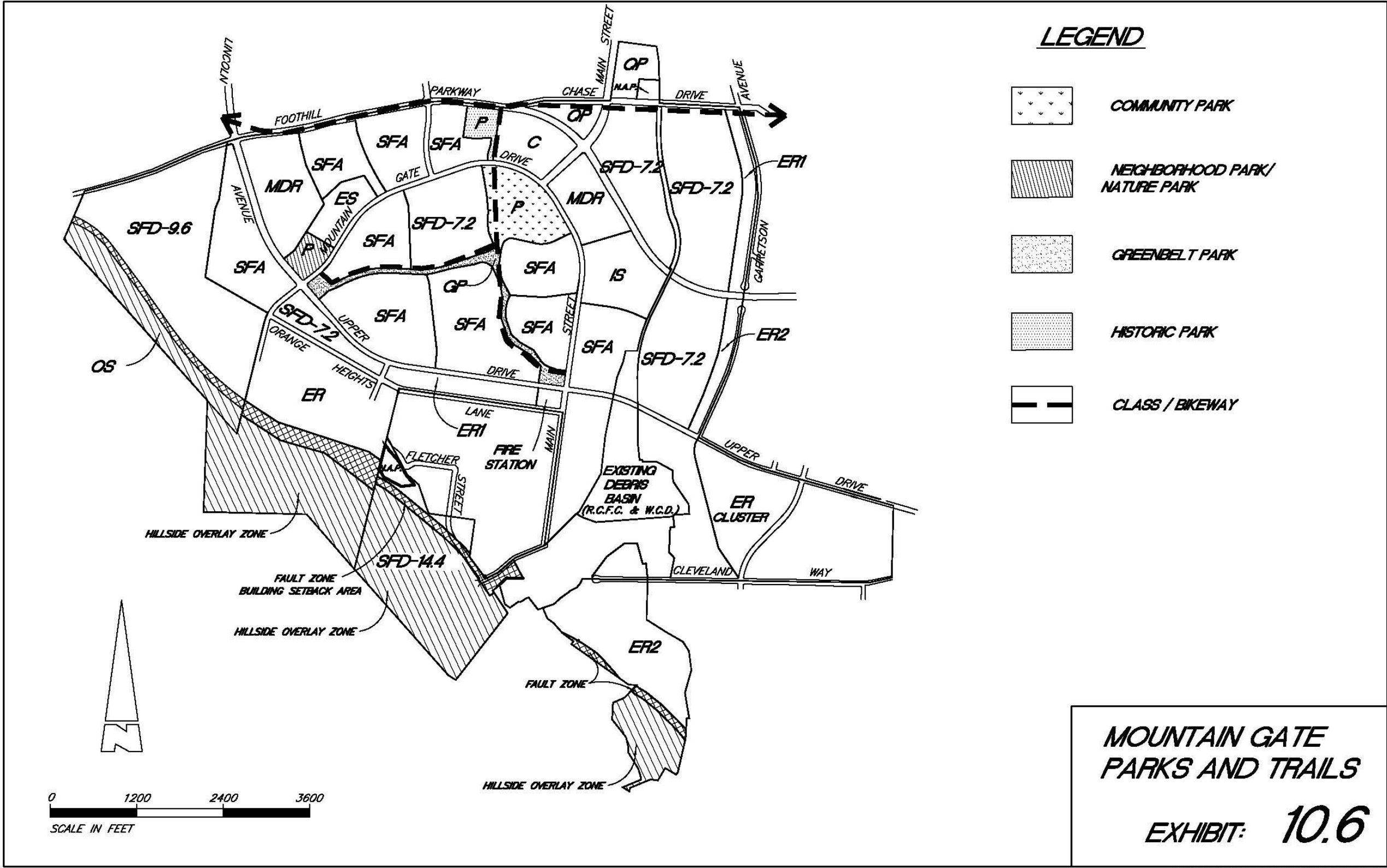
C. **Minimum Dwelling Unit Area** - There shall be a minimum of 400 square feet for studio units and 450 feet for all other dwelling units.

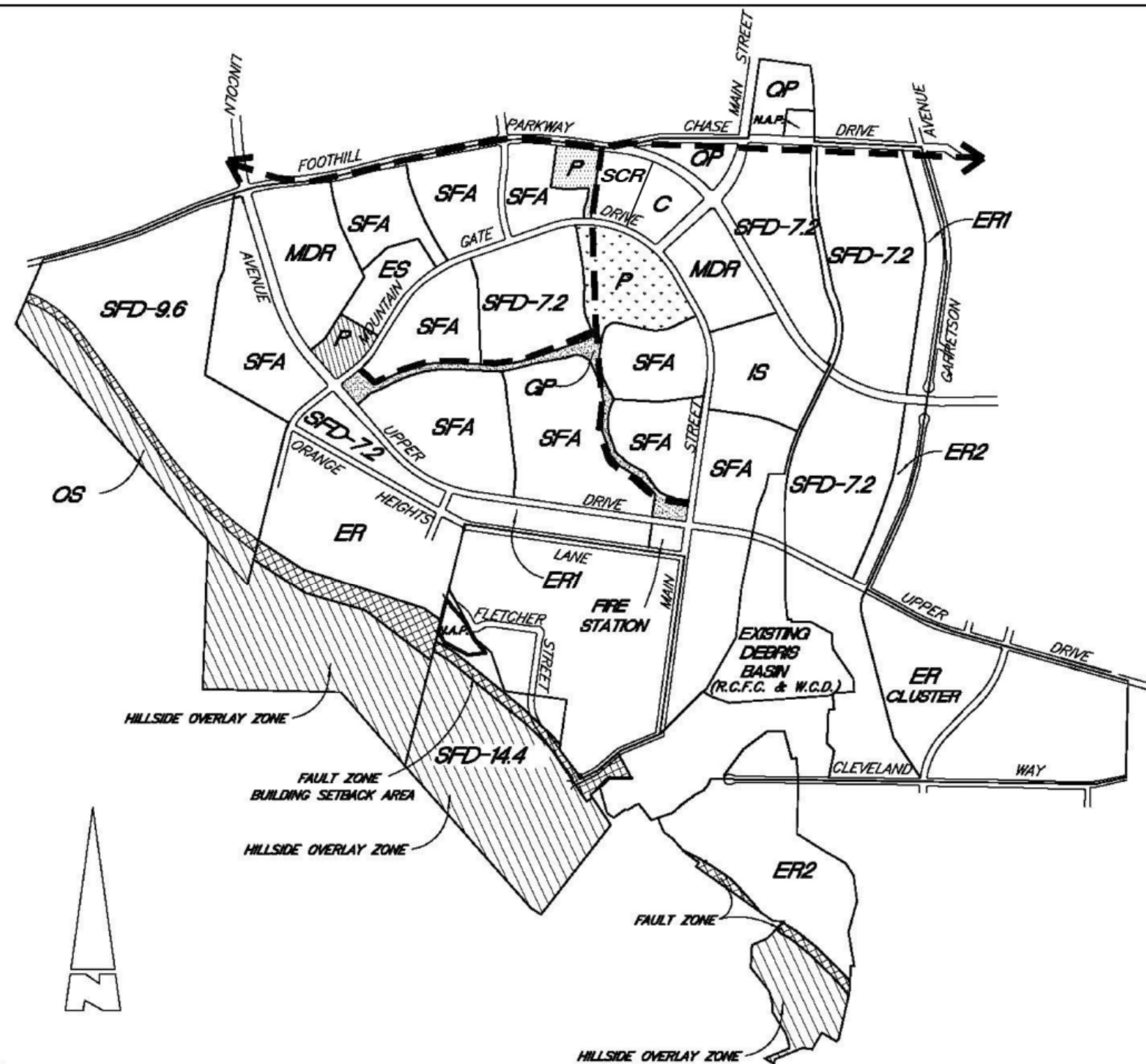
D. **Signage** – The provisions of Chapter 17.74 of the Corona Municipal Code shall apply, except for the following:

- i. Monument style parcel identification signs shall be permitted within landscaped areas with a height not to exceed six (6) feet with a maximum sign area of 60 square feet. Monument signs shall be located outside corner cut off areas set forth CMC Section 17.70.050, except for structures described in Section 17.70.040(B).
- ii. Wall signage shall not exceed a maximum area of one (1) square foot per lineal foot of building elevation up to a maximum of 60 square feet.

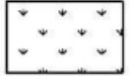
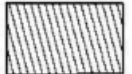











LEGEND

-  **COMMUNITY PARK**
-  **NEIGHBORHOOD PARK/
NATURE PARK**
-  **GREENBELT PARK**
-  **HISTORIC PARK**
-  **CLASS / BIKEWAY**

**MOUNTAIN GATE
PARKS AND TRAILS**

EXHIBIT: 10.6

10.7 ARCHITECTURAL DESIGN GUIDELINES

The purpose of these architectural design guidelines is to achieve a consistent high quality of design within the residential neighborhoods and the other areas within the Mountain Gate planned community. These guidelines are not intended to serve as absolute rules for design, but rather they are intended to encourage the building designer's creativity in a diversity of architectural styles.

10.7.1 General Requirements

Prior to the submittal to the City of Corona, building construction plans for plan check of single family projects within the ER, SFD, ~~and SFA~~ and SCR Districts excluding single family detached condominiums, the builder of any building shall submit the following plans to the Community Development Director for advisory review.

- Preliminary floor plans.
- Preliminary elevations for each side of the building.
- Building footprints.
- Material and color samples for roofs and exterior walls.

The architectural design of the buildings submitted shall be reviewed by the Community Development Director according to these Mountain Gate architectural guidelines.

The architecture for development projects within the medium density residential district, single family condominiums, any product other than SFD in the estate residential cluster district, the SCR residential district and commercial and quasi- public districts shall be submitted to the Design Review Board if required by City ordinance, or for Precise Plan review by the Planning Commission if the Design Review Board is not established.

Residential developments of less than five dwelling units and custom lot residential developments are exempt from the requirements established by these architectural design guidelines.

10.7.2 Commercial, Quasi-Public, and Public Architectural Design Guidelines

The architectural design of any building within the commercial and quasi-public land use districts and the design of any public building within any land use district, shall conform with the applicable architectural design standards contained within the South Corona Community Facilities Plan.

12.0 SUBDIVISION STANDARDS

The provisions of this section shall be the standards for subdivisions for the Foothill Ranch Standards which are not addressed in this section shall be governed by Title 16 (Subdivision Ordinance) of the Corona Municipal Code.

12.1 Subdivision Standards

12.1.1 Local Streets

- A. Local through streets shall be constructed in accordance with City of Corona standards, except that a minimum street centerline radius of 300 feet may be approved by the City Engineer.
- B. Local cul-de-sac streets shall be constructed in accordance with City of Corona standards, except as specifically amended below:
 - 1. 36 foot curb to curb roadway width in a 60 foot right-of-way.
 - 2. A minimum street centerline radius of 300 feet may be approved by the City Engineer.
 - 3. A maximum cul-de-sac length (measured from the centerline intersection of the through street to the center of the cul-de-sac bulb) of over 550 feet will be allowed, as long as the following criteria are satisfied:
 - No more than 20 residences may take access from the cul-de-sac; and
 - The water main in the cul-de-sac will be looped to provide two sources for water.
- C. All lots fronting on a cul-de-sac, knuckle or curved street shall have a minimum 32 foot distance at the curb line between property line prolongations except that for attached housing or condominiums, the minimum distance shall be 30 feet, subject to the demonstration of adequate on-street parking for guests.

12.1.2 Lots and Blocks

Residential blocks shall be two lots deep in width, excepting there from one lot deep blocks adjacent to collector, secondary and major arterial streets.

12.2 Modifications

Modifications to these standards may be approved pursuant to Chapter 16.32 of the Corona Municipal Code. Modification requests shall be made in writing and shall contain a statement of justification for the modification based upon submitted background data and information. The Planning Commission and City Council shall make findings consistent with Section 16.32 of the Corona Municipal Code.