

ORDINANCE NO. 3276

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE SIERRA DEL ORO SPECIFIC PLAN (SP85-02) TO ADD LIQUOR SALES AS A PERMITTED USE IN PLANNING AREA 21 OF THE NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) (SPA2017-0101)

WHEREAS, on January 8, 2018, the Planning and Housing Commission of the City of Corona (“Planning Commission”) recommended that the City Council of the City of Corona (“City Council”) approve SPA2017-0101 to amend Section 4.9.02(b) of the Sierra Del Oro Specific Plan (SP85-02) to add liquor sales as a permitted use in Planning Area 21 of the Neighborhood Commercial District (NCD) which includes the Green River Promenade shopping center (the “Amendment”); and

WHEREAS, the Planning Commission based its recommendation to adopt this Amendment on the findings set forth below, and

WHEREAS, on February 21, 2018, 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, CALIFORNIA, 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 preliminary exemption assessment and the administrative records for this Amendment, including all written and oral evidence. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds this action exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action is merely a text amendment to a specific plan to permit a use in the Neighborhood Commercial District that is similar to and consistent with existing uses in the district and there is no possibility that adopting this ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required, and staff will file a Notice of Exemption with the County of Riverside.

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. SPA2017-0101 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment is consistent with General Plan Goal 1.1 as it encourages the development of diverse land uses that support the needs of and provides a high quality of life for its residents and sustains and enhances the City's economic and fiscal balance, which is supported by adequate community infrastructure and services and is compatible with the environmental setting and resources.

(ii) This Amendment is consistent with General Plan Policy 1.1.2 as it emphasizes the development of uses that sustain Corona as a cohesive, distinct and self-sustaining community and minimizes the need for Corona's residents to travel to surrounding communities for retail goods, services and employment.

B. SPA2017-0101 provides for development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reason:

(i) This Amendment is strictly a text amendment to add liquor sales as a permitted use to the currently permitted use of craft beer and wine lounge in Planning Area 21 in the Neighborhood Commercial District of the Sierra Del Oro Specific Plan. This Amendment does not interfere with any of the standards established in the specific plan and allows for future development that adheres to the development standards already adopted for the Neighborhood Commercial District.

C. SPA2017-0101 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 Amendment will not affect the infrastructure that has been planned throughout the Sierra Del Oro Specific Plan area because the Amendment is only a text amendment to add liquor sales as a permitted use to the currently permitted use of craft beer and wine lounges.

D. SPA2017-101 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) This Amendment adds liquor sales as a permitted use to the currently permitted use of craft beer and wine lounge within Planning Area 21 in the Neighborhood Commercial District of the Sierra Del Oro Specific Plan. This Amendment is compatible with the retail and entertainment uses that are currently allowed in the Neighborhood Commercial District because they are generally similar in nature.

SECTION 3. Approval of the Amendment (SPA2017-0101). The Amendment to the Sierra Del Oro Specific Plan (SPA2017-0101) is hereby approved and the Sierra Del Oro Specific Plan (SP85-02) is hereby amended as shown in Exhibit “A” attached hereto and incorporated herein by reference.

SECTION 4. 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, Community Development Director, is the custodian of the record of proceedings.

SECTION 5. 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 newspaper of general circulation in the City of Corona. This Ordinance shall take effect and be in force on the 30th day after its adoption.

ADOPTED this 7th day of March, 2018.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, LISA MOBLEY, 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 the 21st day of February, 2018, and thereafter at an adjourned regular meeting held on the 7th day of February, 2018, it was duly passed and adopted by the following vote of the Council:

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 7th day of March, 2018.

City Clerk of the City of Corona, California

SUMMARY

On March 7, 2018, the Corona City Council will consider adopting an ordinance (SPA2017-0101) to amend the Sierra Del Oro Specific Plan (SP85-02) to add liquor sales to the currently permitted use of craft beer and wine lounges as a permitted use in Planning Area 21 of the Neighborhood Commercial District. 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 in the Corona City Hall, located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.

EXHIBIT “A”

**TEXT AMENDMENT TO THE
SIERRA DEL ORO SPECIFIC PLAN (SP85-02)**

(SEE ATTACHED 1 OF 1 PAGES)