



Agenda Report

File #: 19-0355

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 4/17/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

Public Hearing for City Council consideration of Ordinance No. 3269, first reading of an Ordinance of the City of Corona, California for SPA2018-0002 amending the North Main Street Specific Plan (SP99-01) to change the designation of 3.8 acres (located on the west side of North Main Street and north Parkridge Avenue) from Single-Family Condominium (SFC) to its previous designation of Commercial Retail (CR). (Applicant: Keith Osborn of K&A Engineering, Inc.)

RECOMMENDED ACTION:

That the City Council:

1. Approve SPA2018-0002 as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3269, first reading of an ordinance approving an amendment to the North Main Street District Specific Plan (SP99-01) to change the land use designation for 3.8 acres of real property located on the west side of North Main Street and north of Parkridge Avenue from Single-Family Condominium (SFC) to Commercial Retail (CR). (SPA2018- 0002)

ANALYSIS:

Specific Plan Amendment 2018-0002 is an application by Keith Osborn of K&A Engineering to amend the North Main Street Specific Plan to change the land use designation of 3.8 acres from Single Family Condominium (SFC) to Commercial Retail (CR) located on the west side of Main Street and north of Parkridge Avenue. The project site is vacant but is adjacent and near to other commercial land uses located within the specific plan. At the time of the adoption of the North Main Street Specific Plan the project site was designated CR. On February 5, 2014, the City Council approved an amendment to the specific plan to change the land use designation on the subject site from CR (Commercial Retail) to SFC (Single-Family Condominium) and to amend specific plan text to introduce development standards and design guidelines for single family attached condominiums/townhome product types. The purpose of the specific plan amendment, SPA13-002,

was to enable the development of a 45-unit attached townhome project on the site. To facilitate the development of the 45-unit townhomes, a General Plan amendment (GPA13-005) along with a precise plan (PP13-007) and a condominium map (TTM 36642) were approved with SPA13-002.

Since the approval of the previous amendments and entitlements, the property owners have faced difficulties in securing a quality residential builder to construct the townhomes on the subject property. However, there has been an increased interest in commercial development by commercial developers on the project site. As such, the applicant is seeking to revert the site's zoning designation from its current SFC designation to CR which would allow the site to be developed for commercial. For consistency purposes, the applicant is also amending the site's General Plan designation from its current MDR (Medium Density Residential) designation to GC (General Commercial).

The specific plan amendment also includes various text and graphical changes throughout the specific plan document as a result of the change in the land use on the 3.8 acres.

SPA2018-0002 is consistent with General Plan Goal 1.18 which promotes the enhancement of the North Main Street corridor as a vital center of professional offices, entertainment, and retail activity, and with General Plan Policy 1.18.1 which accommodates the development of entertainment/specialty retail, commercial retail, service commercial, business park, industrial, and mixed uses in accordance with the North Main Street's land use plan's designations and applicable density standards and design and development policies.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on December 6, 2017, discussed the potential of changing the land use of the site to commercial. The Committee did not object to the site being reverted to commercial.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$5,672.00 in application processing fees for the specific plan amendment.

ENVIRONMENTAL ANALYSIS:

Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan designation was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build

out condition considered for the specific plan took into consideration the project site's commercial designation.

SPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property. Therefore, SPA 2018-0002 is exempt from further environmental review and a Notice of Exemption was prepared.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of March 25, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Siqueland/Jones) and carried unanimously with Commissioner Shah absent that the Planning and Housing Commission recommend approval of SPA2018-0002 to the City Council based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit 1 - City Ordinance No. 3269.
2. Exhibit 2 - Locational and Zoning Map.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Minutes of the Planning and Housing Commission meeting of March 25, 2019.

APPLICANT INFORMATION:

Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880)

ORDINANCE NO. 3269

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE NORTH MAIN STREET DISTRICT SPECIFIC PLAN (SP99-01) TO CHANGE THE LAND USE DESIGNATION FOR 3.8 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF NORTH MAIN STREET, NORTH OF PARKRIDGE AVENUE FROM SINGLE FAMILY CONDOMINIUM (SFC) TO COMMERCIAL RETAIL (CR) (SPA2018-0002)

WHEREAS, on March 25, 2019, 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 SPA2018-0002 to amend the North Main Street District Specific Plan (SP99-01) to change the land use designation for 3.8 acres of real property located on the west side of North Main Street, north of Parkridge Avenue ("Project Site") from Single Family Condominium (SFC) back to its previous designation of Commercial Retail (CR) (the "Amendment"); and

WHEREAS, the Project Site is part of the North Main Street District Specific Plan for which the North Main Street District Specific Plan and Corona Entertainment Center Environmental Impact Report (SCH No. 99011069) ("Original EIR") was certified by the City Council on January 5, 2000. At the time of approval, the Project Site was designated as Commercial Retail (CR) in the North Main Street District Specific Plan. Subsequently, an amendment to the North Main Street District Specific Plan ("SPA07-005") was approved to change certain land uses within the Specific Plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An Environmental Impact Report (SCH No. 1999011069) ("SPA07-005 EIR") was prepared for SPA07-005 and certified by the City Council on November 5, 2008. With the approval of SPA07-005, the land use designation for the Project Site remained Commercial Retail (CR) in the North Main Street District Specific Plan; and

WHEREAS, on February 19, 2014, the City Council approved an amendment to the North Main Street District Specific Plan, along with GPA13-005, PP13-008 and TTM36642, to change the land use designation for the Project Site from Commercial Retail (CR) to Single Family Condominium (SFC) for the purposes of developing a 45-unit attached townhome project; and

WHEREAS, since the approval of the aforementioned amendments and entitlements, the property owners have faced difficulties securing a quality residential builder to construct townhomes on the site, but has received an increased interest in commercial development on the site, although no development is proposed at this time; and

WHEREAS, the City's Community Development Department prepared an initial study to determine if this Amendment is covered by the Original EIR and the SPA07-005 EIR and concluded that this Amendment is within the scope of the Original EIR and the SPA07-005 EIR, will have no additional significant effect on the environment that was not identified in the Original EIR and the SPA07-005 EIR, and that no new additional mitigation measures or alternatives are required; and

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

WHEREAS, on April 17, 2019, 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. The City Council has reviewed and considered the information contained in the Original EIR and the SPA07-005 EIR and all written and oral evidence received and presented concerning this Amendment. Based on the entire record before it and all written and oral evidence received and presented, the City Council has determined that the Original EIR and the SPA07-005 EIR contemplated a commercial designation for the Project Site and such commercial designation was within the scope of the Original EIR and the SPA07-005 EIR. The City Council further determines that the Original EIR and the SPA07-005 constitute an adequate, accurate, objective, and complete review of the Amendment, finds that no additional environmental review is required based on the reasons set forth below and directs staff to file a Notice of Determination with the County of Riverside:

A. No substantial changes are proposed by the Amendment that will require major revisions of the Original EIR or the SPA07-005 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

B. No substantial changes have occurred with respect to the circumstances under which the Amendment will be undertaken which will require major revisions to the Original EIR and/or the SPA07-005 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

C. No new information of substantial importance has been found that shows any of the following:

1. The Amendment will have one or more significant effects not discussed in the Original EIR and/or the SPA07-005 EIR;

2. Significant effects previously examined will be substantially more severe than shown in the Original EIR and/or the SPA07-005 EIR;

3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Amendment; or

4. Mitigation measures which are considerably different from those analyzed in the Original EIR and/or the SPA07-005 EIR would substantially reduce one or more significant effects on the environment.

SECTION 2. Zoning Findings. Pursuant to Sections 17.53.090 and 17.53.100 of the Corona Municipal Code, Chapter 6 of the North Main Street District Specific Plan, 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. SPA2018-0002 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment is consistent with Goal 1.18 of the General Plan and the objectives of the North Main Street District Specific Plan as it promotes the enhancement of the North Main Street corridor as a vital center of professional offices, entertainment, and retail activity.

(ii) This Amendment is consistent with Policy 1.18.1 of the General Plan as it will accommodate the development of entertainment/specialty retail, commercial retail, service commercial, business park, industrial, and mixed uses in accordance with the North Main Street District Specific Plan's land use designations and applicable density standards and design and development policies.

B. SPA2018-0002 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) The Amendment will impose development standards applicable to the North Main Street area resulting in projects designed appropriately for the area.

C. SPA2018-0002 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 will facilitate development on a vacant parcel that will be subject to the development standards required by the specific plan, including the appropriate infrastructure that will be required at the time of development of the project site.

D. SPA2018-0002 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reasons:

(i) The Amendment establishes a commercial land use designation in an area that primarily contains existing commercial retail and office development and it does not conflict with any of these or future land uses.

(ii) The project site is an underutilized parcel that will benefit from the Amendment in that it will facilitate the development of a commercial land use.

(iii) The project site is located in proximity to commercial, office, and light industrial land uses, and this represents an appropriate and desired orientation and relationship between the land uses in the area.

SECTION 3. Approval of the Amendment (SPA2018-0002). The Amendment to the North Main Street District Specific Plan (SPA2018-0002) is hereby approved. The Land Use Plan of the North Main Street District Specific Plan (SP99-01) is hereby amended as shown in Exhibit “A-1” attached to this Ordinance and incorporated herein by reference. The text and exhibits of the North Main Street District Specific Plan (SP99-01) are hereby amended as shown in Exhibit “A-2” attached to this Ordinance 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, published and circulated in the City of Corona. This Ordinance shall take effect and be in force on the 30th day after its adoption.

ADOPTED this 1st day of May, 2019.

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 the 17th day of April, 2019, and thereafter at a regular meeting held on the 1st day of May, 2019, 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 1st day of May, 2019.

City Clerk of the City of Corona, California

SUMMARY

On May 1, 2019, the Corona City Council will consider adopting an ordinance to approve an amendment to the North Main Street District Specific Plan (SP99-01) to change the land use designation for 3.8 acres of real property located on the west side of North Main Street, north of Parkridge Avenue from Single Family Condominium (SFC) back to its previous designation of Commercial Retail (CR).

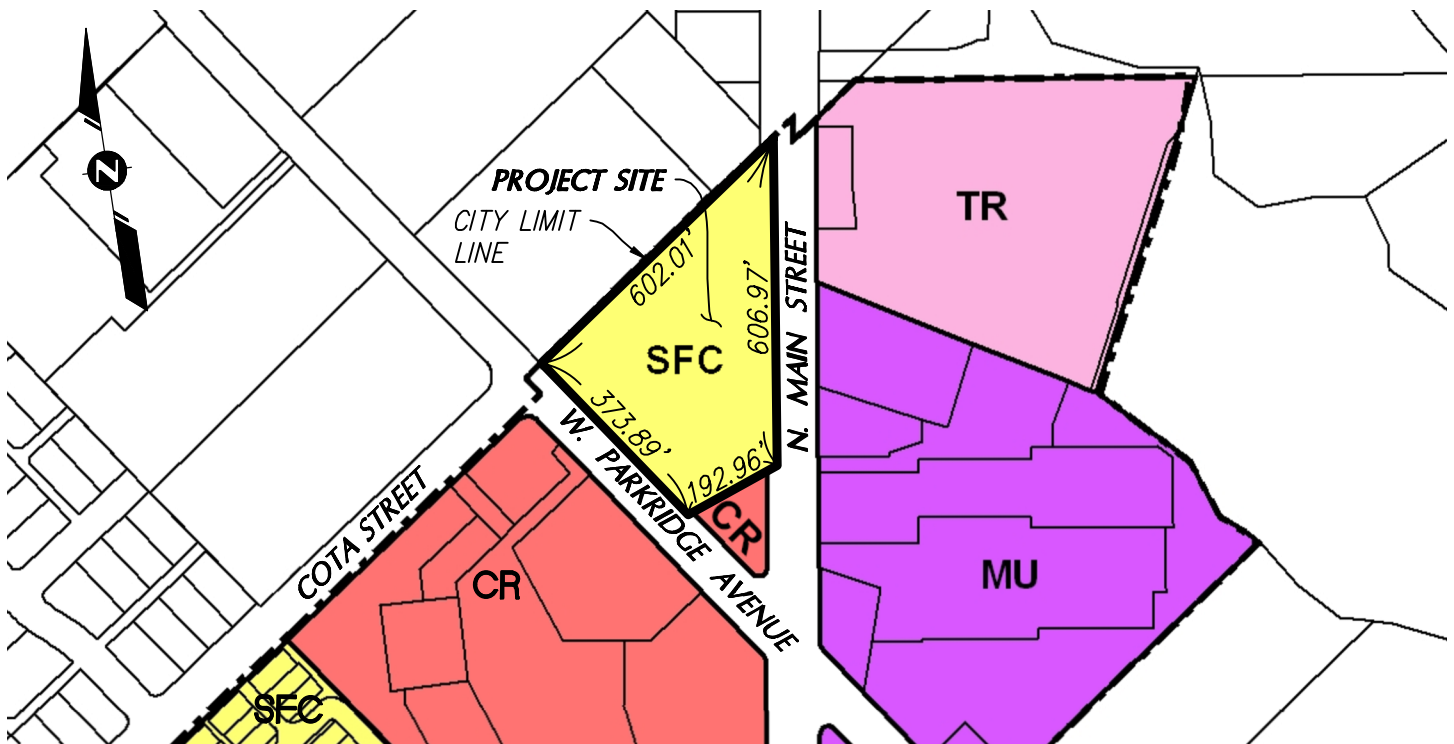
A certified copy of the full text of this proposed ordinance is posted in the City Clerk's office.

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.

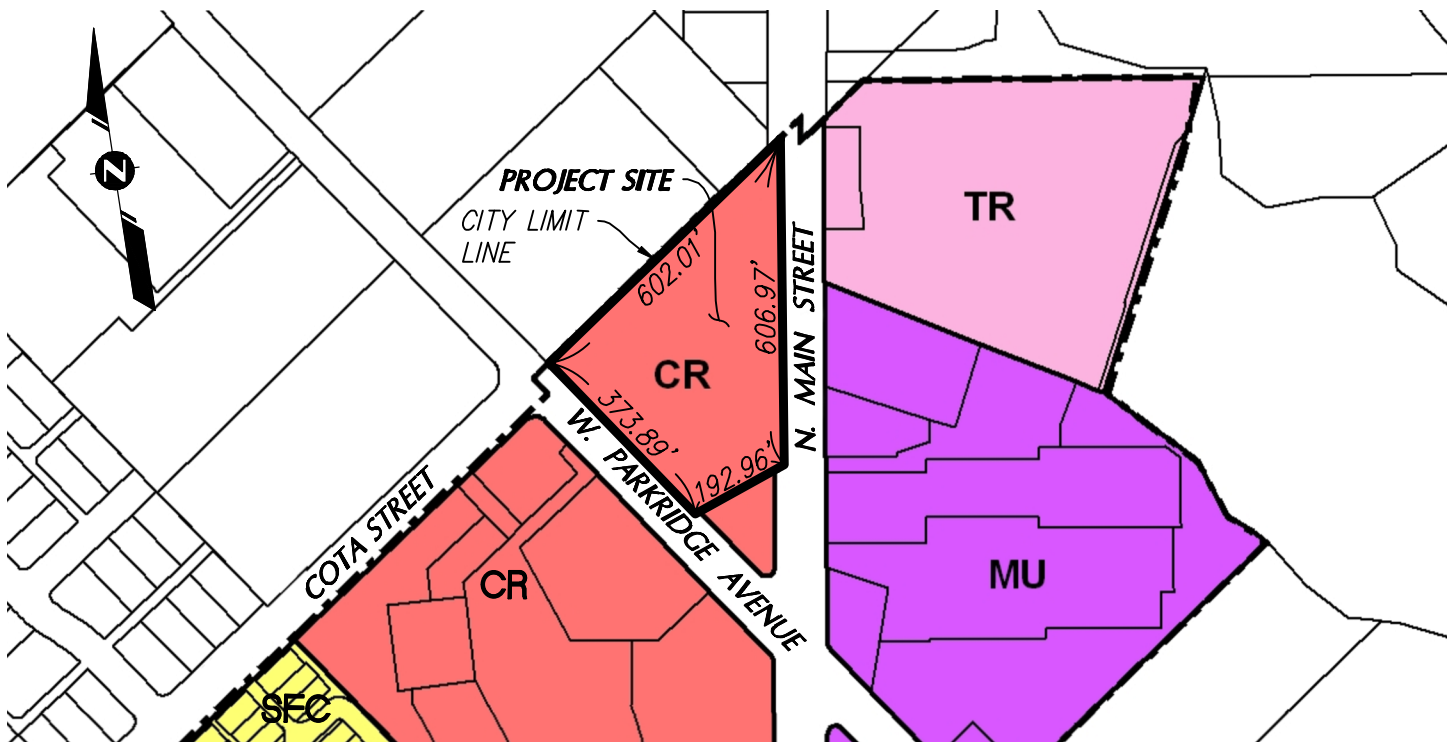
EXHIBIT “A-1”

**AMENDMENT TO THE
LAND USE PLAN OF THE
NORTH MAIN STREET DISTRICT SPECIFIC PLAN**

(SEE ATTACHED 1 PAGE)



EXISTING SPECIFIC PLAN LAND USE



PROPOSED SPECIFIC PLAN LAND USE

SPECIFIC PLAN AMENDMENT SPA 18-0002

N. MAIN SPECIFIC PLAN (99-01)

EXHIBIT “A-2”

**AMENDMENT TO THE
TEXT AND EXHIBITS OF THE
NORTH MAIN STREET DISTRICT SPECIFIC PLAN**

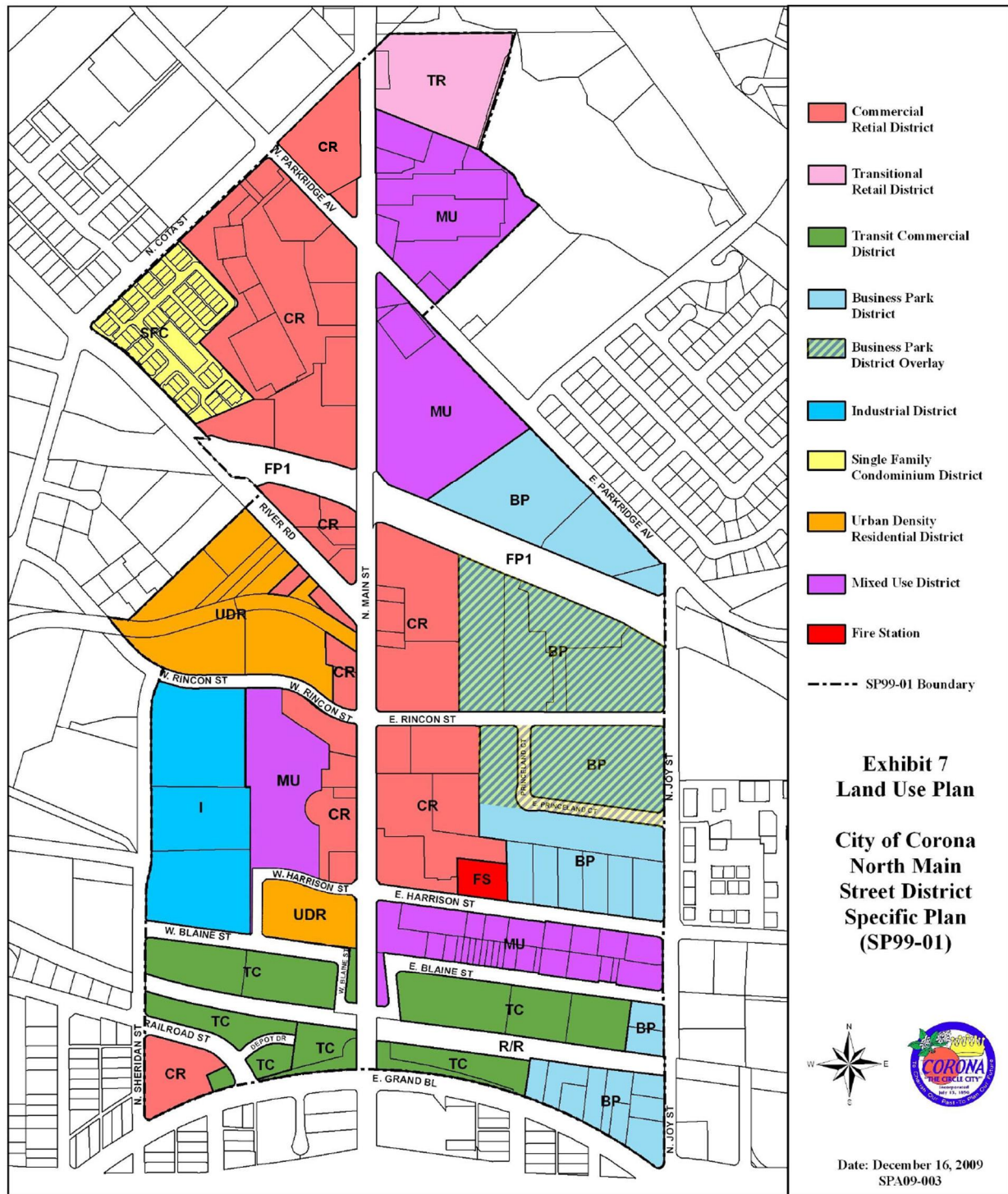
(SEE ATTACHED 5 PAGES)

Chapter 3.0
Plan Elements

TABLE 2 LAND USE PLAN NORTH MAIN STREET DISTRICT SPECIFIC PLAN				
LAND USE MAP TITLES	LAND USE MAP INITIALS	PROPOSED LAND USES	LAND USE ACREAGE	2008 EXISTING LAND USES
Commercial Retail	CR	Commercial Office	50.3 AC 54.1	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 attached condominiums	8.3 AC 3.8 AC	detached condominiums attached 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
Temescal Creek	---	—	10.1 AC	—
Roads, Easements and Open Space	---	—	46.1 AC	—
TOTALS	---		258.0AC*	

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

Chapter 3.0
Plan Elements



3.1.1 Commercial Retail (CR) District

The Commercial Retail district covers an area of approximately ~~53.7~~ 54.1 acres, or approximately ~~22~~ 21 percent of the ~~257.6~~ 258.0-acre Specific Plan area. This area is primarily fronts Main Street from Harrison Street to the northern City border. The intent of this district is to attract a general merchandise tenant mix with amenities that appeal to residents and customers such as open space, parks, plazas and pedestrian walkways.

Currently, the district contains an eclectic mix of architectural building types with a range of building materials and colors. The landscaping of the area is, in most cases, minimal, and there is no general landscape theme to the district. In order to unify the diverse elements of the Commercial Retail District, this Specific Plan establishes special color, materials, and landscaping palettes and guidelines for use within the district. Chapter 4, DESIGN GUIDELINES, in this document contains a complete discussion of recommended colors, materials, and plants for use within the Specific Plan area. It also sets forth general architectural, landscape architectural, and signage design guidelines. It is the intent of this Specific Plan that each shopping center within the CR District will be able to reflect its own identity, theme, and signage, while the various palettes and design guidelines will help to impose a sense of unity and harmony to the district as a whole.

3.1.2 Transitional Retail (TR)

The northernmost portion of the Specific Plan area contains an existing mobile home park on approximately 6.9 acres. Because of the parks location directly on North Main Street, there is the potential for this property to eventually transition from the existing residential use to higher intensity commercial development. The area to the south of the mobile home park already is developed with a nearly 100,000 square foot shopping center that includes a McDonalds restaurant and several smaller stores. A freeway access ramp and overpass recently opened to traffic just northeast of the site at the I-15 freeway and Hidden Valley Parkway Drive. In addition, an expansion of the Target Center in adjacent Norco has been approved and is under construction. The Center is being expanded to include several regional-serving big box users, a grocery store, and several smaller, locally-serving stores.

If allowed to transition from residential to retail development, this site will be permitted to develop with approximately 75,875 square feet of retail and support commercial uses. A program to relocate the existing mobile homes and/or residents of the mobile home park will need to be developed by the property owner and approved by the City before the site will be permitted to transition to commercial use. The City shall be encouraged to provide affordable housing in other sections of the City outside of the *North Main Street District Specific Plan* area for existing mobile home park residents.

3.1.3 Transit Commercial (TC) District

This Transit Commercial District contains parcels on either side of the AT&SF railroad right-of-way, north of Grand Boulevard and south of Blaine Street, between Sheridan and Joy Streets. The Transit Commercial District consists of approximately 13.2 acres.

3.1.5 Industrial (I)

Industrial uses are concentrated along Sheridan Street, in the western portion of the *North Main Street District Specific Plan* area. The intent of this industrial area is to provide the opportunity for light and medium industrial uses to locate within the project site. Heavy industrial uses are not appropriate within the Specific Plan area and shall not be permitted. The entire area devoted to industrial uses encompasses approximately 13.6 acres, or about five percent of the 257.6-acre Specific Plan area. A target building square footage of 240,000 square feet (approximately equal to the amount of existing development in this portion of the Specific Plan) has been identified for this area.

3.1.6 Single Family Condominium (SFC)

Single family detached condominiums are located at the northeast corner of River Road and Cota Street. ~~and single family attached condominiums are located near the northwest corner of Parkridge Avenue and N. Main Street.~~ The intent of the SFC area is to provide the opportunity for “village” like residential use to be located within the Specific Plan area, near shopping and public transit. The area devoted to SFC encompasses approximately ~~12.1~~ 8.3 acres or about ~~4.6~~ 3.2 percent of the 258.0 acre Specific Plan area. Single family ~~detached~~ condominiums ~~can include both attached and detached units and~~ are permitted at a density no greater than 15 dwelling units per acre based on adjusted gross acreage.

3.1.7 Urban Density Residential District (UDR) District

The Urban Density Residential (UDR) District is intended to accommodate and promote high density residential development not exceeding 60 dwelling units per acre. The district creates opportunities for integration between the commercial and residential uses along the Main Street corridor as well as enhanced commuter transit options with the nearby Metrolink Station and bus transfer hub. The District encompasses approximately 19.0 acres generally located west of Main Street between Blaine Street and River Road.

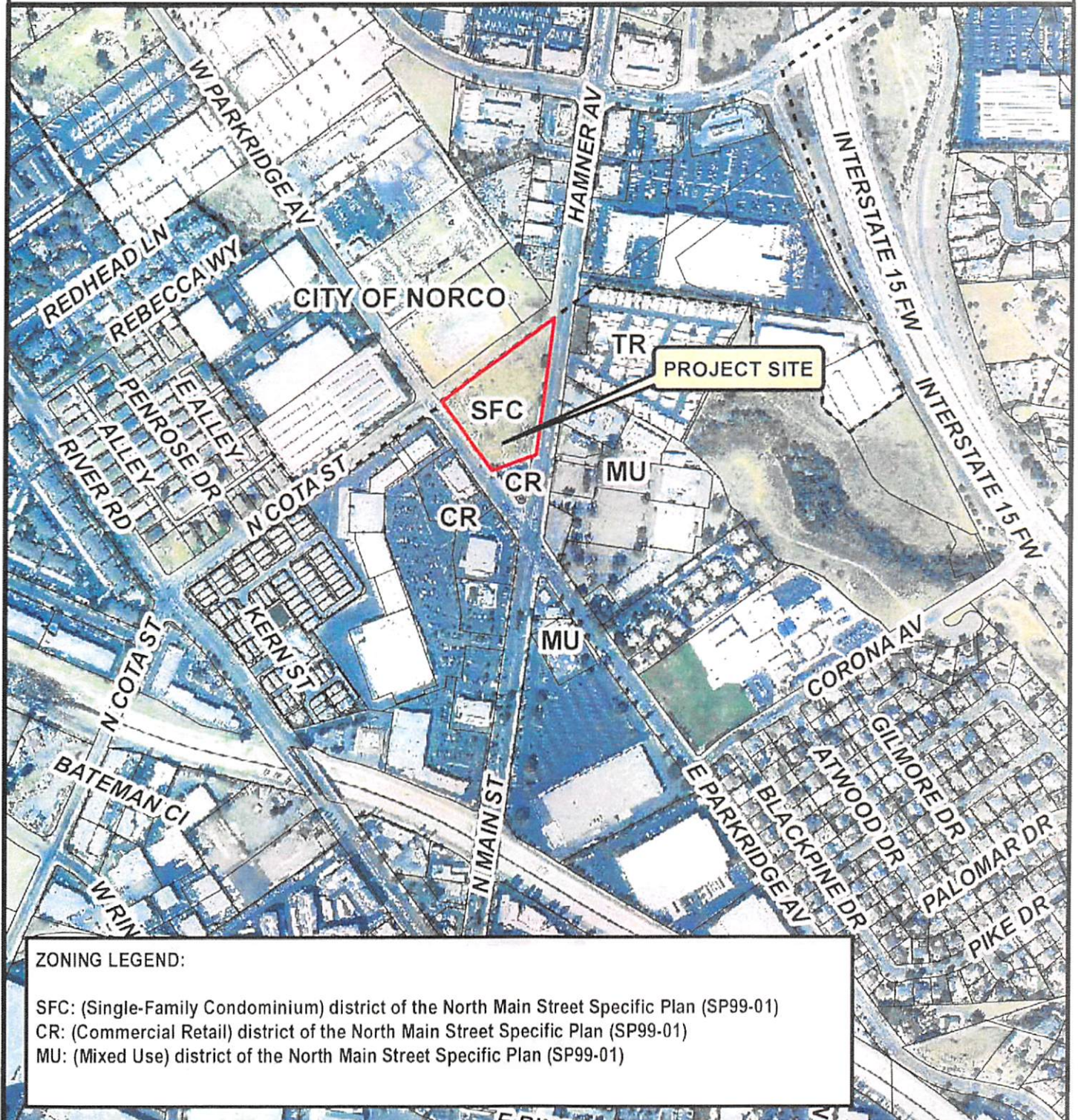
3.1.8 Mixed Use District (MU) District

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. The District area covers approximately 36.0 acres in three areas bordering the east side of Main Street.

3.2 CIRCULATION PLAN

North Main Street forms the central “spine” of the Specific Plan. Three east-west streets intersect North Main Street at right angles: Blaine Street, Harrison Street, and Rincon Street. Two additional streets, Parkridge Avenue and River Road, intersect North Main Street at a diagonal. Several other streets form the Specific Plan area boundary, including Grand Boulevard to the

AERIAL & ZONING MAP



Date: 03/06/2019

135 West Parkridge Avenue
GPA2018-0002 & SPA2018-0002

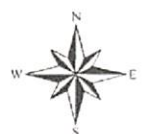


EXHIBIT 2



Agenda Report

File #: 19-0259

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 3/25/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

SPA2018-0002: Application to amend the North Main Street Specific Plan (SP99-01) to change the designation of 3.8 acres located on the west side of North Main Street and north Parkridge Avenue from SFC (Single-Family Condominium) to its previous designation of CR (Commercial Retail) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL of SPA2018-0002** to the City Council, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 3.8 acres

Existing General Plan: MDR (Medium Density Residential, 6-15 du/ac)

Proposed General Plan: GC (General Commercial)

Existing Zoning: SFC (Single-Family Condominium) district of the North Main Street Specific Plan (SP99-01)

Proposed Zoning: CR (Commercial Retail) district of the North Main Street Specific Plan (SP99-01)

Existing Land Use: Vacant and unimproved

Surrounding Zoning/Land Uses:

N: Office (City of Norco jurisdiction)/Commercial district of the Gateway Specific Plan (City of Norco Zoning map)

E: Commercial Center/MU (Mixed Use) district of the North Main Street Specific Plan (SP99-01), and Mobile Home Park/TR (Transitional Retail) district of the North Main Street Specific Plan (SP99-01)

S: Commercial center/CR (Commercial Retail) district of the North Main Street Specific Plan (SP99-01)

W: Self-storage facility (City of Norco jurisdiction)/Industrial district of the Gateway Specific Plan (City of Norco Zoning map)

BACKGROUND

The project site is a vacant 3.8-acre property located on the west side of North Main Street and north of Parkridge Avenue. The subject site is bordered by the City of Norco to the north and northwest. On February 5, 2014, the City Council approved an amendment to the North Main Street Specific Plan (SP99-01) to change the land use designation on the subject site from CR (Commercial Retail) to SFC (Single-Family Condominium) and to amend specific plan text to introduce development standards and design guidelines for single family attached condominiums/townhome product types. The purpose of the specific plan amendment, SPA13-002, was to enable the development of a 45-unit attached townhome project on the site. To facilitate the development of the 45-unit townhomes, a general plan amendment (GPA13-005) along with a precise plan (PP13-007) and a condominium map (TTM 36642) were approved with SPA13-002.

Since the approval of the aforementioned amendments and entitlements, the property owners have faced difficulties in securing a quality residential builder to construct the townhomes on the subject property. As stated in the applicant's letter, Exhibit C, there has been an increased interest in commercial development by commercial developers on the project site. As such, the applicant is seeking to revert the site's zoning designation from its current SFC designation to CR which would allow the site to be developed for commercial. For consistency purposes, the applicant is also seeking an amendment to the site's General Plan designation from its current MDR (Medium Density Residential) designation to GC (General Commercial). The amendment is being reviewed separately as GPA2018-0002. No development is currently proposed at this time. Any future development on the project site will come in as a separate proposal for review by the Planning and Housing Commission.

The applicant's proposal was initially discussed at the Infrastructure Committee meeting on December 6, 2017. The conceptual plan that was presented to the Committee had included a hotel, multi-tenant commercial buildings with food users, and a drive-through restaurant. Overall, the Committee did not object to having the site be reverted to commercial use.

The applicant originally submitted the SPA and GPA applications to the city on August 22, 2018 which were reviewed by the Project and Environmental Review Committee on September 13, 2018. The applications were finally considered complete on March 18, 2019 and cleared for public hearing before the Planning and Housing Commission on March 25, 2019. The reason city staff was not able to clear the project sooner for public hearing was because the project was required to complete the tribal consultation process with local Native American tribes pursuant to SB 18 and AB 52 legislative requirements. During this process, staff initially received interest from two tribes requesting consultation; however, the interested tribes did not engage further with staff on the consultation process after the 90-day period which allowed the project to move forward to a public hearing.

PROPOSED SPECIFIC PLAN AMENDMENT

The primary purpose of amending the North Main Street Specific Plan is to change the zoning of the project site from SFC to CR, as shown in Exhibit A1. The amendment includes various text and graphical changes throughout the specific plan document, as shown in Exhibits A2 through A7. New text is shown in red, and text to be deleted is shown in a strikethrough format. These changes are being made to coincide with the zone change proposed to the subject property. The following identifies the pages and describes the changes that are being amended.

- Page 2-4, Exhibit 4-1, Land Use Map (General Plan)

- Page 3-2, Table 2, Land Use Plan
- Pages 3-3 Exhibit 7, Land Use Plan (Districts)
- Page 3-4, Section 3.1.1, Commercial Retail (CR) District
- Page 3-6, Section 3.1.6, Single Family Condominium (SFC)
- Page 4-2, Exhibit 12, Land Use Plan (Districts)

Page 2-4, Exhibit 4-1, Land Use Map (General Plan)

As shown in Exhibit A2, Exhibit 4-1 shows the current General Plan Land Use designation of all the properties within the boundaries of the specific plan. Exhibit 4-1 is being amended to show the project site with a General Plan designation of GC. This change is consistent with the applicant's General Plan amendment proposed under GPA2018-0002.

Page 3-2, Table 2, Land Use Plan

As shown in Exhibit A3, Table 2 identifies the various districts within the specific plan with their corresponding acreages. Table 2 currently shows 3.8 acres (project site) being allocated to the SFC district. The amendment will remove 3.8 acres from the SFC district to add it to the CR district. The overall acreage for the entire specific plan remains the same at 258 acres.

Pages 3-3, Exhibit 7, Land Use Plan (Districts)

As shown in Exhibit A4, Exhibit 7 shows how the properties within the specific plan are currently zoned. This page is being amended to show the project site with a zoning designation of CR instead of SFC.

Page 3-4, Section 3.1.1, Commercial Retail (CR) District

As shown in Exhibit A5, Section 3.1.1 describes the general goal and intent of the CR district. The total acreage allocated for the CR district is currently shown as 53.7 acres. This section is being amended to show the acreage as 54.1 acres which includes the 3.8-acre project site.

Page 3-6, Section 3.1.6, Single Family Condominium (SFC)

As shown in Exhibit A6, Section 3.1.6 describes the general goal and intent of the SFC district. All references regarding attached condominium products are being removed from this section. Additionally, the total acreage allocated for the SFC district is being updated from 12.1 to 8.3 acres.

Page 4-2, Exhibit 12, Land Use Plan (Districts)

As shown in Exhibit A7, Exhibit 12 shows how the properties within the specific plan are currently zoned. This page is being amended to show the project site with a zoning designation of CR instead of SFC.

ENVIRONMENTAL ANALYSIS

Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan designation was General Commercial at the time of its approval.

Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

SPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property. Therefore, SPA 2018-0002 is exempt from further environmental review and a Notice of Exemption has been prepared (Exhibit E).

FISCAL IMPACT

The applicant paid \$5,672.00 in application processing fees for the specific plan amendment.

PUBLIC NOTICE AND COMMENTS

A 10-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 and posted at the project site. As of the preparation of this report, the Community Development Department has not received any responses from the public regarding the project.

STAFF ANALYSIS

The project applicant has proposed this specific plan amendment in order to pursue a viable commercial project for the subject site. In 2014, the same project proponent initiated and received approval to amend the North Main Street Specific Plan to change the project site from CR (Commercial Retail) to SFC (Single-Family Residential) to facilitate a project that would have yielded a multi-family residential development on the subject site. However, the applicant has not been able to secure a viable residential project due to current market conditions. With there being increased interest for commercial development, the subject site would more viably be developed with a commercial product. It would also be consistent with the original vision of the North Main Street Specific Plan which was to have commercial uses along the North Main Street corridor. Furthermore, having the site designated for commercial use would be compatible with the surrounding existing commercial, office, and light industrial land uses. Therefore, SPA2018-0002 is recommended for approval, based on the following findings and conditions of approval.

FINDINGS OF APPROVAL FOR SPA2018-0002

1. Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan designation was General

Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

SPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property.

2. Per Section 6.1.7 of SP99-01, the amendment systematically implements and is consistent with the General Plan for the following reasons:
 - a. *SPA2018-0002 is consistent with General Plan Goal 1.18 which promotes the enhancement of the North Main Street corridor as a vital center of professional offices, entertainment, and retail activity.*
 - b. *SPA2018-0002 is consistent with General Plan Policy 1.18.1 which accommodates the development of entertainment/specialty retail, commercial retail, service commercial, business park, industrial, and mixed uses in accordance with the North Main Street's land use plan's designations and applicable density standards and design and development policies.*
3. Per Section 6.1.7 of SP99-01, the amendment 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. *The North Main Specific Plan imposes development standards applicable to the North Main Street area resulting in projects designed appropriately for the area.*
4. Per Section 6.1.7 of SP99-01, 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/or other area residents, and complements the orderly development of the City beyond the project's boundaries for the following reason:
 - a. *The amendment will facilitate development on a vacant parcel that will be subject to the development standards required by the specific plan, including the appropriate infrastructure that will be required at the time of development of the project site.*

PREPARED BY: HARALD LUNA, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

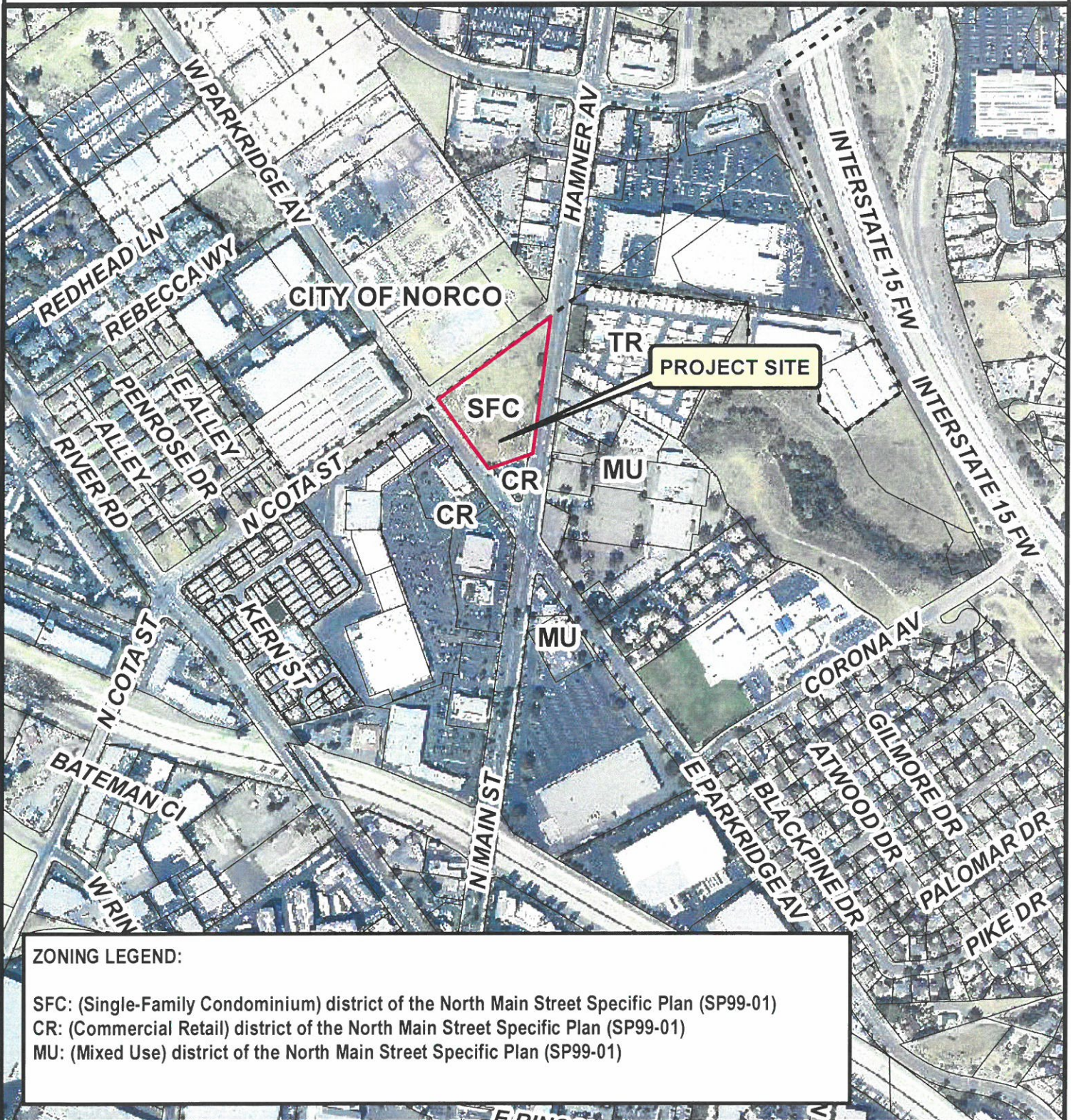
SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Exhibit A1 - Proposed Specific Plan Amendment.
3. Exhibit A2 - Land Use Map (General Plan).
4. Exhibit A3 - Table 2, Land Use Plan.
5. Exhibit A4 - Land Use Plan (Districts).
6. Exhibit A5 - Section 3.1.1, Commercial Retail (CR) District.
7. Exhibit A6 - Section 3.1.6, Single Family Condominium (SFC).
8. Exhibit A7 - Land Use Plan (Districts).
9. Exhibit B - Conditions of Approval
10. Exhibit C - Applicant's letter dated August 15, 2018, explaining Specific Plan amendment request.
11. Exhibit D - Legal description of the specific plan amendment site
12. Exhibit E - Environmental Documentation

Case Planner: Harald Luna (951) 736-2268

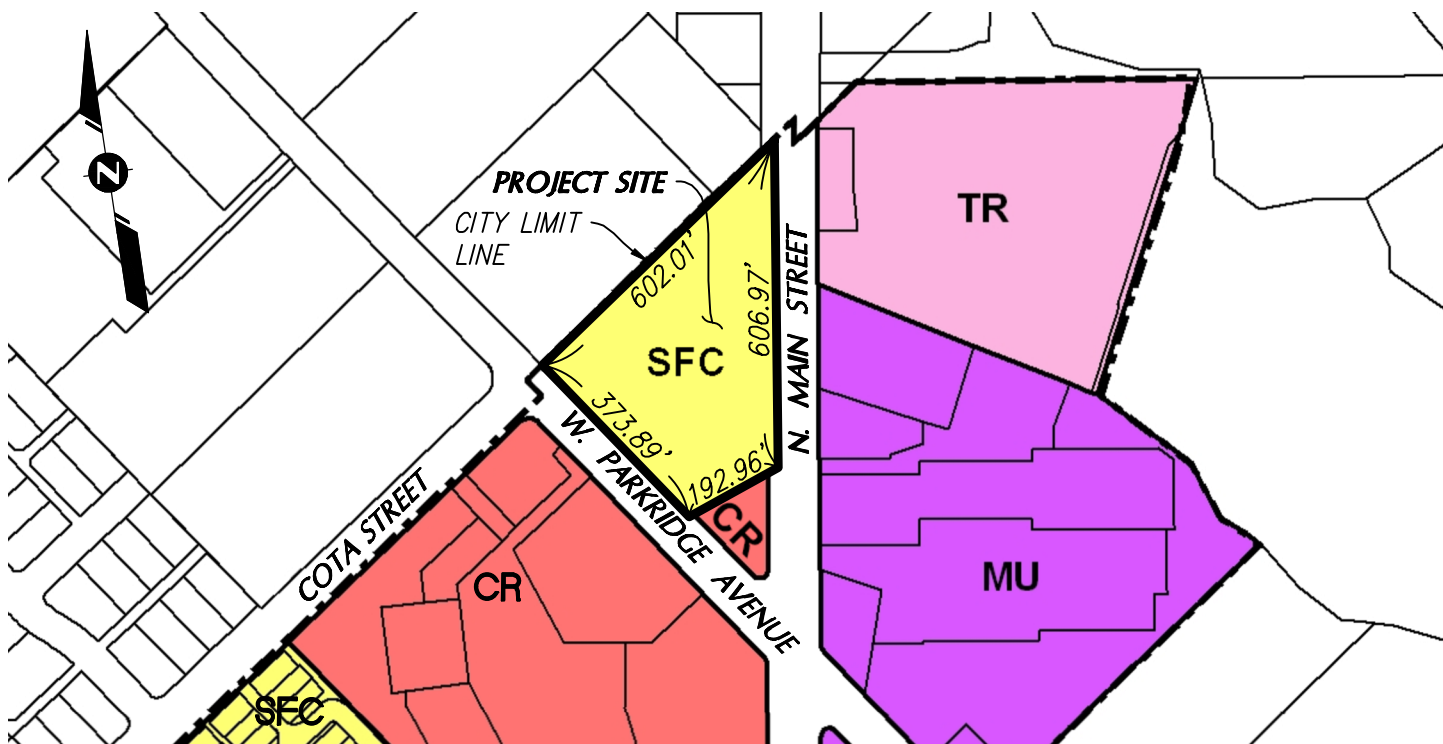
AERIAL & ZONING MAP



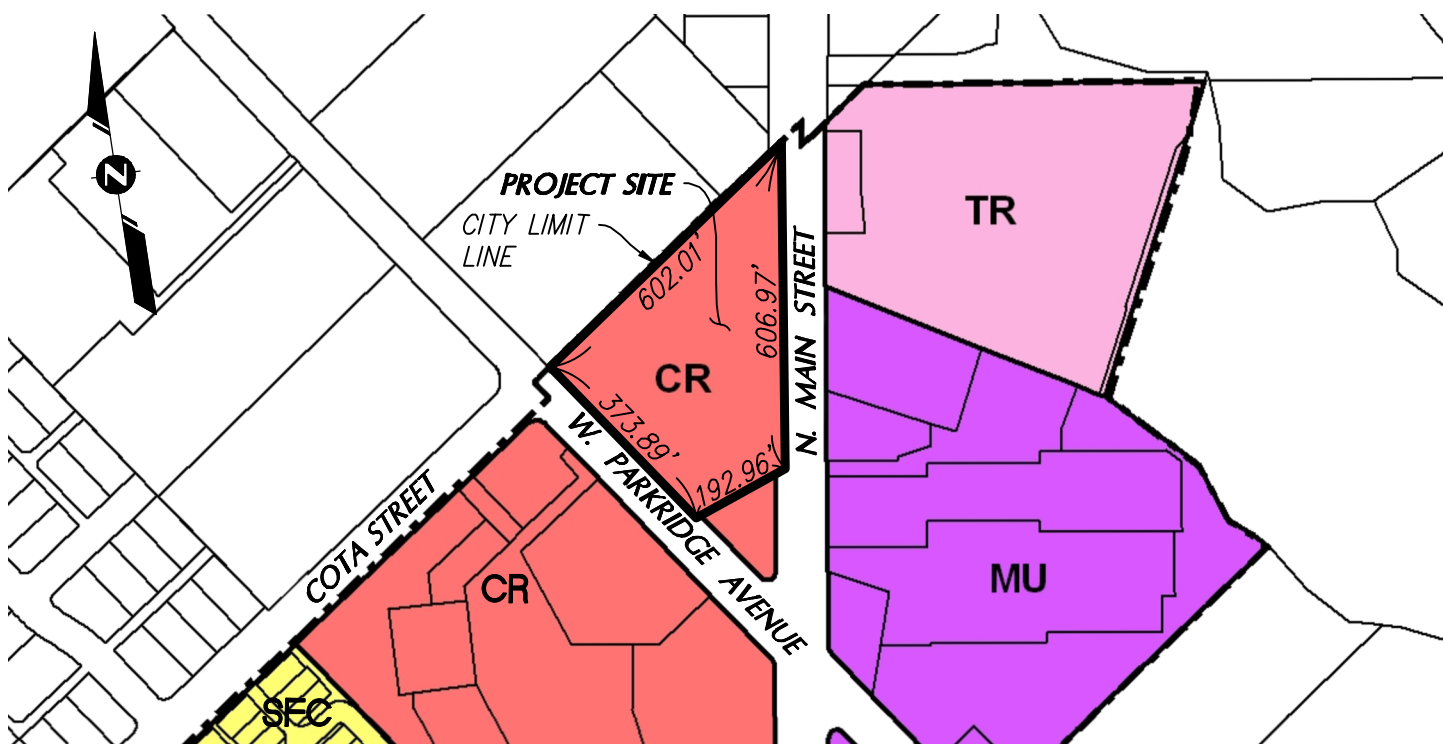
Date: 03/06/2019

135 West Parkridge Avenue
GPA2018-0002 & SPA2018-0002





EXISTING SPECIFIC PLAN LAND USE



PROPOSED SPECIFIC PLAN LAND USE

SPECIFIC PLAN AMENDMENT SPA 18-0002

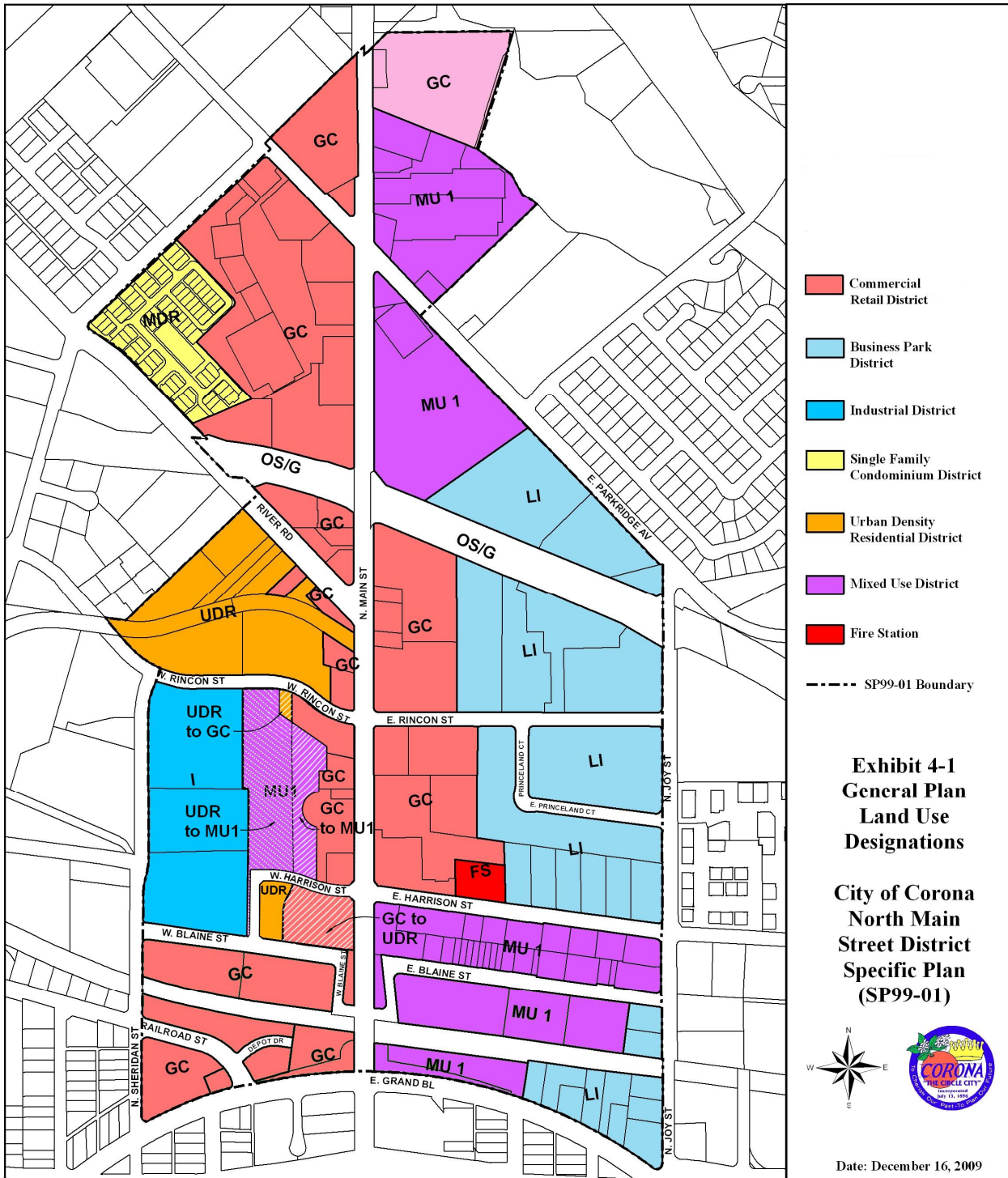
N. MAIN SPECIFIC PLAN (99-01)



ENGINEERING
LAND PLANNING
SURVEYING

Engineering, Inc.

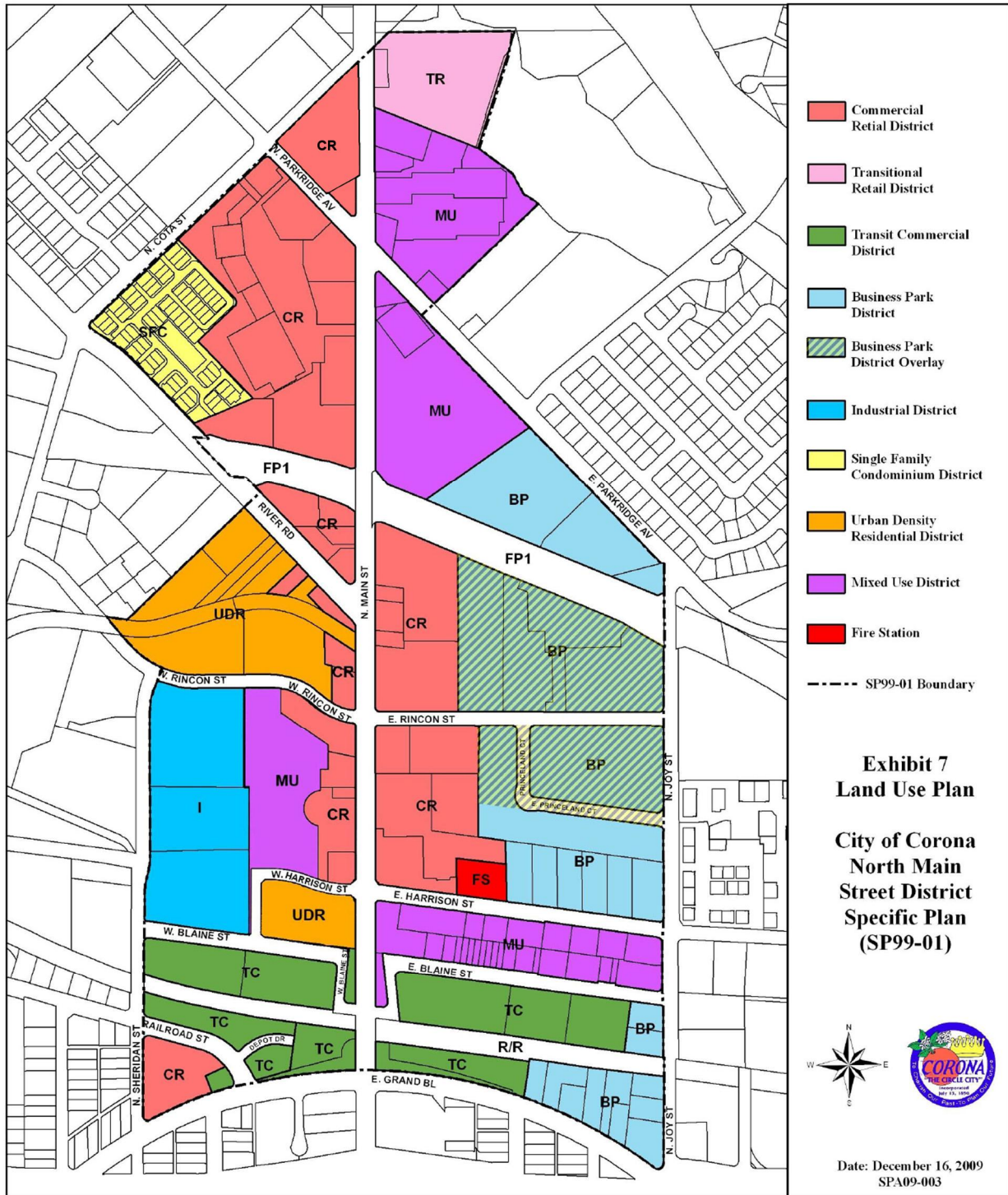
EXHIBIT A1



Chapter 3.0
Plan Elements

TABLE 2 LAND USE PLAN NORTH MAIN STREET DISTRICT SPECIFIC PLAN				
LAND USE MAP TITLES	LAND USE MAP INITIALS	PROPOSED LAND USES	LAND USE ACREAGE	2008 EXISTING LAND USES
Commercial Retail	CR	Commercial Office	50.3 AC 54.1	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 attached condominiums	8.3 AC 3.8 AC	detached condominiums attached 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
Temescal Creek	---	—	10.1 AC	—
Roads, Easements and Open Space	---	—	46.1 AC	—
TOTALS	---		258.0AC*	

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



3.1.1 Commercial Retail (CR) District

The Commercial Retail district covers an area of approximately ~~53.7~~ 54.1 acres, or approximately ~~22~~ 21 percent of the ~~257.6~~ 258.0-acre Specific Plan area. This area is primarily fronts Main Street from Harrison Street to the northern City border. The intent of this district is to attract a general merchandise tenant mix with amenities that appeal to residents and customers such as open space, parks, plazas and pedestrian walkways.

Currently, the district contains an eclectic mix of architectural building types with a range of building materials and colors. The landscaping of the area is, in most cases, minimal, and there is no general landscape theme to the district. In order to unify the diverse elements of the Commercial Retail District, this Specific Plan establishes special color, materials, and landscaping palettes and guidelines for use within the district. Chapter 4, DESIGN GUIDELINES, in this document contains a complete discussion of recommended colors, materials, and plants for use within the Specific Plan area. It also sets forth general architectural, landscape architectural, and signage design guidelines. It is the intent of this Specific Plan that each shopping center within the CR District will be able to reflect its own identity, theme, and signage, while the various palettes and design guidelines will help to impose a sense of unity and harmony to the district as a whole.

3.1.2 Transitional Retail (TR)

The northernmost portion of the Specific Plan area contains an existing mobile home park on approximately 6.9 acres. Because of the parks location directly on North Main Street, there is the potential for this property to eventually transition from the existing residential use to higher intensity commercial development. The area to the south of the mobile home park already is developed with a nearly 100,000 square foot shopping center that includes a McDonalds restaurant and several smaller stores. A freeway access ramp and overpass recently opened to traffic just northeast of the site at the I-15 freeway and Hidden Valley Parkway Drive. In addition, an expansion of the Target Center in adjacent Norco has been approved and is under construction. The Center is being expanded to include several regional-serving big box users, a grocery store, and several smaller, locally-serving stores.

If allowed to transition from residential to retail development, this site will be permitted to develop with approximately 75,875 square feet of retail and support commercial uses. A program to relocate the existing mobile homes and/or residents of the mobile home park will need to be developed by the property owner and approved by the City before the site will be permitted to transition to commercial use. The City shall be encouraged to provide affordable housing in other sections of the City outside of the *North Main Street District Specific Plan* area for existing mobile home park residents.

3.1.3 Transit Commercial (TC) District

This Transit Commercial District contains parcels on either side of the AT&SF railroad right-of-way, north of Grand Boulevard and south of Blaine Street, between Sheridan and Joy Streets. The Transit Commercial District consists of approximately 13.2 acres.

3.1.5 Industrial (I)

Industrial uses are concentrated along Sheridan Street, in the western portion of the *North Main Street District Specific Plan* area. The intent of this industrial area is to provide the opportunity for light and medium industrial uses to locate within the project site. Heavy industrial uses are not appropriate within the Specific Plan area and shall not be permitted. The entire area devoted to industrial uses encompasses approximately 13.6 acres, or about five percent of the 257.6-acre Specific Plan area. A target building square footage of 240,000 square feet (approximately equal to the amount of existing development in this portion of the Specific Plan) has been identified for this area.

3.1.6 Single Family Condominium (SFC)

Single family detached condominiums are located at the northeast corner of River Road and Cota Street. ~~and single family attached condominiums are located near the northwest corner of Parkridge Avenue and N. Main Street.~~ The intent of the SFC area is to provide the opportunity for “village” like residential use to be located within the Specific Plan area, near shopping and public transit. The area devoted to SFC encompasses approximately ~~12.1~~ 8.3 acres or about ~~4.6~~ 3.2 percent of the 258.0 acre Specific Plan area. Single family ~~detached~~ condominiums ~~can include both attached and detached units and~~ are permitted at a density no greater than 15 dwelling units per acre based on adjusted gross acreage.

3.1.7 Urban Density Residential District (UDR) District

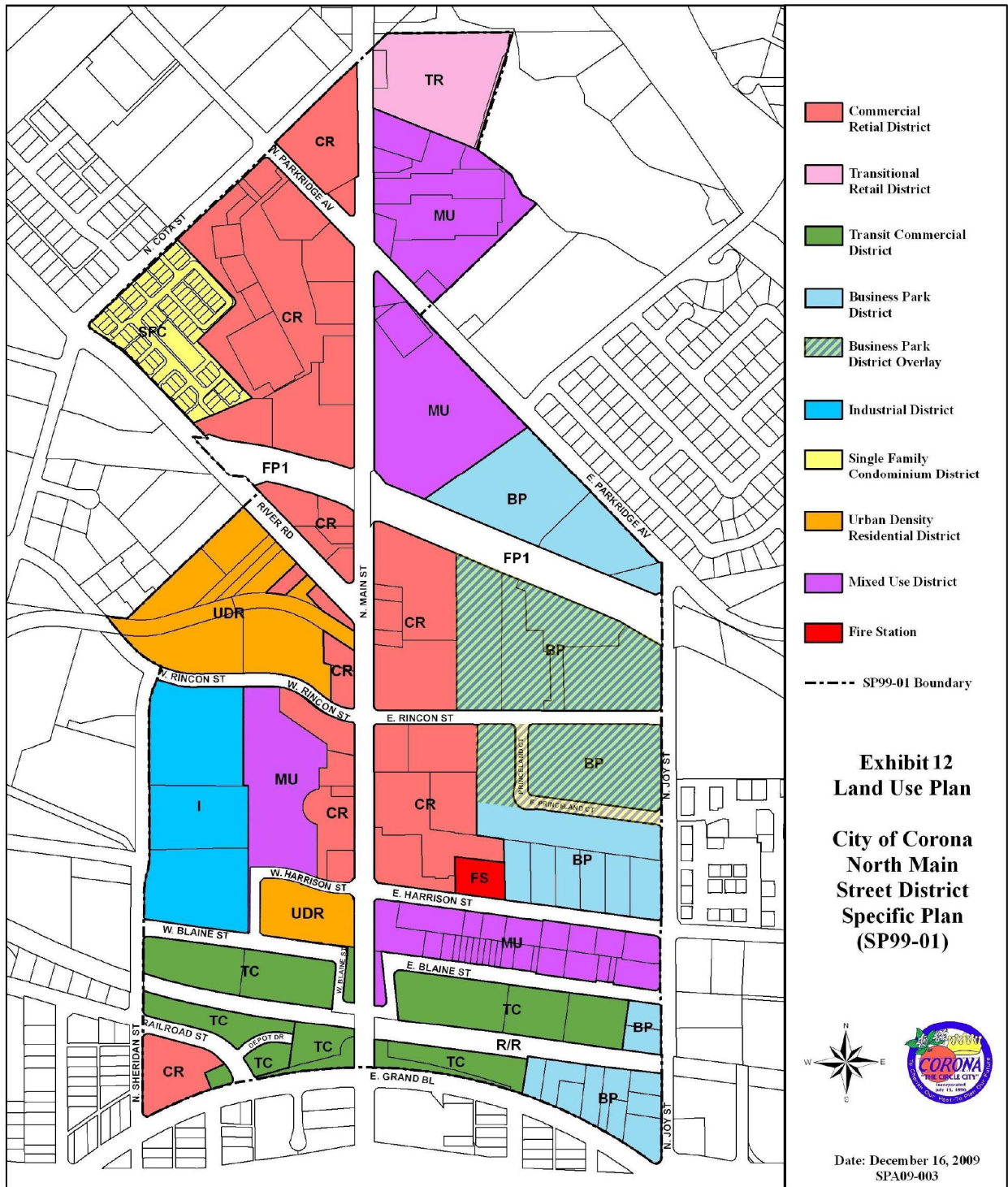
The Urban Density Residential (UDR) District is intended to accommodate and promote high density residential development not exceeding 60 dwelling units per acre. The district creates opportunities for integration between the commercial and residential uses along the Main Street corridor as well as enhanced commuter transit options with the nearby Metrolink Station and bus transfer hub. The District encompasses approximately 19.0 acres generally located west of Main Street between Blaine Street and River Road.

3.1.8 Mixed Use District (MU) District

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. The District area covers approximately 36.0 acres in three areas bordering the east side of Main Street.

3.2 CIRCULATION PLAN

North Main Street forms the central “spine” of the Specific Plan. Three east-west streets intersect North Main Street at right angles: Blaine Street, Harrison Street, and Rincon Street. Two additional streets, Parkridge Avenue and River Road, intersect North Main Street at a diagonal. Several other streets form the Specific Plan area boundary, including Grand Boulevard to the





Project Conditions

City of Corona

Project Number: SPA2018-0002

Description: **MINOR SPA**

Applied: **8/21/2018**

Approved:

Site Address: **135 W PARKRIDGE CORONA, CA**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **KEITH G OSBORN -ASTA PROPERTIES, LLC**
357 N SHERIDAN ST, SUITE 117 CORONA CA, 92880

Parent Project:

Details: **MINOR SPA TO AMEND THE ZONING FROM SFC TO CR WITHIN SP99-1.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	
<ol style="list-style-type: none">1. A minimum fire flow of 3000 gpm shall be provided.2. Fire hydrants are to be spaced a maximum 250 feet apart.	
PLANNING	Harald Luna
<ol style="list-style-type: none">1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.3. The applicant shall submit a screen check set of final revised exhibits with any refining corrections such as page numbers, table of contents, maps, and text including acreage within 15 days of the adoption of the amendment by City Council. The applicant shall work with staff to supply and replace the necessary replacement pages for the revised document within 30 days after clearance of the screen check revisions. The revised document must also be provided to the Community Development Department saved on a CD in a PDF format.	



Engineering, Inc.

ENGINEERING
LAND PLANNING
SURVEYING

March 15, 2019

Job No. 203.219

City of Corona
Attn: Community Development Commissioners
400 S. Vicentia Avenue
Corona, CA 92882

Subject: **GENERAL PLAN AMENDMENT – 2018-0002**

Dear Commissioners,

On behalf of the owners of this property we request your consideration and approval of this application to amend the City of Corona General Plan to change the Land Use designation of this property from Medium Density Residential (MDR) to General Commercial (GC).

We would like to take this opportunity to provide you with essential information which will assist you in the evaluation of this proposed General Plan Amendment and the related Specific Plan Amendment. This information is as follows:

A) Location of Site and Surrounding Uses

This project is located in the northern portion of the City of Corona and is bounded on the east by N. Main Street, on the south by Parkridge Avenue and on the west by an office building in the City of Norco. The property is currently vacant, is triangular in shape and is approximately 3.4 net acres in size.

The surrounding uses are briefly described as follows:

There is an existing fast food restaurant located adjacent to the southeast corner of the property at the northwest corner of the intersection of N. Main Street and Parkridge Avenue. There is an existing gas station site located to the southeast of the intersection of N. Main Street and Parkridge Avenue.

There is an existing commercial / retail development to the south of Parkridge Avenue. This development is comprised of single story retail stores and restaurants.

The property to the east and northeast of the property, along the east side of N. Main Street, consists of a commercial center and a mobile home park site. The commercial center consists of single story retail stores and a restaurant and currently much of this commercial site is vacant. The mobile home park consists of approximately 78 units and a recreation center. To the north of the trailer park site is a commercial / retail center in the City of Norco.

EXHIBIT C

The western boundary of the property is the City Boundary between the Cities of Corona and Norco. The adjacent parcel to the west is a commercial building site which is currently occupied by the Riverside County Dept. of Public Social Services.

The property to the southwest of the site, at the southwest corner of the Intersection of Parkridge Avenue and Cota Street, is an existing self storage facility.

B) Reason for Request

In 2015 the owners of this property processed and obtained approvals to change the General Plan Land Use Description from Commercial Retail (GC) to Medium Density Residential (MDR), a Specific Plan Amendment to change the Land Use / Zoning from Commercial Retail (CR) to Single Family Condominium (SFC), a TTM 36642 for Condominium Purposes and a Precise Plan to allow for 45 Townhomes.

Since that time there has not been a market for attached residential use at this location. Due to an increased interest by commercial developers in the past year the owners requested an Infrastructure Meeting to obtain input from the City with regard to returning the land use / zoning for the property back to a Commercial Retail Use. This issue was discussed at the December 6, 2017 Infrastructure Meeting and seemed to be well received.

It appears that the best use for this property is indeed the Commercial Retail Use that was originally identified in the N. Main Specific Plan.

C) Subdivision Development Plan

There is currently no development plan for the commercial use of this property. While there has been interest from commercial retail users including higher end, fast food developers and others it has become clear that until the property has been returned to the Commercial Retail designation that commercial users are unwilling to commit to a specific development project. Once approvals for the GPA and SPA are obtained, or imminent, it is our hope, and expectation, that a commercial development plan will be prepared and submitted to the City.

The further development plans would include a Precise Plan and/or a Conditional Use Permit application(s) that would meet the requirements of the City of Corona.

D) Future Improvements and Service

Once a development plan for the Commercial Use is developed, submitted to the City and processed to approval the following development parameters will be applicable:

1. Domestic Water

This project will be served by the City's Domestic Water System which has adequate supply to serve this development. Connections to the City's existing water system shall be made at Parkridge Avenue and N. Main Street.

Onsite public water mains, hydrants and other appurtenances will be provided within the onsite private drives within utility easements dedicated to the City of Corona. Each building will be served by its own domestic water meter.

2. Streets

The project will obtain access from existing Parkridge Avenue on the south and development of the project will include the widening of Parkridge Avenue to the ultimate width on the north side of this roadway.

A second, and possibly a third, access for this development will be provided onto existing N. Main Street.

On-site private drives will be constructed within the development to provide adequate circulation as well as access and fire service to each building. Easements shall be placed over these private drives to provide for emergency access, public water and public utilities.

A traffic study will be prepared for this development. The onsite and offsite access will be designed for this development to have a nominal impact upon the surrounding circulation system.

3. Sewers

The City of Corona's public sewer system is not capable of serving this proposed development due to downstream elevation and capacity constraints. An inter-agency agreement has been executed to allow for the development to be served by the City of Norco's public sewer system. The City of Norco has agreed to provide sewer service to the future development.

The proposed onsite sewer system will be a private sewer system that will provide service to each unit and will be designed and constructed per City Standards. The onsite private sewer will most likely be located within the private drives within easements granted to the Property Owners Association. Provisions for proper maintenance of this sewer system will be incorporated into the CC&R's for the project.

4. Drainage

This property currently drains from south to north to an existing inlet which is connected into the existing storm drain system that is owned by the RCFC&WCD. This RCFC&WCD storm drain system includes an existing 66 inch pipe that crosses the northerly part of the property within an easement. The future drainage plan will likely primarily consist of surface drainage to the north where catch basins and storm drains will intercept runoff and discharge into the small basin in the northerly portion of the site. This basin will be designed as an extended detention basin for water quality treatment of the onsite development in accordance with the requirement of the City of Corona and the RWQCB.

An onsite water quality treatment system will be installed in accordance with a Water Quality Management Plan (WQMP) for the project. The Preliminary WQMP will be processed with the future development application and will identify the location and type of water quality treatments being proposed.

All onsite drainage and water quality facilities will be private and will be maintained by the Property Owners Association (POA).

5. Protective Covenants

If the property/development is parcelized, then a property owners association will most likely be formed for the maintenance of the onsite private drives, landscaping, walls and fences, private storm drains, the private sewer system, water quality treatment facilities, etc. CC&R's will be prepared, approved and recorded per City requirements.

A concurrent Specific Plan Amendment to the N. Main Specific Plan is being processed with this GPA.

We thank you for your time and consideration. If you should have any questions regarding this information, please do not hesitate to call me.

Sincerely,

K&A ENGINEERING, INC.



Keith Osborn, P.E.
Principal

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 23 OF CORONA CITRUS TRACT, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 8, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT BEING THE INTERSECTION OF LINE NORTHEASTERLY LINE OF PARKRIDGE AVENUE (60.00 FEET WIDE) WITH THE WESTERLY LINE OF HAMNER AVENUE (74.00 FEET WIDE);

THENCE NORTH 07° 27' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT, 262.51 FEET;

THENCE SOUTH 73° 10' 39" WEST, 192.63 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT;

THENCE SOUTH 36° 19' 00" EAST ALONG SAID SOUTHWESTERLY LINE 253.36 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN PARKRIDGE AND HAMNER AVENUES.

TOGETHER WITH THAT PORTION OF COTA STREET, THAT WOULD PASS BY OPERATION OF LAW, AS VACATED BY RESOLUTION NO. 213-57, RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0420863, OF OFFICIAL RECORDS.

APN(s): 122-061-006-6

EXHIBIT D



CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project: SPA2018-0002

Application to amend the North Main Street Specific Plan (SP99-01) to change the designation of 3.8-acres (APN: 122-061-006) located on the west side of North Main Street and north of Parkridge Avenue from SFC (Single-Family Condominium) to its previous designation of CR (Commercial Retail).

Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: Keith Osborn

Address: 357 North Sheridan Street, Suite 117, Corona, CA 92880

Telephone No.: (951) 279-1800

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.
- ☐ B. The project is a Ministerial Project.
- ☐ C. The project is an Emergency Project.
- ☐ D. The project constitutes a feasibility or planning study.
- ☐ E. The project is categorically exempt:
- ☐ F. The project is a statutory exemption. Code section number:
- ☒ G. The project is otherwise exempt on the following basis: Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan designation was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.

SPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property.

☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: March 25, 2019

Harald Luna, Associate Planner
Lead Agency Representative

EXHIBIT E



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPARTMENT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: SPA2018-0002
2. Project location (specific): 3.8 acres of vacant land (APN: 122-061-006) located on the west side of North Main Street, north of Parkridge Avenue.
3.
 - a. Project location - City of Corona
 - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

Application to amend the North Main Street Specific Plan (SP99-01) to change the designation of 3.8 acres (APN: 122-061-006) located on the west side of North Main Street and north of Parkridge Avenue from SFC (Single-Family Condominium) to its previous designation of CR (Commercial Retail).
5. Name of public agency approving project: **City of Corona**
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: **Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880**
7. Exempt Status (check one):
 - a. ☐ Ministerial Project
 - b. ☐ Not a project
 - c. ☐ Emergency project
 - d. ☐ Categorical Exemption. State type and class number:
 - e. ☐ Declared Emergency
 - f. ☐ Statutory Exemption. State code section number:
 - g. ☒ Other: Explain: Pursuant to § 15183 of the State CEQA Guidelines, a project which is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. The project site is part of the North Main Street Specific Plan in which an EIR was certified by the City Council on January 5, 2000 for the North Main Street District Specific Plan and Corona Entertainment Center. The North Main Street Specific Plan designated the site Commercial Retail (CR) and the General Plan designation was General Commercial at the time of its approval. Subsequently, an amendment to the North Main Street Specific Plan was approved to change certain land uses within the plan to accommodate Urban Density Residential Development and Mixed Use (residential/commercial) land uses on certain properties. An EIR for the North Main Street Specific Plan Amendment was prepared and certified by the City on November 5, 2008. The project site at that time was designated CR by the specific plan and GC by the General Plan. Therefore, the build out condition considered for the specific plan took into consideration the project site's commercial designation.
SPA2018-0002 does not change the analysis that was considered under the previously certified North Main Street District Specific Plan and Corona Entertainment Center EIR and North Main Street Specific Plan Amendment EIR, as the commercial land use being proposed is the same commercial land use that previously existed on the property.
8. Reasons why the project is exempt:
See above.

9. Contact Person/Telephone No.: Harald Luna, Associate Planner (951) 736-2268
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: March 25, 2019

Signature: _____
Harald Luna, Associate Planner Manager
Lead Agency Representative

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Monday, March 25, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
Mitchell Norton, Commissioner
Viren Shah, Commissioner
Craig Siqueland, Commissioner

EXHIBIT 4

ROLLCALL

Present 4 - Commissioner Mitchell Norton, Vice Chair Tim Jones, Chair Karen Alexander, and Commissioner Craig Siqueland
Absent 1 - Commissioner Viren Shah

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Vice Chair Jones led the Pledge of Allegiance.

3. PRESENTATION from Corona Historic Preservation Society

Richard Winn, representing the Corona Historic Preservation Society, provided the new commissioners with a binder, *References and Resources for Corona's Property Preservation Program*, to help guide them in their review of historic landmark nomination applications.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

5. MEETING MINUTES

19-0272 Approval of minutes for the Planning and Housing Commission meeting of March 11, 2019

Attachments: 20190311-P&H Minutes - DRAFT

A motion was made by Siqueland, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of March 11, 2019. The motion carried by the following vote:

Aye: 3 - Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

Abstain: 1 - Commissioner Norton

6. CONSENT ITEMS

None.

7. PUBLIC HEARINGS

19-0168 CUP2018-0012: A Conditional Use Permit application to establish a 49-foot high wireless telecommunications facility designed as a mono-pine tree at Kellogg Park located at 1635 Kellogg Avenue in the P (Park) Zone.

(Applicant: Tiana Madon with MD7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130).

Attachments: Staff Report

Resolution No. 2530

Locational and Zoning Map

EXHIBIT A1 - Site Plan

EXHIBIT A2 - Enlarged Site Plan

EXHIBIT B - Conditions of Approval

EXHIBIT C1 - C3 - Propagation Maps for Sprint coverage

EXHIBIT D - Equipment and Antenna Layout

EXHIBIT E1 - E2 - Elevation Plans

EXHIBIT F1 - F4 - Photosimulations for Sprint coverage

EXHIBIT G - Applicant's Letter dated March 3, 2019

EXHIBIT H - Environmental Documentation

CUP2018-0012 Presentation

At the request of Chair Alexander, Sandra Yang, Senior Planner, reviewed the staff report for CUP2018-0012. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Commissioner Siqueland asked for clarification on the leasing agreement.

JUSTIN CAUSEY, REPRESENTING SPRINT/MD7, provided a response regarding the lease agreement and stated that Sprint does not judge their leases based on previous facilities that occupied the property.

Discussion ensued between Chair Alexander and Mr. Causey regarding the removal of the previous monopine from the site and outreach to other wireless carriers for possible co-location opportunities on the new monopine.

Commissioner Norton asked if there are statistics regarding coverage.

Mr. Causey responded that the best resource is the propagation map.

Vice Chair Jones asked for information regarding the design of the tower.

Mr. Causey stated the design is determined based on how much equipment and how many antennas are placed on the tower.

Discussion ensued between Chair Alexander and Mr. Causey regarding the wrought iron fence and the standard protocols for the removal of towers.

Chair Alexander asked for clarification regarding the fees received from the lease and application and how the funds are allocated.

Ms. Coletta explaining that the funds are deposited into the city's general fund since parks are part of the general fund and the money would be spent on general fund expenses.

Chair Alexander opened the public hearing.

JOE MORGAN, RESIDENT, spoke on his concerns regarding the lack of public information regarding the city's negotiations with wireless carriers on lease agreements and monthly rates on the ground lease.

Chair Alexander commented for towers to be erected on city property first in order to maximize city revenue. Chair Alexander also suggested for carriers to present a city wide map depicting coverage in order to identify gaps which would allow the city to be proactive when deciding locations for the establishment of telecommunications facilities.

Chair Alexander closed the public hearing.

A motion was made by Commissioner Norton, seconded by Vice Chair Jones, that this Public Hearings be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

19-0222

PP2018-0004: Precise Plan application for the review of the site plan, architecture, landscaping and fencing associated with the development of 25 single-family detached residential homes on 17.28 acres located on the east side of Lester Avenue, south of Upper Drive in the A-14.4 (Single-Family Residential, 14,400 square foot minimum lot area) zone. (Applicant: John Heimann of Griffin Residential, 110 North Lincoln Avenue, Suite 100, Corona, CA 92882).

Attachments: Staff ReportResolution No. 2531Aerial and Zoning MapExhibit A - Site PlanExhibit B - Conditions of ApprovalExhibits C1-C4 - Floor PlansExhibits D1-D4 - ElevationsExhibits E1-E5 Landscape PlansExhibit F - Overall HOA Maintenance AreasExhibit G - Photographs of perimeter walls in surrounding neighborhoodExhibit H - Fence and Wall PlanExhibit I - Slope ExhibitExhibit J - Applicant's letter dated August 31, 2018 addressing the projectExhibit K - Environmental DocumentationPP2018-0004 PP Presentation

At the request of Chair Alexander, Harald Luna, Associate Planner, reviewed the staff report for PP2018-0004. At the conclusion of her presentation, Mr. Luna offered to answer any questions of the Commission.

Vice Chair Jones asked for more information regarding the vinyl fence.

Mr. Luna provided a response regarding the location and color of the fence.

Discussion ensued between Commissioner Siqueland and staff regarding the street improvements on Golden Harvest Drive and Lester Avenue.

Ms. Coletta provided further clarification on the city's standard requirements for developers regarding street improvements.

Chair Alexander asked staff for a response regarding Commissioner Shah's question (via email) regarding the areas within the project that are being required to be maintained by the HOA rather than the residents.

In response, Ms. Coletta described the HOA designated lots and easements and the reasons why they are being required to be maintained by the HOA rather than the residents. Ms. Coletta also noted that Mr. Luna had responded to Commissioner Shah with this information via email last week.

Chair Alexander asked for clarification on the date for the completed traffic study.

Mr. Luna clarified that the traffic study was prepared at the time when the lots were originally subdivided under Tract Map 31373 which was approved December 6, 2006.

Mr. Koper explained the traffic methodology that is used for both single-family and multi-family residential properties.

Chair Alexander opened the public hearing.

TOM RICHINS, RESIDENT, spoke in favor of the project.

JOE MORGAN, RESIDENT, expressed his appreciation for staff's involvement in making sure this project has more uniformity than past projects.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that this Public Hearing be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

19-0258 GPA2018-0002: Application to change the General Plan designation of 3.8 acres located on the west side of North Main Street and north of Parkridge Avenue from MDR (Medium Density Residential, 6-15 du/ac) to its previous designation of GC (General Commercial) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

Attachments: Staff Report

Resolution No. 2532

Locational and Zoning Map

Exhibit A - Proposed General Plan Amendment

Exhibit B - Applicant's letter dated March 15, 2019, explaining the General Plan amendment request

Exhibit C - Environmental Documentation

GPA2018-0002 and SPA2018-0002 PP Presentation

At the request of Chair Alexander, Harald Luna, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items GPA2018-0002 and SPA2018-0002. At the conclusion of her presentation, Mr. Luna offered to answer any questions of the Commission.

Commissioner Siqueland asked how often does a zoning and General Plan reversion occur.

Ms. Coletta responded that it does not occur often.

Vice Chair Jones asked why there is not a project being proposed with the General Plan amendment and specific plan amendment tonight.

Ms. Coletta explained the uniqueness of the property's situation in that the property owner who previously rezoned the site is now asking to have the site returned to its original zoning. The owner is trying to market the site and it would be easier to have the zoning established before bringing forth a project for review.

Chair Alexander asked if there was any further contact from the Native American tribes that initially expressed interest in the tribal consultation process.

Mr. Luna responded that there was no follow-up response from either tribe.

Chair Alexander opened the public hearing.

KEITH OSBORN, REPRESENTING K&A ENGINEERING, INC., provided a brief overview of the history of the project site.

Chair Alexander asked for clarification on the acreage of the project site.

Mr. Osborn clarified the acreage by explaining the difference between the net and gross acreage of the project site.

JOE MORGAN, RESIDENT, spoke in favor of having the site's zoning reverted to commercial.

TOM RICHENS, RESIDENT, spoke in favor of this project by echoing Mr. Morgan's comment.

Chair Alexander closed the public hearing.

A motion was made by Vice Chair Jones, seconded by Commissioner Norton, that this Public Hearing be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

- 19-0259 SPA2018-0002: Application to amend the North Main Street Specific Plan (SP99-01) to change the designation of 3.8 acres located on the west side of North Main Street and north Parkridge Avenue from SFC (Single-Family Condominium) to its previous designation of CR (Commercial Retail) (Applicant: Keith Osborn of K&A Engineering, Inc., 357 North Sheridan Street, Suite 117, Corona, CA 92880).

Attachments: Staff Report

Locational and Zoning Map

Exhibit A1 - Proposed Specific Plan Amendment

Exhibit A2 - Land Use Map (General Plan)

Exhibit A3 - Table 2 Land Use Plan

Exhibit A4 - Land Use Plan (Districts)

Exhibit A5 - Section 3.1.1 Commercial Retail (CR) District

Exhibit A6 - Section 3.1.6 Single Family Condominium (SFC)

Exhibit A7 - Land Use Plan (Districts)

Exhibit B - Conditions of Approval

Exhibit C - Applicant's letter dated August 15, 2019, explaining Specific Plan amendment request

Exhibit D - Legal description of the specific plan amendment site

Exhibit E - Environmental Documentation

A motion was made by Commissioner Siqueland, seconded by Vice Chair Jones, that this Public Hearing be accepted. The motion carried by the following vote:

Aye: 4 - Commissioner Norton, Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

8. WRITTEN COMMUNICATIONS

None.

9. ADMINISTRATIVE REPORTS

10. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

11. ADJOURNMENT

Chair Alexander adjourned the meeting at 7:19 p.m. to the Planning and Housing Commission meeting of Monday, April 8, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.