

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).

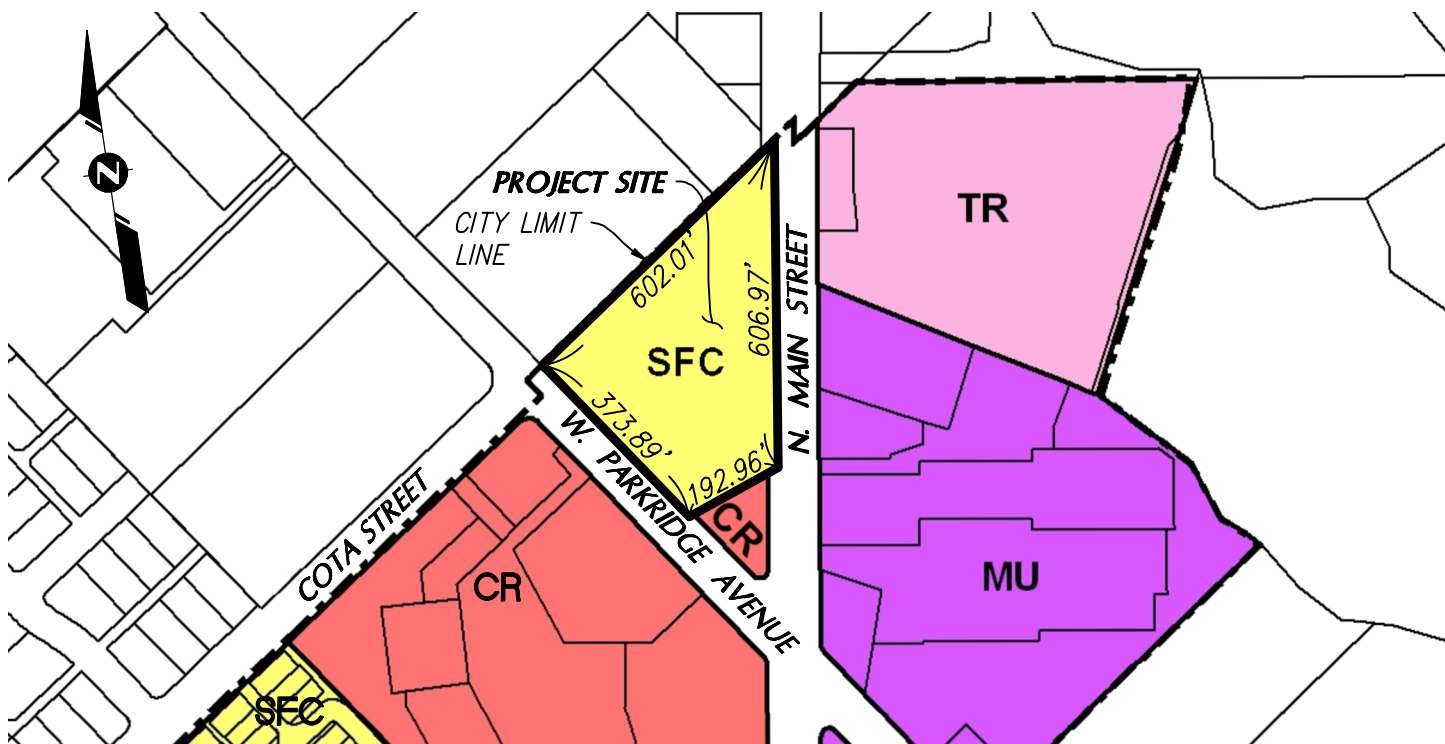
A certified copy of the full text of this proposed ordinance is posted in the City Clerk's office.

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.

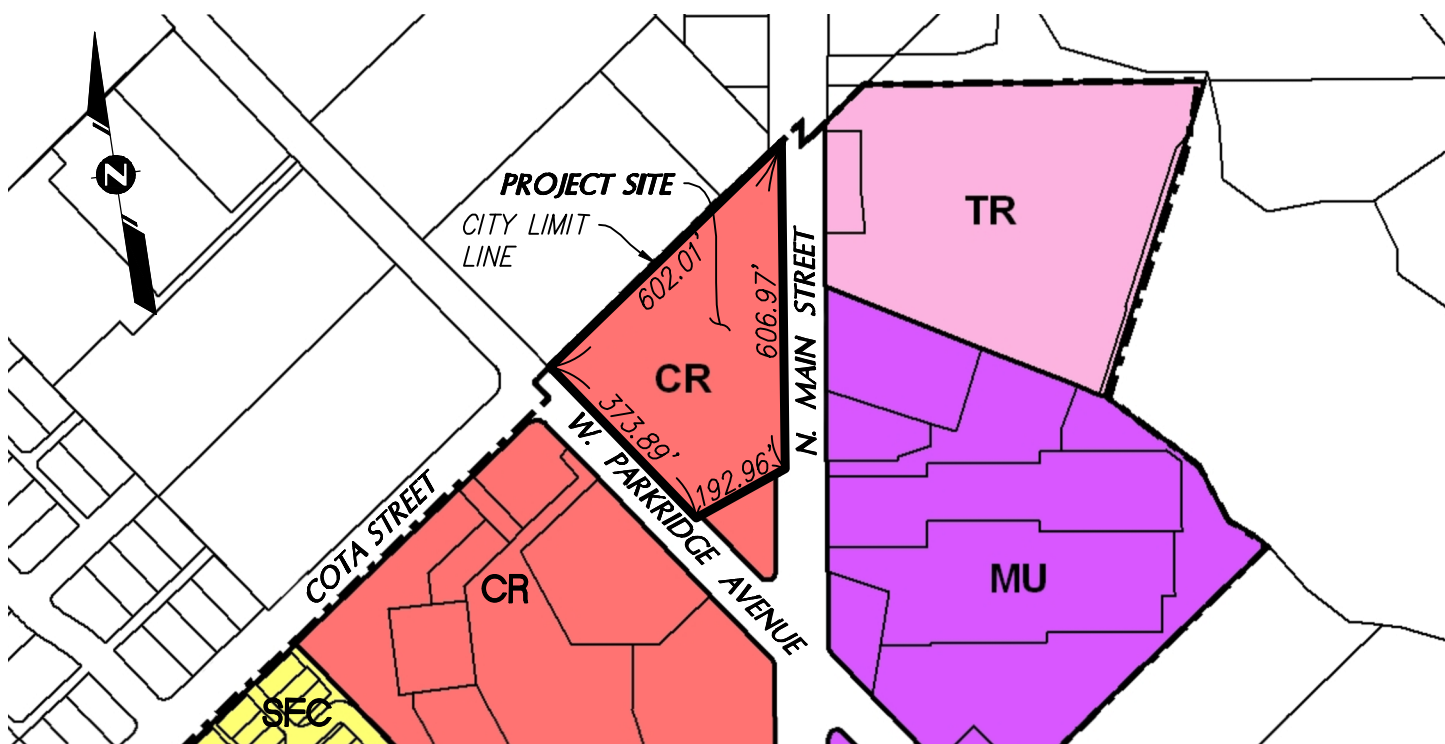
EXHIBIT “A-1”

**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**

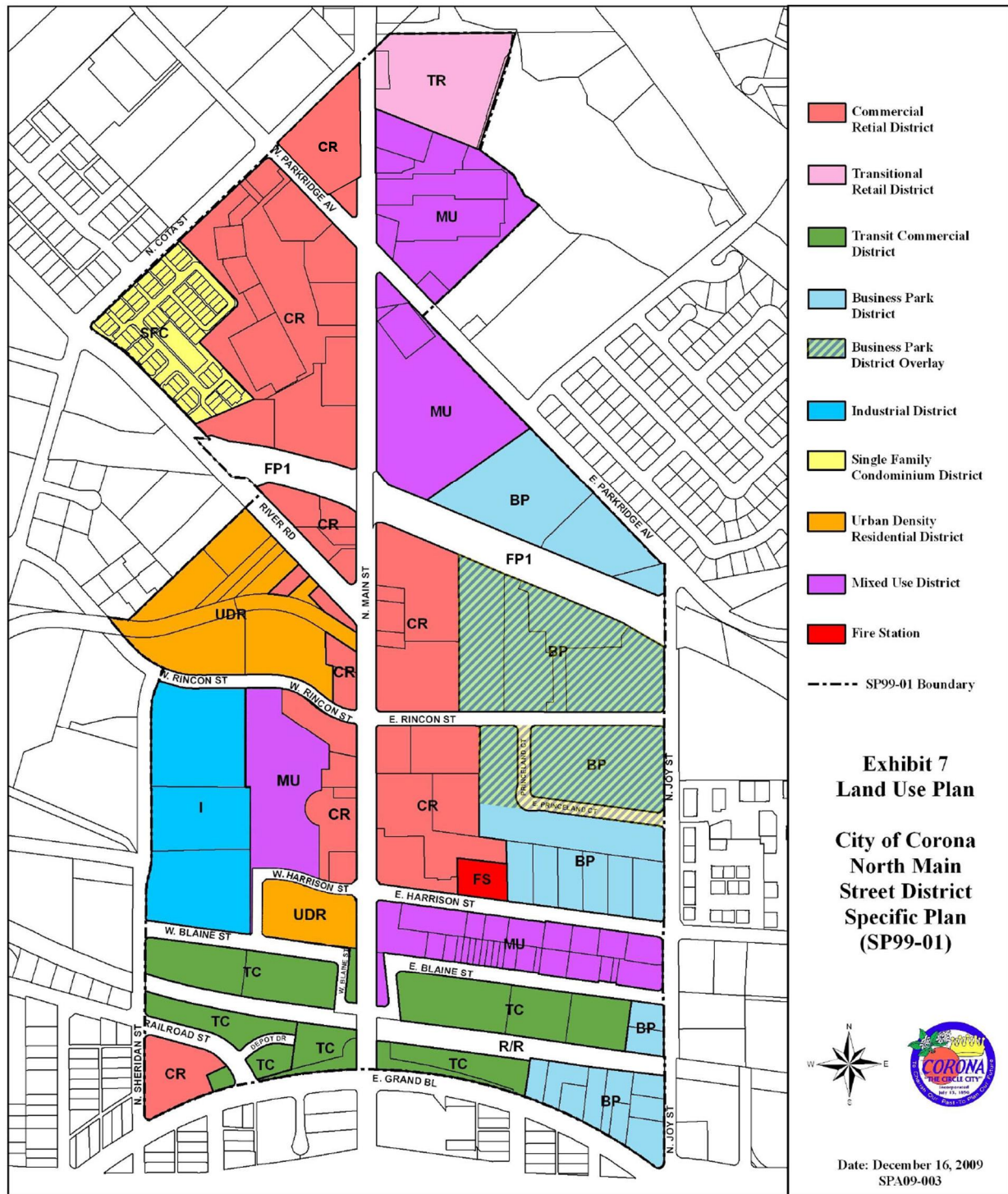
(SEE ATTACHED 5 PAGES)

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

