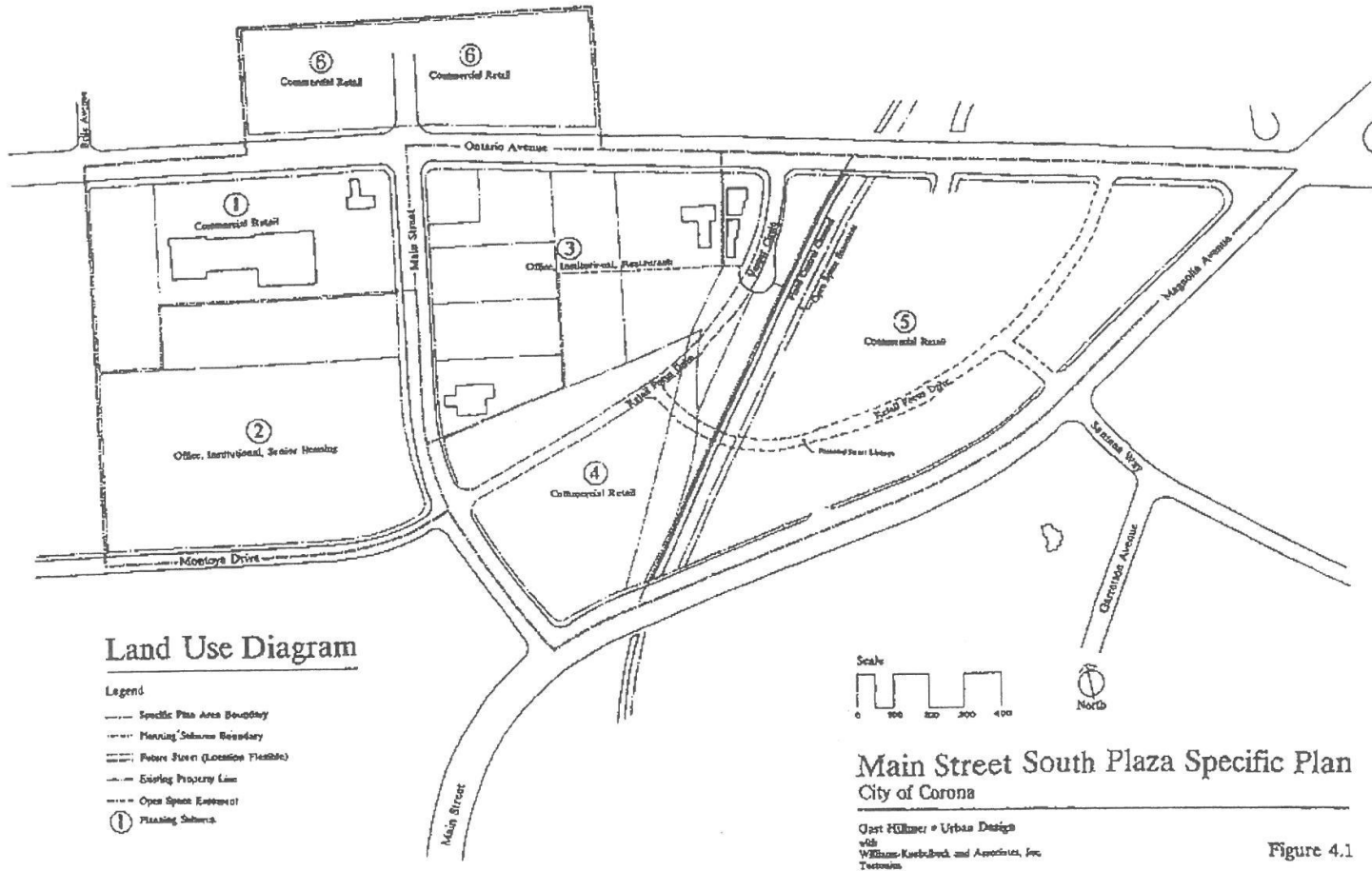


SPA2019-002

Amendment to the Main Street South Plaza Specific Plan (SP91-01) to:

- 1) Amend Table 4.2 (Permitted Land Uses) to permit day care facilities by right in the Sub-District Four designation,
- 2) 2) amend Section 6.1.4 (a) to revise the required sidewalk width along Vesper Circle, and
- 3) 3) amend Section 6.1.9 (c) to revise the monument signage regulations for the Sub-District Four designation.

Land Use Map



Land Use Program

Main Street South Plaza Specific Plan 4.0 Land Use Plan

Table 4.1 LAND USE PROGRAM	
Main Street South Plaza Specific Plan	
(See Table 4.2 for detailed list of Permitted Land Uses.)	
Planning Sub District	Conceptual Land Use
1. Sub District One: Northwest	<ul style="list-style-type: none">• Neighborhood Retail
2. Sub District Two: Southwest	<ul style="list-style-type: none">• Professional and Medical Offices• Institutional• Financial Institutions• Senior Citizen Residential• Health Care Facility
3. Sub District Three: North Central	<ul style="list-style-type: none">• Professional and Medical Offices• Institutional• Financial Institutions• Restaurants
4. Sub District Four: South Central	<ul style="list-style-type: none">• Community Retail/<u>Services</u>• Specialty Retail• Financial Institutions• Restaurants
5. Sub District Five: East	<ul style="list-style-type: none">• Community Retail• Specialty Retail• Financial Institutions• Restaurants
6. Sub District Six: North	<ul style="list-style-type: none">• Neighborhood Retail• Restaurants

Permitted Land Uses

Main Street South Plaza Specific Plan

4.0 Land Use Plan

	Sub District One: Northwest	Sub District Two: Southwest	Sub District Three: North Central	Sub District Four: South Central	Sub District Five: East	Sub District Six: North
RETAIL (continued)						
Office supply store	P	P	P	P	P	NP
Paint store	P	NP	NP	P	P	P
Pet shop	P	NP	NP	P	P	P
Pharmacy or medical supplies	P	P	P	P	P	P
Sporting goods store	P	NP	NP	P	P	P
Tobacco store ²	MCUP	NP	NP	NP	MCUP	MCUP
SERVICE						
Barbershop	P	P	P	P	P	P
Beauty shop	P	P	P	P	P	P
Business college ¹	P	P	P	NP	NP	NP
Catering establishment	P	P	P	P	P	P
Clothes cleaning facility	P	NP	NP	NP	P	P
Commercial mail box, mailing center	P	P	P	P	P	P
Counseling service	P	P	P	P	P	P
Day care facilities	P	P	P	NP P	P	MCUP
Department store	NP	NP	NP	P	P	NP
Drugstore	P	P	NP	P	P	P
Financial institution (bank, savings and loan, credit union)	P	P	P	P	P	P
Health care or medical facility	NP	P	P	NP	NP	P
Health club or recreation Facility	P	P	NP	P	P	P
Medical and dental laboratory	NP	P	P	NP	NP	NP
Medical and dental offices	P	P	P	P	P	P
Playgrounds and courtyards	P	P	P	P	P	P
Photographer	P	P	P	P	P	P
Private school (pre-school – 8 th grade)	P	P	P	NP	NP	NP
Private school (9 th – 12 th grade)	P	P	P	NP	NP	NP
Secretarial services	P	P	P	P	P	NP
Shoe repair shop	P	NP	NP	P	P	P
Smoking lounge ³	MCUP	NP	NP	NP	MCUP	MCUP

¹ Not to exceed 50 students at any one time.

² Subject to the provisions of Chapter 5.19 of the Corona Municipal Code.

³ Subject to the supplemental development standards of Section 17.33.160 of the Corona Municipal Code.

Building Setbacks and Signage

Building setbacks (Sidewalk)

- Section 6.1.4 (a) requires a 12-foot wide sidewalk along Vesper Circle. The sidewalk width is being amended to 5 feet to comply with the Public Works Department's sidewalk standard.

Signage

- Section 6.1.9 (c) contains the sign regulations for Sub District Two through Four. This section is being amended to increase the maximum allowable sign face area for monument signs from 32 to 40 square feet and to include the name of the shopping center. In addition, up to five tenants would be allowed on a monument sign.

Recommended actions:

SPA2019-0002

- That the Planning and Housing Commission recommend APPROVAL of SPA2019-0002 to the City Council, based on the findings contained in the staff report and conditions of approval.