



Agenda Report

File #: 19-0780

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 09/18/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

Public Hearing for City Council consideration of Resolution No. 2019-081 for GPA2019-0001 approving an amendment to the General Plan designation of four properties totaling approximately 0.50 acres from Low Density Residential (LDR) to Office Professional (OP) and establish the Office Professional and Mixed Use Downtown (MUD) designation on approximately 0.56 acres of public rights-of-way to facilitate the development of a medical office park on a total of 3.48 acres (located on the south side of West Sixth Street, between Sheridan Street and Belle Avenue). (Applicant: Richard Boureston of Boureston Development)

RECOMMENDED ACTION:

That the City Council:

1. Approve GPA2019-0001 as recommended by the Planning and Housing Commission, based on the analysis and findings contained in the staff report; and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan.
2. Adopt Resolution No. 2019-081, approving an amendment to the City's General Plan to change the land use designation of four properties totaling approximately 0.50 acres from Low Density Residential (LDR) to Office Professional (OP) and establish the Office Professional and Mixed Use Downtown (MUD) designation on approximately 0.56 acres of public rights-of-way to facilitate the development of a medical office park on a total of 3.48 acres (located on the south side of West Sixth Street, between Sheridan Street and Belle Avenue) and implement corresponding changes to associated text and exhibits within the General Plan as part of Cycle 2 of the General Plan Amendment for 2019.

ANALYSIS:

GPA2019-0001 is an application to amend the General Plan land use plan to enable the development of two medical office buildings on a site that totals 3.48 acres located on Sixth Street between Sheridan Street and Belle Avenue. The project site contains 13 parcels and public rights-of-ways for

two alleys and the portion of Seventh Street between Sheridan Street and Belle Avenue. The applicant is proposing to vacate the two alleys and Seventh Street within the project boundary and then combine the vacated rights-of-way with the 13 parcels to create two new parcels by processing a parcel map (PM 37565). Different General Plan designations exist among the parcels and no designation exists for Seventh Street or the alleys. Therefore, the General Plan amendment proposes to establish the necessary land use designations on the project site to facilitate the development of the two medical office buildings.

The six parcels located north of Seventh Street between Sheridan Street and Belle Avenue are currently designated as Mixed Use Downtown (MUD). The four properties located on the south side of Seventh Street and the alley are currently designated as Low Density Residential (LDR, 3-6 du/ac). This area is 0.50 acres. The three parcels located east between the alley and Belle Avenue are designated as Office Professional (OP). The project is a medical office use which is permitted under the MUD and OP designations; however, the use is not permitted under the LDR designation. Therefore, the General Plan amendment will change the LDR designation of the four parcels to OP in order to allow the parcels to be developed in conjunction with the other parcels. The OP designation would be consistent with the existing OP properties located on the same block.

For the segment of Seventh Street and the two alleys that will be vacated, which is 0.56 acres, a General Plan designation needs to be established over these public rights-of-way in order to provide consistency with the land use designation being established on the adjoining parcels. The MUD designation will be established over the alley located within the block of parcels north of Seventh Street, which is consistent with the existing MUD designation in this area. The OP designation will be established over Seventh Street and the alley located within the block of parcels located south of Seventh Street. The OP designation is consistent with the OP designation in this area.

GPA2019-0001 is consistent with General Plan Land Use Policies 1.1.1 and 1.1.2 in that it supports the diverse needs of Corona's residents by accommodating uses that help sustain Corona as a cohesive, distinct, and self-sustaining community, and minimize the need for Corona's residents to travel to surrounding communities for services and employment.

COMMITTEE ACTION:

The Infrastructure Committee was given an update on the project at their meeting on July 31, 2017.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$6,331.00 in application processing fees for the General Plan Amendment.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was prepared for the project because the Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation measures identified in the Mitigated Negative Declaration, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant or potentially significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of August 26, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Jones/Shah) and carried unanimously, that the Planning and Housing Commission recommend adoption of the Mitigation Negative Declaration and Mitigation Monitoring Plan, and approval of GPA2019-0001 to the City Council, based on the findings contained in the staff report, and adopt Resolution No. 2538 granting GPA2019-0001 as part of Cycle 2 of the General Plan Amendments for 2019. The minutes of the Planning and Housing Commission meeting are included as Exhibit 5.

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 Resolution No. 2019-081.
2. Exhibit 2 - Locational and Zoning Map.
3. Exhibit 3 - Proposed Amendment.
4. Exhibit 4 - Planning and Housing Commission Staff Report.
5. Exhibit 5 - Draft Minutes of the Planning and Housing Commission meeting of August 26, 2019.

APPLICANT INFORMATION

Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626