



## Agenda Report

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**File #:** 19-0781

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### **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 Ordinance No. 3300, first reading of an Ordinance of the City of Corona, California for SPA2019-0001, amending the Downtown Corona Revitalization Specific Plan (SP98-01) to change the designation of seven properties totaling approximately 1.03 acres from Single Family (SF) and Commercial Services (CS) to Downtown (D) and establish the Downtown District on approximately 0.56 acres of public rights-of-way to facilitate the development of a medical office park on 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 SPA2019-0001, as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3300, first reading of an ordinance approving an amendment to the Downtown Corona Revitalization Specific Plan (SP98-01) to change the designation of seven properties from Single Family (SF) and Commercial Services (CS) to Downtown (D) and establish the Downtown District on approximately 0.56 acres of public rights-of-way in order to facilitate the development of a medical office park on 3.48 acres of real property located on the south side of West Sixth Street between Sheridan Street and Belle Avenue. (SPA2019-0001)

**ANALYSIS:**

SPA2019-0001 is an amendment to the Downtown Revitalization Specific Plan to establish one zoning designation on a project site totaling 3.48 acres located on Sixth Street between Sheridan Street and Belle Avenue. The project site consists of 13 parcels and includes various zoning designations for Single Family, Community Services and Downtown. The project site is being planned for two new medical office buildings; therefore, to accommodate the medical office uses on the project site the zoning needs to be changed for certain parcels, which is the reason for SPA2019-0001.

Six parcels within the project boundary located on the north side of Seventh Street are zoned Downtown (D). Four parcels located on the south side of Seventh Street are zoned Single Family (SF), and three parcels also located in this area are zoned Community Services (CS). The applicant is proposing to change the zoning of the four SF-designated properties and three CS designated properties to Downtown. This will allow the entire project site to have a single zone of Downtown. The existing alleys and Seventh Street within the project boundary are also being vacated to create a cohesive 3.46 acres, all of which will have a zone of Downtown. The applicant is also processing a companion General Plan Amendment (GPA2019-0001) to ensure land use consistency between the specific plan and General Plan land use plan.

The specific plan amendment is consistent with Policy I.B.2 of the Downtown Revitalization Specific Plan because it encourages new development that is transit and pedestrian-oriented and that contributes to an integrated mix of land uses because the project site is located in proximity to bus stops, is within walking distance from residential neighborhoods, and is in walking distance to other supporting uses including a library, medical clinics, hospital, religious facilities, offices, and retail services.

The specific plan amendment is also consistent with the 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; and Policy 1.4.3 as it would allow for the development of vacant lands within the City on the periphery of existing development that complements the scale and pattern of existing uses, protects development and population from natural hazards, and where it is logical and feasible to extend infrastructure improvements.

**COMMITTEE ACTION:**

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

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The applicant paid \$4,399.00 in application processing fees for the Specific 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 (Siqueland/Shah) and carried unanimously, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and approval of SPA2019-0001 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. 3300.
2. Exhibit 2 - Locational and Zoning Map.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of August 26, 2019.

**APPLICANT INFORMATION**

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