

ORDINANCE NO. 3300

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE DOWNTOWN REVITALIZATION SPECIFIC PLAN (SP98-01) TO CHANGE THE DESIGNATION ON SEVEN PROPERTIES FROM SINGLE FAMILY (SF) AND COMMERCIAL SERVICES (CS) TO DOWNTOWN (D) AND TO ESTABLISH THE DOWNTOWN DISTRICT ON APPROXIMATELY 0.56 ACRES OF PUBLIC RIGHT-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)

WHEREAS, on August 26, 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 SPA2019-0001 to amend the Downtown Revitalization Specific Plan (SP98-01) to change the designation of seven (7) properties totaling approximately 1.03 acres from Single Family (SF) and Commercial Services (CS) to Downtown (D), and to establish the Downtown District on approximately 0.56 acres of public right-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 (“Subject Property”) and to amend and add corresponding changes to associated text and exhibits within the specific plan (the “Amendment”); and

WHEREAS, in connection with the approval of GPA2019-0001, a general plan amendment to amend the Land Use Map of the General Plan for the Subject Property, which is being reviewed concurrently with this Amendment, the City Council approved a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program, which were prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines and which included an analysis of the environmental impacts of this Amendment. The MND indicated that all potential environmental impacts from this Amendment were less than significant or could be mitigated to a less-than-significant level; and

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

WHEREAS, on September 18, 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. As the decision-making body for this Amendment, the City Council has reviewed and considered the information contained in the MND, the initial study and the administrative record for this Amendment, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of this Amendment are either less-than-significant or can be mitigated to a level of less-than-significance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program, and the initial study.

SECTION 2. Zoning Findings. Pursuant to Sections 17.53.090 and 17.53.100 of the Corona Municipal Code, Section (B)(9) of Chapter VIII of the Downtown Revitalization 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. SPA2019-0001 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment is consistent with Policies 1.1.1 and 1.1.2 of the General Plan as 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 minimizes the need for Corona's residents to travel to surrounding communities for services and employment.

(ii) This Amendment is consistent with Policy 1.4.3 of the General Plan as it allows for the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses, protects development and population from natural hazards, and where feasible, allows for the extension of public infrastructure improvements.

(iii) This Amendment is consistent with Policy 1.17.6 of the General Plan as the proposed project is designed with a centralized parking facility that can be shared by multiple tenants within the two medical office buildings.

(iv) This Amendment is consistent with Policy 1.17.7 of the General Plan as the proposed project allows for the development of a medical office park that is attractive in architectural design and landscaping and creates an environment conducive to economic revitalization in accordance with the Downtown Revitalization Specific Plan.

(v) This Amendment is consistent with Policy 1.17.9 of the General Plan as it promotes the consolidation of individual lots for the development of cohesive and well-designed commercial and mixed-use projects that maintain the area's character of low-rise and pedestrian-oriented buildings with distinctive storefronts.

B. SPA2019-0001 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) This Amendment will result in a project that continues to be comprehensively planned in accordance with the provisions of the Downtown Revitalization Specific Plan and Corona Municipal Code.

C. SPA2019-0001 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) This Amendment will facilitate development that includes the appropriate infrastructure that will be required at the time of development of the overall project site.

D. SPA2019-0001 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) This Amendment will allow for development of a medical office land use in a manner that is compatible with the surrounding commercial, medical, quasi-public, and residential land uses.

E. SPA2019-0001 is consistent with the goals, policies and planning concepts of the Downtown Revitalization Specific Plan for the following reasons:

(i) This Amendment is consistent with Policy 1.B.2 of the Specific Plan because it encourages new development that is transit and pedestrian-oriented and contributes to an integrated mix of land uses. The development is located in proximity to bus stops, is within walking distance from residential neighborhoods and other supporting uses including a library, medical clinics, a hospital, religious facilities, offices and retail services.

(ii) This Amendment is consistent with Policy 1.B.9 of the Specific Plan because it will establish an area in the southwest quadrant of the Circle and incorporate medical/professional offices and senior housing.

(iii) This Amendment is consistent with Policy 2.B.6 of the Specific Plan because it facilitates a development that will establish special parking strategies and incentives for the Specific Plan area that will provide adequate parking while still retaining the small town, human scale character of Downtown. As demonstrated by the accompanying precise plan, PP2019-0003, the proposed project provides adequate on-site and on-street parking on Belle Avenue to service visitors to the proposed medical office park. The proposed project will also share the parking on Belle Avenue with the Corona Public Library which will enable library patrons to park within walking distance to the library and help retain a small downtown feel to the area.

(iv) This Amendment is consistent with Policy 3.B.6 of the Specific Plan because it facilitates a development that preserves the City's heritage while accommodating new development. As demonstrated by the accompanying precise plan, PP2019-0003, the proposed project has incorporated an architectural design that preserves historic design elements of the Commercial Block style which is one of the architectural themes prescribed by the specific plan for new development.

(v) This Amendment is consistent with Policy 3.B.9 of the Specific Plan because it facilitates a development that incorporates drought tolerant trees and landscaping throughout the parking facilities and perimeters of the proposed project.

SECTION 3. Approval of the Amendment (SPA2019-0001). The Amendment to the Downtown Revitalization Specific Plan (SPA2019-0001) is hereby approved. The text and exhibits of the Downtown Revitalization Specific Plan (SP98-01) is hereby amended as shown in Exhibit "A" 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 of Ordinance. 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 general circulation newspaper published in the City of Corona. This Ordinance shall take effect and be in force on the 30th day after its adoption.

ADOPTED this 2nd day of October, 2019.

Mayor, City of Corona, California

ATTEST:

City Clerk, 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 18th day of September, 2019, and thereafter at an adjourned meeting held on the 2nd day of October, 2019, it was duly passed and adopted by the following vote of the Council:

AYES:

NOES:

ABSENT:

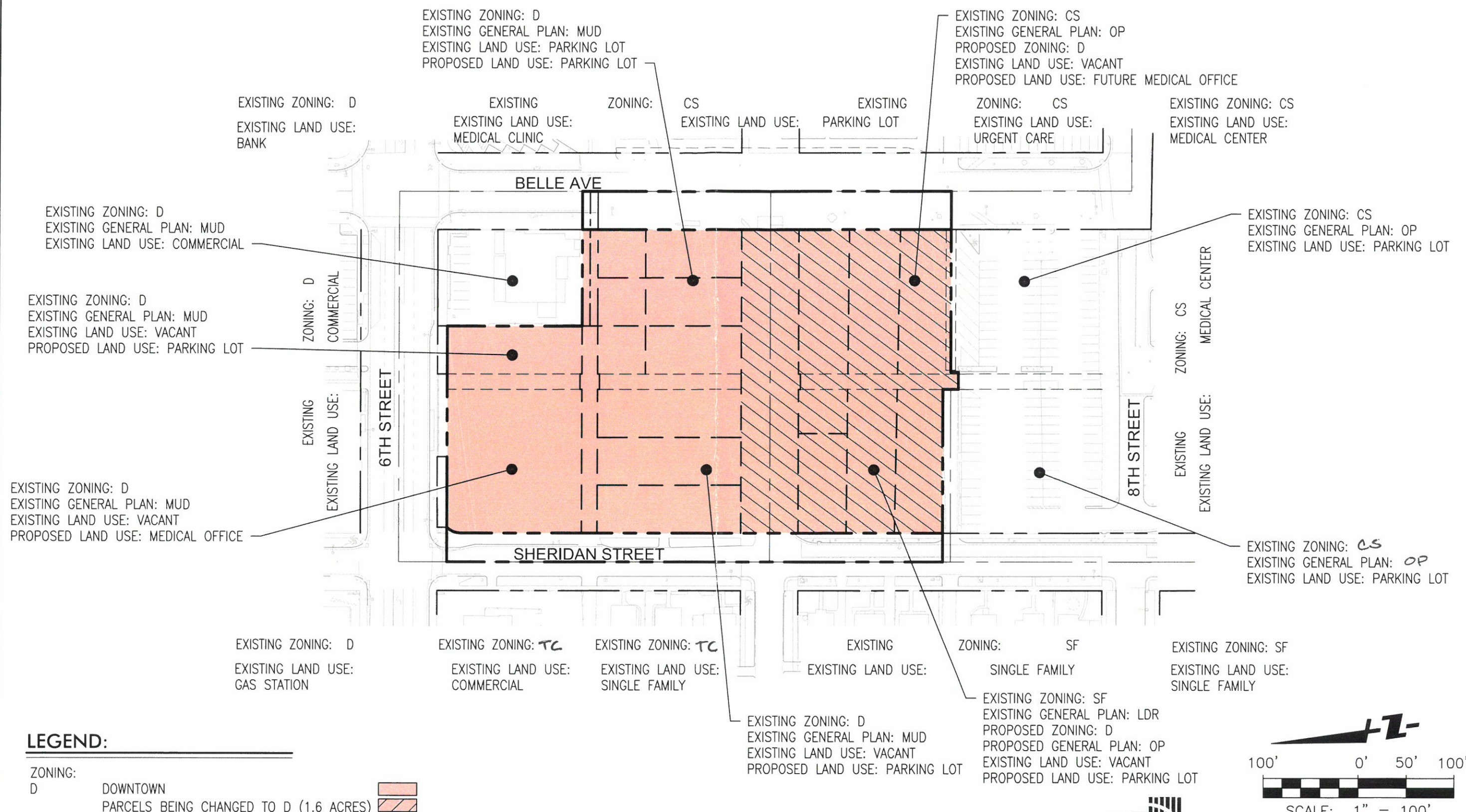
ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 2nd day of October, 2019.

City Clerk of the City of Corona, California

EXHIBIT “A”
**AMENDMENT TO THE
TEXT AND EXHIBITS OF THE
DOWNTOWN REVITALIZATION STREET SPECIFIC PLAN**

(SEE ATTACHED 2 PAGES)



CORONA MEDICAL CENTER (SPECIFIC PLAN AMENDMENT)

6TH ST. AND BELLE AVE.
SP-98-1 DOWNTOWN REUTILIZATION SPECIFIC PLAN

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ENGINEERING

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SCALE: 1" = 100'

III. LAND USE & DEVELOPMENT STANDARDS



**Table III - I
LAND USE SUMMARY**

LAND USE DISTRICT	AREA (Ac.)*
Downtown District (D)	37 38
Gateway Business (GB)	26
Transitional Commercial (TC)	26
Community Services (CS)	55 54
General Commercial (GC)	43
Residential Office (RO)	8
Single Family Residential (SF)	141 140
Multi-family Residential (MF)	13
Business Park (BP)	29
Open Space (OS)	31
Subtotal	408
Streets and Freeway	212 213**
Total	621

***Acres are rounded**

****Acreage reflects the partial vacation of West Eighth Street, South Belle Avenue, and some alley right-of-way per SPA12-006. Acreage also reflects the vacation of Seventh Street between Sheridan Street and Belle Avenue and some alley rights-of-way per SPA2019-0001.**