

ORDINANCE NO. 3301

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE DOWNTOWN REVITALIZATION SPECIFIC PLAN (SP98-01) TO AMEND THE LAND USE TABLE TO INCLUDE ADDITIONAL ENTERTAINMENT, RETAIL, AND EATING AND DRINKING ESTABLISHMENTS IN THE DOWNTOWN AREA GENERALLY LOCATED ON SIXTH STREET WITHIN THE GRAND BOULEVARD CIRCLE (SPA2019-0003)

WHEREAS, on September 9, 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 SPA2019-0003, an amendment to the Downtown Revitalization Specific Plan (SP98-01) to update the Land Use Table to include additional entertainment, retail, and eating and drinking establishments to encourage the redevelopment and reuse of underutilized properties in the downtown area generally located on Sixth Street within the Grand Boulevard Circle (the "Amendment"); and

WHEREAS, the Planning Commission based its recommendation to adopt the Amendment on the findings set forth below and a determination that there is no possibility that the Amendment will have a significant effect on the environment and, thus, is exempt from the requirements of the California Environmental Quality Act; and

WHEREAS, on October 2, 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 preliminary exemption assessment and the administrative records for this Amendment, including all written and oral evidence presented to the City Council. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds this action exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action is merely a text amendment to a specific plan to permit additional entertainment, retail, and eating and drinking establishments and the environmental impacts of

any future development would be reviewed in accordance with the requirements of CEQA. As such, there is no possibility that adopting this ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required, and staff will file a Notice of Exemption with the County of Riverside.

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. SPA2019-0003 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment is consistent with Goal 1.17 of the General Plan as it promotes the reuse of existing buildings within the Downtown, which is mostly the area containing the Corona Mall, by allowing land uses that are conducive for downtown properties and therefore encourages the enhancement of Downtown Corona as the centerpiece of community identity, activity, culture and governance, and the physical development allowed as a result of this Amendment will nurture pedestrian activity.

(ii) This Amendment is consistent with Policy 1.17.1 of the General Plan as the proposed land uses will include development of retail, restaurant, entertainment, cultural and similar uses in accordance with the Specific Plan's land use plan.

B. SPA2019-0003 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 establishes unique land uses that promote the downtown and helps to create an identity for the City as a place to visit.

C. SPA2019-0003 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 works within the existing zoning boundaries established by the Specific Plan and does not change the physical setting of the environment. Therefore, the transportation facilities, public utilities and public services required for the long-term needs of the project will not be affected by this Amendment.

D. SPA2019-0003 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) This Amendment builds upon the land uses currently allowed in the Specific Plan, with specific emphasis on the properties in the Downtown zone which is located along Sixth Street in proximity to other properties that are allowed similar land uses.

E. SPA2019-0003 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 Goal 2.a of the Specific Plan because the land uses being added to the Specific Plan are intended to attract new businesses and promote small scale independent businesses in order to create a revitalized Downtown that serves as the community's central focus, contains a balanced range of land uses, and contributes to the overall well-being of the City.

(ii) This Amendment is consistent with Policy 1.B.4 of the Specific Plan because its intent is to attract local and visitor patrons to the Downtown and preserve the small scale setting by providing a variety of businesses, cultural entertainment and other uses that appeal to all ages.

(iii) This Amendment is consistent with Policy 1.B.7 of the Specific Plan because promotes a land use mix that creates synergy by concentrating business types that serve Corona residents in appropriate locations.

(iv) This Amendment is consistent with Policy 1.B.15 of the Specific Plan because it facilitates development and implementation of pedestrian-oriented land use plans for Sixth Street which accommodates small shops, cultural arts, restaurants and similar uses.

SECTION 3. Approval of the Amendment (SPA2019-0003). The Amendment to the Downtown Revitalization Specific Plan (SPA2019-0003) is hereby approved. Table III-2 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 16th 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 2nd day of October, 2019, and thereafter at a regular meeting held on the 16th 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 16th day of October, 2019.

City Clerk of the City of Corona, California

SUMMARY

On October 16, 2019, the Corona City Council will consider adopting an ordinance to amend the Downtown Revitalization Specific Plan (SP98-01) to update the Land Use Table to include additional entertainment, retail, and eating and drinking establishments in efforts to encourage the redevelopment and reuse of underutilized properties in the downtown area generally located on Sixth Street within the Grand Boulevard Circle.

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"

**AMENDMENT TO TABLE III-2
OF THE
DOWNTOWN REVITALIZATION SPECIFIC PLAN**

(SEE ATTACHED 7 PAGES)

P = PERMITTED USES, <u>P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL</u>, C = CONDITIONAL USE, <u>MC = MINOR CONDITIONAL USE</u> -- = PROHIBITED USE										
LAND USE	D	GB*	TC	GC	BP	CS	RO	SF	MF	OS
AUTOMOTIVE RELATED USES²										
Auto Parts-Sales No Installations	--	--	--	P	P	--	--	--	--	--
Auto Parts Sales-With Installations	--	--	--	C	C	--	--	--	--	--
Automobile Repair	--	C ¹	--	P	P	--	--	--	--	--
Automobile Sales and Leasing (Car, RV and Truck)	--	--	--	C	C	--	--	--	--	--
Automobile Service Stations	--	C	C	C	--	--	--	--	--	--
Car Wash, Full Service	--	--	--	C	--	--	--	--	--	--
Car Wash, Self Service	--	--	--	C	--	--	--	--	--	--
Motorcycle Sales	--	--	--	C	--	--	--	--	--	--
Parking Lots and Structures ³	C	C	C	C	C	C	C	C	C	--
EATING AND DRINKING ESTABLISHMENTS										
<u>Breweries, Micro/Craft (defined in CMC Chapter 17.04)</u>	<u>P/ZA</u>	<u>P/ZA</u>	<u>P/ZA</u>	<u>P/ZA</u>	<u>P/ZA</u>	--	--	--	--	--
<u>Craft Beer tasting and/or tap room, including retail sale for off-site consumption (without on-site brewing)</u>	<u>P/ZA</u>	--	<u>P/ZA</u>	<u>P/ZA</u>	--	--	--	--	--	--
<u>Coffee house, including on-site roasting</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	--	--	--	--
<u>Coffee house with drive-through services</u>	<u>C</u>	<u>C</u>	--	--	--	<u>C</u>	--	--	--	--
<u>Delicatessen and bakery/Sandwich Shops</u>	P	P	P	P	P	P	--	--	--	--
<u>Distilleries/Wineries, Micro (defined in CMC Chapter 17.04).</u>	<u>P/ZA</u>	<u>P/ZA</u>	<u>P/ZA</u>	<u>PZA</u>	<u>P/ZA</u>	--	--	--	--	--
<u>Liquor lounge/bar, on-site consumption</u>	<u>P/ZA</u>	--	--	--	--	--	--	--	--	--
<u>Night Clubs/Lounges excluding Adult</u>	<u>MC</u>	C	--	C	--	--	--	--	--	--

Entertainment per CMC Chapter 17.41.										
Restaurants – Without Drive-thrus Walk-in service	P	P	P	P	C	C	--	--	--	--
Restaurants – With Drive-thrus through service	--	C	--	C	--	--	--	--	--	--
Restaurants with live entertainment as an ancillary use.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>
Microbreweries/Craft Breweries (defined in CMC Chapter 17.04) (renamed Breweries, Micro/Craft)	<u>P/ZA</u>	<u>P/ZA</u>	<u>P/ZA</u>	<u>P/ZA</u>	<u>P/ZA</u>	--	--	--	--	--
Wine Stores Tasting, including retail sales, tastings and on-site consumption	<u>P/ZA</u>	--	--	--	--	--	--	--	--	--
Sidewalk Cafes	P ⁴	--	--	--	--	--	--	--	--	--
HEALTH CARE SERVICES										
Health Care Facilities	P	--	P/C ⁵	P/C ⁵	--	P ⁵	P ⁶	--	--	--
LIGHT MANUFACTURING/BUSINESS PARK										
Assembly, Light (such as small appliances, bicycles, computers, and furniture	--	--	--	--	P	--	--	--	--	--

LIGHT MANUFACTURING/BUSINESS PARK CONT'D										
Boat and Marine Sales and Repair	--	--	--	--	P	--	--	--	--	--
Distribution (excludes truck terminals)	--	--	--	--	P	--	--	--	--	--
Home improvement centers (includes home furnishings and hardware)	--	--	P	P	P	--	--	--	--	--
Laboratories (such as medical, mechanical, optical)	--	--	--	--	P	P	--	--	--	--

Manufacturing, Light (such as bakery, cabinets, clothing, communication equipment, computers, cosmetics, furniture, instruments, metal engraving, musical instruments, packaging, pharmaceuticals, plastics, signs, silk screening, sporting equipment, and toys)	--	--	--	--	P	--	--	--	--	--
Mixed Use – Commercial/Business Park Developments that feature a mix of commercial and light industrial uses that are “clean” in operations typified by research and development, e-commerce, etc. ²²	--	--	--	--	P ¹⁴	--	--	--	--	--
Outdoor storage (only in conjunction with items manufactured/assembled or equipment used with businesses conducted within a building on site) ⁷	--	--	--	--	P	--	--	--	--	--
Parcel Delivery	--	--	--	--	P	--	--	--	--	--
Processing (including bottling, cleaning/dyeing, food preparation, packaging; except hazardous materials)	--	--	--	--	P	--	--	--	--	--
LIGHT MANUFACTURING/BUSINESS PARK CONT'D										
Publishing (blueprinting, book binding, printing, publishing and photo copying)	--	--	--	--	P	--	--	--	--	--
Research/Development (design of new products)	--	--	--	--	P	--	--	--	--	--
Repairing small appliances, electronic equipment, plumbing/electrical shops	--	--	P	P	P	--	--	--	--	--
Treatment, light (non-toxic coating/plating)	--	--	--	--	C	--	--	--	--	--
Upholstery (within a fully enclosed building)	--	--	C	P	P	--	--	--	--	--
Wholesaling	--	--	--	--	P	--	--	--	--	--

Welding, Machine Shops	--	--	--	--	C	--	--	--	--	--
ENTERTAINMENT, RECREATION, COMMUNITY SERVICES, EDUCATION										
Arcades – primary use	C	--	--	--	--	--	--	--	--	--
Billiard Club	C	--	--	--	--	--	--	--	--	--
Child or Adult Day Care (6 or fewer)	--	--	--	--	--	--	P ⁶	P	--	--
Child or Adult Day Care (7-12)	--	--	--	--	--	P	C	C	--	--
Child or Adult Day Care (13 or more)	--	--	P	--	--	P	C	--	--	--
Community Service Facilities, Clubs, Lodges, Meeting Halls, Multi-Use Venues	<u>MC</u>	C	P	P	--	P	C	--	--	--
Court Facilities	P	--	--	--	--	P	--	--	--	--
Cultural Institutions, Museums	P	C	C	C	--	P	--	--	--	C
Dance , Gymnastics, Martial Arts Studies	P	--	P	P	CP	P	--	--	--	--
<u>Entertainment, outdoor (ex: art festivals, live music, movies, other similar type uses within commonly used communal space)</u>	<u>MC</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>
Educational Institutions	P	--	P	C	C	P	C	--	--	--
<u>Health and Wellness studios (ex: Pilates, yoga, dance, personal training) less than 3,500 s.f.</u>	<u>P</u>	<u>--</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>
Health /Athletic Clubs	C	--	P	P	C	P	--	--	--	--
Massage Establishment	--	--	--	P	--	P	--	--	--	--
Parks/Playgrounds/Community Gardens	P	P	P	--	--	P	P	P	P	P
Public/Quasi-Public Uses	P	--	P	P	--	P	C	C	C	C
Public Safety Facilities	P	P	P	P	P	P	C ⁸	--	C ⁸	C ⁸
Public Utilities (excluding offices)	--	C	C	C	C	C	--	C	C	C
<u>Recreational Entertainment, Indoor (ex: bowling, billiards, retro arcade, other similar uses)</u>	<u>MC</u>	<u>--</u>	<u>--</u>	<u>MC</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>
Religious Facilities	C	--	C	C	--	C	C	C	C	C

[illegible]

Antique Shops (No Pawn Shops)	P	--	P	P	--	--	--	--	--	--
Tobacco Stores	C ¹⁹	--	--	C ¹⁹	--	--	--	--	--	--
RESIDENTIAL										
Home Occupations ¹³	--	--	--	--	--	--	P	P	P	--
Single-Family Dwellings	--	--	--	--	--	--	P	P	P	--
Two-Family Dwellings	--	--	--	--	--	--	--	--	P	--
Mixed Use – Commercial/Residential Developments, including residential and office/retail/service or live-work components either within the same structure or on the same parcel (Residential may include Senior Citizen Housing)	C ¹⁴	--	C ¹⁴	C ¹⁴	--	--	C ¹⁴	--	--	--
Multiple-Family Dwellings ¹⁵	--	--	C	--	--	--	--	--	P	--
Senior Citizen Housing (stand-alone)-75 units/ac	C	--	C	--	--	C	--	--	C	--
Single Room Occupancy Development subject to Section III.D.4	--	--	--	--	--	--	--	--	C	--
SERVICE USES										
Banks, credit unions, and financial services	P	P	P	P	--	C	--	--	--	--
Bed and Breakfast Inns	C	--	--	--	--	--	C	C	C	--
Cyber Cafes ¹⁷	--	--	--	P	--	--	--	--	--	--
Funeral Parlors and Mortuaries	--	--	C	C	--	C	--	--	--	--
Hotels	C	C	C	C	--	C	--	--	--	--
Laundromat, Dry Cleaners	--	--	P	P	--	--	--	--	--	--
Motor Inns	--	C	--	C	--	--	--	--	--	--
SERVICE USES CONT'D										
Fire Stations ²¹	C	C	C	C	C	C	C	C	C	--
Offices, Governmental	P	P	P	P	P	P	P ¹⁶	--	--	--
Offices, Professional	P	P	P	P	P	P	P ¹⁶	--	--	--
Personal Services (i.e. barber, beauty, and nail shops; tailor shops, travel agent)	P	P	P	P	--	P	C	--	--	--

Smoking Lounges	<u>MC</u> ¹⁸	<u>MC</u> ¹⁸	<u>MC</u> ¹⁸	<u>MC</u> ¹⁸	--	--	--	--	--	--
Tattoo and Body Piercing Salons as an ancillary use not occupying more than 25 percent of the floor area of the primary business	--	--	<u>MC</u> ²⁰	--	--	--	--	--	--	--
Veterinarians	--	--	--	P	--	--	--	--	--	--