

ORDINANCE NO. 3303

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE MAIN STREET SOUTH PLAZA SPECIFIC PLAN (SP91-01) TO PERMIT DAY CARE FACILITIES IN THE SUB-DISTRICT FOUR OF THE LAND USE PLAN, TO REVISE THE REQUIRED SIDEWALK WIDTH ALONG VESPER CIRCLE, AND TO REVISE THE MONUMENT SIGNAGE REGULATIONS FOR SUB-DISTRICTS TWO THROUGH FOUR OF THE LAND USE PLAN (SPA 2019-0002)

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 SPA2019-0002 to amend the Main Street South Plaza Specific Plan (SP91-01) to: (1) permit day care facilities by right in Sub-District Four of the Land Use Plan; (2) reduce the required sidewalk width along Vesper Circle from 12-feet to 5-feet consistent with the Public Works Department’s sidewalk standard; and (3) revise the monument signage regulations in Sub-District Four of the Land Use Plan (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; and; 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 revise the regulations for monument signs and permit day care facilities in Sub-District Four of the Land Use Plan and to

revise the sidewalk width requirement along Vesper Circle. 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, Chapter 8 of the Main Street South Plaza 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. SPA2019-0002 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 will 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, extends infrastructure improvements.

(iii) This Amendment is consistent with Policy 2.3.3 of the General Plan as it encourages working with private developers and property owners to develop on-site project signage for identification, traffic direction and wayfinding, and parking that complements the City's design program.

B. SPA2019-0002 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) The Amendment will impose land use and development standards applicable to the Main Street Plaza Specific Plan and the Corona Municipal Code which will result in a project that is designed appropriately for the area.

C. SPA2019-0002 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) The Amendment is solely a text revision to the permitted land use table, sign criteria and sidewalk width requirements and does not affect the infrastructure that has been planned, constructed or required as part of the Main Street South Plaza Specific Plan.

D. SPA2019-0002 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 daycare facilities within commercial properties located Sub District Four, similar to what is permitted in adjacent commercial properties within other sub districts of the Main Street South Plaza Specific Plan. Additionally, this Amendment will permit commercial properties in Sub Districts Two through Four to have monument signs with up to 40 square feet of sign area and five tenants. The proposed monument sign criteria are compatible with the surrounding commercial oriented districts within the Main Street South Plaza Specific Plan, where monument signs are already permitted at a similar size.

E. SPA2019-0002 is consistent with the goals, policies and planning concepts of the Main Street South Plaza Specific Plan for the following reasons:

(i) This Amendment is consistent with the General Plan, South Corona Community Facilities Plan and the objectives of the Main Street South Plaza Specific Plan and supports Policy 1.4.3 of the General Plan as it facilitates the development of vacant land within the City on the periphery of existing development that complements the scale and pattern of existing uses by allowing daycare facilities, which is compatible with other commercial services allowed by the Specific Plan.

(ii) This Amendment is consistent with the Commercial designation of the South Corona Community Facilities Plan, which is intended to provide a wide range of commercial activities to serve the South Corona community, as well as areas immediately north of Ontario Avenue, because this area includes numerous residential neighborhoods that would benefit from daycare services.

(iii) This Amendment is consistent with Objective 2 of the Main Street South Plaza Specific Plan (Section 2.1), as it provides an economically viable shopping district mix of land uses that responds to market opportunities in South Corona, the City as a whole, and neighboring communities because it gives City residents access to specialized services.

F. SPA2019-0002 provides adequate circulation to, from, and within the Specific Plan Area for the following reason:

(i) This Amendment is solely a text revision that proposes to amend the permitted land use table to allow daycare facilities by right in Sub District Four of the Land Use Plan and the development standards pertaining to monument signs and sidewalk width requirements. This Amendment does not change the circulation system within the Specific Plan boundary.

G. SPA2019-0002 provides public service levels capable of adequately serving the Specific Plan Area for the following reason:

(i) This Amendment has no impact on the public service levels because this Amendment is solely a text revision and there are other commercial service types of facilities that are allowed in Sub-District Four of the Specific Plan's Land Use Plan and the service levels of the land uses were adequately analyzed at the time of adoption of the Specific Plan.

H. SPA2019-0002 does not disrupt or deplete public and private open space systems for the following reason:

(i) This Amendment does not disrupt or deplete public and private open space systems because this Amendment is solely a text revision and does not include any revisions that would impact open space within the Specific Plan Area.

SECTION 3. Approval of the Amendment (SPA2019-0002). The Amendment to the Main Street South Plaza Specific Plan (SPA2019-0002) is hereby approved. The text and exhibits of the Main Street South Plaza Specific Plan (SP91-01) are hereby amended as shown in Exhibit “A-1” 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. 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 newspaper of general circulation, published and circulated 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 of the City of Corona, California

ATTEST:

City Clerk of the 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 approve an amendment to the Main Street South Plaza Specific Plan (SP91-01) to: (1) permit day care facilities by right in Sub-District Four of the Land Use Plan; (2) to reduce the required sidewalk distance width along Vesper Circle from 12-feet to 5-feet consistent with the Department of Public Work's sidewalk standards; and (3) to revise the monument signage regulations for Sub-Districts Two through Four of the Specific Plan's Land Use Plan.

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-1”

**AMENDMENT TO THE
TEXT AND EXHIBITS OF THE
MAIN STREET SOUTH PLAZA SPECIFIC PLAN**

(SEE ATTACHED 4 PAGES)

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

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.

Main Street South Plaza Specific Plan
6.0 Development Standards

6.1.4 Building Setbacks

a) Sub Districts One through Five

Each development shall have a 25 foot fully landscaped yard on the following public streets: Ontario Avenue, Main Street, and Montoya Drive. Magnolia Avenue shall have a fully landscaped yard of 20 foot for a 120 foot ROW and 25 foot for a 100 foot ROW. Off-street parking is not permitted with this yard area.

Within Sub District 1, the 25 foot full landscaped yard may be reduced at the discretion of the Planning Commission through the Precise Plan approval process.

There shall be no yard requirement on Vesper Circle ~~except for a five-foot wide sidewalk,~~ or There shall be no yard requirement on the proposed Focus Drive, except for a 12 foot wide sidewalk as required under Section 7.1.6 (e) of the Design Guidelines.

There are no side or rear yard requirements except where new development abuts a street or residential zone. A 20 foot landscape setback shall be provided on the commercial property when it abuts a residential zone. This setback may be waived by the Planning Commission, during the precise plan process, if the adjacent residential property is determined to have adequate buffering, such as a slope.

b) Sub District Six

Each development shall have a 25 foot landscape setback from Main Street and Ontario Avenue. The setback within this sub-district may be reduced to 15 feet along public streets if outdoor patio seating is provided on the building pad. Said area shall be defined by decorative paving and enclosed by a three foot high ornamental iron fence or garden wall. A five foot wide sidewalk shall also be maintained between the parking lot and areas designated for patio seating, if applicable. Off street parking is not permitted within this area.

There are no side or rear yard requirements except where new development abuts a street or residential zone. A 20 foot landscape setback shall be provided on the commercial property when it abuts a residential zone. This setback may be waived by the Planning Commission, during the precise plan process, if the adjacent residential property is determined to have adequate buffering, such as a slope.

6.1.5 Walls and Fences

The provisions of Chapter 17.70 of the Corona Municipal Code shall apply.

An opaque screen shall be installed along all exterior boundaries, other than streets, where the parcel abuts areas designated for residential use. Said screen shall consist of decorative materials and shall have a total height of not less than 6 feet.

Screening shall be no higher than 3 feet within 20 feet of the point of intersection of any vehicular access way and a street, sidewalk or other vehicular access way measured from the property line.

Main Street South Plaza Specific Plan
6.0 Development Standards

6.1.8 Loading and Storage Areas

- a. All loading and storage areas shall be shielded from view from commercial streets and residential uses by containment within a building or in an area enclosed by a wall a minimum of five feet in height. Materials and colors shall be consistent with that used for the principal structure.
- b. All loading activities in Sub District Six shall be oriented away from the adjacent residential neighborhood and internally oriented within the commercial center.
- c. All building operating mechanical equipment shall be screened from view.
- d. The provisions of Chapter 17.79 (Trash Enclosures) shall apply.

6.1.9 Signage

Signs shall be regulated and controlled as specified under Section 17.74 of the Corona Municipal Code, except for the following modifications. (Also see Section 7.5 of the Design Guidelines.)

- a. Signs shall contain only such subject matter which refers to the name of the establishment or to the goods and services (no brand names) sold on the premises on which the sign is located.
- b. The following sign types are permitted in the Specific Plan Area:
 - Projecting signs. Maximum area 4 square feet. Projecting signs must be at least 8 feet above walking surfaces.
 - Awning valance signs.
 - Window signs.
 - Monument signs. See Paragraph 6.1.9(c) below
- c. A monument sign identifying a shopping center group of shops shall be permitted along the parcel frontage adjacent to a public street. Monument signs are permitted within building setbacks. The signs shall not be located in a public right-of-way or on the Focus Drive, except at the entrances and shall meet the corner cut-off area provisions of CMC Section 17.70.050. Monument signs shall not exceed a height of 6 feet.

With Sub-District 1, a commercial center may install two monument signs not to exceed 9.5 feet in height, with a maximum area of 50 square feet per sign face; and one monument sign not to exceed 12 feet in height, with a maximum sign area of 75 square feet per sign face. The center name shall be placed on the sign, and up to three principal users may be advertised on each sign. A free standing building located on an individual parcel may utilize a single tenant monument sign not exceeding six feet in height and shall be located outside corner cut-off areas set forth in CMC Section 17.70.050. Additional monument signs may be approved by the Planning Commission in conjunction with a precise plan application.

Within Sub District 2-4, the maximum area of the sign message shall not exceed ~~32~~ 40 square feet per face and ~~may~~ shall contain ~~on~~ the name of the center and up to five tenants. Monument signs, except for structures