

**RESOLUTION NO. 2019-099**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CORONA, CALIFORNIA, APPROVING A PRECISE PLAN  
MODIFICATION TO PRECISE PLAN PD-69-2 TO ALLOW  
FREESTANDING PARCEL IDENTIFICATION SIGNS  
WITHIN THE VILLAGE GROVE PLAZA LOCATED AT  
1240-1296 BORDER AVENUE (PPM2019-0006)**

**WHEREAS**, an application was made to the City of Corona ("City") by Opt Village Grove, LLC, the owner of that certain real property located at 1240-1296 Border Avenue, and identified as the Village Grove Plaza ("Subject Property"), for a precise plan modification ("PPM2019-0006") to allow freestanding parcel identification signs within the Village Grove Plaza under the provisions of Chapter 17.91 (Precise Plan) of Title 17 of the Corona Municipal Code ("CMC"); and

**WHEREAS**, the Subject Property is located with Planned Development Zone pursuant to precise plan PD-69-2, which was approved of the City Council on October 19, 1970 and amended on May 21, 1975 pursuant to Resolution No. 75-51; and

**WHEREAS**, on November 12, 2019, the Planning and Housing Commission of the City of Corona ("Commission") conducted a duly noticed public hearing and recommended that the City Council of the City of Corona ("City Council") approve PPM2019-0006 amending precise plan PD-69-2 to allow freestanding parcel identification signs within the Village Grove Plaza, provided such signs comply with the applicable requirements in the CMC for freestanding parcel identification signs in the C-2 (Restricted Commercial) zone; and

**WHEREAS**, on December 4, 2019, the City Council held a public meeting in connection with the Amendment; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Corona, California, as follows:

**SECTION 1. CEQA Findings.** As the decision-making body for PPM2019-0006, the City Council has reviewed and considered the information contained in the preliminary exemption assessment and the administrative records for PPM2019-0006, 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 15303 of the Guidelines for the California Environmental Quality Act (CEQA), which states that the construction of a limited number of new, small structures, including accessory appurtenance structures, is exempt from CEQA. This action is merely a text amendment to a precise plan to permit a limited number of freestanding parcel identification signs on the Subject Property in the same manner as other properties within the C-2 (Restricted Commercial) zones, which signs are accessory to the

existing businesses located on the Subject Property. Therefore, no further environmental analysis is required, and staff will file a Notice of Exemption with the County of Riverside.

**SECTION 2. Precise Plan Findings.** Pursuant to Corona Municipal Code Sections 17.91.070 and 17.91.080 and California Government Code Section 65850.5, the City Council finds as follows:

A. PPM2019-0006 is consistent with the Corona General Plan for the following reasons:

1. General Plan Policy 1.11.1 encourages having a comprehensive range of retail, service and other commercial uses in the City that provide goods and services to meet the diverse needs of Corona's residents and businesses, in accordance with the applicable land use plan's designations and design and development policies. The freestanding public identification signs proposed in connection with PPM2019-0006 will help promote the Village Grove Plaza and attract a variety of quality commercial tenants to the center to meet and support the diverse needs of Corona's residents, visitors, and businesses. Overall, the proposal would contribute to the economic health of the shopping center, which, in turn, would contribute revenue to the City to fund essential services.

2. General Plan Policy 2.5.8 encourages the City to work with property owners of community-oriented commercial centers to establish an urban design program for commercial centers to enhance their aesthetic quality, image, and "fit" with adjoining land uses. Elements may encompass site and entry identification by signage, landscape, or lighting, extensive on-site landscape, public art, improvements of abutting public streetscapes, and other amenities. The freestanding parcel identification signs proposed in connection with PPM2019-0006 enhance the appearance of the Village Grove Plaza, while taking into consideration the surrounding residential neighborhood by requiring exterior ground-mounted lighting to reduce glare.

B. PPM2019-0006 complies with Title 17 (Zoning) of the CMC and the Planned Community Development zoning of the Subject Property because PPM2019-0006 will require that any freestanding parcel identification signs permitted thereby adhere to the sign standards set forth in CMC that are applicable to commercial properties.

C. PPM2019-0006 has been reviewed in compliance with CEQA and all applicable requirements and procedures of CEQA have been followed. As stated above, it has been determined that PPM2019-0006 is categorically exempt from CEQA.

D. The Subject Property is of sufficient size and configuration to accommodate the design and scale of the proposed freestanding parcel identification signs. The size and style of the proposed signs are consistent with the sign standards set forth in the CMC. The signs will be located within existing landscape planters located on the Subject Property and, thus, will not impact the operation or effectiveness of the existing driveways, drive aisles or parking spaces serving the Subject Property.

E. The design, scale and layout of the freestanding parcel identification signs proposed in connection with PPM2019-0006 will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposed signage, which will be located within existing landscape planters, complies with the City's development standards for signs in the C-2 zone and the corner cut-off regulations under the CMC.

F. The architectural design of the freestanding parcel identification signs proposed in connection with PPM2019-0006 is compatible with the character of the existing shopping center buildings on the Subject Property and the surrounding neighborhood, will enhance the visual character by improving the appearance of the shopping center, and will provide for harmonious, orderly and attractive development of the site by providing appropriate signage to attract the public to the businesses on the Subject Property.

G. The design of the freestanding parcel identification signs proposed in connection with PPM2019-0006 will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that will remain aesthetically appealing and will retain a reasonably adequate level of maintenance in that the signs will be architecturally compatible with the recently updated appearance of the shopping center on the Subject Property and will help the shopping center to have a more contemporary and cohesive façade.

H. The freestanding parcel identification signs proposed in connection with PPM2019-0006 are compatible with and will enhance the design of existing buildings and other physical features on the Subject Property in that the proposed signs will provide a more attractive and cohesive design for the shopping center.

**SECTION 3.** Approval of the PPM2019-0006. PPM2019-0006 is hereby approved to amend Section I(4)(e) of precise plan PD-69-2, as amended by City Council Resolution No. 75-51, to read as follows:

“(e) No free-standing signs shall be permitted, except that freestanding parcel identification signs shall be permitted at the Village Grove Plaza, provided that such signs comply with the development standards to C-2 (Restricted Commercial) zone, as set forth in the Corona Municipal Code, and provided that such signs are not internally illuminated (ground mounted lighting for illumination is permissible).”

**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.** Conflicting Resolutions. If any provisions of this Resolution as to property development standards, permitted uses and conditions thereto conflict with any provision of PD-69-2, approved by the City Council on October 19, 1970, or any provision of

Resolution No. 75-51, adopted by the City Council on May 21, 1975, the provisions of this Resolution shall control and prevail.

**SECTION 6.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** this 4<sup>th</sup> day of December 2019.

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Mayor of the City of Corona, California

**ATTEST:**

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City Clerk of the City of Corona, California

**CERTIFICATION**

I, SYLVIA EDWARDS, City Clerk of the City of Corona, certify that the foregoing resolution was adopted by the City Council of the City of Corona at a regular meeting held on the 4<sup>th</sup> day of December 2019, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona this 4<sup>th</sup> day of December 2019.

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City Clerk of the City of Corona