

## **ORDINANCE NO. 3316**

### **AN ORDINANCE OF THE CITY OF CORONA AMENDING SECTION 17.44.030 AND ADDING SECTION 17.44.150 TO TITLE 17 (ZONING) OF THE CORONA MUNICIPAL CODE TO PERMIT ELECTRIC VEHICLE AND PARTS ASSEMBLY, SALES AND DELIVERY IN THE MANUFACTURING/INDUSTRIAL ZONES AND ESTABLISHING STANDARDS FOR ELECTRIC VEHICLE BUSINESSES. (ZTA2020-0001)**

**WHEREAS**, the City's M-1 (Light Manufacturing), M-2 (General Manufacturing), and M-3 (Heavy Manufacturing) zones currently permit the assembly of electric vehicles; and

**WHEREAS**, while the manufacturing of electronics is expressly permitted in the M-4 (Industrial Park) zone, the assembly of electric vehicles is not permitted in the M-4 (Industrial Park) zone; and

**WHEREAS**, none of the City's industrial/manufacturing zones expressly permit the assembly of parts for electric vehicles or the fleet sale and delivery of electric vehicles; and

**WHEREAS**, with the rapidly increasing rate of electric vehicles sales throughout the United States, the City recognizes the need to expand upon and clarify the types of electric vehicle uses that should be permitted in the City's industrial/manufacturing zones; and

**WHEREAS**, on May 26, 2020, the Planning and Housing Commission of the City of Corona ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council amend Section 17.44.030 (Permitted uses; conditional uses; prohibited uses) of Chapter 17.44 (Industrial Zones) of Title 17 (Zoning) of the CMC to update the electric vehicle related uses that are permitted in the City's M-1 (Light Manufacturing), M-2 (General Manufacturing), and M-3 (Heavy Manufacturing) and M-4 (Industrial Park) zones and add Section 17.44.150 (Standards for electric vehicle related businesses) to Chapter 17.44 (Industrial Zones) of Title 17 (Zoning) of the CMC to establish standards for electric vehicle related businesses (ZTA2020-0001) ("Zone Text Amendment"); and

**WHEREAS**, the Planning Commission based its recommendation to adopt the Zone Text Amendment on the findings set forth below and a determination that there is no possibility that the Zone Text 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 June 17, 2020, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with this Zone Text Amendment were heard and this Zone Text Amendment was comprehensively reviewed.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA  
DOES ORDAIN AS FOLLOWS:**

**SECTION 1. CEQA Findings.** As the decision-making body for this Zone Text Amendment, the City Council has reviewed and considered the entire record for this Zone Text Amendment, including all written and oral evidence presented to the City Council. Based upon the facts and information in the entire record, including all written and oral evidence presented to the City Council, the City Council finds that this action is exempt pursuant to Section 15060(c)(2), which states that an activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment, and 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 Zone Text Amendment is solely a Zoning Code text revision to permit the assembly of electric vehicles, the assembly of parts for electric vehicles and the fleet sale and delivery of electric vehicles within all of the City's industrial/manufacturing zones and to establish standards for electric vehicle related businesses and there is no possibility that adopting this Ordinance will have a significant effect on the environment or will otherwise result in a direct or indirect physical change in the environment. Therefore, no environmental assessment is required or necessary.

**SECTION 2. Zoning Findings.** Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. The proposed Zone Text Amendment is consistent with the General Plan for the following reasons:

(i) ZTA2020-0001 meets the intent of General Plan Goal ED 1 to promote a strong and diversified economic base by attracting quality businesses and encouraging existing businesses to expand their sales, facilities, and employment; and

(ii) ZTA2020-0001 meets the intent of General Plan Policy ED 1.2, which is to encourage the expansion of existing businesses in Corona and extend efforts at business retention.

B. The proposed Zone Text Amendment is consistent with Title 17 of the Corona Municipal Code for the following reason:

(i) ZTA2020-0001 is consistent with the intent of Title 17 in that it introduces new electric vehicle related uses that are consistent with the similar industrial uses that are currently allowed in one or more of the City's industrial zones such as automobile parts assembly, assembly of electric vehicles, and manufacturing of electric equipment; and

C. The proposed Zone Text Amendment will provide for the public health, safety and welfare for the following reason:

(i) ZTA2020-0001 permits uses that generally involve light assembly and fleet sales of electric vehicles, which will be conducted entirely indoors. The uses permitted by ZTA2020-0001 are not expected to cause any visual, noise, glare, pollution, dust, odor or traffic impacts to a business site or its surroundings. ZTA 2020-0001 establishes supplemental development standards for electric vehicle related businesses so that any assembly operations will be conducted indoors and any outdoor storage would be screened from public view.

**SECTION 3. Approval of ZTA2020-0001.** ZTA2020-001 is hereby approved and Section 17.44.030 (Permitted uses; conditional uses; prohibited uses) of Title 17 (Zoning) of the Corona Municipal Code is hereby amended in its entirety and Section 17.44.150 (Standards for electric vehicle related businesses) is hereby added to Title 17 (Zoning) of the Corona Municipal Code to read as provided in Exhibit “A” attached hereto and incorporated herein by reference.

**SECTION 4. Official Record.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is the Community Development Director of the City of Corona.

**SECTION 5. Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of the chapter which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

**SECTION 6. 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 general circulation newspaper published in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

**PASSED, APPROVED, AND ADOPTED** this 1<sup>st</sup> day of July 2020.

\_\_\_\_\_  
Mayor of the City of Corona, California

**ATTEST:**

\_\_\_\_\_  
City Clerk of the City of Corona, California

**CERTIFICATION**

I, Sylvia Edwards, 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 17<sup>th</sup> day of June 2020, and thereafter at a regular meeting held on the 1st day of July 2020, it was duly passed and adopted by the following vote:

**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 1<sup>st</sup> day of July 2020.

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City Clerk of the City of Corona, California

[SEAL]

## EXHIBIT “A”

Section 17.44.030 (Permitted uses; conditional uses; prohibited uses) of Chapter 17.44 (Industrial Zones) of Title 17 (Zoning) of the Corona Municipal Code is hereby amended in its entirety to read as follows:

### **17.44.030 Permitted uses; conditional uses; prohibited uses.**

As set forth in Table 1, the following uses shall be permitted, may be permitted with a conditional use permit issued pursuant to Chapter 17.92 or with approval by the Board of Zoning Adjustment pursuant to Chapter

17.98 or shall not be permitted in the M-1, M-2, M-3 and M-4 zones. Other similar permissible uses not identified in Table 1 may be permitted by Planning Commission determination pursuant to Chapter 17.88. All permitted uses in the M-4 zone shall be conducted completely within enclosed buildings in such a manner that no nuisance is created therefrom outside the building.

<b>TABLE 1 Permitted Land Uses</b>				
Use categories: “AUPP” Adult use planning permit. “P” Permitted uses. “CUP” Permitted with a conditional use permit issued pursuant to Chapter 17.92. “MCUP” Permitted with a minor conditional use permit pursuant to Chapter 17.92. “BZA” Permitted with approval by the Board of Zoning Adjustment pursuant to Chapter 17.98. “NP” Not permitted. “A” Permitted as Ancillary Use to a Permitted Use.				
<b>Land Uses</b>	<b>M-1 Zone</b>	<b>M-2 Zone</b>	<b>M-3 Zone</b>	<b>M-4 Zone</b>
Adult businesses, provided the use complies with Chapters 5.19 and 17.41	NP	NP	AUPP	NP
Ancillary residential dwelling, provided each commercial or industrial concern shall be restricted to one residential dwelling on the premises for exclusive use by a caretaker or superintendent employed on the premises and his or her family	P	P	P	P
Animal specialties (including, but not limited to: animal training schools, kennels and dog pounds)	CUP	NP	NP	NP
Antique restoration	P	P	P	P
Asphalt manufacturing or refining	NP	NP	P	NP
Auction house (no animals)	P	P	P	P
Automobile assembly plant	NP	P	P	NP

Automobile body and fender repair	CUP	P	P	NP
Automobile parts assembly	P	P	P	NP
Automobile sales, new and used <u>(subject to the provisions under Chapter 17.72)</u>	P	NP	NP	NP
Automobile supply store, retail and wholesale	P	NP	A	NP
Automobile service station, provided the use complies with Ch. 17.72	P	P	P	NP
Automobile and truck repair garages, provided outdoor storage of vehicles must be enclosed by a solid wall or fence	P	P	P	NP
Automobile towing and impounding yard	NP	CUP	CUP	NP
Batch plant (cement)	NP	NP	P	NP
Blueprint, photocopy	P	P	P	P
Boat assembly, repair and equipment sales	P	P	P	NP
Bottling and bottle washing	P	P	P	P
Brewery, craft	P	P	P	P
Brick, tile or terra cotta manufacture	NP	P	P	NP
Building materials and lumber yards	P	P	P	NP
Catalog distribution, provided no retail sales or customers are on the premises	P	P	NP	P
Catering/Commercial kitchen	P	NP	NP	P
Church not exceeding a floor area of 10,000 square feet when combined with a humanitarian/outreach center as defined in § 17.04.319	MCU P	MCUP	NP	NP
Church not exceeding an overall combined floor area of 10,000 square feet	MCU P	NP	NP	NP
Clay products (kiln under 16 cubic feet)	P	P	P	P
Clay products (kiln over 16 cubic feet)	NP	P	P	NP
Commercial recreation and drive-in theaters	CUP	CUP	CUP	CUP
Communications equipment sales, engineering and repair, provided no retail to the general public is done on the premises	P	P	NP	P
Computer and copy sales, equipment sales, engineering and repair, provided the sales are business to business only and no retail to the general public	P	P	NP	P
Concrete products, manufacture of	NP	P	P	NP

Construction equipment sales, repair and incidental retail sale of spare parts	P	P	P	NP
Cosmetics, manufacture of	P	P	P	P
Die casting	P	P	P	NP
Drafting instruments and goods, manufacturing and assembly of	P	P	P	P
Drop forge industries, manufacturing forging with power hammers	NP	NP	P	NP
Dyeing of materials	P	P	P	NP
Electric generating plant	NP	CUP	CUP	NP
Electric vehicles, assembly of (subject to the standards under Section 17.44.150)	P	P	P	P
Electric vehicles, parts assembly of (subject to the standards under Section 17.44.150)	P	P	P	P
Electric vehicle fleet sales and delivery (subject to the standards under Section 17.44.150)	P	P	P	P
Electronics, manufacturing of equipment, components and products	P	P	P	P
Electronic waste recycling	P	P	P	P
Emergency shelter subject to the provisions of § 17.44.130	BZA	BZA	BZA	NP
Equipment rental and repair	P	P	P	NP
Farm equipment, manufacturing and reconditioning of	NP	P	P	NP
Feed stores	P	P	NP	NP
Film processing center, provided no retail sales or customers are on the premises	P	NP	NP	P
Food processing and packaging	P	P	P	P
Foundries, the operation of which shall consist solely of the casting of processed ferrous and/or nonferrous metal into temporary or semi-permanent, or permanent mold, including casting by injection under low pressures and casting using direct chill technology, subject to the following limitations (1) all such operations shall be conducted wholly within a building and meeting the performance standards set forth in Ch. 17.84; (2) any temporary storage of materials or equipment outside any building in which the use is being conducted shall be screened from view from any and all public rights-of-way	NP	CUP	CUP	NP
Fuel dispensing for private industries	P	P	P	NP
Furniture manufacturing	P	P	P	P
Headstone and monument work	P	P	P	NP

House trailer, temporary, provided the use is only for construction project office during time of construction when a valid building permit is pulled	P	P	P	P
Laboratories	P	P	NP	P
Laundry, industrial	P	P	NP	NP
Lumber mills (saw mills)	NP	P	P	NP
Machine shops, provided all operations are done indoors, there is no outside garage and the use complies with Ch. 17.84	P	P	P	P
Manufacturing, assembly, fabrication of goods from the following materials: Canvas; Felt; Leather; Stones; Yarn Cellophane; Fiber; Metals; Rubber; Cloth; Glass; Paper; Textiles; Feathers; Hair; Plastic; Wood;	P	P	P	P
Manufacturing, assembly, fabrication of goods from the following materials: Acids; Fiberglass	P	P	P	CUP
Manufacturing, assembly, fabrication of goods from the following materials: Oil; Plaster; Petroleum base products; Styrofoam Paint	P	P	P	NP
Marijuana business	NP	NP	NP	NP
Marijuana cultivation	NP	NP	NP	NP
Marijuana delivery	NP	NP	NP	NP
Marijuana dispensary	NP	NP	NP	NP

Metal galvanizing, painting, plating and power coating	P	P	P	CUP
Metal scrap collection, storage and distribution, provided such use is conducted indoors, or if outdoors, adequate screened from public view	NP	CUP	CUP	NP
Metal stamping	NP	P	P	NP
Mobile home trailer, camper, and recreational vehicle sales (new and used), and assembly and incidental services, provided all outdoor storage of parts of inoperable vehicles shall be enclosed with a solid wall or fence	P	P	NP	NP
Motorcycle sales, service and repair	P	P	NP	NP
Musical instrument manufacturing	P	P	P	P
Offices, general, including dental and medical (parking shall be provided per CMC Section 17.76.030)	P	NP	NP	P



Offices for the following types of uses (CMC 17.99.070 not applicable to businesses solely dedicated for office use): <ul style="list-style-type: none"> <li>- Architectural and engineering;</li> <li>- Health care sales and administrative offices;</li> <li>- Industrial associates and trade group offices;</li> <li>- Industrial medicine – acute care and administrative offices;</li> <li>- Insurance agents, claims and adjusters;</li> <li>- Labor union administration;</li> <li>- Land surveying;</li> <li>- Manufacturers representatives;</li> <li>- Real estate brokers and appraisers;</li> <li>- Telecommunication equipment sales;</li> <li>- Title insurance and escrow agents.</li> </ul>	P	P	NP	P
Oil drilling operations in oil overlay zones	NP	CUP	CUP	NP
Optical goods, manufacturing of	P	P	P	P
Packaging business	P	P	P	P
Parcel delivery service	P	P	P	P
Parking lot and/or parking structure (garage or multi-story)	P	P	P	P
Pest control operators and services	P	P	NP	NP
Pharmaceutical processing	P	P	P	P
Photography and Portrait Studio, appointment only	P	NP	NP	P
Plastic extrusion lamination molding	P	P	P	P
Print shop (books, periodicals and newspaper publishing)	P	P	P	P
Public scales	P	P	P	NP
Recreational vehicle storage, (Indoor and Outdoor)	CUP	CUP	CUP	CUP
Recycling of green waste and wood chipping, excluding composting	NP	NP	CUP	NP
Research development and testing laboratories and facilities	P	P	NP	P
Restaurants and other eating places, including drive-in establishments, provided no dancing or live entertainment shall be conducted	CUP	CUP	CUP	CUP
Restaurants and other eating places, excluding drive-in establishments, provided no dancing or live entertainment shall be conducted	MCUP	MCUP	MCUP	MCUP
Retail sale of produces manufactured, assembled, fabricated or processed in whole or major part on premises, provided off-street parking requirements for commercial uses shall be applied to the portion used for retail sales or as determined by the Community Development Director	MCUP	MCUP	NP	MCUP

Retailing, leasing, wholesaling and servicing uses, all of which have as their sole purpose the provision of goods, materials, equipment and services for industrial, construction and agricultural uses or similar type of uses, provided no retail sales or services to the general public	P	P	P	P
Rock crusher or distribution of rocks, sand and gravel	NP	NP	CUP	NP
Rubber, reclaiming and/or manufacture of synthetic rubber or its constituents	P	P	P	P
Rug cleaning (on-site)	P	P	NP	NP
Scientific optical, medical, dental and photographic equipment assembly	P	P	P	P
Showroom design centers with limited retail sale of products associated with home improvement and decorating	P	NP	NP	P
Silk screens, including manufacturing and processing, and similar reproductive processes	P	P	NP	P
Solvent extraction (not including oil)	NP	P	P	NP
Spas, gazebos and aboveground pools, sale of	P	P	NP	P
Sports training/performance enhancement centers	P	NP	NP	P
Storage, outdoor (contractors storage yard), subject to the screening requirements in Section 17.44.090	NP	P	P	NP
Storage facility, self-storage	CUP	NP	NP	NP
Studio (art, music, dance, gymnastic, martial arts and other uses similar in nature), subject to the parking requirements for trade schools	P	NP	NP	P
Textile weaving	NP	P	P	NP
Toy manufacturing	P	P	P	P
Trade schools	P	P	P	P
Tree surgeons	P	P	P	P
Truck terminal and wash	NP	P	P	NP
Upholstering	P	P	P	P
Warehouse and distribution	P	P	P	P
Welding, accessory use	P	P	P	P
Welding, primary use	MCU P	P	P	NP

Section 17.44.150 (Standards for electric vehicle related businesses) is hereby added to Chapter 17.44 (Industrial Zones) of Title 17 (Zoning) of the Corona Municipal Code to read as follows:

**Section 17.44.150     Standards for electric vehicle related businesses**

Businesses that consist of fleet sale and/or delivery of electric vehicles are not subject to the supplemental development standards for automobile sales under CMC § 17.72.060; however, the following standards shall apply to such businesses:

1. All assembly operations shall be conducted indoors.
2. Outdoor storage of electric vehicles may be allowed on site, provided that the vehicles are located in an area on the property that is not visible from a public/private street, freeway right-of-way, or railroad right-of-way or are screened behind a 6-foot high decorative block wall.
3. Outdoor storage of electric vehicles shall not encroach within landscape setback areas or occupy required parking spaces, drive aisles, fire lanes, or alleys.
4. Outdoor storage of electric vehicles shall be on paved surfaces only.