

ORDINANCE NO. 3320

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE EL CERRITO SPECIFIC PLAN (SP91-02) TO PROHIBIT RESIDENTIAL LAND USES AND COLD STORAGE WAREHOUSES IN THE LIGHT INDUSTRIAL ZONE DESIGNATION. (SPA2020-0001)

WHEREAS, on August 10, 2020, 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 SPA2020-0001 to amend the El Cerrito Specific Plan (SP91-02) to prohibit residential land uses and cold storage warehouses in the Light Industrial zone designation (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 September 2, 2020, 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,
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. 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 prohibit residential land uses and cold storage warehouses in the specific plan’s light industrial zone designation and 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 14.5 of the El Cerrito 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. SPA2020-0001 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment is consistent with the General Plan's Light Industrial land use designation by prohibiting residential land uses within the Light Industrial zone designation of the El Cerrito Specific Plan.

(ii) This Amendment is consistent with General Plan Land Use Policy LU-12.7 because it regulates the development of industrial uses consistent with local and state regulations that govern use, storage, production, or transport of toxic and hazardous materials; which may generate unacceptable levels of air or noise pollution; or result in other adverse impacts.

B. SPA2020-0001 provides for development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reasons:

(i) This Amendment will result in the development of projects that will continue to be comprehensively planned in accordance with the provisions of the El Cerrito Specific Plan.

(ii) This Amendment ensures the health and safety of the community and protection of the environment in general by requiring that future requests to operate a cold storage warehouse in the Light-Industrial zone designation will require an amendment to the El Cerrito Specific Plan and an environmental analysis under CEQA to assess air quality emissions and health risk from business operations and transportation involving transport refrigeration units.

C. SPA2020-0001 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 is a specific plan text change only that will result in residential land uses and cold storage warehouses being prohibited within the Light Industrial zone designation and does not affect the infrastructure provisions established within the General Plan or the El Cerrito Specific Plan.

D. SPA2020-0001 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) This Amendment establishes land use restrictions to ensure the consistency and land use compatibility between properties that are designated Light Industrial.

E. SPA2020-0001 meets the findings of Section 14.5 of the El Cerrito Specific Plan for the following reasons:

(i) This Amendment is consistent with the General Plan because it maintains consistency with the General Plan's Light Industrial zone designation by prohibiting residential land uses within the Light Industrial zone designation of the El Cerrito Specific Plan.

(ii) This Amendment is consistent with the General Plan Land Use Policy LU-12.7 because it regulates the development of industrial uses consistent with local and state regulations that govern use, storage, production, or transport of toxic and hazardous materials; which may generate unacceptable levels of air or noise pollution; or result in other adverse impacts.

(iii) This Amendment furthers the intent of the El Cerrito Specific Plan because it prohibits residential land uses in the Light Industrial zone designation which maintains land use compatibility between the properties with the same Light Industrial designation.

(iii) This Amendment does not conflict with the Pre-annexation Policy for El Cerrito as set forth in Section 2.3 of the El Cerrito Specific Plan (SP91-02) because the Amendment is strictly a text revision to prohibit specific land uses within the Light Industrial zone designation.

(iv) This Amendment prohibits residential land uses and cold storage warehouses within the Light Industrial zone designation and will not impact circulation to, from and within the El Cerrito Specific Plan area.

(v) This Amendment prohibits residential land uses and cold storage warehouses within the Light Industrial zone designation and will not impact public service levels within the El Cerrito Specific Plan area.

(vi) This Amendment prohibits residential land uses and cold storage warehouses within the Light Industrial zone designation and will not disrupt or deplete the public and private open space system.

(vii) This Amendment is compatible with the surrounding designations, will not create future land use incompatibilities, and provides adequate buffers. This Amendment maintains land use compatibility within the Light Industrial zone designation within the Specific Plan area by prohibiting residential land uses and cold storage warehouses from being established within the Light Industrial zone designation.

(viii) This Amendment will prohibit residential land uses and cold storage warehouses within the Light Industrial zone designation and does not constitute a land use amendment attempting to convert commercial or industrial designations to residential uses.

SECTION 3. Approval of the Amendment (SPA2020-0001). The Amendment to the El Cerrito Specific Plan (SPA2020-0001) is hereby approved. The text and exhibits of the El Cerrito Specific Plan (SP91-02) 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.

PASSED, APPROVED AND ADOPTED this 16th day of September 16th, 2020.

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 on the 2nd day of September, 2020 and thereafter at a regular meeting held on the 16th day of September 16th, 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 16th day of September, 2020.

[SEAL]

EXHIBIT “A”
AMENDMENT TO THE
TEXT AND EXHIBITS OF THE
EL CERRITO SPECIFIC PLAN (SP91-02)

(SEE ATTACHED SIX PAGES)

EXHIBIT A

New text is shown in a red and underline format. Deleted text is shown in a ~~strikethrough~~ format.

12.11 LI - LIGHT INDUSTRIAL

12.11.1 Purpose.

The LI light manufacturing district is intended for light manufacturing, light industrial, office, and service related uses. Except as specifically provided elsewhere, any and every building and premises or land in the LI district shall be used, occupied, erected, constructed, established, altered, enlarged, maintained, moved into or within said LI district only in accordance with the following standards set forth in this chapter.

The Light Industrial District has four separate Planning Areas, designated as PA-1, PA-2, PA-3 and PA-4, on the Land Use Plan (Figure 11). Located directly north of “The Crossings” retail center, PA-1 and PA-2 are intended to be developed as a campus-style business park with office and light industrial uses, including related service uses and limited retail. Planning Areas PA-3 and PA-4 are located adjacent to Temescal Canyon Road and incorporate existing industrial uses established under the County of Riverside zoning standards. The intent of PA-3 and PA-4 is to allow for the continuation of these established uses, while providing for the development of new light industrial establishments.

12.11.2 Permitted uses and Development Standards.

The LI, Light Industrial District shall be subject to the provisions of CMC Title 17, Chapter 17.44, Industrial Zones- M-1 Zone, and the Community Development Department’s Commercial and Industrial Design Guidelines, with the following exceptions:

A. Permitted Uses in PA-1 of the LI District:

The following uses shall be permitted in PA-1 in addition to those uses listed in CMC Title 17, Chapter 17.44.030:

Business services for Industrial Park users, (including printing and copying services, mail or packaging, telephone services, and similar uses).

Business-oriented retail services, (including catering, dry cleaners, tailor shop, and similar uses).

Health and Athletic Clubs

Health and fitness-related retail stores, (including apparel, fitness equipment, nutrition or vitamin store, sporting goods, and training services).

Indoor Entertainment Centers, (including bowling, game arcades and similar facilities, excluding night clubs and adult entertainment)

Offices; business, professional and medical/dental

Office equipment and supplies: sales, rental and service

Private trade schools and educational satellite centers

School or studio for art, design, music, dance, gymnastics, or martial arts

Restaurants, cafes, coffee, juice, or sandwich shops serving the industrial area or business park (excluding drive-thru restaurants).

B. Permitted Uses in PA-2 of the LI District:

The following uses shall be permitted in PA-2, in addition to those uses listed in CMC Title 17, Chapter 17.44.030:

Business services for Industrial Park users, (including printing and copying services, mail or packaging, telephone services, and similar uses).

Business-oriented retail services, (including catering, dry cleaners, tailor shop, and similar uses).

Offices; business, professional and medical/dental

Office equipment and supplies: sales, rental and service

Private trade schools and educational satellite centers

School or studio for art, design, music, dance, gymnastics, or martial arts

Restaurants, cafes, coffee, juice, or sandwich shops serving the industrial area or business park (excluding drive-thru restaurants).

C. Permitted uses in PA-3 and PA-4 of the LI District:

The following uses shall be permitted in the LI zone in addition to those uses listed in CMC Title 17, Chapter 17.44.030.

1. Automobile and truck repair garages; provided, any outdoor storage of parts or outdoor parking of inoperable vehicles shall be enclosed with a solid wall or fence;
2. Automobile towing, excluding salvage operations, provided all storage operations are enclosed with a solid wall or fence;
3. Clay products; provided, all operations and equipment shall be within an enclosed building.

D. Prohibited Uses.

The following uses are expressly prohibited in the LI District:

Residential uses

Cold storage warehouse. To allow cold storage warehouse in the LI District, a specific plan amendment is required in addition to environmental analysis under the California Environmental Quality Act to assess air quality emissions and health risk from business operations and transportation involving Transport Refrigeration Units.

~~D~~ E. Setbacks.

1. Where the front, side, or rear yard adjoins or is across the street from an area zoned for residential use, the minimum setback shall be 30 feet from the property line.
2. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 15 feet from the property line.
3. With the exception of those portions of the setback area for which landscaping is required by Section H below, the setback area may only be used for driveways, automobile parking, or landscaping.

~~E~~ F. Masonry Walls.

Prior to occupancy of any industrial use permitted in this chapter, a six foot high solid masonry wall shall be constructed on each property line that adjoins any parcel zoned for residential use.

~~F~~ G. Parking:

The requirements for off- street parking shall comply with C.M.C. Chapter 17.76, except as provided below:

1. Shared Parking: Parking facilities within a business complex may be used jointly by businesses when operations are not normally conducted during the same hours, or when peak use hours differ. Requests for the use of shared parking facilities shall be subject to the review and approval of the Community Development Director, and meet the following conditions:
 - a. A reciprocal parking and access agreement shall be in effect for the properties with shared parking.
 - b. The applicant shall provide a parking study which specifies the operating characteristics and parking demands of each type of use, and demonstrates that sufficient parking will be available to meet daily and peak parking demands.
 - c. Parking facilities designated for shared parking shall be located within 300 feet of the structures or uses to be served.

G H. Loading and Delivery Areas:

1. Designated loading areas shall be provided for all industrial, manufacturing, or large-scale retail uses that involve the regular receipt or distribution of materials or merchandise. Loading areas shall be provided in accordance with the requirements of C.M.C. Section 17.78.010, or as otherwise determined by the Community Development Director at the time of Precise Plan review, based on the actual function and requirements of the use.
2. Designated areas for routine deliveries shall be provided for all office and support commercial uses. Delivery areas shall be provided adjacent to the building and allow for the unloading of delivery vehicles without blocking vehicular drive aisles or pedestrian walkways. The required number, location and configuration of the delivery areas shall be subject to the review and approval of the Community Development Director, in conjunction with the Precise Plan for the development.

H I. Landscaping.

1. The required setbacks adjacent to public street right-of-way lines shall be landscaped and maintained, except for designated pedestrian and vehicular accessways. Said landscaped strip shall not include landscaping included within the street right-of-way.
2. A minimum of 20 foot wide strip adjacent to or across the street from areas zoned for residential uses, shall be landscaped and maintained.
3. Landscaped areas within the parking fields in PA-1 and PA-2 of the LI District shall comply with the following requirements:
 - a. Landscaped planters at a minimum of five (5) feet in planting width, (6 feet including exterior curbs) shall be located at each end of the parking row, and adjacent to primary onsite circulation routes, as shown in Figure 23.
 - b. Shade trees shall be distributed within the interior of the parking lot area in the following configuration: within five-foot diameter planter diamonds spaced every six (6) stalls, as shown in Figure 23.
 - c. Parking areas located adjacent to perimeter landscaped setbacks or onsite slopes shall incorporate landscaped planters every 10 spaces, as determined by the Community Development Director. Planters shall be a minimum of five (5) feet in width and incorporate a six-inch paved step-out area, as shown in Figure 25.
 - d. Trees planted within the interior of the development and the parking lot areas shall be a minimum of 24-inch box size. Trees planted at the perimeter of the parking field, at the entrance, and along interior private/public streets shall be a mixture of 36-inch box and 24-inch box trees.

I J. Outside storage and Service Areas. Any outside storage or service areas shall be screened from view by on-site structures or landscaping. No outside storage or outside service areas are permitted in PA-1 and PA-2 of the LI District.

¶ K. Mechanical Equipment. Any mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted equipment shall be screened from view.

¶ L. Signage.

1. Signage within PA-3 and PA-4 of the LI District shall be permitted in accordance with CMC Chapter 17.74, with the exception that parcel identification signs may only be of the monument type, not exceeding three feet in height in the front yard setback.
2. Signage within PA-1 and PA-2 of the LI District shall be subject to a Comprehensive Sign Program, approved by the Planning Commission in conjunction with a Precise Plan approval. The Sign Program shall address building-mounted, monument, freeway- oriented, and directional signage for the project as applicable and shall identify the locations, elevations, dimensions, materials, design and color pallet of the signage. The Community Development Director may approve the final design details, and any modifications to the sign program, provided that the signs are in substantial conformance to the Comprehensive Sign Program approved with the Precise Plan. The approved sign program for PA-1 and PA-2 of the LI District shall be incorporated into the Specific Plan as an Appendix. Signage within PA-1 and PA-2 shall adhere to the following provisions:

A. Project Identification Monument Signs.

1. These signs shall contain only the name of the development and shall be incorporated into the project entry walls;
2. Shall be externally illuminated;
3. Shall not exceed an overall height of five feet above finished grade; and
4. Shall be located at the primary entry drives to the project and at prominent perimeter street corners as designated in the center's approved sign program.

B. Freeway Oriented Signs.

Projects located immediately adjacent to freeway rights-of-way shall be allowed to have a freeway monument sign, known as a "pylon sign." Pylon signs shall not exceed 60 feet in height. Pylon signs are allowed one square foot of signage copy face for each linear foot of freeway frontage, up to a maximum of 300 square feet, not including the name of the center. Each pylon sign shall allow up to six tenant spaces, and each panel shall contain only one identified tenant.

C. Wall/Building Mounted or Enterprise Signs:

Each business or center tenant shall be permitted one wall mounted sign per lease area building face, on up to three sides of the building. A maximum of 1.25 square feet of sign area for each linear foot of building or tenant space frontage is permitted. Tenant spaces within multi-story office buildings are allowed a maximum of 1.5 square

feet of sign area for each linear foot of building or tenant space frontage. Sign locations, materials and dimensions shall be in accordance with the approved Sign Program.

D. Directional Monument Signs:

Business centers may install directional monument signs at principal entry points and intersections within the development to guide the public to specific tenants or building addresses. The exact locations and number of the directional signs shall be in accordance with the approved Sign Program. Directional signs shall be a maximum of five (5) feet in height and twenty-five (25) square feet in area. Signs shall be set in a decorative architectural base, consistent with the design theme and materials used in the center.

± M. Design Review

All industrial projects shall be subject to Design Review and the submittal of a Precise Plan application in accordance with Sections 14.6 and 15.7 of this Specific Plan and Chapter 17.91 of the C.M.C..

- a. Development within the LI District shall comply with the City's Commercial and Industrial Development Design Guidelines, and Section 14.7.3 of this Specific Plan.
- b. Development in the LI District shall establish a consistent, high quality, architectural theme in conjunction with the Precise Plan Review of the project(s). All buildings, accessory structures, walls, landscape materials, and signage shall conform to the overall design theme(s), although variation in individual building forms, colors, and architectural details is allowed and encouraged. The design should incorporate the use of natural materials such as stone or brick in the architecture of the buildings and onsite hardscape, as appropriate.