

ORDINANCE NO. 3329

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE LINCOLN BUSINESS CENTER SPECIFIC PLAN (SP81-1) TO ESTABLISH REVISED SIGN REGULATIONS AND AUGMENT THE APPROVED BUILDING MATERIALS LIST FOR THE LINCOLN BUSINESS CENTER LOCATED AT 218 N. LINCOLN AVENUE (SPA2020-0007)

WHEREAS, on April 26, 2021, 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 SPA2020-0007 an amendment to Section 5.07 (Sign Requirements) and Section 5.12.01 (Building) of the Lincoln Business Center Specific Plan (SP81-1) to establish revised sign regulations for the Lincoln Business Center located at 218 N. Lincoln Avenue (“Subject Property”) in the Block 1-Overlay designation of the Lincoln Business Center Specific Plan and to augment the approved building materials list for development within SP81-1 (the “Amendment”); and

WHEREAS, in conjunction with this Amendment, the applicant submitted a precise plan modification application (PPM2020-0001) to make architectural changes to the existing 12,000 square foot multi-tenant office building, along with a new sign program that would regulate the style and size of the building’s wall signs plus a new 5-foot monument sign that would advertise up to 6 tenants within the center; 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 May 19, 2021, 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. 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 establish a revised sign program and augment the approved building materials list for a business center 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, Section 7.00 of the Lincoln Business Center 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. SPA2020-0007 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment is consistent with General Plan Community Design Policy CD-5.11 because it allows for the renovation of an existing building within a business park in the specific plan area that will exhibit a high level of architectural and site design character with adherence to the land use and community design elements and established design guidelines.

(ii) This Amendment is consistent with General Plan Land Use Policy LU-5.15 because it allows exterior improvements to properties in the specific plan area using quality building materials that will enhance the appearance of such properties and will promote the physical longevity with architectural details that are consistent with the City's design guidelines and other applicable codes and ordinances.

B. SPA2020-0007 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 imposes sign development standards in the Lincoln Business Center Specific Plan which will result in a project that is designed appropriately for the area.

C. SPA2020-0007 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 revised sign criteria and will permit the use of quality building materials and does not affect the infrastructure that has been constructed as part of the Lincoln Business Center Specific Plan.

D. SPA2020-0007 provides for the appropriate orientation and relationship between land uses within and adjacent to the Subject Property for the following reasons:

(i) This Amendment will continue to provide for the appropriate orientation and relationship between land uses within and adjacent to the Subject Property because this Amendment does not propose to make any land use changes that would impact the Subject Property and adjacent properties.

(ii) This Amendment will permit the use of quality building materials in a remodel of the Subject Property that are not currently allowed in the Lincoln Business Center Specific Plan. This Amendment will also permit the construction of a new monument sign at the Subject Property adjacent to N. Lincoln Avenue and there are no sensitive land uses that immediately abut the Subject Property that would be impacted by the monument sign.

SECTION 3. Approval of the Amendment (SPA2020-0007). The Amendment to the Lincoln Business Center Specific Plan (SPA2020-0007) is hereby approved. The text and exhibits of the Lincoln Business Center Specific Plan (SP81-1) 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 2nd day of June, 2021.

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 on the 19th day of May, 2021, and thereafter at a regular meeting held on the 2nd day of June, 2021, 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 2nd day of June, 2021.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT “A”
AMENDMENT TO THE
TEXT AND EXHIBITS OF THE
LINCOLN BUSINESS CENTER SPECIFIC PLAN (SP81-1)

[SEE ATTACHED EIGHT (8) PAGES]

Latest Revision: ~~September 7~~ TBD, ~~2011~~2021

LINCOLN BUSINESS CENTER SPECIFIC PLAN 81-1

**Adopted by
CITY OF CORONA
City Council Resolution 81-88
September 2, 1981**

**Prepared for
LINCOLN BUSINESS CENTER ASSOCIATES
Irvine, California**

**Prepared by
LEE & STROCK ARCHITECT
Newport Beach, California**

SIGNING REQUIREMENTS

All signage within SP-81-1 shall conform to Chapter 17.74 of the Corona Municipal Code (CMC) with the following additional restrictions. (Reduced signage options to promote and control the business center character.)

- A. Animated, simulated motion or surface painted signs are not permitted.
- B. Five permanent monument signs to identify the Lincoln Business Center may be constructed per Exhibit ~~8.018.01~~ and not exceed 130 square feet for each sign. (Use driver related directions along entry points on the perimeter secondary streets - the size and location of enterprise signs are for a slower social street or internal site identification.)
- C. One additional permanent monument sign may be constructed per Exhibit 8.10 and placed per Exhibit 8.11 for Lots 2 and 3. (SPA 87-7) Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet. (SPA11-003)
- ~~D.~~ ~~D.~~ One additional permanent monument sign may be constructed per Exhibit 8.12 and placed per Exhibit 8.13 for Lot 1. (SPA 87-7). Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet. (SPA11-003)
- E. One additional monument sign, which can allow up to six tenants spaces, may be constructed per Exhibit 8.15 and placed per Exhibit 8.16 for Lot 4. (SPA 20-0007). Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet.
- ~~EF.~~ One triple faced pole sign shall only be permitted within the area defined by lots 1, 2, 3 subject to the following:
 - 1. Sign height to be 50' ~~00~~" maximum
 - 2. Sign area to be limited to 150 square feet maximum each face.
 - 3. Wording to be limited to:
 - a. Lincoln Business Center
 - b. Principle name and logo of businesses on lots. Two and three internally illuminated.
- ~~FG.~~ Enterprise sign limitations shall be limited by the following chart and block limitations as per Exhibit 8.01 Specific Plan 81-1. (Related to architectural style and scale)

- E. ALLEY ACCESS: [restriction to enforce and maintain emergency access on internal circulation drives which can be used for deliveries].

Alley to indicate side loading zones on both sides and a central lane 12'-0" wide and painted with 3' wide white stripes, 18" on a center on a 45° angle to the center line.

5.11 OFFSET LOADING AND STORAGE

- A. Off-street Loading Requirements At the time of the erection or change of use of any main building or part thereof for manufacturing, storage, warehousing, foods display and market, hotel, laundry, dry cleaning or other uses similarly involving the receipt and distribution by vehicles of materials and merchandise, if said main building has a gross floor area of more than twenty-five hundred square feet, but less than fifteen thousand square feet, there shall be provided and maintained at least one loading space of not less than twelve feet in width, twenty-five feet in length and fourteen feet overhead height, with adequate ingress and egress from a public street or alley. No loading dock shall be closer than twenty- five feet to any public street.
- B. Trash Pickup Area
1. An enclosed trash pickup area of not less than eight (8) by eight (8) shall be located in the side or rear yard of each building or combined areas that total not less than the required 64 square feet minimum inside.
 2. The enclosure shall be an opaque wall 72 inches in height, constructed in compliance with Corona City Standards.
- C. Storage Areas in Block 03
1. All outdoor storage areas shall be visually screened from access streets; freeways and adjacent property.
 2. The enclosure shall be an opaque wall or screen 72 inches in height, constructed in compliance with Corona City Standards.

5.12 MATERIALS

5.12.01 BUILDING

Building materials shall be limited to the following:

1. Painted or textured concrete
2. Brick masonry
3. Wood
4. Glass systems (excluding reflective glass)
5. Stucco
6. Other quality materials that complement the aesthetic appearance of structures as approved by the Community Development Department.

- GH. Temporary signs, promotional signs, pennants, and banners shall be in accordance with CMC Section 17.74.110 ~~Corona Municipal Code~~.
- HI. Enterprise sign limitations shall be limited for Lot 1 by the criteria found in Exhibit 8.14. (SPA 87-7)

Block	Maximum Area of Enterprise Identification Sign	Maximum Height of Enterprise Sign	Illumination of Parcel Identification Sign and Enterprise Identification Sign
01	32 sq. ft. or 1 sq. ft. per linear ft. of building frontage: maximum 200 sq. ft.	Neither the enterprise identification nor any portion there-of shall extend above the lowest point of the top of the building or structure of which it is an integral part of to which it is attached.	No restrictions.
02	32 sq. ft. or 1 sq. ft. per linear ft. of building frontage: maximum 150 sq. ft.	Neither the enterprise identification nor any portion there-of shall extend above the lowest point of the top of the building or structure of which it is an integral part of to which it is attached.	Indirect or diffused.
03	80 sq. ft. or 1 sq. ft. per linear ft. of building frontage: maximum 150 sq. ft.	Neither the enterprise identification nor any portion there-of shall extend above the lowest point of the top of the building or structure of which it is attached.	Indirect or diffused.

Exhibits 8.05 and 8.06-Typical building elevations ~~fesign~~for sign location envelope.

8.00 EXHIBITS

8.01 Specific Plan Zone Map

8.02 Typical Cross Section - Lincoln and Railroad St.

8.03 Typical Cross Section - Pomona, Ott and Bradford St.

8.04 Typical Sidewalk Standards

8.05 Typical Building Elevations and Sign Envelope

8.06 Typical Building Elevations and Sign Envelope

8.07 Pole Sign Standard

8.08.1 Monument Sign - Lincoln/ Bradford Circle

8.08.2 Monument Sign - Lincoln/Railroad St.

8.08.3 Monument Sign - Pomona Avenue

8.09.1 Landscape Zone Map

8.09.2 Landscape Material Matrix 1

8.09.3 Landscape Material Matrix 2

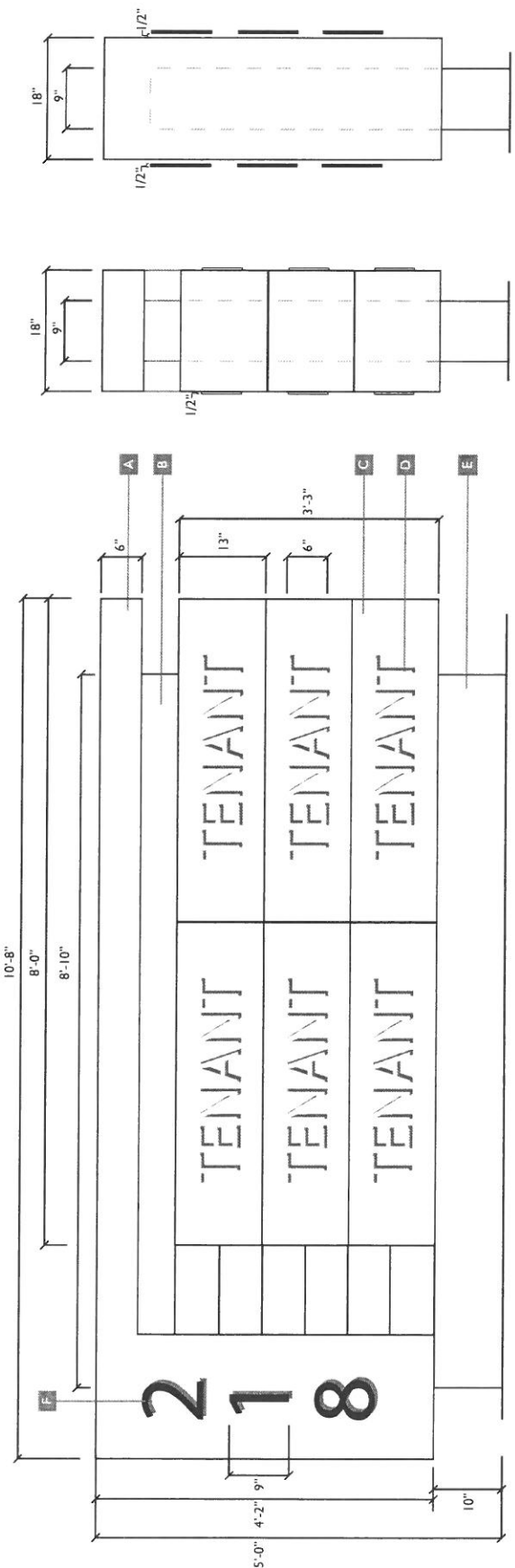
8.09.4 Landscape Material Matrix 3

8.10 through ~~8.14~~ **8.14** added with SPA 87-07.

8.15 Monument Sign – Lincoln Avenue, south of Bradford Street (Lot 4) added with SPA 2020-0007.

8.16 Location of Monument Sign for Lot 4

EXHIBIT 8.15 MONUMENT SIGN FOR LOT 4



INTERNALLY AND EXTERNALLY ILLUMINATED MONUMENT SIGNAGE:

- A. ALUMINUM CROWN PAINTED WITH AUTOMOTIVE FINISH TO MATCH BUILDING
- B. MATERIAL TO MATCH BUILDING
- C. 6 INDIVIDUAL ALUMINUM TENANT PANELS ON BOTH SIDES PAINTED WITH AUTOMOTIVE FINISH TO MATCH BUILDING
- D. 1/2" WHITE ACRYLIC "PUSH THRU" COPY
- E. ALUMINUM OR CONCRETE BASE
- F. 1/2" FCO NUMERALS

STREET SIDE VIEW

SIDE VIEW

EXHIBIT 8.16 LOCATION OF MONUMENT SIGN FOR LOT 4

