

## **ORDINANCE NO. 3335**

### **AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA APPROVING A CHANGE OF ZONE ON 17.02 ACRES FROM A (AGRICULTURAL) TO R-3 (MULTIPLE FAMILY RESIDENTIAL) ON 8.07 ACRES AND TO C-3 (GENERAL COMMERCIAL) ON 8.95 ACRES ON PROPERTY LOCATED AT THE SOUTHWEST SIDE OF FOOTHILL PARKWAY ACROSS FROM THE INTERSECTION AT CHASE DRIVE (CZ2020-0002)**

**WHEREAS**, on July 12, 2021, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing and recommended that the City Council of the City of Corona (“City Council”) approve a change of zone (“Change of Zone”) of approximately 17.02 acres located at the southwest side of Foothill Parkway across from the intersection at Chase Drive (“Subject Property”), from A (Agricultural) to R-3 (Multiple Family Residential) on 8.07 acres and to C-3 (General Commercial) on 8.95 acres to facilitate a mixed-use development of 78 residential condominiums on 8.07 acres at the rear of the Subject Property and various retail and service type uses on 8.95 acres located at the front of the Subject Property (CZ2020-0002); and

**WHEREAS**, the proposed Change of Zone will allow the Subject Property to be developed into a mixed use project that includes residential and commercial uses, and along with companion applications GPA2020-003 and Tentative Tract Map 37691, which proposes to subdivide the Subject Property into two lots for condominium purposes for the commercial and residential land uses planned on 8.95 acres in the C-3 zone and on the 8.07 acres in the R-3 zone (“Project”); and

**WHEREAS**, in connection with the approval of CZ2020-0002, an amendment to the City’s General Plan to change the land use designation on the Subject Property from Low Density Residential (3 to 6 dwelling units per acre) to Medium Density Residential (6 to 15 dwelling units per acre) and General Commercial, which is being reviewed concurrently with this Change of Zone, the City Council approved a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program, which were prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines and which included an analysis of the environmental impacts of this Change of Zone. The MND indicated that all potential environmental impacts from this Change of Zone were less than significant or could be mitigated to a less-than-significant level; and

**WHEREAS**, the Planning Commission based its recommendation to approve the Change of Zone on certain conditions of approval, the findings set forth below and adoption of the MND; and

**WHEREAS**, on August 4, 2021, the City Council conducted a duly noticed public hearing at which all persons wishing to testify in connection with the Change of Zone were heard

and the Change of Zone 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 Change of Zone, the City Council has reviewed and considered the information contained in the MND, the initial study and the administrative records for this Change of Zone, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of this Change of Zone are either less-than-significant or can be mitigated to a level of less-than-significance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program, and the initial study.

**SECTION 2. Change of Zone Findings.** Pursuant to Corona Municipal Code (“CMC”) section 17.104.120 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. This proposed Change of Zone is in conformity with the General Plan map and text for the following reasons:

(i) The General Plan land use plan of the Subject Property is being amended to Medium Density Residential on 8.09 acres and General Commercial on 8.95 acres via an accompanying application GPA2020-0003, which is consistent with the R-3 and C-3 zoning proposed for the Project Site by this Change of Zone.

(ii) CZ2020-0003 is consistent with Goal LU-7 of the General Plan because it promotes medium density residential housing, which allows housing types that are different from the mostly single-family homes in the immediate area and thereby provides more housing opportunities for Corona’s residents.

(iii) CZ2020-0003 is consistent with Policy LU-7.2 of the General Plan because it allows for more diverse and affordable types of housing and provides opportunity for commercial services within walking distance to residential neighborhoods.

(iv) CZ2020-0003 is consistent with Policy LU-7.4 of the General Plan because it promotes residential and non-residential land uses to be integrated and provides Corona residents with leisure opportunities in proximity to housing instead of having to travel elsewhere.

(v) CZ2020-0003 is consistent with Goal LU-9 of the General Plan because it allows for new residential development and neighborhood supportive land uses, which are required to adhere to adopted development standards which promotes orderly and high-quality development.

(vi) CZ2020-0003 is consistent with Policy LU-9.3 of the General Plan because it provides opportunity for new housing types within an area that is predominately single family and thereby encourages integration of different housing types into the neighborhood.

(vii) CZ2020-0003 is consistent with Goal H-1 of the General Plan as it allows for different housing types and corresponding affordability levels to provide housing for persons within all income segments an opportunity for housing based on affordability.

(viii) CZ2020-003 is consistent with Policy H-1.3 of the General Plan as it permits residential development on land within the City that would provide an opportunity for housing at a higher density than its current density designation under the General Plan.

B. The Subject Property is suitable for the uses permitted in the R-3 (Multiple Family Residential) and C-3 (General Commercial) zones in terms of access, size of parcel, relationship to similar or related uses for the following reason:

(i) The Project can meet the development standards required by the R-3 and C-3 zone, which is demonstrated by the Project's conditional use permit application (CUP2020-0001) for the residential plan proposed in the R-3 zone and the precise plan application (PP2020-0005) for the commercial plan proposed in the C-3 zone. The Subject Property also has adequate vehicular access from Foothill Parkway.

C. This proposed Change of Zone is necessary and proper at this time and is not likely to be detrimental to the adjacent property or residences for the following reasons:

(i) CZ2020-0003 will not be detrimental to the adjacent properties because the properties that surround the Project are comprised of Foothill Parkway, natural hillsides, open space, and a commercial nursery. The project site is separated from the nearest existing residential neighborhoods by streets, hillsides, and open space. Therefore, the proposed development of the Subject Property is not expected to create any visual, lighting, or noise impacts to the nearby residential neighborhoods.

(ii) The Change of Zone is required in order to complete the entitlement for the intended residential and commercial land uses on the Subject Property.

(iii) Development occurring in the R-3 zone and C-3 zone is required to adhere to the development standards adopted by the Corona Municipal Code to ensure that development is orderly and that the necessary infrastructure is in place to support the land uses allowed by the zoning.

D. This proposed Change of Zone is in the interest of the public health, safety, necessity, convenience and general welfare and in accordance with good zoning practice for the following reason:

(i) CZ2020-0003 zoning designations are consistent with several goals and policies of the City's General Plan, which is used as the foundation in making land use

decisions.

**SECTION 3. Approval of Change of Zone (CZ2020-0003).** CZ2020-0003 is hereby approved to change 17.02 acres of real property located at the southwest side of Foothill Parkway across from the intersection at Chase Drive, as described and depicted in Exhibit “A” attached hereto and incorporated herein by reference, from A (Agricultural) to R-3 (Multiple Family Residential) on 8.07 acres, as described in Chapter 17.18 of Title 17 of the Corona Municipal Code, and from A (Agricultural) to C-3 (General Commercial) on 8.95 acres, as described in Chapter 17.33 of Title 17 of the Corona Municipal Code.

**SECTION 4. Modification of Zoning Map.** The Community Development Director shall modify the Official Zoning Map of the City of Corona in accordance with this Ordinance to indicate thereon the zoning applicable to the Subject Property as set forth on the map attached as Exhibit “B” attached hereto and incorporated by reference.

**SECTION 5. Custodian of Records.** The documents and materials that constitute the record of proceedings on which the findings set forth in this Ordinance 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 Joanne Coletta, Community Development Director.

**SECTION 6. 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 30 days after its adoption.

**PASSED, APPROVED AND ADOPTED** this 1st day of September, 2021.

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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, 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 4<sup>th</sup> day of August, 2021, and thereafter at regular meeting held on the 1st day of September, 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 1st day of September, 2021.

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City Clerk of the City of Corona, California

### **SUMMARY**

On September 1, 2021, the Corona City Council will consider approving a Change of Zone to change the zone on 17.02 acres from A (Agricultural) to R-3 (Multiple Family Residential) on 8.07 acres and to C-3 (General Commercial) on 8.95 acres on property located on the southwest side of Foothill Parkway across from the intersection at Chase Drive. 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 a.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”**

**LEGAL DESCRIPTION AND DEPICTION**

**(THE LEGAL DESCRIPTION AND DEPICTION ARE ATTACHED AS PAGES A-1  
THROUGH A-1 – A-7 BEHIND THIS PAGE)**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR**  
**ZONE CHANGE**

Parcels of land being a portion of that patented placer mining claim known as Lot 4045, and also known as the McKnight Consolidated Clay Mining Claim, consisting of the McKnight, Luckey and Trio Placer Claims, and lying within fractional Sections 3 and 10 in Township 4 South, Range 7 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the Official Plat thereof, as shown on a Record of Survey, on file in Book 121, Pages 47 through 49, of Record of Surveys, in said County, and shown by Mineral Survey No. 4045 and Amended Map of Sections 4 and 10, of said Township and Range, dated February 1, 1917, Records of the General Land Office, on file at the Bureau of Land Management Office, Washington D.C. and being more particularly described as follows:

**PARCEL A**

**COMMENCING** from the Southwest corner of said fractional Section 3, Thence northerly along said Section, North 0°57'23" East, a distance of 197.17 feet to the north line of that patented placer mining claim known as the Luckey Placer Mining Claim as shown on said Amended Map and said Record of Survey;

Thence North 77°00'33" East, a distance of 232.78 feet to the Northwest corner of said McKnight Placer Mining Claim and the **TRUE POINT OF BEGINNING**;

Thence easterly along the north line of last said Claim, South 89°44'22" East, a distance of 561.01 feet;

Thence leaving said north line, South, a distance of 255.67 feet to a point in the north line of said fractional Section 10;

Thence continuing along last said course, South, a distance of 393.28 feet to the south line of said McKnight Placer Mining Claim;

Thence westerly along said south line, North 88°03'14" West, a distance of 537.17 feet to the Southwest corner of said Claim;

Thence leaving said south line and northerly along the westerly line of said Claim, North 2°11'01" West, a distance of 381.42 feet to a point on the north line of Said Section 10;

Thence continuing along said westerly line of Claim and last said Course, North 2°11'01" West, a distance of 252.30 feet to the **TRUE POINT OF BEGINNING**;

Said parcel contains 351,800 square feet = 8.08 acres.



Subject to: Covenants, conditions, restrictions, reservations, easements and Right of Ways of record, if any.

All as shown on Exhibit "B", attached hereto and by this reference made a part thereof

## **PARCEL B**

**COMMENCING** from the Southwest corner of said fractional Section 3, Thence northerly along said Section, North  $0^{\circ}57'16''$  East, a distance of 197.17 feet to the north line of that patented placer mining claim known as the Luckey Placer Mining Claim as shown on said Amended Map and said Record of Survey;

Thence North  $77^{\circ}00'33''$  East, a distance of 232.78 feet to the northwest corner of said McKnight Placer Mining Claim; Thence easterly along the north line of last said Claim, South  $89^{\circ}44'22''$  East, a distance of 561.01 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing easterly along said North line and along last said course, South  $89^{\circ}44'22''$  East, a distance of 284.50 feet to the Westerly line of Parcel 2070-105 as shown on Record of Survey filed in Book 64, Pages 75-79, inclusive, of Record of Surveys, In the Office of the Recorder for said County;

Thence southerly along said parcel line, South  $32^{\circ}43'44''$  East, a distance of 132.40 feet to the southwest corner of said parcel;

Thence easterly along the southerly line of said parcel, North  $75^{\circ}20'36''$  East, a distance of 51.65 feet to the westerly line of that parcel of land granted to the City of Corona per deed recorded June 8, 2010 as Instrument No. 2010-262206 of Official Records of said County and to the beginning of a non-tangent curve, concave southwesterly and having a radius of 19,938.00 feet; the radial of which bears North  $44^{\circ}43'28''$  East;

Thence southerly along the westerly line of said parcel and along said curve, through a central angle of  $0^{\circ}39'33''$ , an arc length of 229.39 feet to a point in the north line of said Section 10;

Thence continuing southerly along the westerly line of said parcel and along said curve, through a central angle of  $0^{\circ}34'22''$ , an arc length of 199.33 feet to the most southerly corner of said parcel and to the easterly line of McKnight Placer Mining Claim;

Thence leaving said parcel and along the easterly line of said Claim, South  $11^{\circ}04'54''$  East, a distance of 275.37 feet to the southeast corner of said Claim;

Thence westerly along the southerly line of said Claim, North  $88^{\circ}03'14''$  West, a distance of 760.75 feet;

Thence leaving said southerly line, North, a distance of 393.28 feet to a point on the north line of said Section 10;

Thence continuing along last said course, North, a distance of 255.67 feet to the north line of said Claim and **POINT OF BEGINNING**;

Said parcel contains 389,465 square feet = 8.94 acres.

Subject to: Covenants, conditions, restrictions, reservations, easements and Right of Ways of record, if any.

All as shown on Exhibit "B", attached hereto and by this reference made a part thereof,

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine      5-21-21  
Thomas M. Caseldine      Date  
P.L.S. 9029

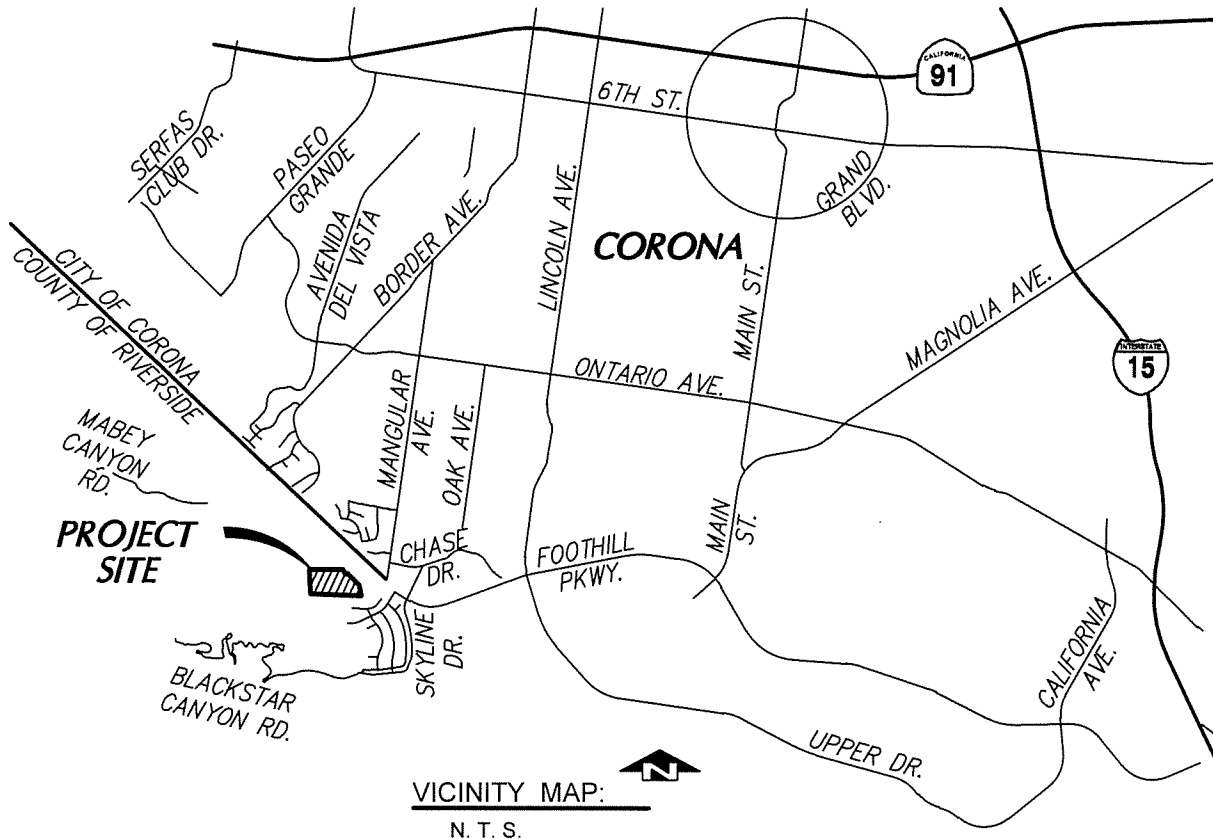


May 21, 2021  
LLC/KWC/llc  
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## EXHIBIT "B"

SHEET 1 OF 4 SHEETS

## CHANGE OF ZONE



## ZONING DESIGNATION:

A.P.N.	CURRENT ZONING DESIGNATION	PROPOSED ZONING	AREA (AC.)
<b>PARCEL A</b>			
275-050-014	AGRICULTURE	R-3 MF RESIDENTIAL	3.24
275-080-041	AGRICULTURE	R-3 MF RESIDENTIAL	4.83
<b>PARCEL B</b>			
275-050-014	AGRICULTURE	C-3 GENERAL COMMERCIAL	2.48
275-080-041	AGRICULTURE	C-3 GENERAL COMMERCIAL	6.46
		<b>R-3 MF RESIDENTIAL SUBTOTAL</b>	<b>8.07</b>
		<b>C-3 GEN COMMERCIAL SUBTOTAL</b>	<b>8.94</b>
		<b>TOTAL</b>	<b>17.01</b>



**KWC ENGINEERS**






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1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

*Thomas Caseldine* 5-21-21  
THOMAS M. CASELDINE DATE  
L.S. 9029

EXHIBIT "B"  
CHANGE OF ZONE  
INDEX SHEET

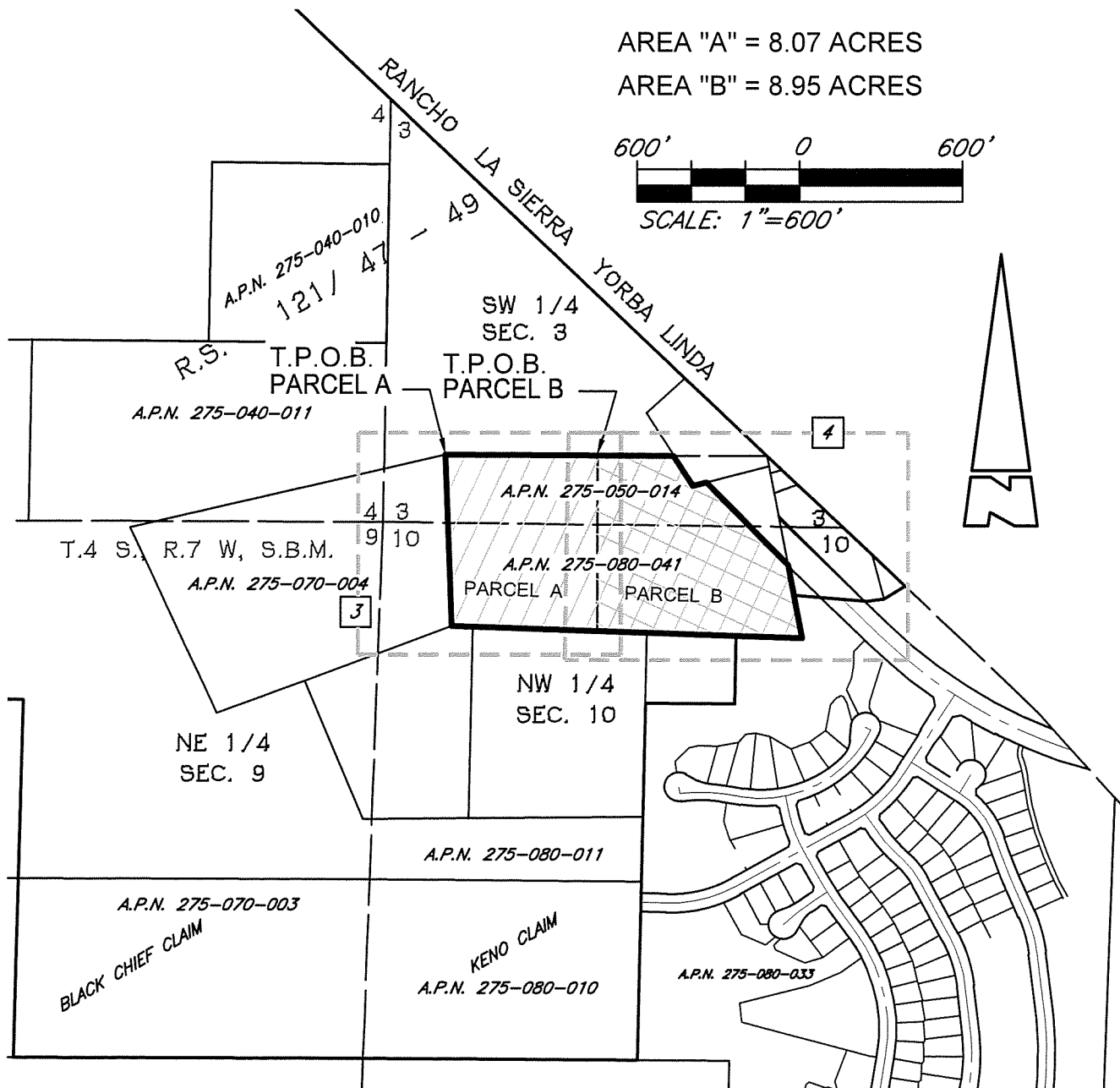
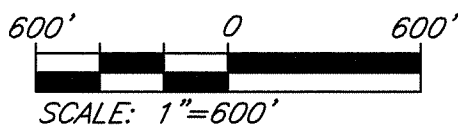
SHEET 2 OF 4 SHEETS

LEGEND:

-  ZC BOUNDARY
-  SECTION LINE
-  SHEET INDEX
-  PROPOSED ZONING  
R-3 MF RESIDENTIAL
-  PROPOSED ZONING  
C-3 GENERAL COMMERCIAL

AREA "A" = 8.07 ACRES

AREA "B" = 8.95 ACRES



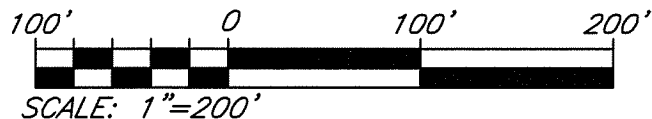
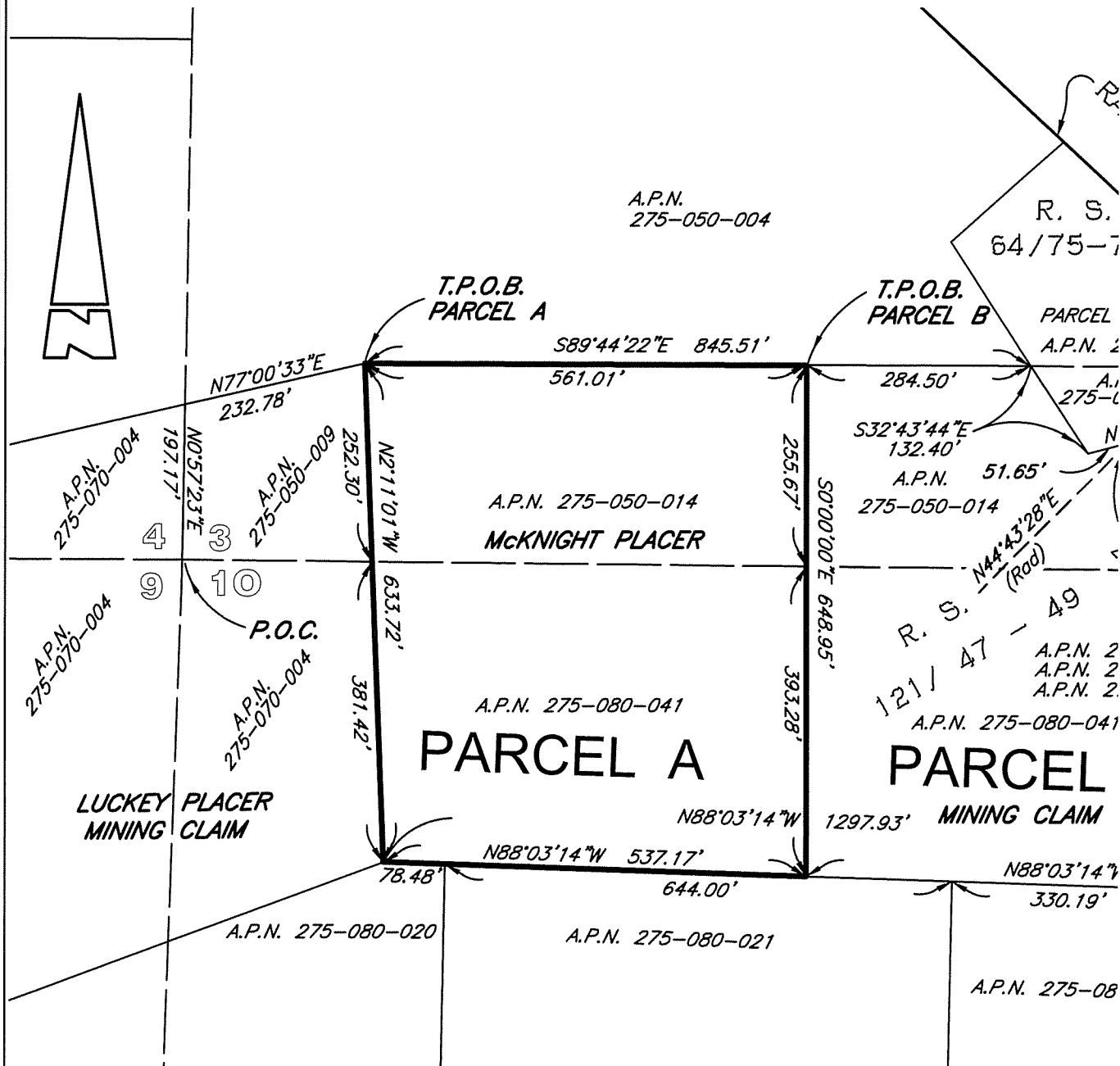
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EXHIBIT "B"  
CHANGE OF ZONE

SHEET 3 OF 4 SHEETS



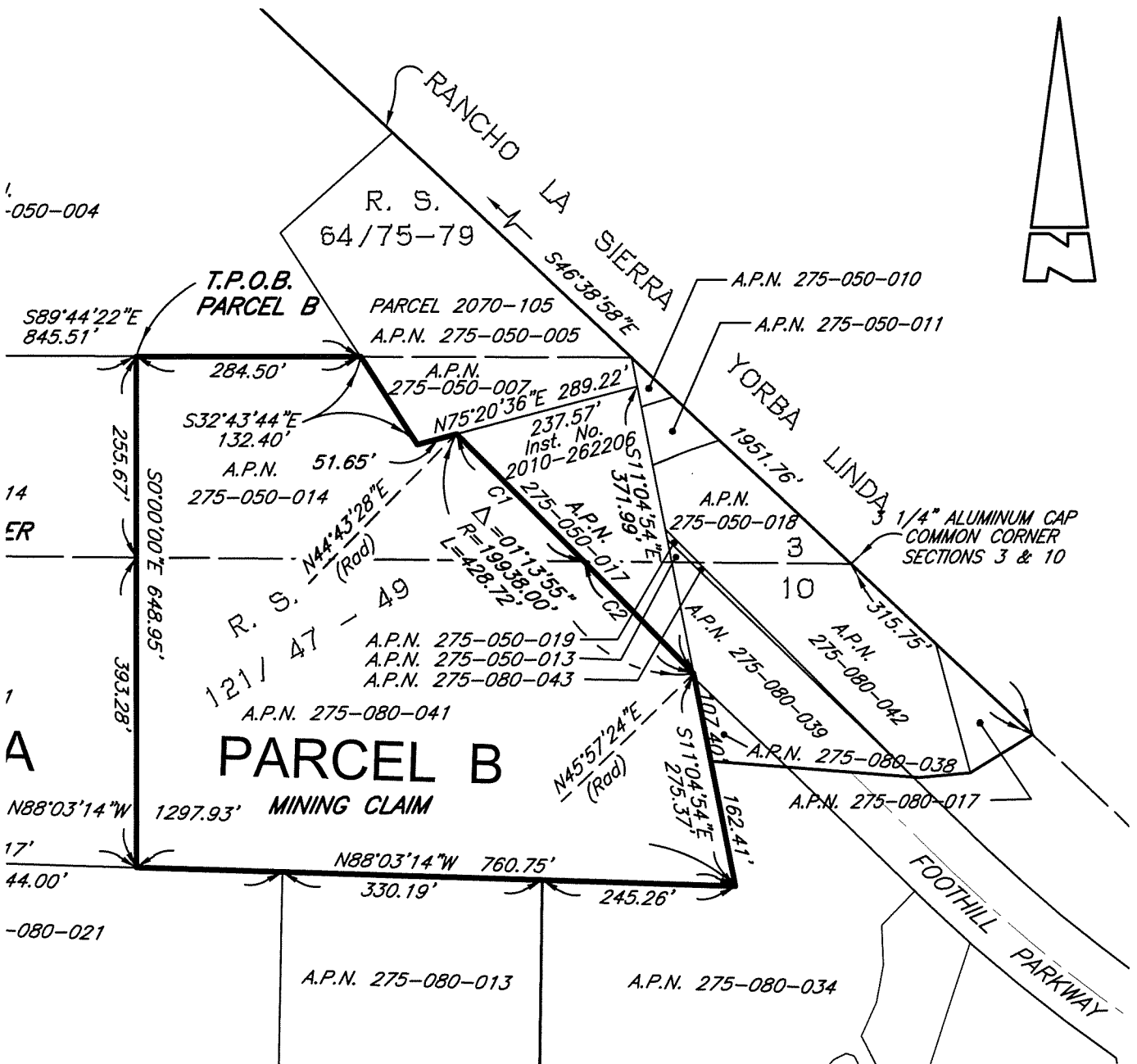
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EXHIBIT "B"  
CHANGE OF ZONE

SHEET 4 OF 4 SHEETS



100' 0 100' 200'

SCALE: 1"=200'

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**EXHIBIT “B”**

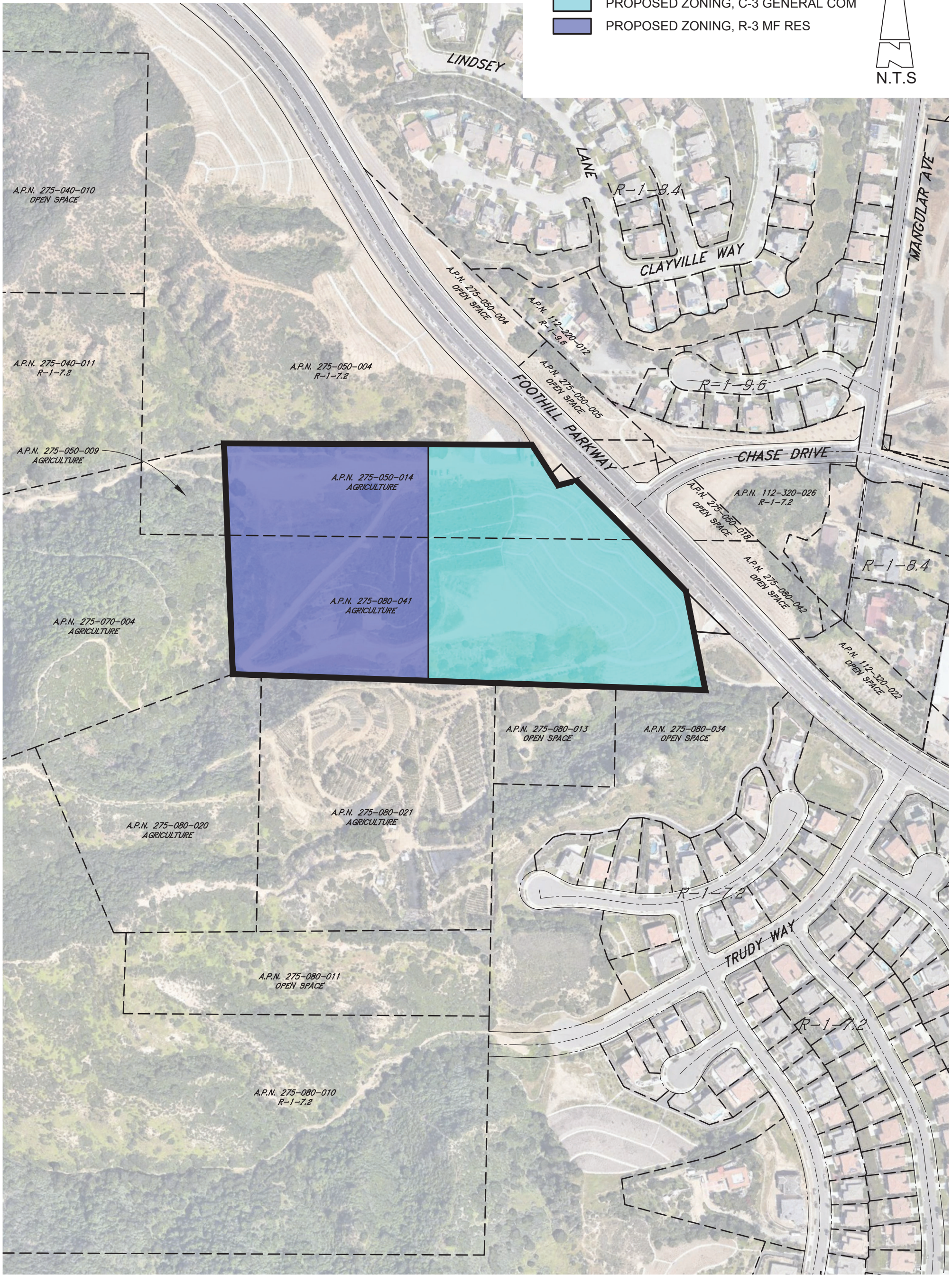
**PROPOSED CHANGES TO OFFICIAL ZONING MAP**

**(THE PROPOSED OFFICIAL ZONING MAP IS ATTACHED AS PAGE B-1 BEHIND  
THIS PAGE)**



LEGEND

- PROJECT BOUNDARY
- PROPOSED ZONING, C-3 GENERAL COM
- PROPOSED ZONING, R-3 MF RES



SKYLINE VILLAGE  
CHANGE OF ZONE EXHIBIT



SHEET  
1 OF 1  
SHEET

EXHIBIT B

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