



Legislation Text

File #: 19-0832, Version: 1

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 10/02/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

Public Hearing for City Council consideration of Ordinance No. 3302, first reading of an Ordinance of the City of Corona, California for ZTA2019-0002, amending Title 17 of the Corona Municipal Code to add definitions for artisan marketplace, micro distillery or winery, and liquor lounge to Chapter 17.04 and amend the review of alcoholic beverage permits by the Zoning Administrator to include micro distillery, winery and liquor lounge in Section 17.99.020. (Applicant: City of Corona)

RECOMMENDED ACTION:

That the City Council:

1. Approve ZTA2019-0002, as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3302, first reading of an ordinance amending Chapters 17.04 and 17.99 of Title 17 of the Corona Municipal Code to establish definitions for artisan marketplace, micro distillery or winery and liquor lounge and to require an Alcoholic Beverage Permit for a micro distillery, winery and liquor lounge to be reviewed by Zoning Administrator. (ZTA2019-0002)

ANALYSIS:

ZTA2019-0002 is being done in conjunction with an amendment to the Downtown Revitalization Specific Plan (SPA2019-0003) to include additional land uses that focus on entertainment, retail, eating and drinking establishments in the city's downtown area. The specific plan amendment is adding artisan marketplace, micro distillery/winery and liquor lounge as new land uses. Therefore, definitions for these land uses are necessary and are being included in the city's zoning ordinance under Title 17 of the Corona Municipal Code. Also, alcoholic beverage permits are reviewed by the city's Zoning Administrator under Chapter 17.99. This chapter is being amended to include micro distillery, winery and liquor lounge. All of these uses are being added to the Downtown Revitalization Specific Plan and therefore need to be included as part of the city's review for alcoholic beverage permits.

The following are the definitions being added to the Corona Municipal Code.

17.04.058 **Artisan Marketplace** means multiple tenants within a common area that sell handcrafted products in small quantities, such as furniture, clothing, soap, stationery, jewelry, artistic renderings and other similar type uses. Artisan market place is not the same as an open-air market.

17.04.208 **Distillery or Winery, Micro** means an establishment where the distilling of liquor or wine is done and produced in limited quantities and usually done in single batches. The finished product may be consumed on the premise or purchased for off-site consumption.

17.04.337 **Liquor lounge.** Liquor lounge means an establishment where alcoholic beverages are sold and consumed. Liquor lounge is also the same as a bar or tavern.

The following demonstrates the text being added to the city's review of alcoholic beverage permits under CMC Section 17.99.020.

17.99.020 Alcoholic beverage permits.

(A) The Zoning Administrator shall hear and decide applications for permits for the sale of alcoholic beverages, as defined in Cal. Business and Professions Code § 23004, for on-premises consumption.....

.....(1) The site for the proposed sale of alcoholic beverages is designated for restaurant, craft brewery, micro distillery or winery, liquor lounge, café or eating place uses as defined in this title;.....

The amendment creates retail and commercial service opportunity by defining land uses that are not currently described in the municipal code. This is consistent with the land use policies in the General Plan as the amendment accommodates uses that support the diverse needs of Corona's residents including opportunities for commerce, employment, recreation and entertainment; and emphasize the development of land uses that sustain Corona as a cohesive, distinct and self-sustaining community and minimize the need for Corona's residents to travel to surrounding communities for retail goods, services and employment.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

No application fees are associated with this amendment because the City of Corona is the applicant.

ENVIRONMENTAL ANALYSIS:

Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA),

a Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that a project is exempted 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 amendment solely involves text revisions to the city's Zoning Ordinance to include definitions for certain land uses and to include land uses that would reasonably fall under the review of the Zoning Administrator for an alcoholic beverage permit. Therefore, there is no possibility that this activity will have a significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of September 9, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Shah/Jones) and carried unanimously, that the Planning and Housing Commission recommend approval of ZTA2019-0002 to the City Council, based on the findings and conditions contained in the Staff Report. The minutes of the Planning and Housing Commission meeting are included as Exhibit 3.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, INTERIM CITY MANAGER

Attachments:

1. Exhibit 1a - City Ordinance No. 3302. (Clean Version)
2. Exhibit 1b - City Ordinance No. 3302. (Redline Version)
3. Exhibit 2 - Planning and Housing Commission Staff Report.
4. Exhibit 3 - Draft Minutes of the Planning and Housing Commission meeting of September 9, 2019.

APPLICANT INFORMATION

City of Corona, 400 S. Vicentia Ave. - Corona