



Legislation Text

File #: 19-0833, 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. 3303, first reading of an Ordinance of the City of Corona, California for SPA2019-0002, amending the Main Street South Plaza Specific Plan (SP91-01) to: 1) amend Table 4.2 (Permitted Land Uses) to permit day care facilities by right in the Sub-District Four designation, 2) amend Section 6.1.4 (a) to revise the required sidewalk width along Vesper Circle, and 3) amend Section 6.1.9 (c) to revise the monument signage regulations for the Sub-District Four designation. (Applicant: Hamo Rostamiam of HRI Development)

RECOMMENDED ACTION:

That the City Council:

1. Approve SPA2019-0002, as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3303, first reading of an ordinance approving an amendment to the Main Street South Plaza Specific Plan (SP91-01) to permit day care facilities in the Sub-District Four of the Land Use Plan, to revise the required sidewalk width along Vesper Circle, and to revise the monument signage regulations for Sub-Districts two through Four of the Land Use Plan. (SPA2019-0002)

ANALYSIS:

SPA2019-0002 is a proposal by Hamo Rostamiam to amend Table 4.2 (Permitted Land Uses) of the Main Street South Plaza Specific Plan (SP91-01) to permit daycare facilities by right in the Sub-District Four designation. Additionally, the sidewalk width requirement along Vesper Circle and the monument sign regulations under Sections 6.1.4 (a) and 6.1.9 (c), respectively, are being revised. The purpose of the amendment is to facilitate the potential development of a daycare facility on a vacant parcel located at the terminus of Vesper Circle, south of Ontario Street.

Daycare facilities are permitted by right in Sub-Districts One, Two, Three, and Five and by minor conditional use permit in Sub-District Six of the specific plan. The amendment will specifically

broaden the uses allowed within Sub-District Four by allowing the use to be permitted by right. The daycare use is compatible with the other surrounding land uses in the specific plan, which include commercial services and retail. The amendment further includes various text changes throughout the specific plan document. These changes are being made to coincide with the land use classification proposed for the Sub-District Four designation. The following is a summary of the changes associated with the amendment.

Table 4.2, Permitted Land Uses

Table 4.2 lists land use classifications that are permitted, permitted with a Conditional Use Permit or Minor Conditional Use Permit, permitted subject to approval by the Board of Zoning Adjustment (BZA), or not permitted in each of the six Sub Districts of the Specific Plan area. This page is being amended to permit daycare facilities by right within the Sub-District Four designation.

Section 6.1.4 (a), Building Setbacks Sub Districts One through Five

Section 6.1.4 (a) incorrectly requires a 12-foot wide sidewalk along Vesper Circle. The sidewalk width is being amended to 5 feet to comply with the Public Works Department's sidewalk standard.

Section 6.1.9 (c), Signage within Sub Districts Two through Four

Section 6.1.9 (c) contains the sign regulations for Sub District Two through Four. This section is being amended to increase the maximum allowable sign face area for monument signs from 32 to 40 square feet and to include the name of the shopping center. Additionally, up to five tenants would be allowed on a monument sign. This would enable the applicant to construct a monument sign on the southeast corner of Vesper Circle and Ontario Avenue which is the location of a medical office building. The medical office building and future daycare which the applicant intends to develop on the adjacent parcel south of the medical office building would be able to share a monument sign that provides the daycare some visibility from Ontario Avenue.

The amendment is consistent with General Plan Policy 1.4.3 because it will facilitate the development of vacant land within the city on the periphery of existing development that complements the scale and pattern of existing uses.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$4,885.00 in application processing fees for the Specific Plan Amendment.

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 the 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 is solely a text revision and there is no possibility that adopting this Ordinance 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 SPA2019-0002 to the City Council based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

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 1 - City Ordinance No. 3303.
2. Exhibit 2 - Locational and Zoning Map.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of September 9, 2019.

APPLICANT INFORMATION

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