



STAFF REPORT

DATE: 03/05/2025
TO: Honorable Mayor and City Council Members
FROM: Fire Department

2025-74

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

ORDINANCE AMENDING SECTION 5.02.035 OF CHAPTER 5.02 OF THE CORONA MUNICIPAL CODE TO EXCLUDE HOME OCCUPATIONS FROM THE REQUIREMENT FOR A FIRE INSPECTION PRIOR TO ISSUANCE OF A BUSINESS LICENSE

EXECUTIVE SUMMARY:

This staff report recommends the City Council approve an ordinance amending the Corona Municipal Code to exclude home occupations from the requirement for a fire inspection prior to the issuance of a business license. When the City Council adopted the ordinance requiring a fire inspection before issuing a business license, it did not intend for the requirement to apply to home occupations.

RECOMMENDED ACTION:

That the City Council introduce, by title only, and waive full reading of consideration of Ordinance No. 3412, the first reading of an ordinance amending Section 5.02.035 of Chapter 5.02 of the Corona Municipal Code to exclude home occupations from the requirement for a fire inspection prior to issuance of a business license.

BACKGROUND & HISTORY:

On January 15, 2025, the City Council adopted Ordinance No. 3408 adding Section 5.02.035 to Chapter 5.02 of the Corona Municipal Code to require an inspection by the Corona Fire Department prior to issuance or transfer of a business license to a business

that will operate from a fixed location within the City. The intent of Section 5.02.035 is to ensure that businesses adhere to safety standards and allows the Fire Department to confirm that potential hazards, such as inadequate fire protection systems, unsafe storage of hazardous materials, or insufficient emergency exits, are addressed prior to the business commencing operations. These measures are essential to safeguarding public health, safety, and welfare for business operators, patrons, and the community.

Prior to adoption of Ordinance No. 3408, members of the public and the City Council expressed concern whether Section 5.02.035 would require a fire inspection for home occupations. The current wording of Section 5.02.035 requires a fire inspection for any business that will be carried on at a fixed place of business within the City, which could potentially be interpreted to apply to home occupations.

ANALYSIS:

Ordinance No. 3412 would amend Section 5.02.035 of the Corona Municipal Code to expressly exclude home occupations from the requirement for a fire inspection prior to issuance or transfer of a business license. Specifically, Section 5.02.035 would be amended to include the following provision:

For purposes of this section, a “fixed place of business within the city” shall not include a structure if the only business being conducted in the structure is a home occupation which is permitted pursuant to Chapter 17.80 of this code.

Adopting Ordinance No. 3412 will clarify the City’s intent in requiring the fire inspection prior to the issuance of a business license.

FINANCIAL IMPACT:

The adoption of this Ordinance will not have a financial impact.

ENVIRONMENTAL ANALYSIS:

This action is 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 commonsense 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 simply amends the Corona Municipal Code to exclude home occupations from regulations regarding fire inspections for business licenses and will not have an impact on the environment.

PREPARED BY: CINDI SCHMITZ, FIRE MARSHAL

REVIEWED BY: BRIAN YOUNG, FIRE CHIEF

ATTACHMENTS:

1. Exhibit 1 – Ordinance No. 3412 (Redline Version)
2. Exhibit 2 – Ordinance No. 3412 (Clean Version)