

ORDINANCE NO. 3413

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA APPROVING A CHANGE OF ZONE TO CHANGE THE ZONING ON 0.86 ACRES LOCATED ON THE EAST SIDE OF PROMENADE AVENUE, APPROXIMATELY 170 FEET NORTH OF EAST SIXTH STREET, FROM C-3 (GENERAL COMMERCIAL) TO M-1 (LIGHT MANUFACTURING) (CZ2022-0004).

WHEREAS, on February 24, 2025, 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”) from C-3 (General Commercial) to M-1 (Light Manufacturing) for the parcel identified as Assessor Parcel Number (“APN”) 115-210-032 and totaling approximately 0.86 acres located on the east side of Promenade Avenue, approximately 170 feet north of East Sixth Street (“Subject Property”) to facilitate the construction of a new, 9,500 square-foot industrial building (CZ2022-0004); and

WHEREAS, in connection with the approval of CZ2022-0004, an amendment to the City’s General Plan to change the land use designation on the Subject Property from General Commercial to Light Industrial, 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 and the findings set forth below; and

WHEREAS, on March 19, 2025, 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, 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) CZ2022-0004 is consistent with companion application General Plan Amendment GPA2022-0004 which proposes to amend the General Plan land use designation for the Subject Property from GC (General Commercial) to LI (Light Industrial) to establish consistency with the M-1 zone as both classifications are intended for industrial land uses.

(ii) CZ2022-0004 is consistent with General Plan Land Use Goal LU-3, which encourages a development pattern that retains and complements the City’s important residential neighborhoods, commercial and industrial districts and open space. CZ2022-0004 will allow light industrial development on the Subject Property, which is consistent with the surrounding industrial and commercial land uses.

(iii) CZ2022-0004 is consistent with General Plan Land Use Policy LU-4.3, which allows for the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses, and where it is logical and feasible to extend infrastructure. CZ2022-0004 would allow for light industrial development to occur adjacent to existing industrial developments to the north and east, and commercial development to the south, and public infrastructure exists in the vicinity of the Subject Property. The proposed land use change would foster industrial development that complements the scale and pattern of these existing uses, consistent with Policy LU-4.3.

B. The Subject Property is suitable for the uses permitted in the M-1 zone in terms of access, size of parcel, relationship to similar or related uses for the following reason:

(i) The Subject Property is presently vacant, with future development implemented in accordance with the development standards of the M-1 Zone. The Subject Property is surrounded by existing general commercial and light industrial uses. Therefore, the future light industrial use of the Subject Property would be compatible with the surrounding commercial and industrial developments and would not conflict with the surrounding land uses.

(ii) The Subject Property will take vehicular access from Promenade Avenue, which is classified by the General Plan as a secondary four-lane roadway, which is designed to accommodate the level of services associated with the proposed industrial development.

C. This 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) CZ2022-0004 will establish consistency with the General Plan designation of LI proposed by GPA2022-0004.

(ii) CZ2022-0004 will allow development that is consistent with the commercial and industrial zoning as well as existing uses in the vicinity of the Subject Property.

D. This 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) CZ2022-0004 will allow for an extension of the existing zoning for adjacent properties located to the east and north of the Subject Property. This Change of Zone will result in future development using the same development standards as those that already exist in the surrounding area. Therefore, future industrial development facilitated by CZ2022-0004 will be consistent with the immediate area and is in accordance with good zoning practices.

SECTION 3. Approval of Change of Zone (CZ2022-0004). CZ2022-0004 is hereby approved to change 0.86 acres of real property located on the east side of Promenade Avenue, approximately 170 feet north of East Sixth Street, as described and depicted in Exhibit “A” attached hereto and incorporated herein by reference, from C-3 (General Commercial) to M-1 (Light Manufacturing), as described in Chapter 17.44 of Title 17 of the Corona Municipal Code.

SECTION 4. Modification of Zoning Map. The Planning and 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, Planning and 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 in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

ADOPTED this 2nd day of April, 2025.

Mayor of the City of Corona, California

ATTEST:

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 19th day of March, 2025, and thereafter at regular meeting held on the 2nd day of April, 2025, 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 April, 2025.

City Clerk of the City of Corona, California

[SEAL]

SUMMARY

On March 19, 2025, the Corona City Council will consider approving a Change of Zone to change the zone on 0.86 acres located on the east side of Promenade Avenue, approximately 170 feet north of East Sixth Street from C-3 (General Commercial) to M-1 (Light Manufacturing). 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 IS ATTACHED BEHIND THIS PAGE)

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2, PARCEL MAP NO. 29926, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 201, PAGE(S) 67 THRU 69 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

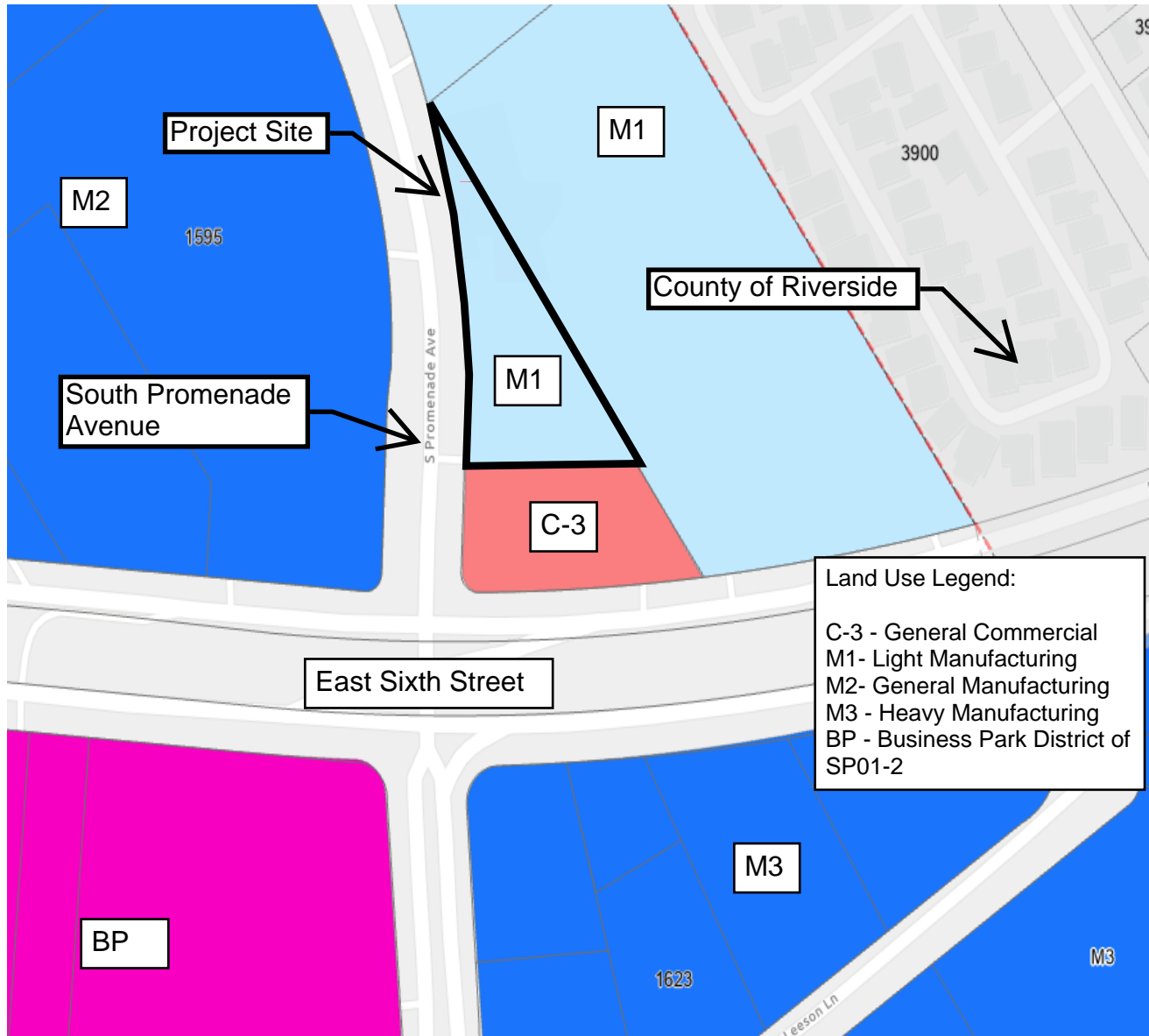
APN: 115-210-032-7

EXHIBIT “B”

PROPOSED CHANGES TO OFFICIAL ZONING MAP

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

Proposed Zoning



CZ2022-0004 South Promenade Avenue near East Sixth Street

