



STAFF REPORT

DATE: 04/07/2025
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

2025-162

APPLICATION REQUEST:

GPCD2025-0005: Request for a General Plan Consistency Determination regarding the acquisition of property located at 482 N. Corona Mall (APN 117-143-018). (Applicant: City of Corona Economic Development Department, 400 S. Vicentia Avenue, Corona, CA 92882)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2665 determining that the City's acquisition of property located at 482 N. Corona Mall is consistent with the City's General Plan.

ANALYSIS

The City is seeking a General Plan Consistency Determination for the property located at 482 N. Corona Mall (Assessor's Parcel Number 117-143-018). The property is approximately 0.09 acres (4,000 square feet) and is developed with a commercial building. The property owners are Mowbray P. Hagan and Mavis Hagan.

The City approached the property owners with the intent to purchase the property due to the City's ongoing effort to redevelop the Corona Mall. The owners have offered the City an opportunity to negotiate the purchase of the property. Given the property's location in the Corona Mall, it is in the City's best interest to acquire the property to encourage the overall goal of creating a cohesive, thriving and vibrant destination in the Downtown Core, which is consistent with the vision of the City's Downtown Revitalization Plan and General Plan.

General Plan Consistency

California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of, or vacate real property or easements for public purposes, the Planning Agency of the city in which the property is located must first issue a report addressing whether the activity is consistent with the General Plan.

The City's plan to acquire the property is consistent with the following General Plan policies:

| General Plan Policy | Reason |
|---|---|
| Policy LU-17.6: Promote and support the redevelopment of the Corona Mall and adjacent properties into a central attraction within the Downtown Core, with a mix of supporting land uses. | The property at 482 N. Corona Mall abuts other city-owned properties to the west and east which are part of the Corona Mall. The acquisition of the property will allow cohesive ownership of the properties in the Corona Mall and give the City leverage on the future redevelopment of the properties in the area. |
| Policy LU-17.9: Promote the consolidation of individual lots for the redevelopment of cohesive and well-designed commercial and mixed-use projects that maintain the area's character of low-rise and pedestrian oriented buildings with distinctive storefronts. | Because of the property's proximity to city-owned properties, acquiring the property at 482 N. Corona Mall allows the City the opportunity to evaluate the best use of the property for the community. |
| Policy LU-4.4: Proactively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. | The acquisition of the property at 482 N. Corona Mall allows for the potential redevelopment of the property in conjunction with the other properties in the Corona Mall, which supports the re-use of existing, underutilized property and promotes the redevelopment of aging commercial properties. |

Staff requests that the Planning and Housing Commission find the proposed acquisition of the property at 482 N. Corona Mall consistent with the City's General Plan.

ENVIRONMENTAL ANALYSIS

The General Plan consistency determination is not a project under the California Environmental Quality Act (CEQA), and therefore, does not require environmental review.

FISCAL IMPACT

The request for a General Plan consistency determination has no impact on the General Fund.

PUBLIC NOTICE AND COMMENTS

California Government Code Section 65401 does not require public notification for a General Plan consistency determination.

PREPARED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Exhibits:

1. Resolution No. 2665.
2. Locational Map.
3. Letter from the Economic Development Department, dated April 3, 2025.