



RESOLUTION NO. 2665

APPLICATION NUMBER: GPCD2025-0005

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, REGARDING A GENERAL PLAN CONSISTENCY DETERMINATION FOR THE CITY'S ACQUISITION OF PROPERTY LOCATED AT 482 N. CORONA MALL (ASSESSOR'S PARCEL 117-143-018). (APPLICANT: CITY OF CORONA ECONOMIC DEVELOPMENT DEPARTMENT)

WHEREAS, the City of Corona ("City") is proposing to acquire approximately 0.09 acres (4,000 square feet) located at 482 N. Corona Mall ("Property"); and

WHEREAS, the Property consists of Assessor Parcel Number 117-143-018; and

WHEREAS, the Property is in the North Corona Mall, zoned as Downtown per the Downtown Corona Revitalization Specific Plan; and

WHEREAS, the Property is currently owned by Mowbray P. Hagan and Mavis Hagan and is developed with a commercial building; and

WHEREAS, the City approached the property owners with the intent to purchase the Property due to the City's ongoing efforts to redevelop the Corona Mall for redevelopment; and

WHEREAS, the property owners have offered the City an opportunity to negotiate a purchase of the Property; and

WHEREAS, 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; and

WHEREAS, California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of, or vacate any real property or easements for public

EXHIBIT 1

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 City's General Plan; and

WHEREAS, the Planning and Housing Commission finds that the General Plan Consistency Determination is not a project under the California Environmental Quality Act (CEQA), and therefore, does not require an environmental determination; and

WHEREAS, during the Planning and Housing Commission meeting on April 7, 2025, the Planning and Housing Commission did consider the acquisition of the Property to be consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a Regular Session assembled this 7th day of April, 2025, that the acquisition of the Property is found to be consistent with the City of Corona General Plan based on the following findings.

1. The acquisition of the Property is consistent with the following policies of the General Plan for the following reasons:
 - a. Policy LU-17.6 which is to *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.
 - b. Policy LU-17.9 which is to *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.
 - c. Policy LU-4.4 which is to *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.

BE IT FURTHER RESOLVED that the Planning and Housing Commission has determined that the above referenced findings, in conjunction with all written and oral evidence presented to the Planning and Housing Commission, including staff report and Commission

deliberation, provide substantial evidence for the Planning and Housing Commission's finding of General Plan consistency with respect to the acquisition of the "Property" located at 482 N. Corona Mall; and

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of Corona.

Adopted this 7th day of April, 2025.

Sarah Longwell, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 7th day of April, 2025, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California