



STAFF REPORT

DATE: 03/19/2025

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

CHANGE OF ZONE 2022-0004 TO CHANGE THE ZONING OF A 0.86-ACRE PARCEL FROM GENERAL COMMERCIAL TO LIGHT MANUFACTURING, LOCATED ON THE EAST SIDE OF PROMENADE AVENUE, APPROXIMATELY 170 FEET NORTH OF EAST SIXTH STREET (APN 115-210-032)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve Change of Zone 2022-0004 (CZ2022-0004) changing the zoning of a vacant 0.86 acres from C-3 (General Commercial) to M-1 (Light Manufacturing) to facilitate the development of an industrial building. The project site is located on Promenade Avenue, just north of Sixth Street, and is adjacent to other properties also zoned M-1.

RECOMMENDED ACTION:

That the City Council:

- a. Approve Change of Zone 2022-0004, as recommended by the Planning and Housing Commission.
- b. Introduce, by title only, and waive full reading of consideration of Ordinance No. 3413, first reading of an ordinance 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) (CZ2022-004).

BACKGROUND & HISTORY:

CZ2022-0004 intends to facilitate the construction of a new, 9,500 square-foot industrial building on the project site. The applicant is also processing a concurrent General Plan Amendment 2022-0004 (GPA2022-0004) to change the land use designation on the project site from GC (General Commercial) to LI (Light Industrial), allowing the proposed zoning of M-1 to be consistent with the General Plan. GPA2022-0004 must first be approved before the approval of CZ2022-0004.

ANALYSIS:

The project site is adjacent to the M-1 zone to the north and east, and the C-3 zone to the south. Promenade Avenue abuts the project site to the west with the M-2 (General Manufacturing) zone located beyond.

Per Chapter 17.44, Industrial Zones, of the CMC, the M-1 zone is intended for light manufacturing and industrial uses, and its purpose is to provide for manufacturing uses that are generally passive. The proposed M-1 zone would allow for the project site to be developed for light industrial and manufacturing uses as per the Permitted Land Uses table under Section 17.44.030 of the Corona Municipal Code. Examples of permitted uses in this zone include food processing facilities, furniture manufacturing, general offices, print shops, research and development, and warehousing.

The project site would take vehicular access from Promenade Avenue, which is classified by the General Plan as a secondary four-lane road which is designed to accommodate the level of services typically associated with industrial developments. Therefore, the M-1 zone would be compatible with the industrial and commercial uses in the area and would be appropriate for the project site.

FINANCIAL IMPACT:

The applicant paid the application processing fee of \$6,359.28 to cover the cost of the Change of Zone.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration (MND) was prepared for the project because the Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation measures identified in the MND, there is no substantial evidence, in light of the whole record before the city, that the project may have a significant or potentially significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting on February 24, 2025, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Vernon/Woody) and carried unanimously that the Planning and Housing Commission recommend approval of CZ2022-0004 to the City Council, based on the findings contained in the staff report. The minutes of the Planning and Housing Commission are included as Exhibit 5.

PREPARED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Ordinance No. 3413
2. Exhibit 2 – Locational and zoning map
3. Exhibit 3 – Proposed Change of Zone
4. Exhibit 4 – Planning and Housing Commission staff report
5. Exhibit 5 – Draft minutes of the Planning and Housing Commission meeting of February 24, 2025