



# STAFF REPORT

DATE: 01/07/2026  
TO: Honorable Mayor and City Council Members  
FROM: Economic Development Department

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**2026-19**

## REQUEST FOR CITY COUNCIL ACTION

### **SUBJECT:**

Nonconforming Uses in Downtown Corona

### **EXECUTIVE SUMMARY:**

This staff report asks the City Council to provide additional direction for nonconforming uses in Downtown Corona.

### **RECOMMENDED ACTION:**

That the City Council provide direction to staff on next steps and community engagement related to nonconforming uses in the Downtown Specific Plan boundaries.

### **BACKGROUND & HISTORY:**

On November 19, 2025, following discussion of an amortization process the City Council directed staff to *"pause for six months and then form an ad hoc that includes the chamber and our downtown businesses to talk about forming a working group on how we go forward with improving the look and the feel of Sixth Street, embracing our past, and exploring the options."*

At the December 3, 2025, City Council meeting, the City Council asked that this item be re-agendized to provide additional direction to staff related to engagement with the business community for this issue.

**ANALYSIS:**

Staff will present this item to receive further direction from the City Council on nonconforming uses.

**FINANCIAL IMPACT:**

There is no financial impact from this discussion.

**PREPARED BY:** JOEL BELDING, ECONOMIC DEVELOPMENT DIRECTOR  
**REVIEWED BY:** JUSTIN TUCKER, ASSISTANT CITY MANAGER

**ATTACHMENTS:** NONE