

RESOLUTION NO. 2026-002

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING AN AMENDMENT TO THE CITY’S GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF TWO PARCELS LOCATED AT 323 S. BELLE AVENUE AND 322 S. WASHBURN AVENUE FROM LOW DENSITY RESIDENTIAL AND GENERAL COMMERCIAL, RESPECTIVELY, TO MIXED USE DOWNTOWN AND TO ESTABLISH THE MIXED USE DOWNTOWN LAND USE DESIGNATION FOR 0.87 ACRES OF PUBLIC RIGHT OF WAY ON FOURTH AND FIFTH STREETS AS PART OF CYCLE 1 OF THE GENERAL PLAN AMENDMENTS FOR 2026 (GPA2024-0003).

WHEREAS, on December 8, 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 GPA2024-0003 as part of the General Plan Amendments for Cycle 1 for calendar year 2026 to amend the City’s General Plan to change the land use designation for two parcels located at 323 S. Belle Avenue and 322 S. Washburn Avenue from Low Density Residential and General Commercial, respectively, to Mixed Use Downtown and to establish the Mixed Use Downtown land use designation for 0.87 acres of public right-of-way on Fourth and Fifth Streets (“General Plan Amendment”) to facilitate development of a commercial retail center on 4.70 acres of land located on the west side of N. Main Street, north of W. Sixth Street (“Project”); and

WHEREAS, on the basis of the initial study, which indicated that all potential environmental impacts from this General Plan Amendment were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration (“MND”) was 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

WHEREAS, the MND was made available to the public and to all interested agencies for review and comment between November 14, 2025 and December 3, 2025, pursuant to CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

WHEREAS, the Planning Commission based its recommendation to adopt the General Plan Amendment on the findings set forth below, and the adoption of the MND; and

WHEREAS, on January 21, 2026, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment

were heard and the General Plan Amendment was comprehensively reviewed; and

WHEREAS, the General Plan Amendment proposes a change to the General Plan Land Use Map based on the findings below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AS FOLLOWS:

SECTION 1. CEQA Findings. The City Council has reviewed and considered the information contained in the MND, the initial study and the administrative record for this General Plan Amendment, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the whole record before it, including the MND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

A. The MND, initial study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines.

B. The MND and initial study contain a complete and accurate reporting of the environmental impacts associated with this General Plan Amendment and reflects the independent judgment and analysis of the City Council.

C. There is no substantial evidence in the administrative record supporting a fair argument that this General Plan Amendment may result in significant environmental impacts.

D. All environmental impacts of the General Plan Amendment are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program and the initial study.

SECTION 2. General Plan Amendment Findings for GPA2024-0003. Based on the entire administrative 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. The General Plan Amendment is in the public interest and would not be detrimental to public health, safety and welfare for the following reasons:

(i) There is adequate infrastructure in place, with proposed upgrades that will be implemented in connection with the Project development, to accommodate the proposed land use change from Low Density Residential (LDR) and General Commercial (GC) to Mixed Use Downtown (MUD) on the Project site.

(ii) The Project site and its intended use under the MUD designation will not unreasonably interfere with the use and enjoyment of existing or future developments in

the neighboring areas, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because future development allowed by the MUD designation will be required to adhere to the Mitigation Measures in the Mitigation Monitoring and Reporting Program of the MND and adhere to the development standards required by the Downtown Revitalization Specific Plan and the Corona Municipal Code.

(iii) This General Plan Amendment would be in the interest of the public in that it facilitates a project that is consistent with the vision of Downtown Revitalization Specific Plan by establishing a sense of place and stronger identity for the Downtown, implementing unique branding and new outdoor patio areas that create gathering places and an attractive Spanish Colonial architectural design with new landscaping, signage, and decorative walls, which will serve to revitalize the Downtown Core.

B. The General Plan Amendment is internally consistent with the elements of the General Plan, including the goals and policies stated therein, for the following reasons:

(i) This General Plan Amendment, along with SPA2024-0003, PM 38981 and PP2024-0001, which are companion applications submitted in connection with the Project, is consistent with General Plan Land Use Goal 17 because it promotes retail commercial land uses along the street frontages that cumulatively create a pedestrian-oriented and active street environment, including retail shops, services, offices, entertainment, and similar and compatible uses as envisioned in the MUD designation.

(ii) This General Plan Amendment promotes General Plan Economic Development Goal ED-1 because it facilitates the development of a new neighborhood grocery market and the repurposing of an existing commercial building for future use. It also implements General Plan Economic Development Goals ED-3 and ED-4 in that the Project will foster a strong and diversified economic base, will contribute to the revitalization and continued growth of the Downtown and the Sixth Street corridor, and enhances the City's fiscal sustainability through commercial sales and property tax revenues.

(iii) This General Plan Amendment is consistent with General Plan Land Use Policy LU-17.6 because it facilitates the development of a "catalyst project" intended to attract and spur the redevelopment of surrounding properties and contribute to the creation of an attractive, vibrant downtown.

(iv) This General Plan Amendment is consistent with the General Plan Land Use Policy LU-17.7 because it facilitates development of a new commercial center in the Downtown that is attractive and creates an image conducive to economic revitalization consistent with the Downtown Revitalization Specific Plan.

(v) This General Plan Amendment is consistent with General Plan Land Use Policy LU-17.9 because it allows for the consolidation of 13 individual lots for the cohesive development of a well-designed downtown neighborhood grocery market and redesign of an old bank building into a restaurant/bank use that maintains the area’s character of low-rise and pedestrian-oriented buildings with distinctive storefronts.

SECTION 3. Approval of GPA2024-0003. GPA2024-0003 is hereby approved. The City’s General Plan shall be amended as shown in Exhibit “A” attached hereto and incorporated herein by reference. The City Council hereby adopts the amendment to the City’s General Plan Land Use Map as set forth on the map attached as Exhibit “B” and incorporated herein by reference.

SECTION 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Resolution 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 Justin Tucker, Acting Planning and Development Director.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 21st day of January 2026.

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 Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 21st day of January 2026, 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 21st day of January, 2026.

City Clerk of the City of Corona

[SEAL]

EXHIBIT "A"

PROPOSED CHANGES TO LAND USE MAP OF THE GENERAL PLAN

GPA2024-0003

(THE PROPOSED LAND USE MAP IS ATTACHED BEHIND THIS PAGE)

GENERAL PLAN AMENDMENT EXISTING & PROPOSED LAND USE DESIGNATIONS

EXISTING



PROPOSED



- MUD - MIXED USE DOWNTOWN
- LDR - LOW DENSITY RESIDENTIAL
- GC - GENERAL COMMERCIAL
- SUBJECT SITE
- PROJECT BOUNDARY