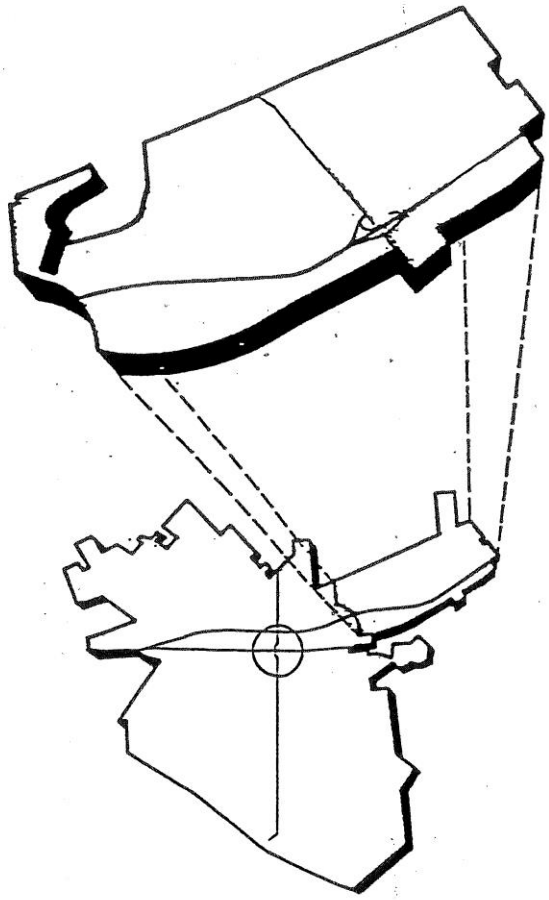
NORTHEAST CORONA SPECIFIC PLAN "81-2"



CITY OF CORONA
CALIFORNIA

Latest Revision: September 7, 2011

NORTHEAST CORONA SPECIFIC PLAN "81-2"

Adopted by
CITY OF CORONA
City Council Resolution 82-5
On January 20, 1982

Prepared for
CITY OF CORONA
400 S. Vicentia Avenue
Corona CA 92882

Prepared By
NESTRE, BRUDIN & STONE INCORPORATED
San Diego-Hemet-San Bernardino
California

SPECIFIC PLAN AMENDMENT
ADOPTED REVISIONS

Applicant	City Council Ordinance #	Adoption Date	SPA#
	RES. 84-53	June 20, 1984	SPA-84-01
	RES. 84-96	August 21, 1985	SPA-85-01
	RES. 85-135	November 20, 1985	SPA-85-03
	RES. 86-01	January 15, 1986	SPA-85-03
	RES. 86-27	March 5, 1986	SPA-85-04
	RES. 87-63	August 5, 1987	SPA-85-02
	RES. 87-93	October 7, 1987	SPA-87-05
	RES. 88-48	March 16, 1988	SPA-88-02
	RES. 88-68	May 4, 1988	SPA-88-01
	RES. 88-127	September 7, 1988	SPA-88-05
McKinley Street Partnership	RES. 88-148	November 2, 1988	SPA-88-08
SDC Development	RES. 89-9	January 4, 1989	SPA-88-09
Scott Development	RES. 89-56	June 7, 1989	SPA-89-08
Griffin Homes	RES. 89-68	June 21, 1989	SPA-89-04
Desert Meridian	RES. 89-148	December 6, 1989	SPA-89-02
Carlos Padilla	RES. 89-108	September 6, 1989	SPA-89-12
Worthing Related Western Const. Inc.	RES. 89-149	December 6, 1989	SPA-89-16
J.L. Construction	RES. 89-159	December 20, 1989	SPA-89-14
Scott & Associates	RES. 90-14	January 17, 1990	SPA-89-17
BCE Development, Inc.	RES. 90-22	February 7, 1990	SPA-89-18
Statewide Development	RES. 90-43	April 4, 1990	SPA-90-01
Frank Ayres & Son Construction Co.	RES. 90-45	April 4, 1990	SPA-90-02
Ridgeway Development	RES. 91-44	April 17, 1991	SPA-90-07
Carlos Padilla	RES. 91-36	March 20, 1991	SPA-90-08

Applicant	City Council Ordinance #	Adoption Date	SPA#
Griffin Homes	ORD. 2074	October 2, 1991	SPA-91-05
Ayres Development	ORD. 2078	November 6, 1991	SPA-91-07
Doerken Properties, Inc.	ORD. 2102	April 1, 1992	SPA-91-08
City of Corona	ORD. 2109	March 18, 1992	SPA-92-02
Pacific Gateway	ORD. 2130	August 19, 1992	SPA-92-01
Ayres Group	ORD. 2172	July 21, 1993	SPA-93-01
Licata Properties	ORD. 2189	December 15, 1993	SPA-93-09
Ayres Group	ORD.2280	December 6, 1995	SPA-95-06
Robertson's Ready Mix	ORD.2310	December 18, 1996	SPA96-03
City of Corona	ORD.2340	November 19, 1997	SPA96-07
City of Corona	ORD.2332	September 17, 1997	SPA96-07
McKinley Crossroads	ORD.2393	May 19, 1999	SPA98-08
Costco Wholesale	ORD.2423	October 20, 1999	SPA-99-06
City of Corona	ORD.2487	October 18, 2000	SPA00-006
Etco Development	ORD.2483	October 18, 2000	SPA00-009
City of Corona	ORD.2509	February 21, 2001	SPA01-001
New Millennium Homes	ORD.2515	May 2, 2001	SPA01-003
City of Corona	ORD.2571	March 6, 2002	SPA02-001
City of Corona	ORD.2610	September 18, 2002	SPA02-006
Acacia Construction, Inc.	ORD.2727	April 6, 2005	SPA04-016
Mulligan-Allen & Associates	ORD. 2787	December 21, 2005	SPA05-007
Rexco Development	ORD. 2804	January 4, 2006	SPA05-011
City of Corona	ORD. 2847	August 16, 2006	SPA06-003
City of Corona	ORD. 2857	September 11, 2006	SPA06-006
Armstrong-Butcher Properties, LLC	ORD. 2878	March 7, 2007	SPA06-014
Allen Matkins	ORD. 2915	December 19, 2007	SPA07-009
Mulligan-Allen & Associates	ORD. 2933	May 21, 2008	SPA08-001

Applicant	City Council Ordinance #	Adoption Date	SPA#
Armstrong-Butcher Properties, LLC	ORD. 2939	July 2, 2008	SPA08-004
City of Corona	ORD. 3016	October 26, 2009	SPA09-004
City of Corona	ORD. 3101	September 7, 2011	SPA11-003

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SECTION 1

INTRODUCTION

Sections:

1.0 Project Description and Location
1.1 Authority and Scope
1.2 Background

SEC. 1.0 PROJECT DESCRIPTION AND LOCATION

The Northeast Corona Specific Plan "SP-81-2" proposes the coordinated development of 1,463 acres of land which are under multiple ownership.

The proposed urban land uses and related municipal facilities are intended to be comprehensively planned. Approximately 6,241 residential dwelling units, regional and sub-regional commercial shopping centers, support commercial and industrial are the principal land uses. A complete backbone utilities system for the Specific Plan area and other necessary public facilities such as a fire station, public parks, storm drainage and arterial street improvements are to be provided.

The Corona Northeast Specific Plan area is generally situated along both sides of the Riverside Freeway (Highway 91) from the Corona east city limits to the proposed I-15. Existing developed area within Tracts 2670 and 2936 (Cresta Verde) are not a part of this Specific Plan area. Boundaries of the Specific Plan area are shown on Exhibit 1 and more particularly described in Appendix A attached thereto.

SEC. 1.1 AUTHORITY AND SCOPE

California law requires that this specific plan be based on the Corona General Plan, and that it include all detailed regulations and conditions which are necessary or convenient for the systematic implementation of the Corona General Plan. Should this specific plan contain any regulation or condition inconsistent with any substantive provision of the Corona General Plan, the City staff will initiate forth with pursuant to state and local law, one or more general plan amendments to conform the latter to the former. If after consideration of any such general plan amendment the City Council determines not to enact such amendment, this specific plan will then be amended accordingly.

Pursuant to California Government Code Section 65451, this specific plan includes regulations and conditions in regard to the following:

A. Regulations limiting the location of buildings and other improvement with respect to existing or planned rights-of-way.

B. Regulations of the use of land and buildings, the height and bulk of buildings, and the open spaces about buildings.

C. Such other matters which will accomplish the purposes of this chapter, including procedure for the administration of such regulations.

D. Such other measures as may be required to ensure the execution of the General Plan.

The Northeast Corona Specific Plan "SP-81-2" is a comprehensive land development plan providing for:

A. The systematic implementation of the City's General Plan.

B. The regulation of land uses, establishment of dwelling unit densities, building placement and site development standards all to provide a more flexible regulatory procedure by which the basic public and private purposes of the Corona General Plan and Zoning requirements may be accomplished; to encourage creative approaches to the use of land through variation in sitting of buildings and the appropriate mixing of several land uses, activities and dwelling types; to enhance the appearance and livability of the community through encouragement of creative approaches to the use of land and the design of facilities; to promote and create public and private open space as an integral part of land developments; to maximize choice in types of living environments available in the City of Corona.

C. Replacement of the existing City of Corona land use zone classifications and the establishing of new land use districts and development standards.

D. Procedures for administration of the Specific Plan.

E. A general description of certain municipal improvements required by lands within the Specific Plan area.

F. The filing, review and approval of precise plans in conformance with this Specific Plan.

G. Establishment of the maximum dwelling units by development area.

H. A street name and numbering plan for the Northeast Corona Specific Plan, in compliance with the street naming and building numbering ordinances, policies and practices in use in the City of Corona.

SEC. 1.2 BACKGROUND

A. General Plan. Corona substantially revised its General Plan in 1977. One of the primary goals stated is:

> Development of a cohesive growth pattern extending outward from the developed sections of the City.

(p. 2-3 City of Corona General Plan Land Use Element, 1977)

Implementation of this particular goal is to be accomplished through a development phasing program established by a phasing overlay map in the General Plan and an ordinance requiring a pre-qualification evaluation for all residential development.

Most of the residential properties in SP-81-2 are designated on the phasing map as Development Area lB. The General Plan states:

> Development in Development Area lB may be advanced by supplying the necessary facilities to service a project.

(p. 2-14 City of Corona General Plan Land Use Element, 1977)

The property owners within SP-81-2 are proposing to advance passage by supplying the necessary facilities in order to develop their properties.

B. Prior planning and engineering efforts on lands in the Specific Plan Area have produced.

1. An assessment district (AD-79-1) for the funding and construction of fire protection facilities.

2. An assessment district (AD-80-1) for the funding of acquisition of waste- water treatment and disposal capacity.

3. A Planning, Technical and Funding Report for Municipal Improvements dated August 8, 1980.

4. A reimbursement agreement between the City of Corona and major landowners for pre-funding of planning, engineering, financial and legal services.

5. Some General Plan amendments have recently been approved on specific plan properties.

   a. GPA-79-1(B) changed the land use designation from Light Manufacturing to General Community Commercial and High Density Residential on 20 acres at the northeast corner of Magnolia and McKinley.

   b. GPA-79-2(B) changed 10.6 acres from Parks and Open Space to Low Density Residential in the Cresta Verde area.

   c. GPA-79-3(B) changed the designation from Low Density Residential of 17.9 acres to High Density and on 68.1 acres to Medium Density west of Buchanan and north of the Riverside Freeway.

   d. GPA-80-1 (B-1 and B-2) changed the designation of 18.4 acres from General Community Commercial to Medium Density Residential, of 53 acres from Low Density Residential to High Density Residential, of 17.5 acres from Low Density to Medium Density, and 74.1 acres from Low Density to General Community Commercial north of the Riverside Freeway and east of Cresta Verde.

   e. GPA-88-1(C) established a land use designation on 0.27 acres of Low Density Residential on the northwest corner of Wimbledon Drive and Buchanan Street.

   f. GPA-88-6(C) with SPA-89-14 changed the land use designation on 21.7 acres from Medium Density to High Density Residential located on the north side of Promenade Avenue, approximately 830 feet west of McKinley Street.

   g. GPA-89-14(II) with SPA-89-12 changed the land use designation on 5.0 acres from Light Industry to General Community Commercial located on the southeast corner of McKinley Street and the 91 Freeway.

   h. GPA-91-4 with SPA-91-8 changed the land use designation on 10.8 acres from Medium Density Residential to General Community Commercial located on the south side of Promenade Avenue, east of McKinley Street in Planning Area 9C.

   i. GPA-93-3 with SPA-94-1 changed the land use designation on 4.3 acres from Low Density Residential to Medium Density Residential located at the eastern terminus of Maryhelen Street in Planning Area 4F.

   j. GPA-96-5A with SPA-96-7A changed the land use designation of 20 acres from High Density Residential to Low Density Residential located on the north side of Promenade Avenue, 750 feet west of Promenade Avenue.

   k. GPA-96-5B with SPA-96-7B changed the land use designation of 20 acres of land from MDR and LDR to Open Space located north of the terminus of Harding Road, east of Mariposa Avenue.

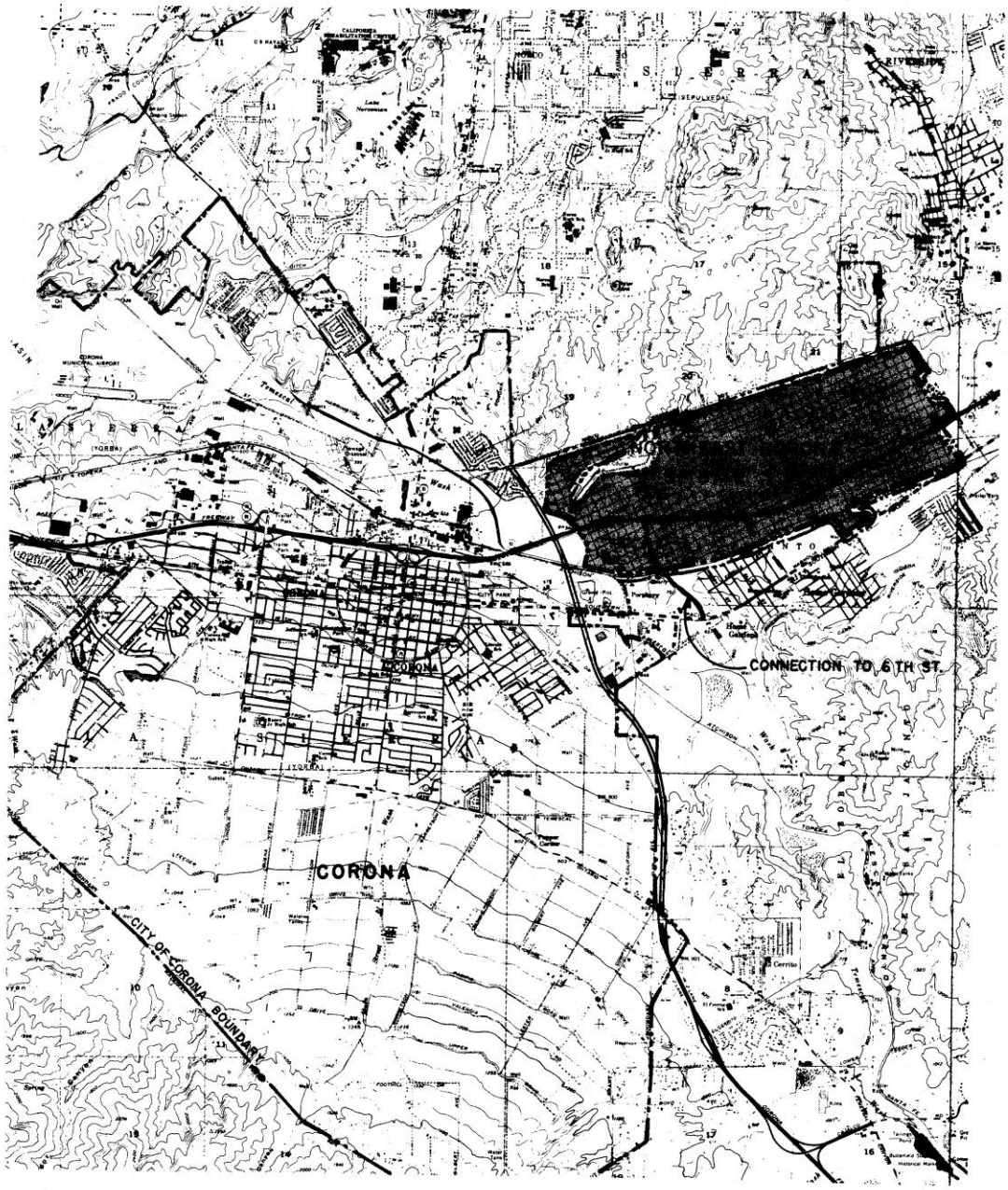
l. GPA00-008 with SPA00-009 changed the land use designation of 9.0 acres from Medium Density Residential to Low Density Residential located between Promenade Avenue and State Route 91, approximately 1,406 feet east of McKinley Street.

m. GPA01-002 with SPA01-003 changed the land use designation of 8.8 acres from Medium Density Residential to Low Density Residential located at the eastern terminus of Maryhelen Street, south of Steven Drive.

n. GPA04-008 with SPA 04-016 change land use designation of 19.3 acres from Regional Shopping Center (RSC) to Support Commercial (SC), Medium Density Residential (MDR) and, Mixed Use (MU) along Promenade Avenue at Collett Avenue.

o. GPA05-003 with SPA05-007 change in land use designation of 5.4 acres to Medium Density Residential (MDR) and, Mixed Use (MU) between Collett Avenue and 91 Freeway.

p. GPA08-001 with SPA08-001 changed the land use designation of 19.3 acres from Medium Density Residential (MDR) and Mixed Use (MU) to High Density Residential (HDR) along Promenade Avenue at Collett Avenue.



SPECIFIC PLAN AREA BOUNDARY

CITY OF CORONA BOUNDARY

LOCATION MAP

EXHIBIT 1

SECTION 2

PLANNING GOALS AND OBJECTIVES

Sections:

2.0 General Plan Goals and Objectives
2.1 Specific Plan Concepts
2.2 Summary of Land Uses

SEC. 2.0 GENERAL PLAN GOALS AND OBJECTIVES

Following are selected goals and objectives from the Land Use Element considered particularly relevant to the development of properties in SP-81-2.

A. To develop a land use pattern which meets the basic needs of Corona residents for essential services, working and living areas, and areas for pursuit of leisure time activities.

B. To economize on the costs of municipal facilities and services and the extension of these services by phasing residential development in a manner consistent with availability of public improvements.

C. To maintain an economic balance among land uses.

D. To set standards for municipal services and maintain this quality of service throughout the City.

E. To actively promote development of the City's industrial base which meets industrial development standards maintained by the City.

F. To insure that developing areas are properly served with essential services, utilities and facilities.

G. To phase the extension of public services to promote an orderly pattern of development.

H. To distribute the cost of new public facilities and services to those generating the needs for additional municipal services.

SEC. 2.1 SPECIFIC PLAN CONCEPTS

The Northeast Corona Specific Plan proposes an urban setting. The City's General Plan goals provide guidance and direction to establish a planned community environment. The arrangement of land uses, streets, utilities, and the financing and construction of municipal facilities are all designed to function efficiently in accordance with the City of Corona General Plan and growth management program. The following concepts have been utilized in the development of the Northeast Corona Specific Plan.

A. The lands within the Specific Plan Area are controlled by approximately 38 separate ownerships. Approximately 98 percent of the total area is controlled by 15 ownerships. Planning and engineering efforts on the part of the major property owners working jointly and with the City of Corona have developed a comprehensive land use plan for all lands within the Specific Plan Area. These property owners in cooperation with the City of Corona have prepared this Specific Plan to provide for the coordinated development of their individual properties and the funding of major municipal services that would be difficult to accomplish individually. The land use plan developed within this Specific Plan comprises a mixture of varying residential densities, commercial and industrial uses. Open space and public facilities land uses are also an integral part of the land use pattern.

B. The maximum residential densities vary from approximately 1.8 dwelling units per gross acre to 30 dwelling units per gross acre providing opportunities for varying residential lifestyles including rental and ownership housing. The lands within the Northeast Corona Specific Plan, "SP-81-2" are divided into designated development areas (DA) and those development areas further divided into project areas (PA). These are shown on Exhibit 2. Commercial uses include a regional shopping center, sub-regional shopping center and other support commercial uses. The industrial uses are separated from commercial and residential uses by the Riverside Freeway. A summary of principal land uses is given in Section 2.2.

C. This Specific Plan provides for the submission of planning and engineering data through the preparation of precise plans by the individual owners for specific properties. The precise plan procedures are set forth in Section 5 and provide for submittal, review, hearing and appeal processes. The precise plan requirements shall apply to all residential and commercial development except detached single family residential not utilizing the provisions of Section 5.3. The precise plan process will insure acceptable development and maintenance of common areas in residential and commercial areas.

D. The circulation plan has been developed to provide adequate ingress and egress to all development areas.

E. Municipal service plans including water, sewers, storm drainage and public utilities are developed to insure an adequate water supply and waste treatment and disposal capacity for the total area and an integration of said facilities into the City of Corona Master Plan facilities. Public utility plans have been developed in cooperation with the serving utilities of the area.

F. The open space plan contains public and private open space opportunities located conveniently to serve the needs of the future residents. This plan establishes places for leisure activities and enhances the entire urban setting.

G. The community design plan of the Specific Plan identifies important planning features which by special design will improve the visual aspects of the urban setting to produce a pleasing appearance and an aesthetic quality as a fundamental consideration for the development of the Specific Plan Area.

H. The major streets, municipal service facilities and parks provide benefits directly to all property owners within the Specific Plan Area and these facilities are essential for any individual property to be allowed to develop.

I. Implementation of the specific plan will require additional or revised development or improvement fees which are expected to be adopted by the City Council upon formation of the Assessment District.

J. Rights-of-way for streets and easements for water and sewer lines and drainage facilities and the acquisition of fee land for reservoir sites will be required for construction of the infrastructure facilities. The Specific Plan will provide for the filing of certain maps to allow for the dedication of these rights-of-way and fee lands and further provides that through the assessment district process, property owners shall be reimbursed for the acquisition of these rights-of-way and fee lands, with the exception of park lands.

SEC. 2.2 SUMMARY OF LAND USES

A summary of Principal Land Uses is:

Use	Acreage
Low Density Residential (SFR)	542.3
Medium Density Residential (MDR)	120.6
High Density Residential (HDR)	135.8
Mixed Use District (MU)	0.0
Sub-Regional Shopping Center (SRSC)	88.0
Support Commercial (SC)	67.3
Limited Commercial-Industrial (LCI)	10.3
Business Park (BP)	9.3
Industrial (I)	283.1
Public School	9.5
Public Park (Open Space)	62.6
Southern California Edison Right-of-Way and Easement	0.8
Fire Station	1.0
Golf Course	85.9
Water Reservoir Site	1.1
District Streets and Freeway Rights-of-Way	45.3
TOTAL*	1,462.9

*The original acreage of the Planning Area 3H was an approximation of 20.0 acres. SPA 04-016 corrects the acreage to 19.3 for the same referenced area.

SECTION 3

IMPLEMENTATION

Sections:

3.0 Introduction.
3.1 Implementation Programs.
3.2 Administrative Procedures - General.

SEC. 3.0 INTRODUCTION

It is anticipated that AD-79-2 (Assessment District) will be established to provide certain improvements necessary to develop the properties within SP-81-2. AD-79-1 providing funds for a fire station and AD-80-1 funding wastewater treatment and disposal capacity have previously been established.

SEC. 3.1 IMPLEMENTATION PROGRAMS

A. AD-79-2 is expected to fund the construction and/or acquisition of the following improvements and facilities:

1. Preliminary design of parks.
2. Certain on and off site water pipelines.
3. Certain on and off site sewer lines.
4. Water storage facilities.
5. Water pumping station.
6. Major, secondary and certain collector streets.
7. Acquisition of 1.5 mgd water supply to partially meet the requirements of the assessment district.
8. Modification to freeway interchange at McKinley Street.
9. Construction of a new street with bridges from the intersection of Sixth Street and Magnolia Avenue extended northerly to Cresta Road.
10. Public utilities (gas, electric, telephone, CATV in AD streets).
11. Certain storm drains.
12. Incidental costs related to the above improvements and acquisitions.
13. Acquisition of street rights-of-way and other necessary easements.

The previously stated improvements are more specifically described and set forth as in the Assessment District Engineer's Report dated March 23, 1983, and as amended, prepared by Neste, Brudin & Stone Incorporated Civil Engineers and on file with the Corona City Clerk.

B. The City of Corona shall establish, by City Council resolution, new development or improvement fees for additional municipal improvements for future construction. The fees established by City Council resolution shall be based on dwelling units, land coverage, building floor area or acreage or other appropriate means and shall be applied to lands benefited from said improvements. These fees have been established by Ordinance Nos. 1744, 1745 and 1746.

C. The City of Corona shall modify by reducing certain existing development and improvement fees ad they will apply to the lands within the Northeast Corona Specific Plan area. Certain municipal facilities normally funded through development or improvement fees are to be funded by an Assessment District to be paid by property owners.

Improvements affected are:

1. Water supply capacity.
2. Backup water system.
3. Master Plan Storm Drain Systems.

Existing fees affected are:

1. Water Improvement Fee.
2. Storm Water Drainage Fee not required.

D. Record of Survey 72/1-15, recorded on October 18, 1984, has been prepared for the purpose of being a convenience to the implementation of the Specific Plan elements and Assessment District 79-2 improvements.

E. Require the creation or annexation of a maintenance district for the continual maintenance and upkeep of those public improvements as follows:

1. Improvements proposed by the community design plan including landscaped banks, parkways and medians.

2. Open spaces which are determined to have significance to the Specific Plan area.

F. Except as specially provided in SP-81-2 all other ordinances and regulations of the City of Corona shall apply.

G. The provisions of Chapter 17.96 of the Corona Municipal Code shall be followed for any variance requests from SP-81-2.

H. No building permit shall be issued for any lot or parcel of land unless said lot has frontage on a dedicated or city approved private street and said street is improved with access determined adequate by the Public Works Director.

I. Construction of wood framing will not be permitted until temporary water system improvements are completed to each area to provide an adequate fire flow and temporary vehicular access for fire suppression equipment is available and as approved by the City Fire Department.

J. The City of Corona and each developer or assigns may, to secure their mutual and separate benefit, utilize development contracts which may contain but not be limited to, obligations as to construction improvements, assessment fees, and entitlement-to-use.

K. The City of Corona, as a general policy, shall require development within the Northeast Corona Specific Plan, Sp-81-2” to conform to energy and water conservation measures as may be required by the City of Corona.

SEC. 3.2 ADMINISTRATIVE PROCEDURES - GENERAL

A. Action by Commission. The Planning Commission shall review all plans and proposals within thirty (30) days after filing. A public hearing on the application shall be held in accordance with the provisions of Chapter 17.92, Condition Use Permit, of the City of Corona Municipal Code. The Commission may approve, modify, conditionally approve, or deny the Precise Plan application.

B. Effective date.

1. No precise plan approval granted or authorized by the Commission, as pro vided in this section, shall become effective until the next regular City Council meeting after the date of the resolution granting approval.

2. Appeal. All decisions of the Commission concerning the merits of the applications shall be final unless appealed within the time period pre scribed in Section 17.92.130 of the Corona Municipal Code or unless the Council initiates a review thereof.

Where use is made of the Precise Plan procedure as provided in this Specific Plan, no building permits shall be issued for any development on the subject property, or part thereof, until the Planning Commission and/or City Council have approved the Precise Plan.

C. Expiration of Approval. In any case where Precise Plan approval has been granted and a building permit not issued within eighteen (18) months after the date of granting thereof, then without further action, the approval shall be null and void.

D. Extensions. Extensions of time in this Section may be granted by the Commission upon showing of good faith effort by the permittee to comply therewith and failure to so comply by reason of conditions beyond the control of the permittee.

SECTION 4

LAND USE PLAN

Sections:

4.0 Introduction
4.1 Principal Land Use Plan
4.2 Single Family Residential District (SFR)
4.3 Medium Density Residential District (MDR)
4.4 High Density Residential District (HDR)
4.5 Support Commercial District (SC)
4.5.17 Support Commercial Freeway (SCF)
4.6 Mixed Use (MU)
4.6.19 Sub-Regional Shopping Center District (SRSC)
4.7 Light Manufacturing District (M-1)
4.7.17 Limited Commercial-Industrial (LCI)
4.8 Business Park (BP)
4.9 General Manufacturing District (M-2)
4.10 Heavy Manufacturing District (M-3)
4.11 Open Space District (OS)

SECTION 4.0 INTRODUCTION

The Land Use Plan, Exhibit 2, shows the principal land use designations for the Northeast Corona Specific Plan Area.

Residential:

0 to 6 dwelling units per gross acre - Low (L) Density
6 to 15 dwelling units per gross acre - Medium (M) Density
15 to 30 dwelling units per gross acre - High (H) Density

Mixed Use – MU
Business Park - BP

Commercial:
Support Commercial - SC
Sub-Regional Shopping Center District - SRSC

Manufacturing - M

Parks and Open Spaces - OS

A certified copy of the Land Use Plan will be maintained by the Planning Department for the express purpose of Specific Plan SP-81-2 implementation and will indicate all approvals affecting the Specific Plan, together with a tabulation of resultant land uses. Said Land Use Plan shall be recognized as the Official Land Use Plan (Exhibit 2), as amended.

SEC. 4.0.01 LAND USE STATISTICS

A tabulation of the land use statistics is provided for each Development Area by Project Area illustrating the land use designations, gross area in acres, residential densities, and total maximum dwelling units by project and development areas (Tables 4 through 12).

Gross area is defined as the total land area in acres minus all lands acquired in fee for pubic use, the Southern California Edison Company transmission line, rights-of-way of major and secondary streets, and public parks.

SEC. 4.0.02 RESIDENTIAL DENSITY TRANSFER PROVISIONS

A transfer of residential dwelling units may be made among project areas of the same development area under the following conditions:

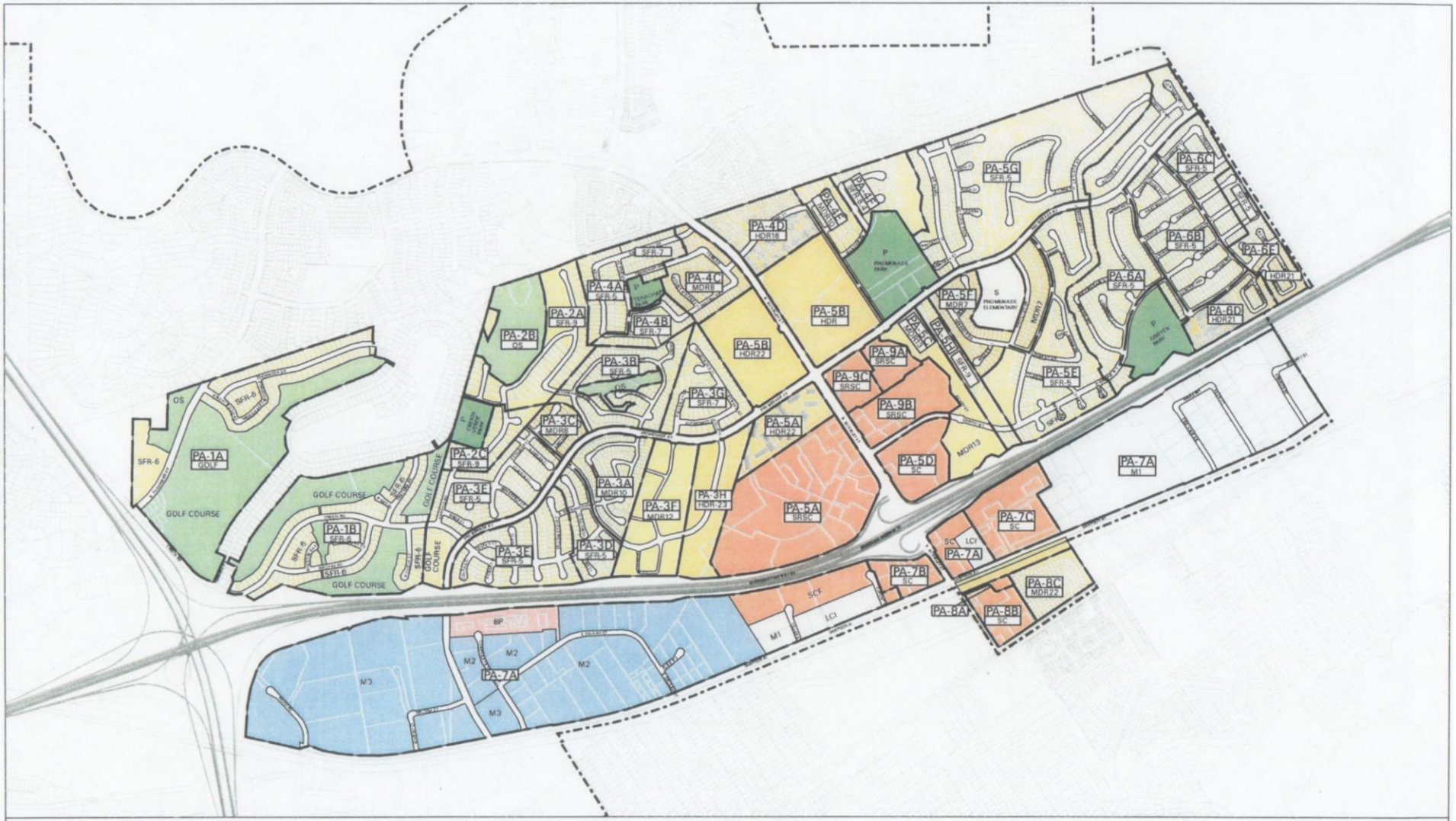
A. The total allowable dwelling units in a given development area are not exceeded.

B. The maximum transfer shall not increase or decrease the allowable units in a project area (see Tables 4 through 12) by more than twenty percent (20%) of said allowable dwelling units.

C. Property development standards for the residential zone district shall be in compliance.

D. The proposed increase shall not exceed the General Plan land use designation but may exceed the district designator for the project area by the amount of the approved transfer.

E. A proposed density transfer shall be made in writing to the Planning Director for review and approval or disapproval.



N
W E
S

A Agricultural
BP Business Park
FP1 Flood Plain
HDR16 High Density Residential (16 du/ac)
HDR21 High Density Residential (21 du/ac)
HDR22 High Density Residential (22 du/ac)
HDR23 High Density Residential (23 du/ac)
LCI Limited Commercial -Industrial
M1 Light Manufacturing
M2 General Manufacturing
M3 Heavy Manufacturing

MDR Medium Density Residential
MDR7 Medium Density Residential (7/ac)
MDR8 Medium Density Residential (8/ac)
MDR10 Medium Density Residential (10/ac)
MDR12 Medium Density Residential (12/ac)
MDR13 Medium Density Residential (13/ac)
MDR15 Medium Density Residential (15/ac)
MDR22 Medium Density Residential (22/ac)
MU Mixed Use
OS Open Space
P Park

R1-9.6 Single Family Residential (8,600 sq. ft. min)
RSC Regional Shopping Center
S School
SC Support Commercial
SCF Support Commercial Freeway
SFR-5 Single Family (5,000 sq. min. lot)
SFR-6 Single Family (6,000 sq. min. lot)
SFR-7 Single Family (7,000 sq. min. lot)
SFR-44 Single Family (8,400 sq. min. lot)
SFR-9 Single Family (9,000 sq. min. lot)
SRSC Subregional Shopping Center

This map is intended for general information and planning purposes. The City of Corona is not responsible for any errors or omissions.

City of Corona Northeast Corona Specific Plan

LAND USE PLAN

EXHIBIT 2
PAGE 4-3

City of Corona
Geographic Information Services
Last Updated On: 06/09/2008
Project 07-490

TABLE 1

TABULATION OF RESIDENTIAL ACREAGE

(Inclusive of SPA-84-I, 85-1, 85-2, 85-4, 87-4, 87-5, 89-4, 89-8,89-12, 89-14, 89-17, 91-8, 93-9, 94-1, 96-7a & 96-7b, 00-09, 01-03:Density Transfers Included, 05-007; 06-003)

Development Area	SFR	MDR	MU	HDR	Total Residential
1	83.0	0.0	0.0	0.0	83.0
2	45.1	0.0	0.0	0.0	45.1
3	120.7	48.0	0.0	19.3	188.0
4	37.2	27.1	0.0	18.8	83.1
5	148.2	45.5	0.0	68.0	261.7
6	108.1	0.0	0.0	19.8	127.9
7	0.0	0.0	0.0	0.0	0.0
8	0.0	0.0	0.0	9.9	9.9
9	0.0	0.0	0.0	0.0	0.0
Totals	542.3	120.6	0.0	135.8	798.7
Dwelling Units	2006	1030	0.0	2564	5600
Average Density	3.70	8.54	0.0	18.80	7.01

TABLE 2

TABULATION OF ACREAGE OTHER THAN RESIDENTIAL

(Inclusive of SPA-87-4, 87-5, 89-4, 89-8, 91-8, 93-9, 96-7a & b, 00-09, 01-03; 06-003)

Development Area	District Street	Parks	Support Commercial	Shopping Center	Other	Total
1	0.0	4.5	0.0	0.0	(Golf) 85.9	90.4
2	0.0	5.4	0.0	0.0	10.0	15.4
3	11.4	4.5*	0.0	0.0	0.0	15.9
4	3.4	19.3	0.0	0.0	0.0	22.7
5	14.8	5.0	14.1	58.0	(SCE) 0.8 (WRS) 1.1 (School)9.5	92.7 1.1 9.5
6	4.7	13.9	0.0	0.0	0.0	18.6
7	7.5	0.0	44.2	0.0	(IND) 302.7	354.4
8	0.3	0.0	9.0	0.0	(FS) 1.0	10.3
9	3.2	0.0	0.0	30.0	0.0	33.2
Totals	45.3	52.6	67.3	88.0	411.0	664.2
					Residential	798.7
					Total Acreage	1462.9

Note: * PA-3B maybe developed under an alternative development scenario, which includes deletion of the 4.5 acre portion park. See Section 8 of this Specific Plan (SPA-93-9).

TABLE 3
SUMMARY TABLE FOR RESIDENTIAL

(Inclusive of Spa-84-1, 85-1, 85-2, 85-4, 87-4, 87-5, 89-4, 89-8, 89-12, 89-14, 89-17, 91-8, 93-9, 94-1, 96-7a & 96-7, 00-09, 01-03: Density Transfers Included, 05-007; 06-003)

Development Area	District	Acres	Gross Density	Total Units
Development Area 1				
Project Area 1A	SFR-6	41.5	2.8	118
1B	SFR-6	41.5	4.0	166
Total Residential:		**83.0**		**284**
Development Area 2				
Project Area 2A	SFR-9	36.4	1.78	45
2B	None			
2C	SFR-9	8.7	1.72	27
Total Residential:		**45.1**		**72**
Development Area 3				
Project Area 3A	MDR-10	15.4	7.0	108
3B	SFR-5	26.1	4.3	113
3C	MDR-8	7.4	4.3	32
3D	SFR-5	16.2	3.1	51
3E	SFR-5	56.8	4.8	273
3F	MDR-12	25.2	13.1	330
3G	SFR-7	21.6	2.7	60
3H	HDR-23	19.3	23.3	450
Total Residential:		**188**		1417
Development Area 4				
Project Area 4A	SFR-5	19.5	4.3	84
4B	SFR-7	8.9	3.5	31
4C	MDR-8	16.8	6.9	116
4D	HDR-16	18.8	14.5	272
4E	MDR-10	10.3	10.3	106
4F	SFR-8.4	8.8	2.8	25
Total Residential:		**83.1**		**634**
Development Area 5				
Project Area 5A	HDR-22	13.5	22	297
5B	HDR-22	54.5	21.1	1151
5C	MDR-13	20.0	12.6	252
5D	None			
5E	SFR-7	49.5	3.9	191
5F	MDR-7	25.5	4.1	86
5G	SFR-7	89.7	3.1	278
5H	SFR-9	9.0	1.8	16
Total Residential:		**261.7**		**2,271**
Development Area 6				
Project Area 6A	SFR-5	50.3	4.2	209
6B	SFR-5	31.3	5.5	173
6C	SFR-5	17.7	5.6	99
6D	HDR-21	10.5	20.5	215
6E	HDR-21	9.3	9.8	91
	SFR-5	8.8	5.3	47
Total Residential:		**127.9**		**834**

TABLE 3
SUMMARY TABLE FOR RESIDENTIAL (Continued)

Development Area	District	Acres	Gross Density	Total Units
Development Area 7	No Residential			
Development Area 8				
Project Area 8A	None			
8B	None			
8C	HDR-22	9.9	8.9	88
Total Residential:		9.9		88
Development Area 9				
Project Area 9A	None			
9B	None			
9C	None			
Total Residential:		0		
TOTALS	SFR	542.3	3.7	2006
	MDR	120.6	8.54	1030
	HDR	135.8	18.80	2564
	MU	0	0	0
		798.7	7.01	5600

[1] The original Specific Plan was approved for 5,910 units. SPA96-07 eliminated 582 units. SPA05-007 recaptures 75 of those units and allocates them to PA-3H5 and PA 3H6. SPA08-001, recaptures an additional 194 units and allocates them to PA 3H together with the 75 units captured with SPA05-007.

[2] PA-3B maybe developed under an alternative development scenario which includes deletion of the 4.5 acre public park. See section 8 of this Specific Plan (SPA-93-9).

[3.] One unit was transferred from PA-5B to PA-5A pursuant to Section 4.0.02 of this Specific Plan. The density transfer increased PA-5A from 296 to 297 units and decreased PA-5B from 1152 to 1151. The density transfer was approved as a minor modification to PP87-016.

TABLE 4
DEVELOPMENT AREA NO.1

(Inclusive of SPA-84-1, 85-1, 85-2, 85-4, 89-2; Density Transfers Not Included)

Project Area	Land Use	Gross Acres	Gross Density	Maximum Allowable Number of Dwelling Units
1A	**Residential (SFR-6)**	**41.5**	**2.8**	**118**
	Park	**4.5**	**0.0**	**0**
	Golf Course	**51.9**	**0.0**	**0**
1B	**Residential (SFR-6)**	**41.5**	**4.0**	**166**
	Golf Course	**34.0**	**0.0**	**0**
Total Development Area Acreage		**173.4**		**284[2]**
Total Park Acreage		**4.5**		
Total District Streets[3]		**0.0**		
Total Golf Course		**85.9**		
Total Gross Residential Acreage		**83.0[1]**	**3.4**	**284[2]**

[1] Park and Golf Course acreage is subtracted from the total acreage of Development Area.
[2] Maximum number of possible dwelling units allowable and constructed in accordance with the requirements of this Specific Plan.
[3] District Street acreage includes added right-of-way for Cresta Road.

TABLE 5
Development Area NO.2
(Inclusive of SPA-84-1, 85-1, 85-2, 85-4, 90-1, 96-7a & 96-7b, 00-09: Density Transfers Not Included)

Project Area	Land Use	Gross Acres	Gross Density	Maximum Allowable Number of Dwelling Units
2A	Residential (SFR-9)	36.4	1.24	45
2B	Open Space	10.0	0	0
2C	Residential (SFR-9)	8.7	3.10	27
	Public Park	5.4	0.0	0
Total Development Area Acreage		60.5		72
Total Park Acreage		5.4		
Total Open Space		10.0		
Total District Streets		0.0		
Total Gross Residential Acreage		45.1[1]	1.60	72

[1] Park and Open Space acreage is subtracted from total residential acreage.

TABLE 6
DEVELOPMENT AREA NO.3

(Inclusive of SPA-84-1, 85-1, 85-2, 85-4, 89-2, 89-14, 93-9, 96-7a & 96-7b: Density Transfers Not Included; 06-003)

Project Area	Land Use	Gross Acres	Gross Density	Maximum Allowable Number of Dwelling Units
3A	Residential (MDR-10)	15.4	7.0	108
	District Streets	2.3	0.0	0
3B[4]	Residential (SFR-5)	26.1	4.3	113
	Public Park	4.5	0.0	0
3C	Residential (MDR-8)	7.4	4.3	32
3D	Residential (SFR-5)	16.2	3.1	51
	District Streets	0.9	0.0	0
3E	Residential (SFR-5)	56.8	4.8	273
	District Streets	4.9	0.0	0
3F	Residential (MDR-12)	25.2	13.1	330
	District Streets	1.2	0.0	0
3G	Residential (SFR-7)	21.6	2.7	60
3H	Residential **(HDR-23)**	19.3	23.31[5]	450
	District Streets	2.1	0.0	0
Total development Area Acreage		203.9		1,417
Total Commercial Acreage		0.0		
Total Park Acreage[4]		4.5		
Total District Streets[3]		11.4		
Total Gross Residential Acreage		188.0	7.53	1,417

1 Park Commercial and District Street acreage is subtracted from total acreage of Development Area.

2 Maximum number if possible dwelling units allowable and constructed in accordance with the requirements of this Specific Plan.

3 District Street acreage includes added right-of-way for McKinley Street, Promenade Avenue, Goldfield Avenue and Cresta Road.

4 PA-3B maybe developed under an alternative development scenario which includes deletion of the 4.5 acre public park. See section 8 of this Specific Plan (SPA-93-9).

5 Area in streets, collector and below, are allowed in the residential acreages for purposes of calculating density per section 4.0.01 herein.

6 Mixed use density limits established by General Plan at floor area ratio 2.0

TABLE 7
DEVELOPMENT AREA NO.4
(Inclusive of SPA-84-1, 85-1, 85-2, 85-4, 94-1; 01-03: Density Transfers Included)

Project Area	Land Use	Gross Acres	Gross Density	Maximum Allowable Number of Dwelling Units
4A	Residential (SFR-5)	19.5	4.3	84[4]
	Park	4.0	0.0	0
4B	Residential (SFR-7)	8.9	3.5	31[5]
4C	Residential (MDR-8)	16.8	6.9	116[6]
	District Streets	2.1	0.0	0
4D	Residential (HDR-16)	18.8	14.5	272[4,5,6,7,8]
4E	Residential (MDR-10)	10.3	10.3	106[7,8]
	Public Park	15.3	0.0	0
	District Streets	1.3		
4F	Residential (SFR-8.4)	8.8	2.8	25
Total Development Area Acreage		105.8		634[2]
Total Park Acreage		19.3		
Total District Streets[3]		3.4		
Total Gross Residential Acreage		83.1	7.8	634[2]

Footnotes:

1 Park, Commercial and District Street acreage is subtracted from total acreage of Development Area.
2 Maximum number of possible dwelling units allowable and constructed in accordance with the requirements of this Specific Plan.
3 District Street acreage includes McKinley Street and local street on the west side of the Community park (1.3 acres)
4 Density transfer approved 10/16/85 transferring seven (7) units from PA 4A to PA 4D.
5 Density transfer approved 10/16/85 transferring two (2) units from PA 4B to PA 4D.
6 Density transfer approved 10/16/85 transferring four (4) units from PA 4C to PA 4D.
7 Density transfer approved 11/25/86 transferring eighteen (18) units from PA 4D to PA 4E.
8 Density transfer approved 3/28/86 transferring ten (10) units from PA 4E to PA 4D.
9 Density transfer approved 6/28/89 transferring one (1) units from PA 4D to PA 4F.

TABLE 8
DEVELOPMENT AREA NO.5
(Inclusive of SPA-84-1, 85-1, 85-2, 85-4, 86-6, 87-4, 87-5, and 91-8, 00-09; Density Transfers Included)

Project Area	Land Use	Gross Acres	Gross Density	Maximum Allowable Number of Dwelling Units
5A	Residential (HDR-22)	13.5	21.9	296
	Sub-Reg. Shopping Center	58.0	0.0	0
	Freeway Right-of-way	0.3	0.0	0
5B	Residential (HDR-22)	54.5	21.1	1152
	District Streets	5.8	0.0	0
5C	Residential (MDR-13)	20.0	12.6	252
	District Streets	0.3	0.0	0
5D	Support Commercial	14.1	0.0	0
	District Streets	1.7	0.0	0
5E	Residential (SFR-5)	49.5	3.9	191
5F	Residential (MDR-7)	25.5	4.1	86
	Elementary School	9.5		
5G	Residential (SFR-5)	89.7	3.1	278
	District Streets	6.7[5]	0.0	0
	Park	5.0[5]	0.0	0
	Water Reservoir Site	1.1	0.0	0
5H	Residential (SFR-9)	9.0	1.8	16
Total Development Area Acreage		365.0		2271.[2]
Total School		9.5		
Total District Streets[3]		14.8[3]		
Total Park Acreage		5.0		
Total Edison Right-of-way		0.8		
Total Water Reservoir Site		1.1		
Total Commercial Acreage		72.1		
Total Gross Residential Acreage		261.7[1]	8.9	2255.[2]

1 District Streets, Commercial, Water Reservoir Site, Parks, and Southern California Edison Right-of-way acreage is subtracted from total acreage of Development Area.

2 Maximum number of possible dwelling units allowable and constructed in accordance with the requirements of this Specific Plan.

3 District Street acreage includes added right-of-way for McKinley Street, Promenade Avenue, local street on the west side of the Community Park (0.2 acres) and Riverside Freeway (Route91).

TABLE 9
DEVELOPMENT AREA NO.6
(Inclusive of SPA-84-1, 85-1, 85-2, 85-4, 89-4; Density Transfers Not Included)

Project Area	Land Use	Gross Acres	Gross Density	Maximum Allowable Number of Dwelling Units
6A	Residential (SFR-5)	50.3	4.2	209
	District Streets	4.1	0.0	0
	Public Park	13.9	0.0	0
6B	Residential (SFR-5)	31.3	5.5	173
6C	Residential (SFR-5)	17.7	5.6	99
	District Streets	0.6	0.0	0
6D	Residential (HDR-21)	10.5	20.5	215
6E	Residential (HDR-21)	9.3	20.0	91
	(SFR-5)	8.8	5.3	47
Total Development Area Acreage		146.5	5.7	834[2]
Total Park Acreage		13.9		
Total District Streets[3]		4.7		
Total Gross Residential Acreage		127.9	6.5	834[2]

1 Park and District Street acreage is subtracted from total acreage of Development Area.
2 Maximum number of possible dwelling units allowable and constructed in accordance with the requirements of this Specific Plan.
3 District Street acreage includes added right-of-way for Buchanan Street and Promenade Avenue.

TABLE 10
DEVELOPMENT AREA NO.7
(Inclusive of SPA-84-1, 85-1, 85-2, 85-4, 89-8, 89-12, 89-17; 90-7, 96-03, 96-7a & 96-7b: Density Transfers Not Included; 06-003)

Project Area	**Land Use**	**Gross Acres**	**Maximum Allowable Number of Dwelling Units**
7A	Industrial	283.1	
	Commercial	5.9	
	Limited Commercial-Industrial	10.3	
	Business Park	9.3	
7B	Commercial	21.4	
	District Street	5.6	
	Freeway Interchange	1.9	
7C	Commercial	16.9	
Total Development Area Acreage		354.4	0[2]
Total District Streets[3]		7.5	
Total Commercial Acreage		44.2	
Total Industrial Acreage		302.7	
Total Gross Residential Acreage		0.0[1]	

1 District Street, Commercial and Industrial a acreage is subtracted from total acreage of Development Area.

2 Maximum number of possible dwelling units allowable and constructed in accordance with the requirements of this Specific Plan.

3 District Street acreage includes added right-of-way for Goldfield Avenue, Rich Court, McKinley Street and Riverside Freeway (Route 91).

TABLE 11
DEVELOPMENT AREA NO.8
(Inclusive of SPA-84-1, 85-1, 85-2. 85-4, 89-2; Density Transfers Not Included)

Project Area	Land Use	Gross Acres	Gross Density	Maximum Allowable Number of Dwelling Units
8A	Fire Station	1.0	0.0	0
8B	Support Commercial	9.0	0.0	0
	District Streets	0.3	0.0	0
8C	Residential (HDR-22)	9.9	8.9	88
Total Development Area Acreage		20.2		88[2]
Total District Streets[3]		0.3		
Total Support Commercial		9.0		
Total Fire Station Acreage		1.0		
Total Gross Residential Acreage		9.9[1]	8.9	88[2]

[1] District Street, Commercial and Fire Station acreage is subtracted from total acreage of Development Area.

[2] Maximum number of possible dwelling units allowable and constructed in accordance with the requirements of this Specific Plan.

[3] District Street acreage includes added right-of-way for McKinley Street.

TABLE 12
DEVELOPMENT AREA NO.9
(Inclusive of SPA-84-1, 85-1, 85-2, 85-4, 87-4, 87-5, and 91-8; Density Transfers Not Included)

Project Area	Land Use	Gross Acres	Gross Density	Maximum Allowable Number of Dwelling Units
9A	Subregional Shopping Ctr.	10.8	0.0	0
9B	Subregional Shopping Ctr.	11.9	0.0	0
	District Street	2.2	0.0	0
9C	Subregional Shopping Ctr.	7.3	0.0	0
		1.0	0.0	0
Total Development Area Acreage		33.2		0
Total District Streets[3]		3.2		
Total Park Acreage		0.0		
Total Commercial Acreage		30.0		

1 District Streets and Commercial acreage is subtracted form total acreage of Development Area.

2 Maximum number of possible dwelling units allowable and constructed in accordance with the requirements of this Specific Plan.

3 District Street acreage includes added right-of-way for McKinley Street and Promenade Avenue.

SEC. 4.1 PRINCIPAL LAND USE PLAN

Sections:

4.1.01 Purpose
4.1.02 Designation of Residential Districts
4.1.03 Designation of Single Family Residential Sub-Districts
4.1.04 Designation of Multiple Residential Sub-Districts

The Principal Land Use Plan, Exhibits C through K establishes the general location of the principal land uses and various residential densities. These principal land uses are shown by Development Area (DA) and Project Area (PA).

The Principal Land Use Plan Exhibit for each of the Development Areas reflects the concepts associated with the physical development of those areas. Desirable land planning approaches representing the arrangement of lots, cluster housing, open space, off-street parking; local access and circulation; form of ownership; and means of maintenance for the project areas are provided through development standards as set forth in the Northeast Corona Specific Plan.

Principal Land Use Districts and Development Standards are created as follows:

SFR Single Family District
MDR Medium Density Multiple Residential District
HDR High Density Multiple Residential District
MU Mixed Use District
SC Support Commercial District
SCF Support Commercial Freeway District
SRSC Sub-Regional Shopping Center District
LCI Limited Commercial -Industrial District

M-1 Light Manufacturing District
M-2 General Manufacturing District
M-3 Heavy Manufacturing District
OS Open Space

SEC. 4.1.01 PURPOSE

Residential Districts are established to provide for residential classifications of various densities (dwelling units/acre) so that the various types of residential developments may be segregated from each other as necessary to assure compatibility of uses within family living areas, including the necessary appurtenant and accessory facilities associated with such areas.

SEC. 4.1.02 DESIGNATION OF RESIDENTIAL DISTRICTS

The following classes of residential use Districts are established:

SFR Single Family Residential
MDR Medium Density Multiple Residential
HDR High Density Multiple Residential

SEC. 4.1.03 DESIGNATION OF SINGLE FAMILY RESIDENTIAL SUB-DISTRICTS

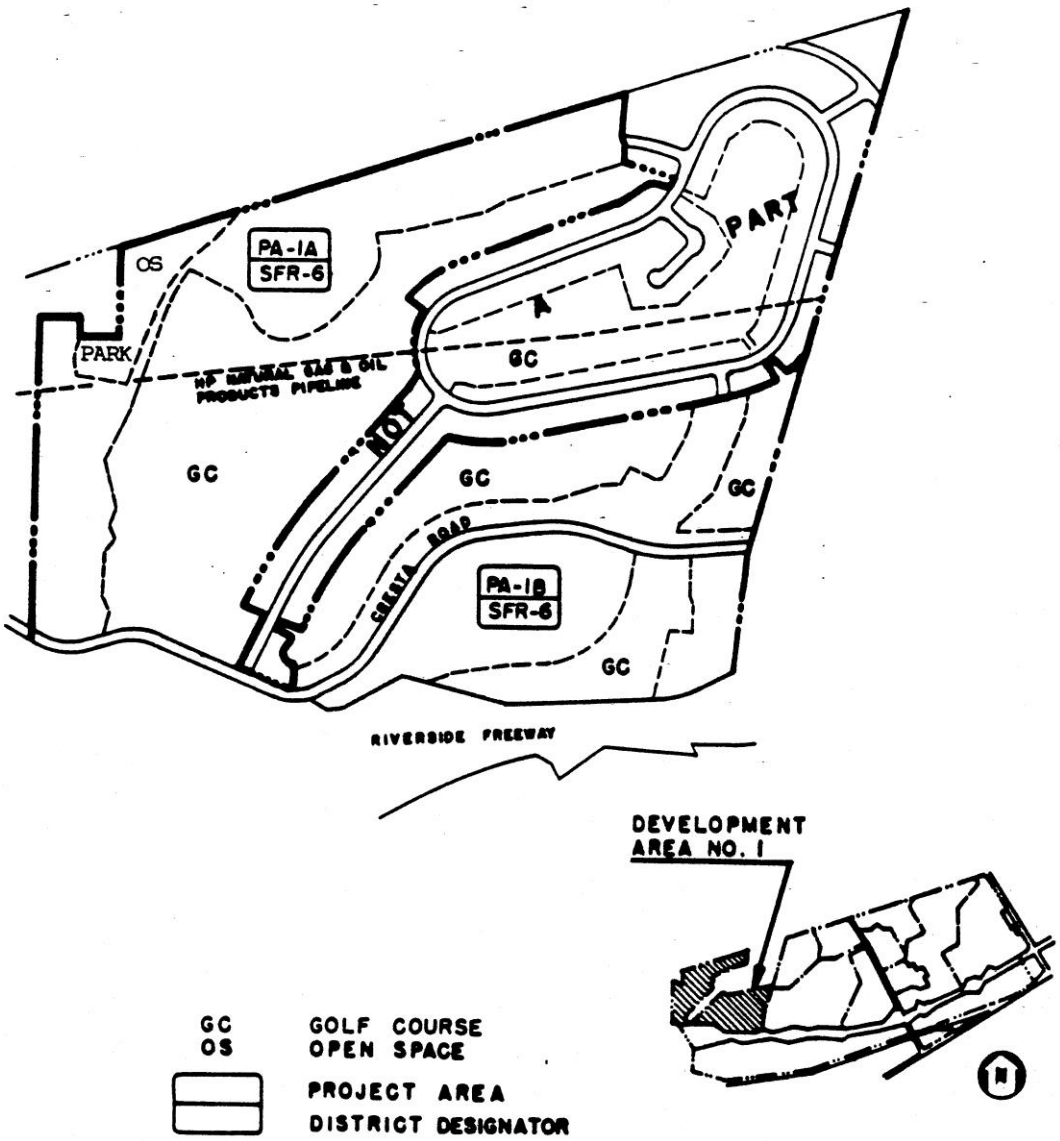
Several of the SFR districts established by Section 4.1 are further classified into two or more sub-districts on the basis of the minimum lot area and lot width required therein. Sub-districts are designated by adding a suffix number to the symbol for the principal SFR district; such suffix number shall be the minimum lot area for the sub-district stated in units of 1,000 square feet. For example, a sub-district of the Single Family Residential District requiring that lots be of not less than 7,000 square feet in area, would be designated SFR-7. The suffix, the minimum lot area, width and depth for the various sub-districts which are or may be hereafter established are as required by Section 4.2.07 of the Northeast Corona Specific Plan, "SP-81-2."

SEC. 4.1.04 DESIGNATION OF MULTIPLE RESIDENTIAL SUB-DISTRICTS

The MDR and HDR Districts are further classified into two or more sub-districts on the basis of the number of dwelling units per gross acre (density) that are allowed therein. These sub-districts are designated by adding a suffix number to the symbol of the multiple residential districts. Such number shall be the maximum allowable dwelling units per gross acre. Gross acre is exclusive of the right-of-way of all public streets or alleys as classified in the Circulation Element of the Corona General Plan as amended or as is indicated to be dedicated to the City of Corona on the pertinent development proposal, whichever is more restrictive. Any MDR or HDR district enacted after the effective date of this Specific Plan shall also have a density suffix included therein at the time of said district change enactment in accordance with the following schedule:

MDR District - From 6 to 15 units per gross acre (7,260 to 2,904 square feet of land area per unit)

HDR District - From 16 to 30 units per gross acre (2,723 to 1,452 square feet of land area per unit)

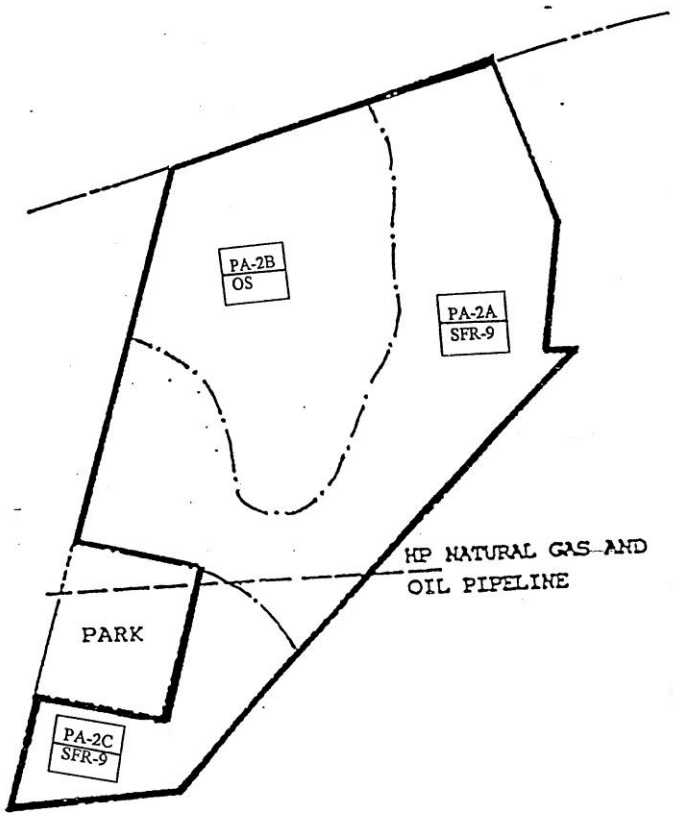


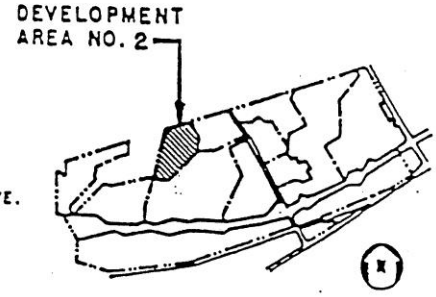
PRINCIPAL LAND USE PLAN

DEVELOPMENT AREA NO. 1

4-18

EXHIBIT 3





OIL PRODUCTS PIPELINE
IN MCKINLEY ST. & SAMPSON AVE.

OS OPEN SPACE

PROJECT AREA

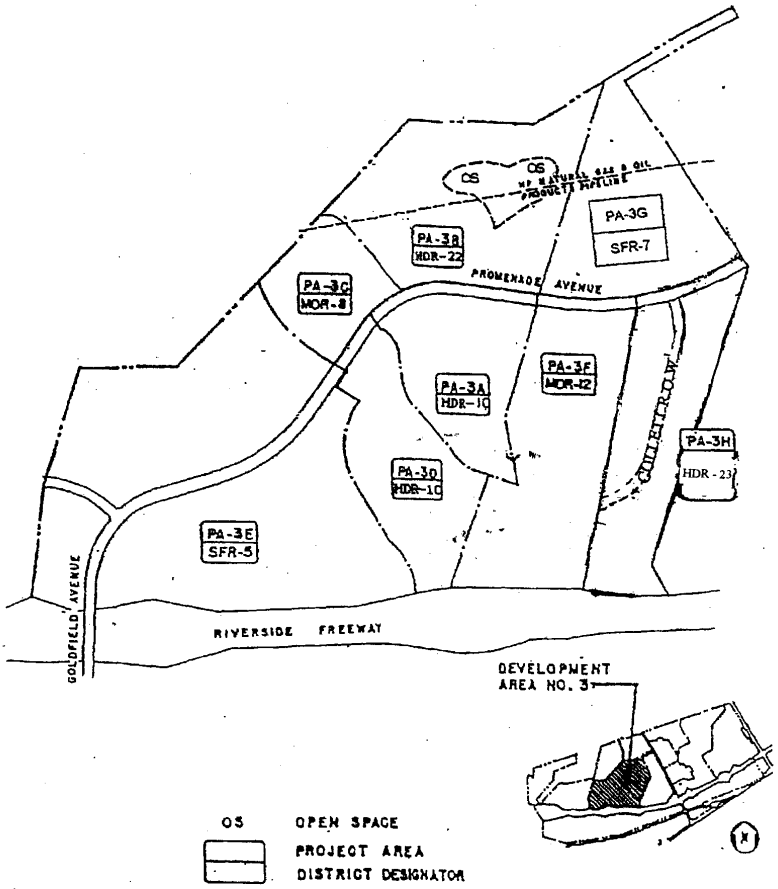
DISTRICT DESIGNATOR

PRINCIPAL LAND USE PLAN

DEVELOPMENT AREA NO. 2

EXHIBIT 4

RVPUB\JPM\28270



PRINCIPAL LAND USE PLAN

DEVELOPMENT AREA NO. 3

EXHIBIT 5

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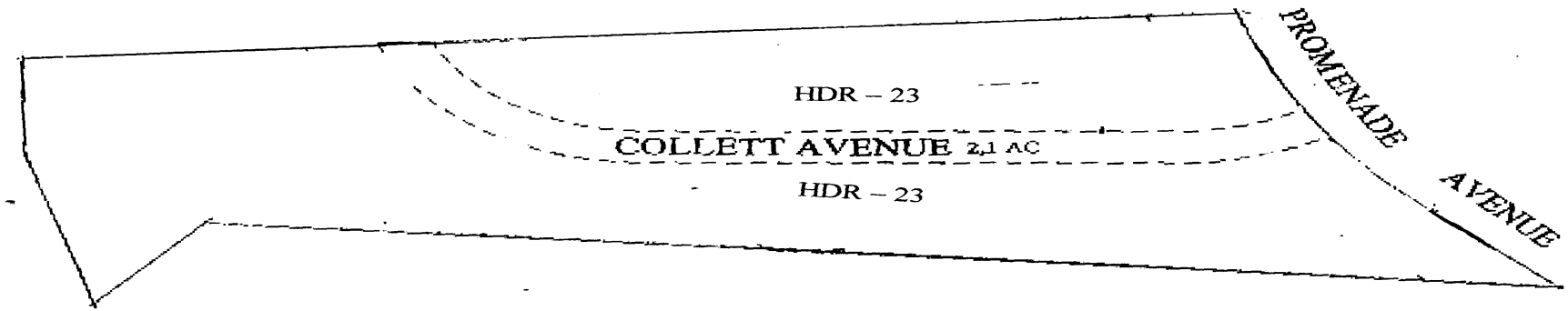
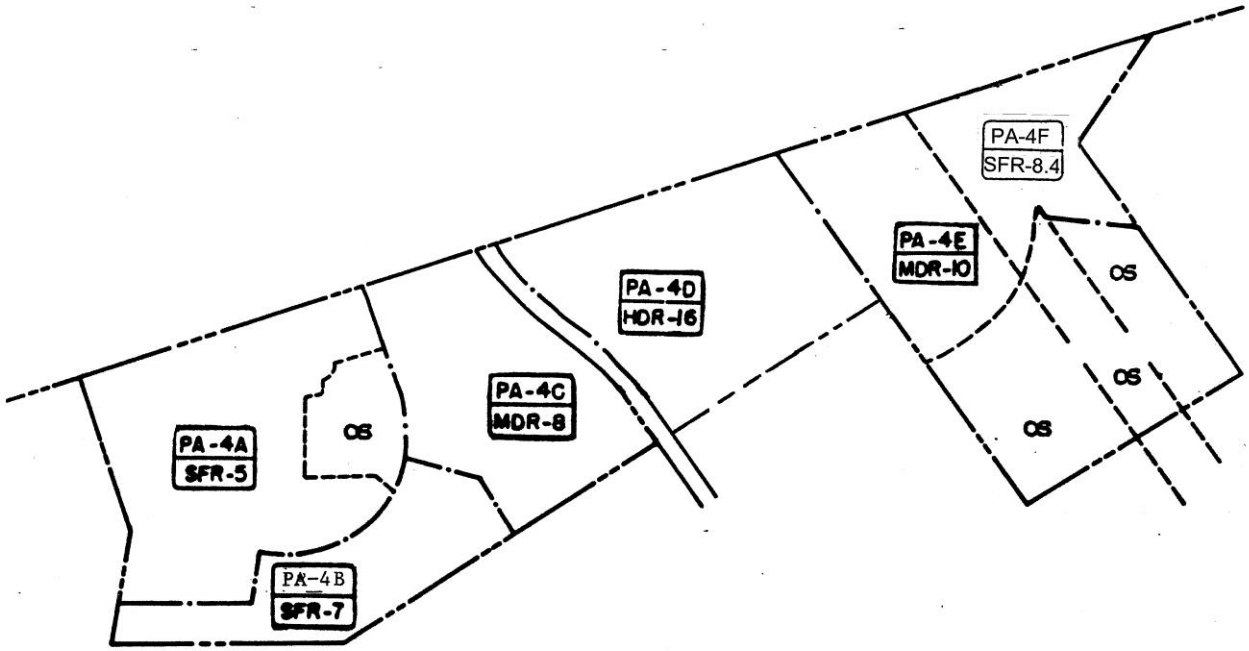
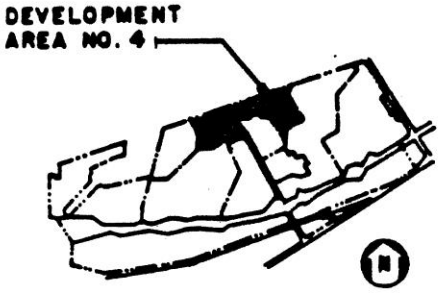


PLANNING AREA 3H

PLANNING SUB AREA	USE ZONE	ACRES
3H	HDR	17.2
COLLETT R.O.W.		2.1
GRAND TOTAL		19.3

Exhibit 5a





OS OPEN SPACE

PROJECT AREA

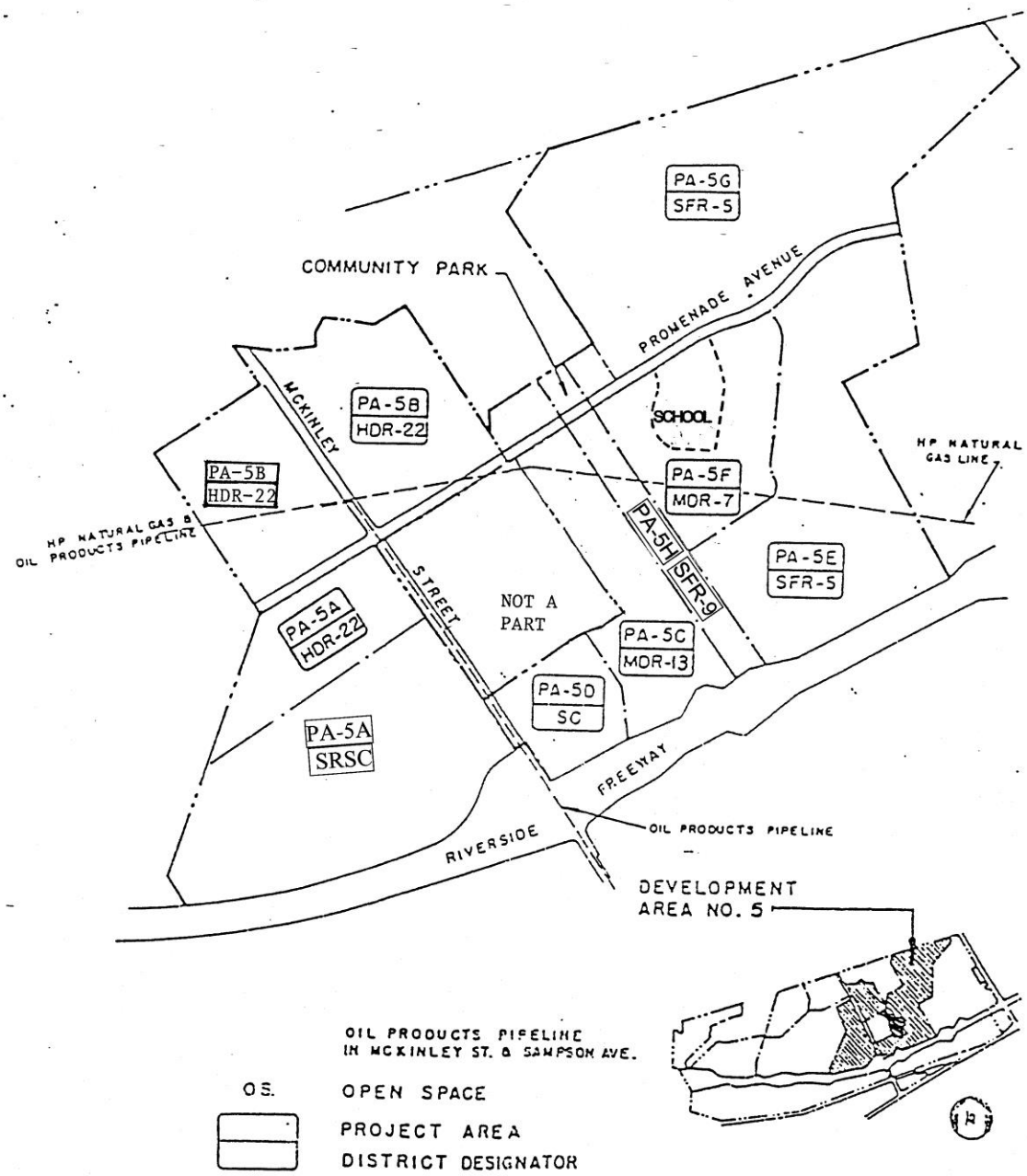
DISTRICT DESIGNATOR

PRINCIPAL LAND USE PLAN

DEVELOPMENT AREA NO. 4

EXHIBIT 6

4-21



PRINCIPAL LAND USE PLAN

DEVELOPMENT AREA NO. 5

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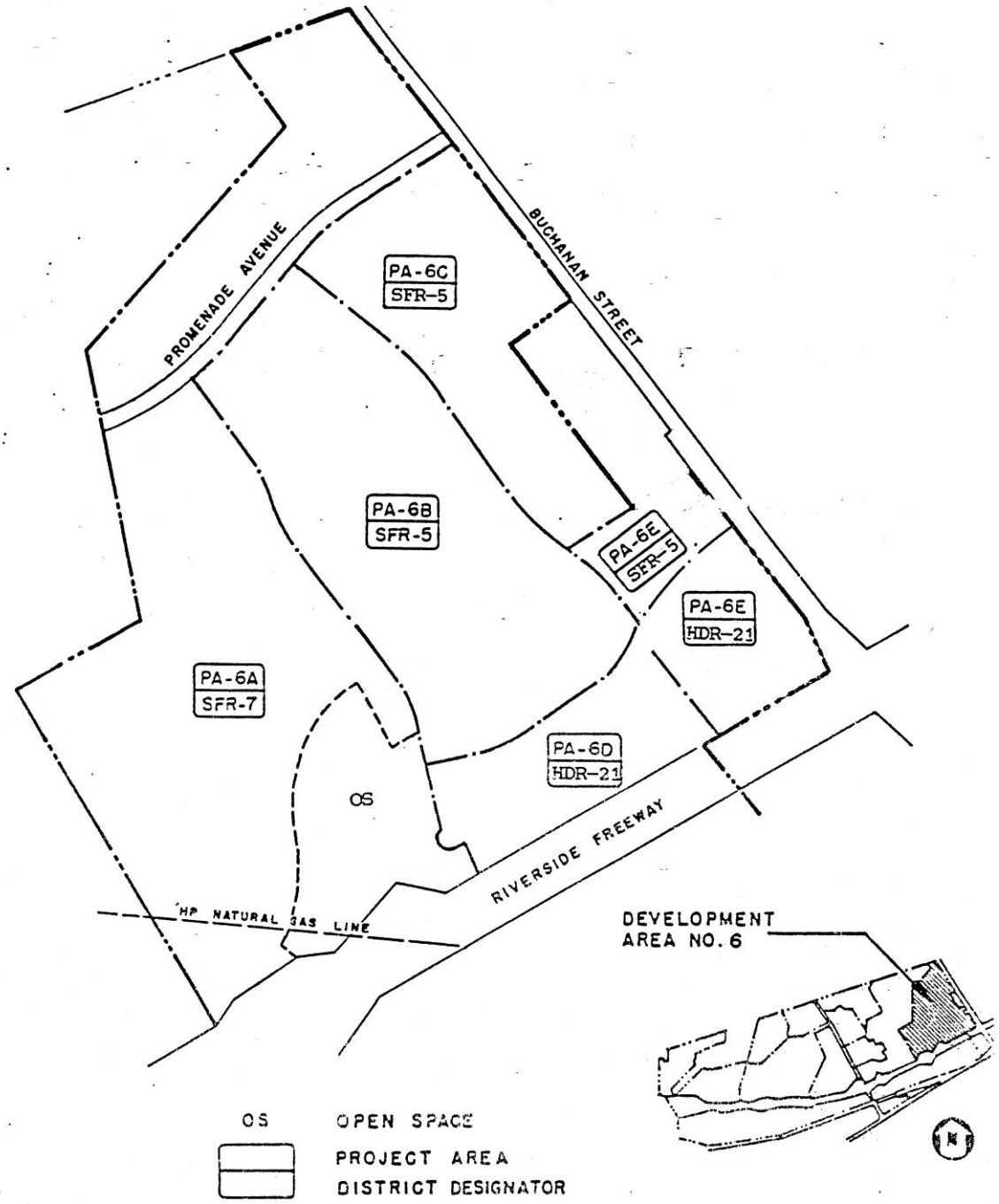
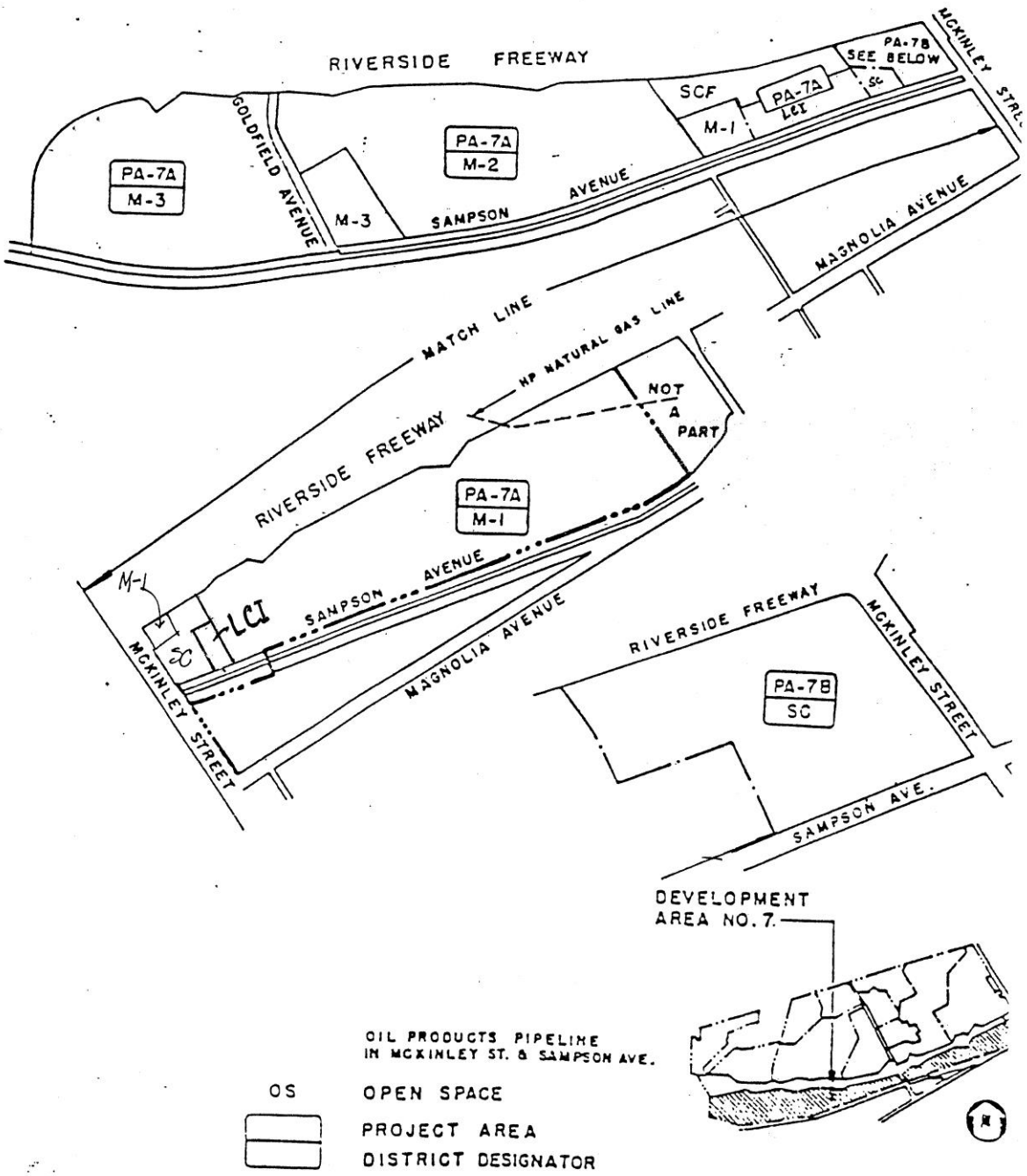


PRINCIPAL LAND USE PLAN

DEVELOPMENT AREA NO. 6

4-23

EXHIBIT H



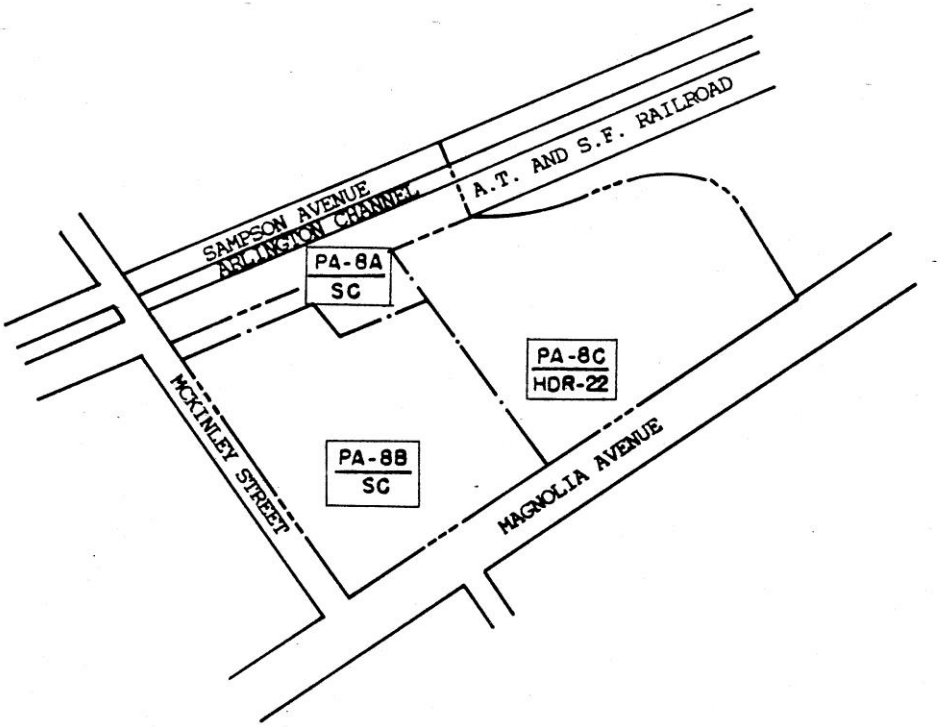
PRINCIPAL LAND USE PLAN

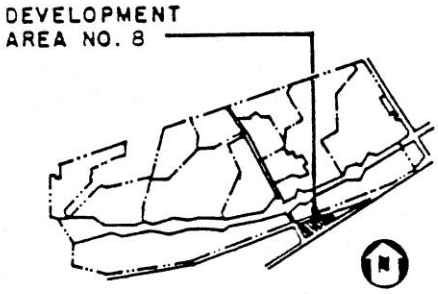
EXHIBIT 9

DEVELOPMENT AREA NO. 7

12/96

4-24





OS OPEN SPACE

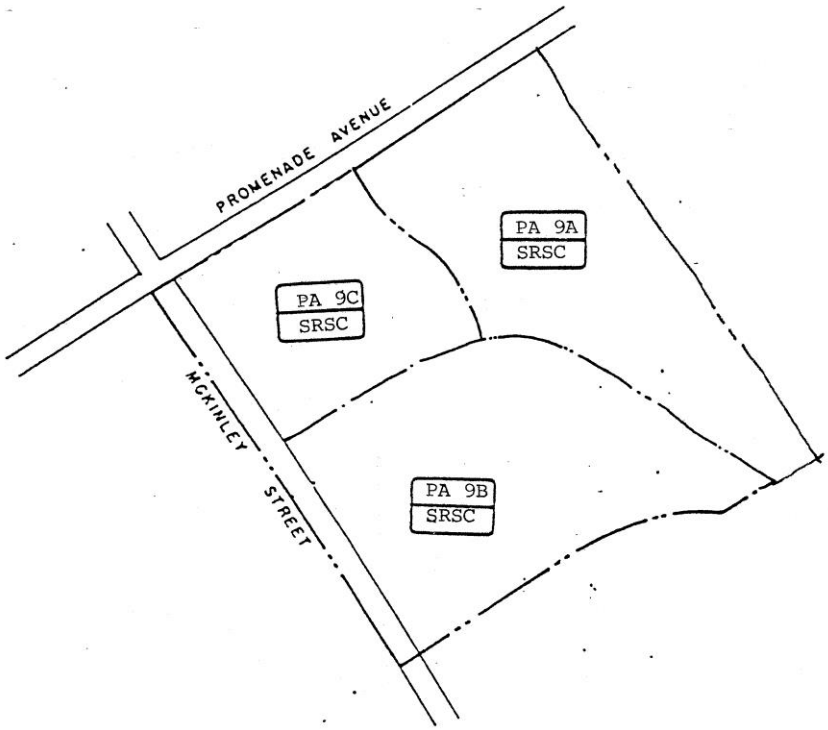
PROJECT AREA
DISTRICT DESIGNATOR

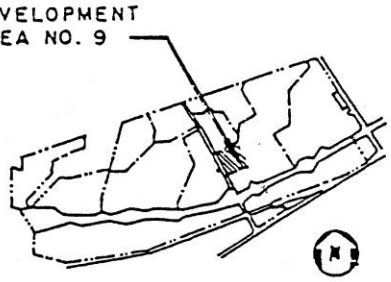
PRINCIPAL LAND USE PLAN

DEVELOPMENT AREA NO. 8

EXHIBIT 10

4-25





OIL PRODUCTS PIPELINE
IN MCKINLEY ST. & SAMPSON AVE.

OS OPEN SPACE

PROJECT AREA
DISTRICT DESIGNATOR

PRINCIPAL LAND USE PLAN

DEVELOPMENT AREA NO. 9

EXHIBIT 11

4-26

SEC. 4.2 SINGLE-FAMILY RESIDENTIAL DISTRICTS (SFR)

Sections:

4.2.01 Purpose
4.2.02 Permitted uses
4.2.03 Conditional uses
4.2.04 Prohibited uses
4.2.05 Property development standards - Generally
4.2.06 Property development standards
4.2.07 Lot area, lot width and lot depth requirements
4.2.08 Building height
4.2.09 Yards
4.2.10 Accessory buildings
4.2.11 Coverage
4.2.12 Walls, fences and landscaping
4.2.13 Access
4.2.14 Off-street parking
4.2.15 Landscaped setbacks
4.2.16 Hillside Development Standards

SEC. 4.2.01 PURPOSE

The SFR single family residential districts are intended as districts of single family homes with not more than one dwelling and customary accessory buildings upon one lot. Except as specifically provided elsewhere in this title, any and every building and premises or land in the SFR district shall be used for or occupied and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within said SFR district exclusively and only in accordance with the following regulations set forth.

SEC. 4.2.02 PERMITTED USES

The following uses shall be permitted in the SFR single family districts, subject to property development standards in Sections 4.2.05 through 4.2.16:

One family dwelling of a permanent character placed in a permanent location. Animals to maximum numbers as follows:

Three weaned cats,
Three weaned dogs,
Home occupations;
House trailer, may be used as a construction project office during time of construction when a valid building permit is in force.
Manufactured housing in conformance with provisions established in
Chapter 17.81 of the Corona Municipal Code;
Model home complex including sales office.

Renting of rooms to not more than four roomers and/or providing of table board to not more than four boarders in addition to members of the family occupying a one-family residence;

Uses customarily incident to any of the above uses and accessory buildings, including a private garage, private recreation facilities and servants' quarters, provided no kitchen or kitchen facilities shall be included in any such accessory buildings.

Similar uses permitted by Commission determination: The Commission may, by resolution of record, permit any other use which it may determine to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure see Chapter 17.88 of the Corona Municipal Code.

SEC. 4.2.03 CONDITIONAL USES

The following uses may be permitted subject to conditional use permits provided for in Chapter 17.92 of the Corona Municipal Code:

Agricultural uses;
Churches;
Cluster housing;
Day nurseries or nursery schools;
Elementary, junior high and high schools;
Golf courses;
Homes for the aged or children;
Non-profit libraries and museums;
Parks and playgrounds (public and private);
Private recreational facilities;
Private commercial recreational facilities.

SEC. 4.2.04 PROHIBITED USES

Uses prohibited in the SFR district are as follows:

Commercial uses;
Manufacturing uses.

SEC. 4.2.05 PROPERTY DEVELOPMENT STANDARDS - GENERALLY

The following property development standards shall apply to all land and buildings in the SFR district.

SEC. 4.2.06 PROPERTY DEVELOPMENT STANDARDS

In addition to the property development standards set forth in Section 4.2.05 through Section 4.2.16 of the Specific Plan, the following special development standards shall apply to all land and structures in the SFR districts.

SEC 4.2.07 LOT AREA, LOT WIDTH AND LOT DEPTH REQUIREMENTS

The minimum area of any lot or parcel or land in any SFR district shall be as indicated below for the sub-district in which the lot or parcel is situated.

	Lot Area	Lot Width	Lot Depth
SPR-5	5,000 square feet	50 feet	80 feet
SPR-6	6,000 square feet	55 feet	80 feet
SPR-7	7,000 square feet	60 feet	100 feet
SPR-8.4	8,400 square feet	70 feet*	100 feet
SPR-9	9,000 square feet	70 feet*	100 feet
		*with the lot width averaging 75 ft. in residential subdivisions	

The minimum lot area, lot width and lot depth requirements for lots in the SFR-7 district may be reduced in accordance with the following provisions:

A. Not more than five percent (5) of the total number of lots may be permitted in accordance with the SFR-5 district lot area, lot width and lot depth requirements.

B. Not more than ten percent (10%) of the total number of lots may be permitted in accordance with the SFR-6 district lot area, lot width and lot depth requirements.

C. The location and placement of lots not in compliance with the lot area, lot width and lot depth requirements of the SFR-7 district shall be limited to no more than four(4) lots located adjacent to one another.

SEC. 4.2.08 BUILDING HEIGHT

The height of buildings or structures shall not exceed forty (40) feet from finished grade provided that in areas of fire department access at front and rear and to windows of living areas, the height shall not exceed thirty (30) feet from finished grade.

SEC. 4.2.09 YARDS

A. Front setback.

1. SFR-7 - The front yard shall be a minimum of fifteen (15) feet except where garages open directly onto an abutting street in which case the garage setback shall be twenty (20) feet.

2. SFR 5 and 6 - The front yard shall be a minimum of ten (10) feet except where garages open directly onto an abutting street in which case the garage setback shall be twenty (20) feet.

3. Upon approval of the Board of Zoning Adjustment in accordance with Corona Municipal Code Chapter 17.98, the setback may be reduced to seven (7) feet where the slope gradient exceeds 15% except where garages open directly onto an abutting street in which case the garage setback shall be twenty (20) feet. The average setback on any one street shall not be less than fifteen (15) feet in the SFR 7 or ten (10) feet in the SFR 5 and 6.

4. SFR-8.4 and 9 - The front yard shall be a minimum of twenty-five (25) feet in depth. The front yard setback may be reduced to fifteen (15) feet for a dwelling with a side entry garage.

B. Side yard setbacks.

1. SFR 7, 8.4 and 9 - Lots shall have one side yard with a width of not less than ten (10) feet and the other side yard with a width of not less than five (5) feet.

2. SFR 5 and 6 - Lots shall have side yards of not less than five (5) feet on each side.

3. Street side yards SFR 5, 6, 7, 8.4, 9.

   a. Local or private street lots shall have a side yard on the street side of not less than ten (10) feet.

   b. Major, secondary or collector street lots shall have a side yard on the street side of not less than fifteen (15) feet.

C. Rear yard setbacks SFR 5, 6, 7, 8.4, 9 - Each lot shall have a rear yard of not less than ten (10) feet.

D. Zero side yards.

   1. SFR 7 - Upon approval of the Board of Zoning Adjustment in accordance with Corona Municipal Code Chapter 17.98, a minimum fifteen (15) foot separation between buildings may be permitted.

   2. SFR 5 and 6 - Upon approval of the Board of Zoning Adjustment in accordance with Corona Municipal Code Section 17.98, a minimum ten (10) foot separation between buildings may be permitted.

E. Attached Patio Structures: A minimum setback of five (5) feet shall be maintained from the rear and side property lines for a patio structure that is open and unenclosed on three (3) sides as measures to the structure. If any modification to the existing grading flow-line is found necessary, the modified flow-line grades shall comply with City Standard 220-1, and where a down slope exists, a minimum of 3 feet clearance to the toe of slope must be maintained to provide proper drainage (SPA-91-5)

SEC. 4.2.10 ACCESSORY BUILDINGS

The provisions of Chapter 17.66 shall apply.

SEC. 4.2.11 COVERAGE

Lot area coverage by buildings or structures shall not exceed forty-five (45) percent of the total lot area.

SEC. 4.2.12 WALLS, FENCES AND LANDSCAPING

The provisions of Chapter 17.70 of the Corona Municipal Code shall apply except that solid walls and fences up to six feet in height may be permitted where on lot depth blocks are created adjacent to major and secondary streets subject to design approval by the Planning Director.

SEC. 4.2.13 ACCESS

The provisions of Chapter 17.68 of the Corona Municipal Code shall apply.

SEC. 4.2.14 OFF-STREET PARKING

The provisions of Chapter 17.76 of the Corona Municipal Code apply.

SEC. 4.2.15 LANDSCAPED SETBACKS

There shall be a landscaped setback of not less than the distance required under the Community Design Plan requirements.

SEC. 4.2.16 HILLSIDE DEVELOPMENT STANDARDS

The following requirement is to provide regulations for the development of those areas which due to their topography, require special consideration to assure that they are developed in a way that will substantially maintain their natural character and environmental and aesthetic values in accordance with the policies as set forth herein.

A. These regulations shall be considered as supplementary to the other Northeast Corona Specific Plan standards for underlying SFR districts. “Hillside area” means any parcel or proposed parcel which before any new grading thereon 30 percent or more of its area a grade of 4:1 or more.

City staff shall, upon request of applicant, review all tentative tract maps for development of hillside areas to assure their compliance with the standards and guidelines as set forth in Sections 4.2.16. In this review, staff shall take into account the policies set forth in Section 4.2.16. Chapter 16.32, Modifications of the Corona Municipal Code shall be adhered when an applicant is requesting Hillside Development standards.

B. It is the intent of the city to interpret the hillside standards in accordance with the listed policies:

1. To preserve the most visually significant slope banks and ridgelines in their natural state by providing for low-density development;
2. To minimize the effects of grading and insure that the natural character of hillside areas is retained;
3. To preserve visually significant rock out-croppings, native plant materials and natural hydrology;
4. To encourage variety in housing types, padding techniques, grading techniques, lot sizes, site design, density, arrangement, and spacing of homes and developments;
5. To encourage innovative architectural, landscaping, circulation, and site design.
6. To discourage mass grading of large pads and excessive terracing;
7. To provide for safe circulation of vehicular and pedestrian traffic to and within hillside areas, and to provide adequate access for emergency vehicles necessary to serve hillside areas;
8. To take into account unstable slopes or slopes subject to erosion and deterioration, in order to protect human lives and property;
9. To encourage design and building practices to assure maximum safety from wildfire hazard.

C. The residential density shall be as required by the SFR District applied to the property or as provided in the residential density transfer provision (Sec. 4.0.02) as long as the maximum dwelling unit yield for the Development Area is not exceeded.

D. Hillside Streets. Improvements shall conform to the following standards:

1. Minimum right-of-way width shall be fifty (50) feet except in an unusual circumstance when terrain prohibits development on one side of the hillside street in which case, the Public Works Director may delete the required parkway on the un-developable side.
2. Curb to curb width shall be thirty-six (36) feet.
3. Maximum grade shall be 10% except that grades to 15% may be allowed where determined appropriate by the Public Works Director and Fire Chief. The Public Works Director may require slope easements for any cut or fill slopes outside the right-of-way.

4. Minimum center line radius shall be two hundred forty-five (245) feet except that the Public Works Director may approve a lesser radius in cases where safety design measures have been incorporated into the street design.

5. Cul-de-sacs to a maximum length of seven hundred fifty (75) feet in length may be permitted with a maximum of forty (40) dwelling units and to a maximum length of one thousand (1,000) feet with a maximum of twenty (20) dwelling units.

E. No building site shall be approved for construction which does not have provisions for conducting surface drainage from the site to a natural drainage course, a drainage channel, or a public street, in accordance with good engineering practice, any of which shall be accomplished in manner approved by the City Engineer.

F. Grading standards are:

1. No site preparation shall be permitted on any hillside area prior to the approval of a grading plan.

2. A preliminary grading plan shall be submitted as a part of the application for development plan approval for any hillside area development.

G. Fire protection access standards are:

In areas where, in the opinion of the City Fire Chief, there will be a fire hazard, unobstructed fire protection equipment access easements shall be required at the time of precise plan and/or tentative tract map approval.

H. Erosion control standards are:

All manufactured slopes greater than 4 feet shall be planted or otherwise protected from the effects of water run-off and erosion as approved by the City Engineer within thirty days after completion of grading. Extensions for reasonable cause may be granted by the City Engineer. Planting shall be designed to blend with the surrounding terrain and character of development, and shall consist of fire-resistant varieties and approved by the Planning Director at the time the precise plan and/or tentative tract is approved.

SEC. 4.3 MEDIUM DENSITY RESIDENTIAL DISTRICTS (MDR)

Sections:

4.3.01 Purpose
4.3.02 Permitted uses
4.3.03 Conditional uses
4.3.04 Prohibited uses
4.3.05 Property development standards
4.3.06 Lot area - per dwelling unit
4.3.07 Building height
4.3.08 Yards
4.3.09 Distance between buildings
4.3.10 Coverage
4.3.11 Walls, fences and landscaping
4.3.12 Access
4.3.13 Off- street parking
4.3.14 Minimum dwelling unit area
4.3.15 Open space requirements
4.3.16 Trash pickup area
4.3.17 Enclosed storage area
4.3.18 Landscaped setbacks
4.3.19 Property Development (SPA- 93-9)

SEC. 4.3.01 PURPOSE

The medium density multiple residential district is intended as a planned residential district of single family or medium density multiple family dwellings with either one or more dwellings on the same lot. Except as specifically provided elsewhere in Title 17 of the Corona Municipal Code, any and every building and premises or land in MDR district shall be used for or occupied and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into and within said MDR district exclusively and only in accordance with the regulations set forth in this Specific Plan.

SEC. 4.3.02 PERMITTED USES

The following uses shall be permitted in the MDR medium density residential districts, subject to property development standards in Sections 4.3.05 through 4.3.18:

Any use permitted in the SFR District subject to Property development standards in Sections 4.2.05 through 4.2.16.

Two family dwelling, duplex dwelling or multiple family dwellings at the density set forth in Section 4 of the Northeast Corona Specific Plan.

Single Family Detached Condominiums subject to property development standards in Section 4.3.19 of the Northeast Corona Specific Plan (SPA-93-9).

Animals to maximum numbers as follows:
Three weaned cats,
Three weaned dogs;
Cluster housing;
Home occupations;

House trailer, may be used as a construction project office during time of construction when a valid building permit is in force;
Model complex including sales office.

Similar uses permitted by Commission determination: The Commission may, by resolution of record, permit any other use which it may determine to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure see Chapter 17.88 of the Corona Municipal Code.

SEC. 4.3.03 CONDITIONAL USES

The following uses may be permitted subject to conditional use permits provided for in Chapter 17.92 of the Corona Municipal Code:

Agricultural uses;
Churches;
Day nurseries or nursery schools;
Elementary, junior high and high schools;
Golf courses;
Homes for the aged or children;
Non-profit libraries and museums;
Parks and playgrounds (public and private);
Private recreational facilities;
Private commercial recreational facilities.

SEC. 4.3.04 PROHIBITED USES

Uses prohibited in the medium density multiple residential districts are as follows:

Commercial uses;
Manufacturing uses.

SEC. 4.3.05 PROPERTY DEVELOPMENT STANDARDS - GENERALLY

The following property development standards shall apply to all land and buildings in the MDR districts.

SEC. 4.3.06 LOT AREA PER DWELLING UNIT

No lot or parcel of land in the MDR district may be improved or developed to have more dwelling units per gross acre than permitted by the suffix appended thereto, as described in Section 4.1.04 of this Specific Plan, and as delineated on the Land Use Plan.

SEC. 4.3.07 BUILDING HEIGHT

The height of buildings or structures shall not exceed forty (40) feet from finished grade provided that in areas of fire department access at front and rear and to windows of living areas, the height shall not exceed thirty (30) feet from finished grade.

SEC. 4.3.08 YARDS

A. Front setback. The front yard shall be a minimum of ten (10) feet except where garages open directly onto an abutting street in which case the garage setback shall be twenty (20) feet. The garage setback may be reduced to five (5) feet where a minimum of .5 guest parking spaces are provided per unit and where automatic garage openers are provided.

B. Side yard setbacks.

   1. Lots shall have a minimum side yard of five (5) feet.

2. Street side yards shall be a minimum of ten (10) feet on local or private streets and fifteen (15) feet on a collector, secondary or major street.

C. Rear yard setbacks. Each lot shall have a rear yard of not less than ten (10) feet.

SEC. 4.3.09 DISTANCE BETWEEN BUILDINGS

The minimum distance between single story dwellings, neither one of which has an entrance opening upon the intervening space, shall be not less than ten (10) feet, and the minimum distance between buildings in all other cases shall not be less than fifteen (15) feet.

SEC. 4.3.10 COVERAGE

Lot area coverage by buildings or structures shall not exceed fifty (50) percent of the total lot area.

SEC. 4.3.11 WALLS AND FENCES

The provisions of Chapter 17.70 of the Corona Municipal Code shall apply except that solid fences and walls up to six feet in height may be permitted where one lot depth blocks are created adjacent to major and secondary streets subject to design approval by the Planning Director.

SEC. 4.3.12 ACCESS

The provisions of Chapter 17.68 of the Corona Municipal Code shall apply.

SEC. 4.3.13 OFF-STREET PARKING

The provisions of Chapter 17.76 of the Corona Municipal Code apply, except that for Studio and one bedroom units within multiple family dwellings, 1.5 spaces per unit may be provided. In PA3H, the residential units shall be provided with 2.5 standard parking spaces per unit, two of which shall be covered.

SEC. 4.3.14 MINIMUM DWELLING UNIT AREA

There shall be a minimum of five hundred fifty (550) square feet in each dwelling exclusive of open porches, patios and garages, with the exception that attached single family, duplex and town home dwellings shall have a minimum floor area of six hundred (600) square feet.

SEC. 4.3.15 OPEN SPACE REQUIREMENTS

A. Private open space shall be established for the personal and exclusive use of the dwelling occupant it is designed to serve. A minimum of fifty (50) square feet of private open space per dwelling unit shall be required and shall include any of the following: Patios
Balconies
Porches
Decks
Others deemed similar by the Planning Director

B. Common open space shall be established for the joint use of this general purpose land to be shared equally by the dwelling occupants it is intended to serve. The common open space shall be of two categories:

1. Active. A minimum of one hundred (100) square feet per dwelling unit shall be provided and shall include any of the following.

Swimming pools
Tennis courts
Tot lots
Mini -parks
Recreation rooms
Child care centers (C.U.P. required)
Others deemed similar by the Planning Director

Upon Planning Commission consideration of evidence supporting a reduced active recreational need, the Planning Commission may decrease the required active open space area if the passive open space recreational area is increased a corresponding area.

2. Passive. A minimum of one hundred (100) square feet per dwelling unit shall be provided and shall include any of the following: Bicycle paths
   Jogging trails
   Picnic areas
   Walkways
   Areas set aside for preservation of environmentally significant features such as viewpoints, slopes, or sensitive nature areas
   Others deemed similar by the Planning Director

SEC. 4.3.16 <u>TRASH PICKUP AREA</u>

If an attached garage is not provided, trash pickup areas shall be provided at a ratio of one trash enclosure for each ten dwelling units. The trash enclosure shall be to City standards.

SEC. 4.3.17 <u>ENCLOSED STORAGE AREA</u>

If an attached garage is not provided, an enclosed storage area of not less than 100 cubic feet shall be provided for each dwelling unit. The minimum dimension shall be three (3) feet. The location of the storage area shall be shown on the precise site plan.

SEC. 4.3.18 <u>LANDSCAPED SETBACKS</u>

There shall be a landscaped setback of not less than the distance required under the Community Design Plan requirements.

SEC. 4.3.19 <u>PROPERTY DEVELOPMENT STANDARDS - SINGLE FAMILY CONDOMINIUMS</u>

A. Density. Notwithstanding the density set forth in Section 4 of the Northeast Corona Specific Plan, a maximum of eight (8) dwelling units per gross acre shall be permitted for projects proposing single family condominium development.

B. Building Height. The height of buildings or structures shall not exceed 30 feet from finished grade and two stories.

C. Setbacks. The setbacks shall be measured from the project boundary, street right-of-way, edge of private street easement, or boundary of exclusive use area which is to include front, rear and side yard areas associated with each dwelling unit as appropriate to the following specifications.

   1) Street/dwelling unit setback: The minimum distance between a street and dwelling unit shall be ten (10) feet for a private street, fifteen (15) feet for a local or collector, and twenty (20) feet for a secondary or major arterial.

   2) Street/garage setback: Front-on garages shall have a minimum setback of twenty (20) feet from the street right-of-way or private street easement.

   3) Rear yard setbacks: Each rear yard shall not be less than ten (10) feet of level ground. Patio covers, open on three sides may encroach up to three (3) feet of the rear yard boundary.

   4) Building separation. Ten (10) feet shall separate residential buildings. Roof overhangs may extend up to two-and-one-half (2.5) feet into the required yard area.

   5) Special setbacks adjacent to development of different densities: Units which can abut or are adjacent to fee simple single-family detached units shall be separated by a setback of not less than twenty (20) feet.

D. Coverage. Lot area coverage by buildings or structures shall not exceed forty-five (45) percent of the exclusive use area of each unit. A minimum of twenty-five (25) percent of units within a project shall be single story.

E. Parking. Two (2) off-street parking spaces per unit within an enclosed garage shall be provided and 0.25 guest spaces shall be provided. Guest parking may be provided on the street or in parking bays.

F. Open Space. A combination of usable private open space and common open space shall be provided in the minimum amount of 2,460 square feet per unit. The exclusive use area associated with each unit, within front, side and rear yard areas that is less than a ten (10) percent grade maybe counted as usable private open space. Of the 2,460 square feet of common/private open space required, a minimum of 100 square feet per unit shall be provided in common recreational facilities: such as, children's playground, tot lot or court sport area. Areas over ten (10) percent grade or areas within a Landscape Maintenance District shall not be counted toward usable open space requirements.

G. Minimum Dwelling Unit Area. There shall be a minimum of 1,000 square feet of floor area for each dwelling exclusive or open porches, patios and garages.

H. Landscaping. Front yard landscaping shall be installed with an irrigation system by the project developer prior to Certificate of Occupancy, according to the provisions of Chapter 17.70.070 of the Corona Municipal Code.

1) For purposes of this section, the front yard area required to be landscaped shall exclude any courtyard or patio area adjacent to the house which is separated from the rest of the front yard by an opaque wooden fence or masonry wall which screens said courtyard or patio area from view from the street.

SEC. 4.4 HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

Sections:

4.4.01 Purpose
4.4.02 Permitted uses
4.4.03 Conditional uses
4.4.04 Prohibited uses
4.4.05 Property development standards-Generally
4.4.06 Lot area-per dwelling unit
4.4.07 Building height
4.4.08 Yards
4.4.09 Distance between buildings
4.4.10 Coverage
4.4.11 Walls, fences and landscaping
4.4.12 Access
4.4.13 Off-street parking
4.4.14 Minimum dwelling unit area
4.4.15 Open space requirements
4.4.16 Trash pickup area
4.4.17 Enclosed storage area
4.4.18 Landscape setbacks

SEC. 4.4.01 PURPOSE

The high density multiple residential district is intended as a planned residential district of single or medium density multiple family dwellings with either one or more dwellings on the same lot. Except as specifically provided elsewhere in this title, any and every building and premises or land in HDR district shall be used for or occupied and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into and within said HDR district exclusively and only in accordance with the regulations set forth in this Specific Plan.

SEC. 4.4.02 PERMITTED USES

The following uses shall be permitted in the high density residential districts, subject to property development standards in Sections 4.4.05 through 4.4.18:

Any use permitted in the SFR and MDR Districts subject to property development standards in Sections 4.2.05 through 4.2.15 and Sections 4.3.05 through 4.3.18 respectively.

Two family dwelling, duplex dwelling or multiple family dwellings at the density set forth in Section 4 of the Northeast Corona Specific Plan.

Animals to maximum numbers as follows:
Three weaned cats,
Three weaned dogs;
Cluster housing;
Home occupations;
House trailer, may be used as a construction project office during time of construction when a valid building permit is in force; Model complex including sales office.

Similar uses permitted by Commission determination: The Commission may, by resolution of record, permit any other use which it may determine to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure see Chapter 17.88 of the Corona Municipal Code.

SEC. 4.4.03 CONDITIONAL USES

The following uses may be permitted subject to conditional use permits provided for in Chapter 17.92 of the Corona Municipal Code:

Agricultural uses;
Churches;
Day nurseries or nursery schools;
Elementary, junior high and high schools;
Golf courses;
Homes for the aged or children;
Non-profit libraries and museums;
Parks and playgrounds (public and private);
Private recreational facilities;
Private commercial recreational facilities.

SEC. 4.4.04 PROHIBITED USES

Uses prohibited in the high density multiple residential districts are as follows:

Commercial uses;
Manufacturing uses.

SEC. 4.4.05 PROPERTY DEVELOPMENT STANDARDS - GENERALLY

The following property development standards shall apply to all land and buildings in the HDR districts. Development within PA-38 maybe developed subject to an alternative development scenario which is described in Section 8 of the Northeast Corona Specific Plan (SPA-93-9).

SEC. 4.4.06 LOT AREA PER DWELLING UNIT

No lot or parcel of land in the HDR district may be improved or developed to have more dwelling units per gross acre than permitted by the suffix appended thereto, as described in Section 4.1.04 of this Specific Plan.

SEC. 4.4.07 BUILDING HEIGHT

The height of buildings or structures shall not exceed forty (40) feet from finished grade provided that in areas of fire department access at front and rear and to windows of living areas, the height shall not exceed thirty (30) feet from finished grade, except that in PA-3H, where the height shall not exceed fifty (50) feet.

SEC. 4.4.08 YARDS

A. Front setback. The front yard shall be a minimum of ten (10) feet except where garages open directly onto an abutting street in which case the setback shall be twenty (20) feet. The garage setback may be reduced to five (5) feet where a minimum of .5 guest parking spaces are provided per unit and where automatic garage openers are provided.

B. Side yard setbacks.

   1. Lots shall have a minimum side yard of five (5) feet.

   2. Street side yards shall be a minimum of ten (10) feet on local or private streets and fifteen (15) feet on a collector, secondary or major street.

C. Rear yard setbacks. Each lot shall have a rear yard of not less than ten (10) feet.

SEC. 4.4.09 DISTANCE BETWEEN BUILDINGS

The minimum distance between single story dwellings, neither one of which has an entrance opening upon the intervening space, shall be not less than ten (10) feet, and the minimum distance between buildings in all other cases shall not be less than fifteen (15) feet.

SEC. 4.4.10 COVERAGE

Lot area coverage by buildings or structures shall not exceed fifty (50) percent of the total lot area.

SEC. 4.4.11 WALLS AND FENCES

The provisions of Chapter 17.70 of the Corona Municipal Code shall apply except that solid fences and walls up to six feet in height may be permitted where one lot depth blocks are created adjacent to major and secondary streets subject to design approval by the Planning Director.

SEC. 4.4.12 ACCESS

The provisions of Chapter 17.68 of the Corona Municipal Code shall apply.

SEC. 4.4.13 OFF-STREET PARKING

The provisions of Chapter 17.76 of the Corona Municipal Code apply except that for bachelor and one bedroom units - 1.5 spaces per unit may be provided.

SEC. 4.4.14 MINIMUM DWELLING UNIT AREA

There shall be a minimum of five hundred (500) square feet in each dwelling exclusive of open porches, patios and garages.

SEC. 4.4.15 OPEN SPACE REQUIREMENTS

A. Private open space shall be established for the personal and exclusive use of the dwelling occupant it is designed to serve. A minimum of fifty (50) square feet of private open space per dwelling unit shall be required and shall include any of the following:

Patios
Balconies
Porches
Decks
Others deemed similar by the Planning Director

B. Common open space shall be established for the joint use of this general purpose land to be shared equally by the dwelling occupants it is intended to serve. The common open space shall be of two categories:

1. Active. A minimum of one hundred (100) square feet per dwelling unit shall be provided and shall include any of the following.

Swimming pools
Tennis courts
Tot lots
Mini -parks

Recreation rooms
Child care centers (C.U.P. required)
Others deemed similar by the Planning Director

Upon Planning Commission consideration of evidence supporting a reduced active recreational need, the Planning Commission may decrease the required active open space area if the passive open space recreational area is increased a corresponding area.

2. Passive. A minimum of one hundred (100) square feet per dwelling unit shall be provided and shall include any of the following:

   Bicycle paths
   Jogging trails
   Picnic areas
   Walkways
   Areas set aside for preservation of environmentally significant features such as viewpoints, slopes, or sensitive nature areas
   Others deemed similar by the Planning Director

SEC. 4.4.16 <u>TRASH PICKUP AREA</u>

If an attached garage is not provided, trash pickup areas shall be provided at a ratio of one trash enclosure for each ten dwelling units. The trash enclosure shall be to City standards. Other methods of trash collection require approval from the Director of Planning.

SEC. 4.4.17 <u>ENCLOSED STORAGE AREA</u>

If an attached garage is not provided, an enclosed storage area of not less than 100 cubic feet shall be provided for each dwelling unit. The minimum dimension shall be three (3) feet. The location of the storage area shall be shown on the precise site plan.

SEC. 4.4.18 <u>LANDSCAPED SETBACKS</u>

There shall be a landscaped setback of not less than the distance required under the Community Design Plan requirements.

SEC 4.5 SUPPORT COMMERCIAL DISTRICT (SC)

Sections:

4.5.01 Purpose
4.5.02 Permitted Uses
4.5.03 Conditional Uses
4.5.04 Prohibited Uses
4.5.05 Property development standards - Generally
4.5.06 Lot area
4.5.07 Lot dimensions
4.5.08 Building height
4.5.09 Landscaped setbacks
4.5.10 Signs
4.5.11 Walls, fences and landscaping
4.5.12 Access
4.5.13 Coverage
4.5.14 Off-street parking
4.5.15 Off-street loading
4.5.16 Size of district
4.7.17 Tattoo and Body Piercing Salons Supplemental Development Standards
4.5.18 Support Commercial Freeway District (SCF)

SEC. 4.5.01 PURPOSE

The purpose of the Support Commercial District (SC) is intended for retail commercial and business and professional office uses. Each and every building and premises or land in the Support Commercial District, shall be used or occupied and every building shall be erected, constructed and established, altered, enlarged, maintained, moved into and within said support commercial district exclusively and only in accordance with the regulations set forth in this section.

SEC. 4.5.02 PERMITTED USES

A. The following uses shall be permitted in Planning Areas 5D, 7A, 7B, 8A, and 8B of the SC District subject to property development standards set forth in Sections 4.5.05 through 4.5.16.

Retail commercial activities conducted wholly within a completely enclosed building for the following uses:

Antique shop
Art schools
Automobile parts center
Automobile service station (subject to the provisions of CMC Chapter 17.72)
Automobile repair garages, provided no machining is conducted on the premises; on outdoor storage of parts, and outdoor parking of automobiles waiting for services shall not exceed 15 days;
Bakery goods shop (retail and not more than five bakers on the premises) Bank, savings and loan or other financial institution, excluding those with drive through windows
Barber shop
Beauty shop
Bicycle shop
Blueprinting
Book and stationery store
Business College or private school (no riding academies)
Car care facilities (SUF-89-Ol)
Car wash and Automobile Detailing
Catering establishment

Clothes cleaning, dyeing and pressing establishments (retail)
Clothes and wearing apparel shop
Club or lodge
Confectionery store
Cultural center
Custom dressmaking shop
Cyber Cafes, provided the following development standards are adhered to: a) the owner/operator shall prohibit minors during school operating hours; b) the owner/operator shall have present one employee over the age of 18 during all hours of operation; c) cyber cafes with more than 15 computers shall have one additional employee over the age of 18; d) the owner/operator shall maintain the presence of a security guard during all hours of operation; e) the owner/operator shall install and maintain a video surveillance system; and f) storefront windows shall not be painted or covered in any manner that prevents exterior visibility into the premises.
Dance academy
Day care facilities
Decorating or drapery shop
Delicatessen
Department store
Drugstore
Dry goods or notions store
Film and camera sales and exchange
Flower shop
Frozen food locker
Furniture store (new only)
Fix-it shop
Gift shop
Grocery store
Hardware and appliance store
Hobby shop
Hotel or motel
Interior decorating shop
Jewelry store
Laundry, self-service
Liquor store, off-sale only
Locksmith
Market, fish (retail)
Market, meat (retail and no live poultry or animals to be kept or slaughtered on the premises)
Market, produce
Medical and dental offices
Medical laboratory
Millinery shop
Newsstand
Nursery, sale of plants and flowers
Offices, business or professional
Paint store
Pet shops
Photographer
Post Office
Printing shop (excluding rotary offset presses)
Radio, television and appliance store
Restaurant or cafe (no dancing or theatrical performance and excluding drive-in restaurants)

Reverse vending machines located within a permitted commercial structure
Schools and academies, private
Shoe repair shop
Shoe shop
Sporting goods store
Studio art or music
Tailor shop, custom making
Tanning salon
Theater (indoor)
Tire shop, retail sales only
Travel agency
Trophy shop
Variety store

B. The uses listed in this section shall be permitted in Planning Area 7C of the SC District subject to the property development standards set forth in Sections 4.5.05 through 4.5.16, except for the following which are prohibited:

Automobile parts center
Automobile service station
Automobile repair garages
Car care facilities
Car wash and automobile detailing
Clothes cleaning, dying and pressing establishments
Churches, regardless of floor area
Drugstore
Frozen food locker
Fix-it shop
Game arcades
Hardware and appliance store
Laundry, self-service
Liquor store
Motel
Restaurants with drive-through facilities
Tire shop
Variety store

Similar uses permitted by Commission determination: The Commission may, by resolution of record, permit any other use which it may determine to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure, see Chapter 17.88 of the Corona Municipal Code.

USES APPROVED BY THE BZA:

Ancillary game arcades

SEC. 4.5.03 CONDITIONAL USES

The following uses may be permitted subject to minor conditional use permits (MCUP) provided for in Chapter 17.92 of the Corona Municipal Code:

Churches not exceeding an overall combined floor area of 10,000 square feet (not applicable in PA-7C)

Smoking lounges, subject to the supplemental development standards of CMC Section 17.33.160

Tattoo and body piercing salons as an ancillary use not occupying more than 25 percent of the floor area of the primary business, and subject to the supplemental development standards listed in Section 4.5.17.

Tobacco stores, subject to the provisions of CMC Chapter 5.19

The following uses may be permitted subject to major conditional use permits (CUP) provided for in Chapter 17.92 of the Corona Municipal Code:

Churches equal to or exceeding an overall combined floor area of 10,000 square feet (not applicable in PA-7C)
Climate Controlled Self-Storage, only as an ancillary use to a commercial project (not applicable in PA-3H5, 5D, 7A, 7B, 8A and 8B)
Game Arcades (not applicable in PA-7C)
Uses with drive-through facilities (not applicable in PA-7C)

SEC. 4.5.04 PROHIBITED USES

The following uses are expressly prohibited in the SC District.

Manufacturing uses
Residential uses

SEC. 4.5.05 PROPERTY DEVELOPMENT STANDARDS — GENERALLY

The following property development standards set forth in this section shall apply to all land and buildings in the SC District.

SEC. 4.5.06 LOT AREA

There are no lot area requirements.

SEC. 4.5.07 LOT DIMENSIONS

There are no lot dimension requirements.

SEC. 4.5.08 BUILDING HEIGHT

The maximum height of a building from the on grade finish floor elevation to the tip of the roof surface shall be fifty (50) feet. Roof constructed structures for elevator equipment, stairway enclosures, tanks, ventilating fans, air conditioners, or similar equipment required to operate and maintain the building, and parapet walls, visual screens skylights, towers, or similar structure may be erected above the height limits. All other provisions of Sec. 17.66.020 of the Corona Municipal Code Apply.

SEC. 4.5.09 LANDSCAPED SETBACKS

There are no requirements; except as provided for under the Community Design Plan requirements.

SEC. 4.5.10 SIGNS

Signs shall be regulated and controlled as specified under Section 17.74 of the Corona Municipal Code for the SC District properties; except for modifications as herein stated:

A. No signs or sign constructed or maintained in the SC District shall be constructed or maintained on the roof of any buildings.

B. Signs shall contain only such subject matter which refers to the name of the establishment or to the goods and services sold on the premises on which the sign is located.

C. The maximum area of parcel identification sign shall be 100 square feet.

D. The maximum area of enterprise identification sign shall be 100 square feet.

E. The illumination of the parcel identification and enterprise sign shall be by indirect or diffused methods of lighting.

F. Signs which move, or which have moving parts or flashing lights, shall not be permitted in the SC District.

G. A single, pylon center identification sign may be constructed on the McKinley Street frontage of Planning Area 8B that has a maximum area per face of 200 square feet. The sign may include text advertising of the center and up to two tenants. Signage along Magnolia Avenue shall be limited to a single illuminated monument sign not to exceed 3 feet in height or 24 square feet in area per face (SPA-88-8)

H. A single pylon center identification sign may be constructed adjacent to the freeway frontage of Planning Area 5D that has a maximum per face area of 200 s.f. The sign may include text advertising the center and up to three tenants. Signage along the McKinley Street shall be a single pylon with a maximum per face area of 300 s.f. identifying the center and up to seven (7) tenants (SPA-93-l0) (Exhibit l4b)

Signage along Griffin Way shall be limited to one single illuminated monument sign with maximum allowable area of fifty s.f. and 24 s.f of copy per sign face. A single 100 s.f. per face maximum freestanding parcel identification sign may remain on Parcel 2 of PM 25502 (The Country Side Inn). Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet (SPA11-003).

Two (2) freestanding six s.f. tenant directory signs may be located within the center provided that no logos or unique identifying features are included which would constitute advertising as opposed to information (SPA-93-lo) (Exhibit 14a) . No other freestanding signs shall be permitted in Planning Area 5D (SPA-90-2).

I. The following signage is permitted in the SC District within those portions of Planning Area 7A located east of McKinley Street, south of the Riverside Freeway and north of Sampson Avenue: One (1) pylon center identification sign may be constructed along the Riverside Freeway frontage; the maximum height of the sign shall be fifty (50) feet (SPA-90-8 and SPA02-006) and shall not exceed a maximum face area of 200 square feet.

J. The following signage is permitted in the SC District within those portions of Planning Area 7C south of the Riverside Freeway and north of Sampson Avenue: A maximum of three (3) pylon center identification signs may be constructed for development sites with freeway frontage in excess of 1,000 feet. The maximum overall height of each sign shall not exceed thirty (30) feet. One square foot of sign area per one linear foot of freeway frontage is permitted up to a maximum sign area of 200 square feet per sign. Each sign may identify the name of the center and a maximum of four (4) tenants.

SEC. 4.5.11 <u>WALLS, FENCES AND LANDSCAPING</u>
The provisions of chapter 17.70 of the corona Municipal code shall apply.

SEC. 4.5.12 <u>ACCESS</u>
The provisions of chapter 17.68 of the corona Municipal code shall apply.

SEC. 4.5.13 <u>COVERAGE</u>
There are no lot coverage requirements.

SEC. 4.5.14 OFF-STREET PARKING

The provisions of chapter 17.76 of the corona Municipal code shall apply, except for the following:

Climate Controlled Self-Storage: 1 parking for every 50 storage units

SEC. 4.5.15 OFF-STREET LOADING

The provisions of chapter 17.78 of the corona Municipal code shall apply.

SEC. 4.5.16 SIZE OF DISTRICT

There are no district size requirements.

SEC 4.5.17 TATTOO AND BODY PIERCING SALONS SUPPLEMENTAL DEVELOPMENT STANDARDS

A. Body art designs and styles shall not be displayed on storefront windows or the exterior of the building. Only the name of the business shall be advertised on the building's exterior.

B. Patrons receiving tattoo or body piercing services shall be screened from the main entrance or lobby and from any storefront window by privacy walls.

C. Storefront windows shall not be painted or covered in any manner that prevents exterior visibility into the premises.

D. The operator of the tattoo and/or body piercing salon shall adhere to applicable regulations imposed by the Country Health Department.

E. The floors, furnishings and equipment of tattoo and body piercing establishments shall be kept clean and properly disinfected at all times during business hours.

SEC 4.5.18 SUPPORT COMMERCIAL FREEWAY (SCF)

Sections:

4.5.18 Purpose
4.5.19 Permitted Uses
4.5.20 Conditional Uses
4.5.21 Additional Property Development Standards
4.5.22 Tattoo and Body Piercing Salons Supplemental Development Standards

SEC. 4.5.18 PURPOSE

A subcategory of the Support Commercial District (SC) is established for those unique portions of the Project Area (located on the south side of the Freeway, just west of McKinley Street) which, because of their location, easy freeway access and high freeway visibility are most desirable to certain commercial uses which depend upon such factors for their success. Such subcategory is identified as Support Commercial Freeway District (SCF). The Conditional uses, the prohibited uses, the property development standards - generally the lot area, the lot dimensions, the building height, the landscaped setbacks, the wall, fences and landscaping, the access, the coverage, the off-street parking, the off-street loading and the size of district requirements for SCF are identical to SC, except as set forth below:

SEC. 4.5.19 PERMITTED USES:

The following uses are permitted uses in the SCF District:

Retail commercial or service activities for the following uses (SPA—91-7)

Automobile service station subject to the provisions of Chapter 17.72 of the Corona Municipal Code.
Car Wash
Nursery, sale of plants and flowers.

Nursery, sale of plants and flowers.

Retail commercial or service activities conducted wholly within a completely enclosed building for the following uses:

Antique shop (genuine) and reproductions
Art schools and art galleries/picture framing
Automobile parts center
Automobile service station subject to the provisions of Chapter 17.72
Bank, savings and loan or other financial institution, excluding those with drive through windows
Book and stationery store
Business college or private school (no riding academies)
Catering establishment
Clothes and wearing apparel shop
Decorating or drapery shop
Department or furniture store
Drugstore
Film and camera sales and exchange
Floor and wall coverings
Furniture store (new only)
Gift shop
Grocery store
Hardware and appliance store
Health club or fitness center
Interior decorating shop
Lamps and lighting
Market, produce
Medical and dental offices
Music store and musical instruments
Nursery, sale or plants and flowers
Offices, business or professional
Paint store
Photographer
Radio, television and appliance stores
Restaurant or café
Shoe store
Sporting goods store
Studio art or music
Theatre (indoor)
Travel agency
Manufacture, assembly or fabrication of goods or products offered for sale within the same building, if the floor area used for such
activity is less than fifty percent of the total floor area. Such
manufacturing, assembly or fabrication uses shall be limited to those kinds of uses allowed in Chapter 17.44 of the Corona Municipal Code.

Similar uses permitted by Planning Commission determination: The Commission may, by resolution, permit any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this specific plan, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure, see Chapter 17.88 of the Corona Municipal Code.
Other retail commercial and service uses permitted by Planning Commission determination: The Commission may, by resolution, permit other retail commercial and service uses which it may determine are those kinds of uses which; (1) depend for their success upon easy freeway access and high freeway visibility; (2) are committed to the use of building square footage which is substantially in excess of that normally used by satellite stores in a shopping center; and (3)are not more obnoxious or detrimental tot he public health, safety and welfare, or to other uses permitted in the District.

SEC. 4.5.20 CONDITIONAL USES:

The following use shall be permitted in the SCF District subject to the issuance of a Minor Conditional Use Permit (MCUP) pursuant to Chapter 17.92 of the Corona Municipal Code.

Church not exceeding an overall combined floor area of 10,000 square feet

Smoking lounges, subject to the supplemental development standards of CMC Section 17.33.160

Tattoo and body piercing salons as an ancillary use not occupying more than 25 percent of the floor area of the primary business, and subject to the supplemental development standards listed in Section 4.5.22.

Tobacco stores, subject to the provisions of CMC Chapter 5.19

The following use shall be permitted in the SCF District subject to the issuance of a Major Conditional Use Permit (CUP) pursuant to Chapter 17.92 of the Corona Municipal Code.

Church equal to or exceeding an overall combined floor area of 10,000 square feet

SEC. 4.5.21 ADDITIONAL PROPERTY DEVELOPMENT STANDARDS

A. The predominant color of all buildings shall be white, muted gray or muted earth tone. The exterior surfaces of all buildings (except doors, windows, signs and trim) shall be a tilt-up concrete with reveal strips on the front panels and on half of each side panels per the architects elevations and plans presented to the Planning Commission on March 8, 1988, which will include a non reflect able roof so that motorists will not be hindered by a reflection, six additional planters containing shade trees (evergreen) , shrubs and ground covering along Nevada Street as approved by the Planning Director and adequate shrubs and ground covering alternating in front of freeway structures to reduce the uniform appearance. No more than ten percent of any wall of such exterior surface (except doors, windows, signs and awnings) shall have a different surface or color for trim or highlight purposes. Such trim or highlight surfaces or colors shall be compatible with the predominant surface and color of the building. All attached buildings (or those using a common wall) shall use a uniform color and trim treatment.

All such exterior treatment plans shall, prior to construction, be submitted to the Planning Director for approval. The Planning Director shall have the right to approve any such proposal which may not be in complete accord with this section if the deviation there from is caused by design, location or other factors which the Planning Director concludes are relevant. In the event of a dispute as to the compliance and/or suitability of any such proposal between the proponent and the Planning Director, it shall be submitted, for decision, to the Architectural Design Review Board of the City of Corona.

B. No outside storage of goods or materials which are visible from the freeway shall be allowed.

C. No receiving doors, loading docks, trash bins or pick up areas shall be visible from the freeway unless their design, location or screening treatment has been approved, in advance, by the Planning Director.

D. SIGNS

All terms or phrases used in this paragraph and in Exhibits 14 through l4C shall have the meanings as defined in Chapter 17.74 of the Corona Municipal Code, unless another meaning is clearly apparent from the context. No sign shall be erected, installed, or maintained unless a permit has been issued for the sign by the planning director in accordance permitting procedures set forth in Chapter 17.74 of the Corona Municipal Code. No permit shall be issued for a sign unless the sign complies with the design, location, size, and other standards set forth in Exhibits 14 through l4C. No enterprise sign shall be located directly above or below the enterprise sign of another business. No sign area increases shall be permitted by the zoning administrator pursuant to Chapter 17.99 of the

Corona Municipal Code. Any sign erected, installed, or maintained in violation of this paragraph or other applicable provision of the Corona Municipal Code, may be abated in accordance with the procedures set forth in Chapter 17.74 of the Corona Municipal Code.

SEC. 4.5.22 TATTOO AND BODY PIERCING SALONS SUPPLEMENTAL DEVELOPMENT STANDARDS

A. Body art designs and styles shall not be displayed on storefront windows or the exterior of the building. Only the name of the business shall be advertised on the building's exterior.

B. Patrons receiving tattoo or body piercing services shall be screened from the main entrance or lobby and from any storefront window by privacy walls.

C. Storefront windows shall not be painted or covered in any manner that prevents exterior visibility into the premises.

D. The operator of the tattoo and/or body piercing salon shall adhere to applicable regulations imposed by the Country Health Department.

E. The floors, furnishings and equipment of tattoo and body piercing establishments shall be kept clean and properly disinfected at all times during business hours.

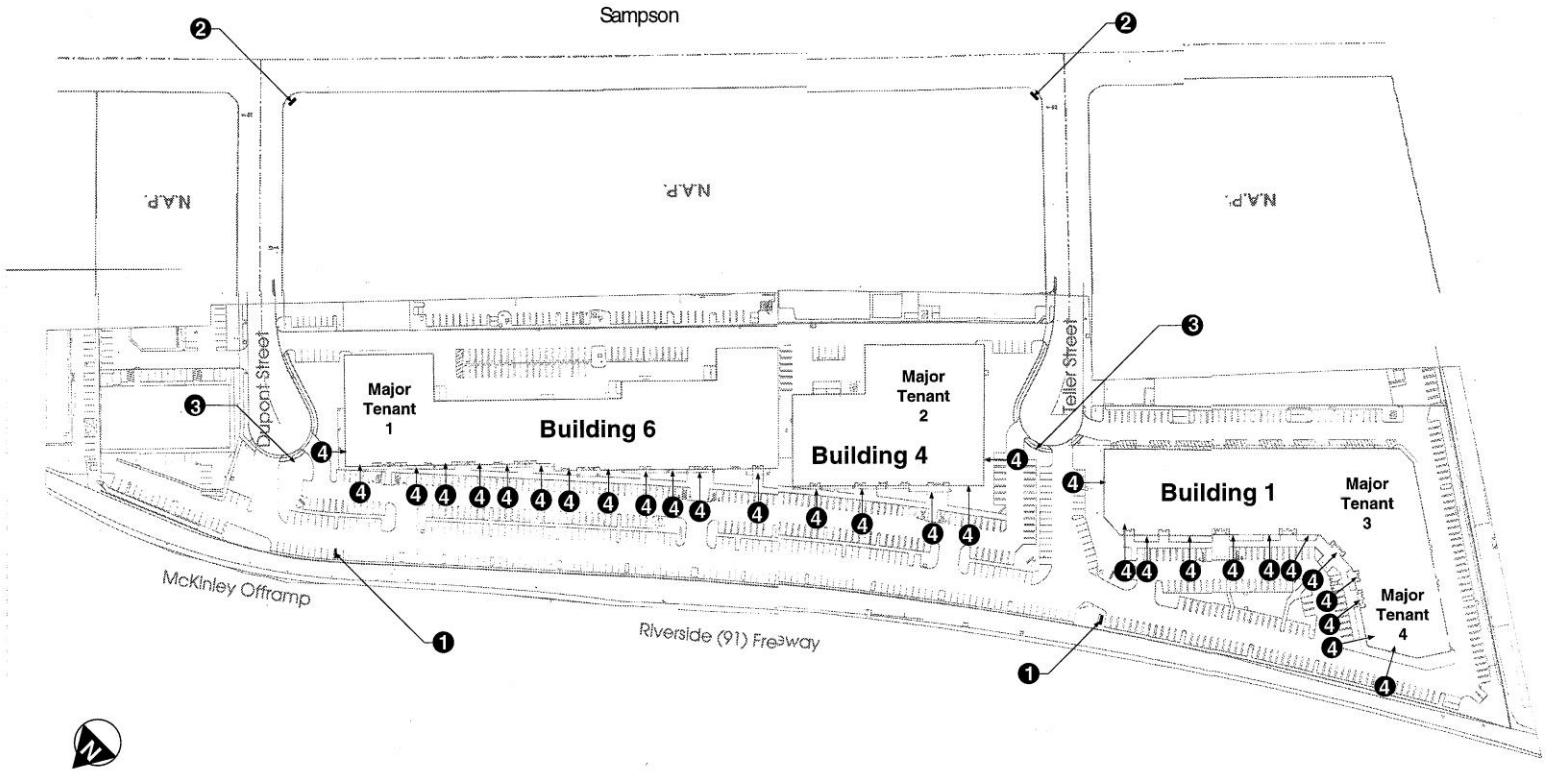
SIGN SUMMARY
FOR PLANNING AREA 7A SCF DISTRICT

Sign Type	Description	Ground Sign	Wall Sign	Quantity	Allowable Area	Maximum Sign Area (in sq. ft.)	Max. Letter Ht.	Ht. - Length Limitations (in feet)	Logos Allowed (Y or N)	Illumination Allowed (Y or N)	Can signs Allowed (Y or N)
1	Parcel Identification Sign	X*		2	*	182.5	18”	39’-0” x 15’-0” ****	Yes	Yes	No***
2	Monument Sign	X*		2	*	27.0	7”	6’-0” ****	No	Yes	No***
3	Vehicular Directional Sign	X*		2	*	14.25	3”	5’-3” x 4’-9” ****	No	Yes	No***
4	Enterprise Sign (Major Tenant 10,000 s.f. lease area or greater)		X*	7 M.T.1=2 M.T.2=2 M.T.3=1 M.T.4=2	2.5 to 1**	200.0	6’-0”	6’-0” x 43’-0” ****	Yes	Yes	No***
4	Enterprise Sign (Secondary Tenant less than 10,000 s.f.)		X*	23	2 to 1 **	125.0	5’-0”	5’-0” x 25’-0” ****	Yes	Yes	No***

* Predetermined sizes and/or locations, see Exhibits 14a, Designs – see Exhibit 14b-c
** Square feet to unit frontage ratio
*** Except for registered trademarks
**** Signs shall not be located in corner cut-off areas set forth in CMC Section 17.70.050, except for those structures described in CMC Section 17.70.040(B).

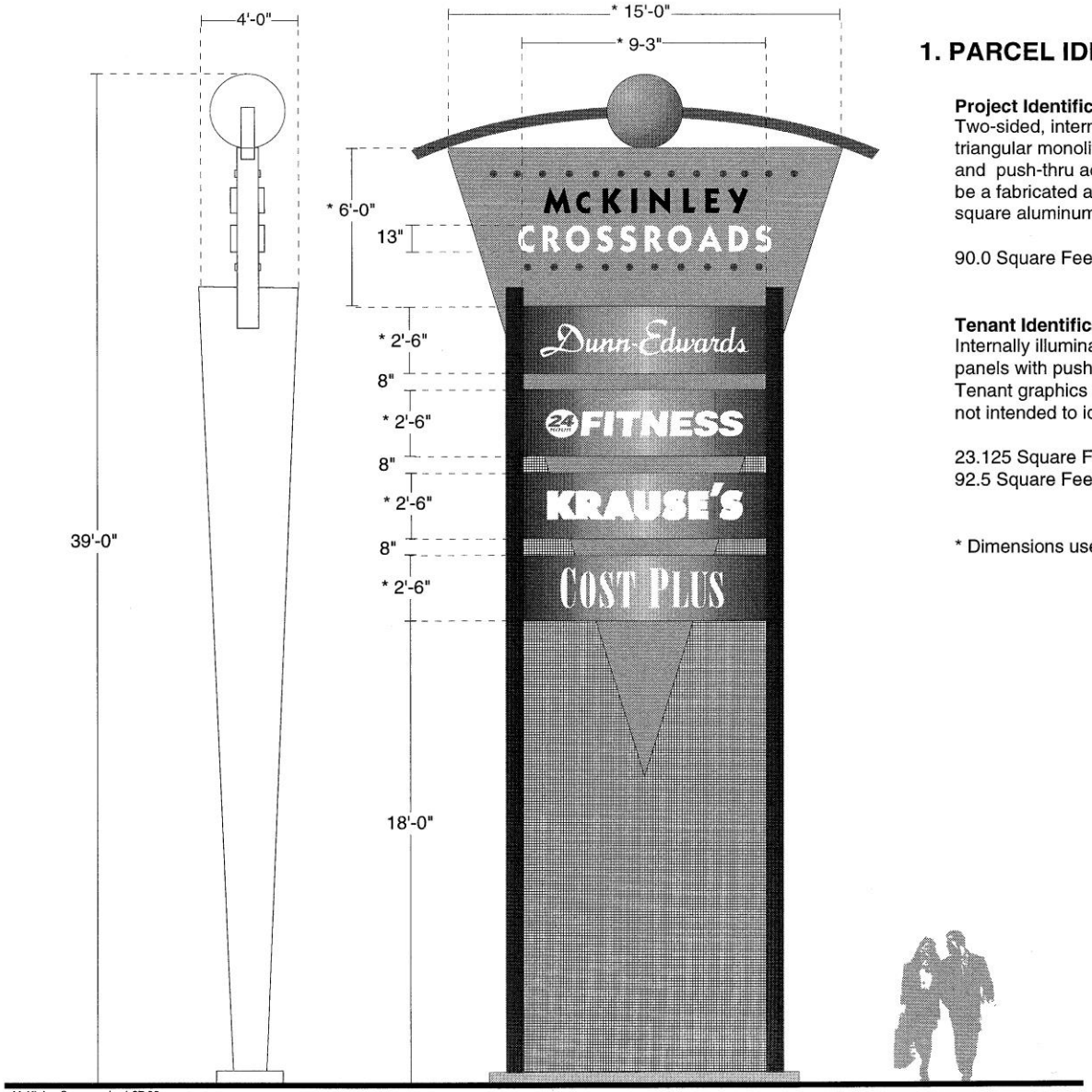
LOCATION PLAN

1. Parcel Identification Sign
2. Monument Sign
3. Vehicular Directional Sign
4. Enterprise Sign



McKinley Crossroads 4.27.99

EXHIBIT 14a



1. PARCEL IDENTIFICATION SIGN

Project Identification
Two-sided, internally illuminated, fabricated aluminum triangular monolith with fabricated pan-channel letters and push-thru acrylic dot accents. Crown element to be a fabricated aluminum sphere with attached square aluminum tube arch component.

90.0 Square Feet Sign Area

Tenant Identification
Internally illuminated, fabricated curved aluminum panels with push-thru acrylic graphics.
Tenant graphics shown are prototypical and are not intended to identify any actual or proposed tenants.

23.125 Square Feet Sign Area each
92.5 Square Feet Total Sign Area

* Dimensions used to calculate sign area

McKinley Crossroads 4.27.99

4-55

EXHIBIT 14b

2. MONUMENT SIGN

One-sided, internally illuminated, fabricated aluminum triangular monolith with push-thru acrylic graphics. Crown element to be a fabricated aluminum sphere with attached square aluminum tube arch component.

27.0 Square Feet Sign Area

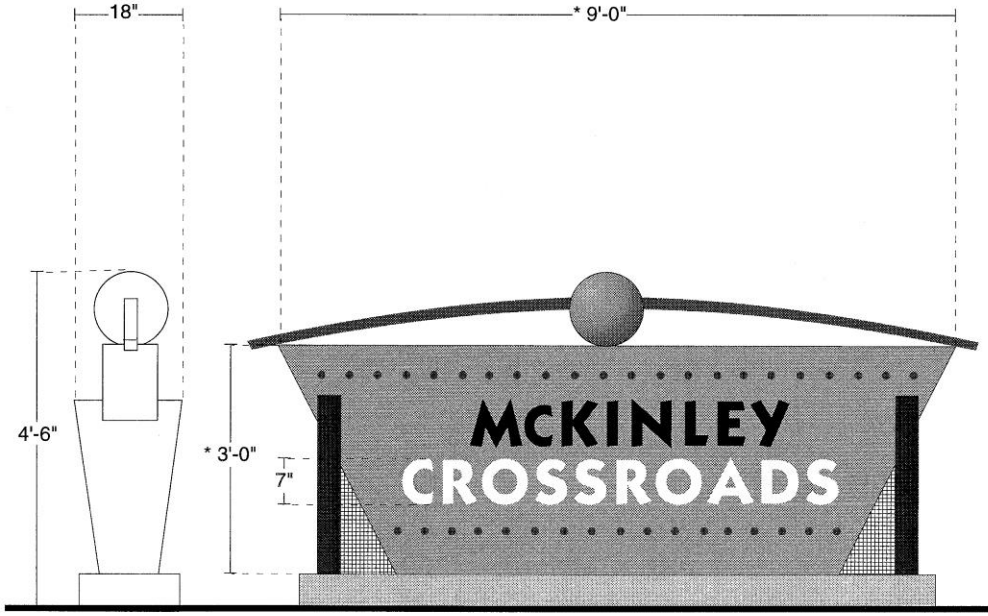
3. VEHICULAR DIRECTIONAL SIGN

One-sided fabricated aluminum triangular monolith with curved aluminum plate sign panels and vinyl die cut letters. Crown element to be a fabricated aluminum sphere with attached square aluminum tube arch component.

14.25 Square Feet Sign Area

* Dimensions used to calculate sign area

Note: Tenant names shown are hypothetical and are intended to illustrate design intent only.



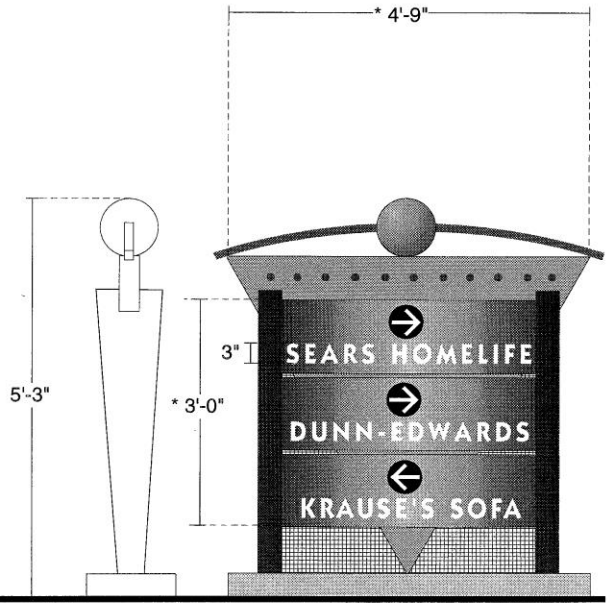


EXHIBIT 14c

SEC. 4.6 Mixed Use District (MU)

Sections:

4.6.01 Purpose
4.6.02 Permitted uses
4.6.03 Prohibited uses
4.6.04 Property development standards
4.6.05 Lot area - per dwelling unit
4.6.06 Building height
4.6.07 Yards
4.6.08 Distance between buildings
4.6.09 Landscaping Walls & Fences
4.6.10 Access
4.6.11 Off-street parking
4.6.12 Loading
4.6.13 Minimum dwelling unit area
4.6.14 Open space requirements
4.6.15 Trash pickup area
4.6.16 Enclosed storage area
4.6.17 Signs
4.6.18 Performance Standards

SEC. 4.6.01 PURPOSE

The purpose of the Mixed Use District is to enable the development of properties for an appropriate mix of integrated land uses including limited commercial uses with residential uses or live/work land uses that facilitate the design of professional office uses within or adjacent to proprietor dwelling units. All development and uses within this district shall be governed in accordance with the regulations set forth in this specific plan and the Corona Municipal Code.

SEC. 4.6.02 PERMITTED USES

The following uses shall be permitted in the Mixed Use district, subject to property development standards in Sections 4.6.4 through 4.6.20:

Mixed Use Level One – (Live-Work)

Level One Live-Work Units are single tenant spaces that include both residential and commercial/office square footage in a single unit providing for a business to be conducted solely by the homeowner. In no instance should the work portion of the unit be sub-leased. This differs from Mixed Use Level Two uses hereinafter defined where residential use and commercial or other non-residential use occupy different tenant spaces.

Antique Shop
Art Gallery
Barber or Beauty Shop (Single station only)
Computer/Software Services.
Interior Decorating Shop.
Massage Establishments (Subject to provisions of chapters 5.28).
Offices – Business, Dental, Medical or Professionals.
Parks and Recreation Areas (Subject to the provisions of chapters 12.24).
Private Schools for Art, Language, Modeling, Technical and Tutoring.
Studio (Such as Art, Music, Design, Martial Arts, Dance, Gymnastics.
Tailor or Dress Maker Shop.

Mixed Use Level Two (Commercial/Residential)

Level Two Mixed Uses refer to the type of development that combines either vertically or horizontally on the same site a mix of uses such as retail and office with residential, yet in separate and distinct occupied spaces.

All uses allowed in Level One
Barbershop, Beauty Shop
Book or Stationary Store
Mail Services Establishments (Retail Only)
Specialty Grocery Store (Excluding Convenience or Liquor)
Museum or Cultural Center
Office Supply Store
Prepared Food Products such as take out, (such as bakery, doughnut shop, coffee house, confectionary, delicatessen, specialty)
Restaurant or Café, dine-in subject to CMC 17.76 for restaurant parking standards
Shoe Store – Repair or Retail Sales
Specialty Store (Such as Boutique Apparel, Camera, Gift, Hobby, Jewelry, Kitchen, Tobacco).
Animals to maximum numbers as follows:
Three weaned cats,
Three weaned dogs;

House trailer, may be used as a construction project office during time of construction when a valid building permit is in force;
Model complex including sales office.

Similar uses permitted by Commission determination: The Commission may, by resolution of record, permit any other use which it may determine to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure see Chapter 17.88 of the Corona Municipal Code.

SEC. 4.6. 03 PROHIBITED USES

Uses prohibited in the Mixed Use districts are as follows:

Manufacturing uses
Sexually oriented businesses
Outdoor storage or display

SEC. 4.6.04 PROPERTY DEVELOPMENT STANDARDS - GENERALLY

The following property development standards shall apply to all land and buildings in the MU districts.

SEC. 4.6.05 LOT AREA PER DWELLING UNIT

No lot or parcel of land in the MU district may be improved or developed to have more dwelling units per gross acre than permitted by Table 3 herein and as delineated on the Land Use Plan.

SEC. 4.6.06 BUILDING HEIGHT

The height of buildings or structures shall not exceed forty (40) feet from finished grade.

SEC. 4.6.07 Yards

1. Setbacks from Promenade Avenue and the freeway shall be 20'.
2. Lots shall have a minimum building setbacks from interior property lines of ten (10) feet.
3. Street sideyards shall be a minimum of ten (10) feet on local or private streets, and fifteen (15) feet on a collector, secondary or major street, and twenty(20) feet from the freeway.
4. Rear yard setbacks. Each lot shall have a rear yard of not less than ten (10) feet.
5. All setbacks shall be landscaped unless otherwise noted.

SEC. 4.6.08 DISTANCE BETWEEN BUILDINGS

The minimum distance between single story buildings, neither one of which has an entrance opening upon the intervening space, shall be not less than ten (10) feet, and the minimum distance between buildings in all other cases shall not be less than fifteen (15) feet.

SEC. 4.6.09 LANDSCAPING, WALLS AND FENCES

Front, side and rear yards required for a lot or building shall be fully landscaped in accordance with Chapter 17.70 of the Corona Municipal Code (Landscaping, Fences, Walls, Hedges) and the Planning Department's landscape standards. All landscaping shall include the installation of concrete curb planters and shall be continuously maintained by an irrigation system operable at all times.

Landscape areas, walls and fences shall be established and maintained in accordance with Chapter 17.70 of the Corona Municipal Code (Landscaping, Fences, Walls Hedges). All fencing shall be constructed of wrought iron or decorative block. Wood, precision block or chain link fences is prohibited.

SEC. 4.6.10 ACCESS

The provisions of Chapter 17.68 of the Corona Municipal Code shall apply.

SEC. 4.6.11 OFF-STREET PARKING

<u>Mixed Use Level One</u>

The provisions of Chapter 17.76 of the Corona Municipal Code apply, except that for Mixed Use Level One (live/work) 2.5 standard spaces per unit shall be provided two of which shall covered.

<u>Mixed Use Level Two</u>

Developments consisting of Level Two (commercial/residential) uses shall be designed to provide for parking as follows:

> Two standard parking stalls per dwelling unit, one of which shall be covered, plus one standard stall per 200 square feet of floor area dedicated to non-restaurant commercial uses. Residential guest parking can be included in the requirement for commercial parking provided that parking remains open and unassigned. Adequate vehicular access, parking, and loading shall be provided to prevent undue traffic congestion on adjacent streets or highways.

Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicle throughout the site and ensure the safety of pedestrians.

Tandem parking shall not be accepted in meeting the minimum required parking.

SEC. 4.6.12 LOADING

Provision shall be made for loading space large enough to accommodate a delivery truck sized for the business and in accordance with the following criteria:

1. Level One Live-Work uses shall be provided with one loading area per fifteen (15) units.
2. Level Two Commercial-Residential uses shall be provided with loading spaces as prescribed by CMC 17.78 for commercial floor space.
3. The loading area shall be located outside of the public streets or main drive aisles and shall not block any vehicular circulation areas or fire lanes.
4. Loading doors and docks shall not be located at the front of building or next to main building entrances.
5. Loading doors and docks shall not be located adjacent to a street unless it is properly screened from public view.

SEC. 4.6.13 MINIMUM DWELLING UNIT AREA

Mixed Use Level One (Live-Work)

Each unit shall be no less than 1,000 square feet in area with a minimum of an additional 20 percent of the ultimate provision of dwelling space dedicated to professional work space. Living space shall exclude open porches, patios and garages.

Mixed Use Level Two (Commercial/Residential)

Each dwelling unit shall be provided with no less than 900 square feet of private living space. Living space shall exclude open porches, patios and garages.

SEC. 4.6.14 OPEN SPACE REQUIREMENTS

A. Common open space shall be established for the joint use of this general purpose land to be shared equally by the dwelling occupants it is intended to serve. The common open space shall be of two categories:

1. Active. A minimum of one hundred (100) square feet per dwelling unit shall be provided and shall include any of the following:

   Swimming pools
   Tennis courts
   Tot lots
   Mini -parks
   Recreation rooms
   Child care centers (C.U.P. required)
   Barbeque Facilities
   Common Patios
   Others deemed similar by the Planning Director

Upon Planning Commission consideration of evidence supporting a reduced active recreational need, the Planning Commission may decrease the required active open space area if the passive open space recreational area is increased a corresponding area.

2. Passive. A minimum of one hundred (100) square feet per dwelling unit shall be provided and shall include any of the following: Bicycle paths
   Jogging trails
   Picnic areas
   Walkways
   Areas set aside for preservation of environmentally significant features such as viewpoints, slopes, or sensitive nature areas
   Others deemed similar by the Planning Director

3. Private. Private open space shall be established for the personal and exclusive use of the dwelling occupant it is designed to serve in a minimum amount of 50 square feet per unit in the form of balconies, porches, patios and decks. Where a minimum of 50 square feet of exterior private open space per unit cannot be provided with proper exterior noise attenuation, the common open space shall be increased to aggregate such area into the minimum required for common, active open space, and shall be located reasonably proximate to the units it serves subject to precise plan approval.

SEC. 4.6.15 TRASH PICKUP AREA

If an attached garage is not provided for Level One the live/work units wherein refuse bin provisions are designed, trash pickup areas shall be provided at a ratio of one trash enclosure for each ten dwelling units. Trash enclosures must be provided for Level Two uses and shall be in accordance with city standards contained Chapter 17.79 of the Corona Municipal Code. The minimum required enclosure space shall be the aggregate of commercial and multi family standards.

SEC. 4.6.16 ENCLOSED STORAGE AREA

An enclosed storage area of not less than 100 cubic feet shall be provided for each dwelling unit. No dimension shall be less than three (3) feet.

SEC. 4.6.17 SIGNS

A. All signs shall be erected, constructed, altered and maintained in accordance with Chapter 17.74 of the Corona Municipal Code (Signs) in addition to the requirements of this chapter.

B. Signs shall contain only such subject matter that refers to the name and logo of the establishment.

C. Mixed Use Level One (Live-Work) sign standards shall be:

1. One unlit blade or wall mounted sign limited to four (4) square feet shall be allowed on the ground level front and rear building facade of each work/live unit. All hanging or wall mounted signs shall have similar design, color, font and brackets.

2. One building directory sign no more than six square feet in area shall be allowed for each building. The directory sign may be freestanding or attached to the building, and one small light shall be allowed for each directory sign.

3. On-site directory signs to benefit automobile or pedestrian traffic may be allowed at discretion of planning director. No other freestanding signs are allowed except non-advertising entry monumentation.

D. Mixed Use Level Two (Commercial/Residential) sign standards shall be:

1. The commercial area of the project shall be subject to the commercial sign provisions of CMC 17.74 and shall be limited to wall signs only for each business space. Sign area shall be limited to a length of 50% of unit frontage and two feet in height and can be externally illuminated with only low voltage lighting.

2. One building directory sign no more than six square feet in area shall be allowed for each building. The directory sign may be freestanding or attached to the building, and one small light shall be allowed for each directory sign.

3. On-site directory signs shall be allowed at discretion of planning director. No other freestanding signs are allowed except non-advertising entry monumentation.

SEC. 4.6.18 PERFORMANCE STANDARDS

The provisions of Chapter 17.84 of the Zoning Ordinance (Performance Standards) shall apply. (Ord. 2570 & 2, 2002; Ord. 2437 & 2,2000.)

SEC 4.6.19 SUB-REGIONAL SHOPPING CENTER DISTRICT (SRSC)

Sections:

4.6.20 Purpose
4.6.21 Permitted Uses
4.6.22 Conditional Uses
4.6.23 Prohibited Uses
4.6.24 Property development standards-Generally
4.6.25 Lot Area
4.6.26 Lot Dimensions
4.6.27 Building height
4.6.28 Landscaped setbacks
4.6.29 Sings
4.6.30 Walls, fences and landscaping
4.6.31 Access
4.6.32 Coverage
4.6.33 Off-street parking
4.6.34 Off-street loading
4.6.35 Size of district
4.6.36 Tattoo and Body Piercing Salons Supplemental Development Standards

SEC. 4.6.20 PURPOSE

The purpose of the Sub-Regional Shopping Center District (SRSC) is intended for retail commercial uses. In determining tenant mix, general merchandise, apparel, home furnishing and household equipment, restaurants and entertainment outlets providing ample selection shall be emphasized. The site should be developed as an integrated commercial center utilizing a consistent design theme, shared access and shared parking areas.

SEC. 4.6.21 PERMITTED USES

The following uses shall be permitted in the SRSC District subject to property development standards as set forth in Sections 4.6.19 through 4.6.36.

Retail commercial activities conducted wholly within a completely enclosed building for the following uses:

Antique shop (genuine)
Art schools
Automobile parts centers
Automobile service station subject to the provisions of CMC Chapter 17.72 (including stations located internal to the center within Planning Area 5a and in conjunction with a primary use.)
Bakery goods shop (retail and not more than five bakers on the premises)
Bank
Barber shop
Beauty shop
Bicycle shop.
Billiard parlor, pool hall, or bowling alley
Blueprinting and photostating
Book and stationery store
Business college or private school (no riding academies)
Car Wash (approved as a similar use finding [on October 13, 1992)
Catering establishment
Clothes cleaning, dyeing and pressing establishments (retail)
Clothes and wearing apparel shop
Club or lodge
Confectionery store
Cultural center
Custom dressmaking shop
Dance academy or hail
Decorating or drapery shop
Delicatessen
Department or furniture store
Drugstore
Dry goods or notions store
Film and camera sales and exchange
Flower shop
Furniture store (new only)
Fix it shop
Gift shop
Grocery store
Hardware and appliance store
Health clubs and physical fitness
Hobby shop
Interior decorating shop
Jewelry store
Laundry, self-service
Liquor store, off-sale only
Locksmith
Market, fish (retail)
Market, meat (retail and no live poultry or animals to be kept or slaughtered on the premises)
Market, produce
Medical Uses (extended hour physicians, chiropractors, dental care, other related medical uses subject to the approval of the Community Development Director)* [
Millinery shop

Music store
Newsstand
Nursery, sale of plants and flowers
Office Uses (real estate, escrow, financial/tax advisors, insurance, other related office uses subject to the approval of the Community Development Director)* [
Paint store
Parking 1 for automobiles
Parking structure
Pet shops
Photographer
Printing shop
Radio, television and appliance store
Record store
Restaurant or other eating place, excluding drive-in establishment
Shoe repair shop
Shoe store
Sporting goods store
Studio art or music
Tailor shop, custom making
Theater (indoor)
Toy store
Travel agency
Trophy shop
Variety store
Veterinary clinic for care and treatment of small animals, but excludes kenneling.

*Note: The combined gross leasable area of the medical and office uses is not to exceed 5% of the total gross leasable area for the sub-regional shopping center.

Similar uses permitted by Commission determination: The Commission may, by resolution of record permit any other use which it may determine to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district. For procedure, see Chapter 17.88 of the Corona Municipal Code.

SEC. 4.6.22a <u>CONDITIONAL USES</u>

The following uses may be permitted subject to major conditional use permits (CUP) provided for in Chapter 17.92 of the Corona Municipal Code:

Churches

Recreation centers, including such things as ice or roller skating, game arcades and movie theatres.

Restaurant or café having dancing or theatrical performances and including drive-in restaurants, whether or not food is consumed on the premises and outdoor dining at tables.

SEC. 4.6.22b <u>MINOR CONDITIONAL USES</u>

The following uses may be permitted subject to minor conditional use permits (MCUP) provided for in Chapter 17.92 of the Corona Municipal Code:

Tattoo and body piercing salons, subject to the supplemental development standards listed in Section 4.6.36.

Smoking lounges, subject to the supplemental development standards of CMC Section 17.33.160

Tobacco stores, subject to the provisions of CMC Chapter 5.19

SEC. 4.6.23 PROHIBITED USES

The following uses are expressly prohibited in the SC District:

Manufacturing uses.
Residential uses.

SEC. 4.6.24 PROPERTY DEVELOPMENT STANDARDS - GENERALLY

The following property development standards set forth in this section shall apply to all land and buildings in the SRSC District.

SEC. 4.6.25 LOT AREA

There are no lot area requirements.

SEC. 4.6.26 LOT DIMENSIONS

There are no lot dimension requirements.

SEC. 4.6.27 BUILDING HEIGHT

The maximum height from finished grade shall be forty (40) feet provided that approved fire department access to the roof at thirty (30) feet shall be required. Subject to approval of the Fire Chief, building height may be increased to fifty (50) feet if a fire lane is provided within thirty-five (35) feet of at least two sides of the building. The fire lane must be a minimum thirty (30) foot width and remain clear and unobstructed. The area between the building and the fire lane may be used for parking and/or landscaping subject to the Fire Chief's approval.

SEC. 4.6.28 LANDSCAPED SETBACKS

There are no requirements; except as provided for under the Community Design Plan requirements.

SEC. 4.6.29 SIGNS

Signs shall be regulated and controlled as specified under Section 17.74 of the Corona Municipal Code for the SRSC District properties; except for modifications as herein stated:

A. No signs or sign constructed or maintained in the SRSC District shall be constructed or maintained on the roof of any buildings.

B. Signs shall contain only such subject matter which refers to the name of the establishment or to the goods and services sold on the premises on which the sign is located.

C. Shopping Center Parcel Identification Signs.

1. PA 5A A shopping center parcel identification sign shall be permitted along the parcel frontage adjacent to both the Riverside Freeway and McKinley Street. The maximum height of the sign shall not exceed 50 feet and the maximum sign area shall not exceed 345 square feet per face. The sign shall advertise the name of the commercial

center and a maximum of ten businesses located within the center, each business having an equal portion of the sign area. (Exhibit 15).

2. PA 9A, 9B and 9C A shopping center parcel identification sign shall be permitted along the parcel frontage of McKinley Street at the corner of Griffin Way. The maximum height of the sign shall not exceed 50 feet and the maximum area shall not exceed 300 square feet per face. A shopping center parcel identification sign shall be permitted along McKinley Street at the northern most entrance. The maximum height of the sign shall not exceed 25' and the maximum area shall not exceed 100 square feet per face. Both of these signs shall advertise the name of the commercial center and a maximum of seven businesses located within the center. The pylon signs shall observe the corner cut-off requirements of Corona Municipal Code Sections 17.70.030, 17.70.040, and 17.70.050 (SPA-92-01).

D. The maximum area of enterprise identification sign shall be three (3) square feet per lineal foot of leased frontage up to 200 square feet for major tenants (6,000 square feet of floor area or more). Minor tenants (less than 6,000 square feet) signage shall not exceed 75% of the store frontage and shall not be taller than 42 inches in height.

E. Monument Signs.

1. PA 5A Monument style parcel identification signs shall be permitted on free-standing building lots adjacent to McKinley Street and interior free-standing lots with frontage on the main interior access way. The signs shall not exceed 24 square feet in area per face. No other parcel identification signs shall be permitted with the exception of that permitted in Subsection C. Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet (SPA11-003).

2. PA 9A, 9B & 9C Monument style parcel identification signs shall be permitted on free-standing building lots along McKinley Street and Griffin Way. The signs shall not exceed 24 square feet in area per face. The Parcel 3 on the corner of McKinley and Griffin Way shall be allowed one monument in addition to the shopping center identification sign as permitted in Subsection C.2 (SPA-92-O1). Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet (SPA11-003).

F. The illumination of the parcel identification and enterprise sign shall be by indirect or diffused methods of lighting.

G. Signs which move, or which have moving parts or flashing lights, shall not be permitted in the SRSC District.

H. Signs within PA 9A, 9B and 9C shall also comply with the sign criteria in Appendix C (SPA-92-O1).

SEC. 4.6.30 WALLS, FENCES AND LANDSCAPING

The provisions of Chapter 17.70 of the Corona Municipal Code shall apply, except as noted in Section 4.6.31.

SEC. 4.6.31 ACCESS

The provisions of Chapter 17.68 of the Corona Municipal Code shall apply.

SEC. 4.6.32 COVERAGE

There are no lot coverage requirements.

SHOPPING CENTER PARCEL IDENTIFICATION SIGN
FOR PLANNING AREA 5A

OPTION #3 : REFACE TOP IDENTIFICATION SIGN TO READ 'PRICE CLUB PLAZA'.
AND
ADD 36" X 15'-0" INTERNALLY ILLUMINATED DOUBLE-FACED SIGN CABINET FOR 'PRICE CLUB'. SHORTHEN POLE COVER TO ALLOW FOR NEW SIGN.

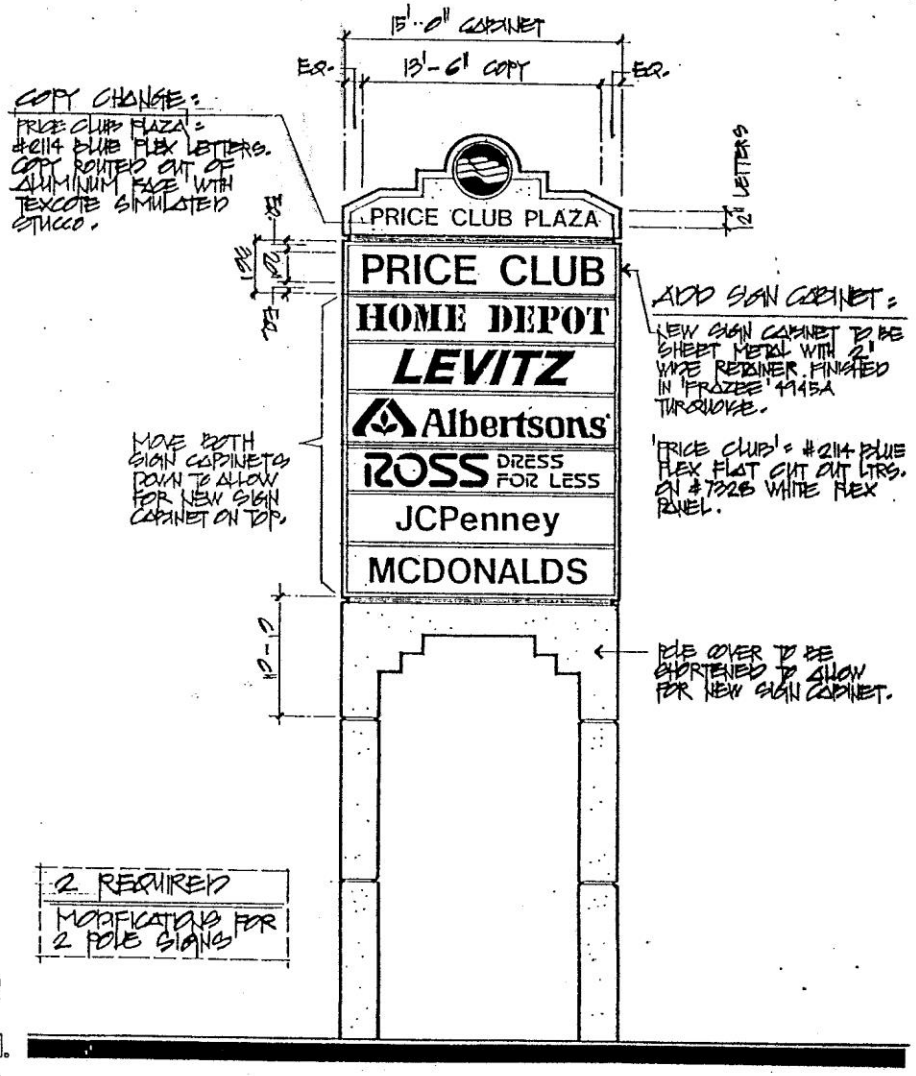


EXHIBIT 15

PA-92-02

SEC. 4.6.33 OFF-STREET PARKING

The provisions of Chapter 17.76 of the Corona Municipal Code shall apply, except for modifications as herein specified.

A. The number of off street parking spaces required shall be based on a ratio of 4.5 spaces for every 1,000 square feet of gross floor area for buildings located within the SRSC District.

B. Landscaping requirements shall amount to an area of at least 10% of the parking area. Landscape plant materials shall be distributed throughout the off street parking area to the satisfaction of the Planning Director. Landscape planters within PA 9B, 9C and the SRSC portion of PA 5C shall be provided pursuant to Exhibit KK-2.

C. All landscaped areas shall be within or adjacent to the parking and driveway areas including border strips, islands and entry drive features, but not including car overhang areas.

D. Wheel stops shall be provided per the Planning Director's standard or as an alternative as per Exhibit 16 for PA 5A and as per Exhibit 17 for PA 9A, 9B and 9C (SPA-92-01).

E. Parking stalls within PA 9A, 9B and 9C may be reduced to 9' x 19' (90 degree parking only) with a minimum 25' clear drive aisle. A two and one-half foot overhang over planters and sidewalks is allowed provided it does not reduce the required widths of sidewalks (SPA-92-01).

SEC. 4.6.34 OFF-STREET LOADING

The provisions of Chapter 17.78 of the Corona Municipal Code shall apply, except for modifications as herein specified.

A. Loading areas shall not be visible from a public street or adjacent residential uses.

B. The siting, placement and architectural design criteria for loading area(s) shall be submitted and reviewed as a part of processing the Precise Plans.

SEC. 4.6.35 SIZE OF DISTRICT

There are no district size requirements.

SEC. 4.6.36 TATTOO AND BODY PIERCING SALONS SUPPLEMENTAL DEVELOPMENT STANDARDS

A. Body art designs and styles shall not be displayed on storefront windows or the exterior of the building. Only the name of the business shall be advertised on the building's exterior.

B. Patrons receiving tattoo or body piercing services shall be screened from the main entrance or lobby and from any storefront window by privacy walls.

C. Storefront windows shall not be painted or covered in any manner that prevents exterior visibility into the premises.

D. The operator of the tattoo and/or body piercing salon shall adhere to applicable regulations imposed by the Country Health Department.

E. The floors, furnishings and equipment of tattoo and body piercing establishments shall be kept clean and properly disinfected at all times during business hours.

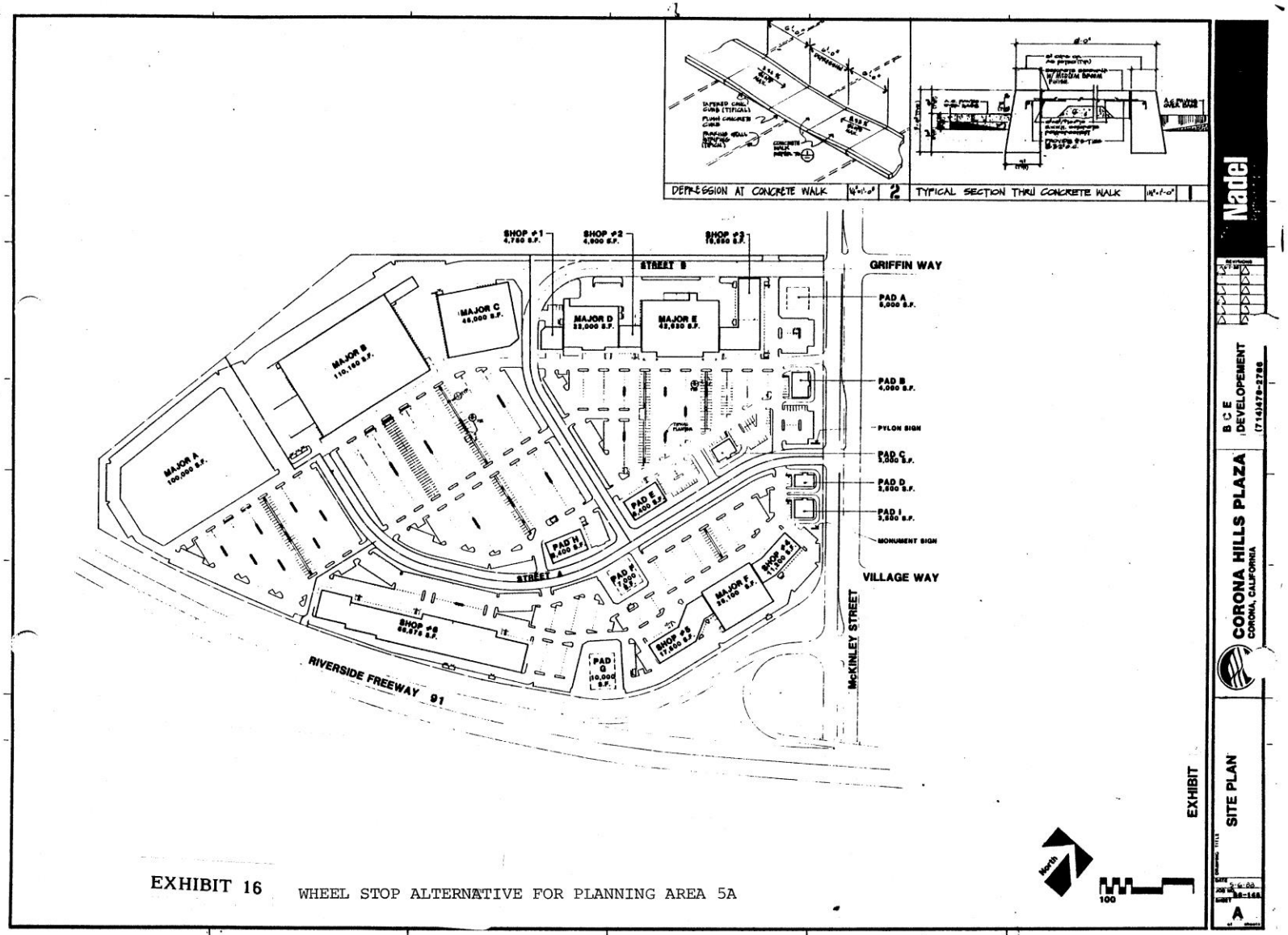
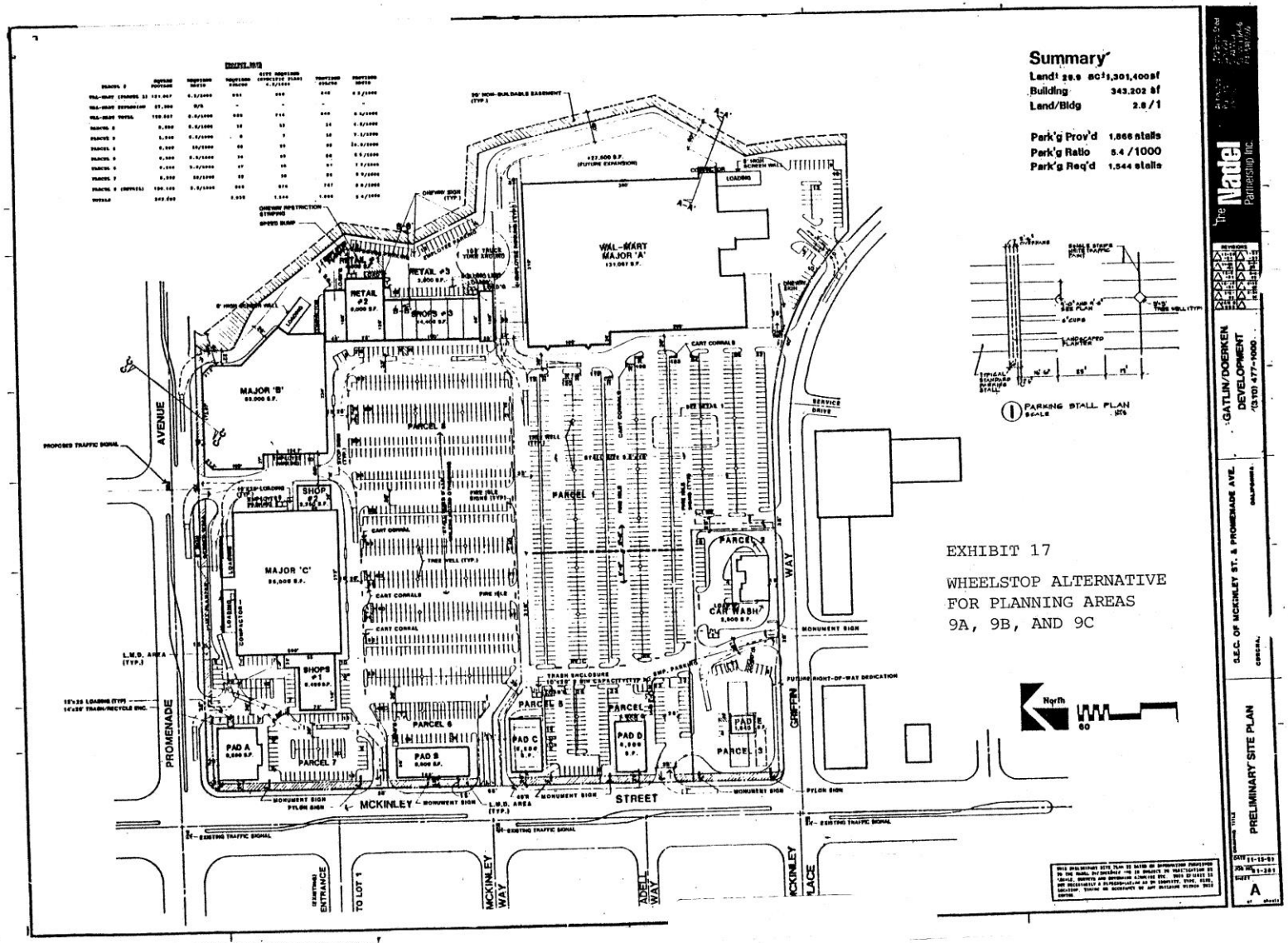


EXHIBIT 16 WHEEL STOP ALTERNATIVE FOR PLANNING AREA 5A


Summary
Land: 29.9 AC: 1,301,400sf
Building 343,202 sf
Land/Bldg 2.8 / 1
Park'g Prov'd 1,866 stalls
Park'g Ratio 5.4 / 1000
Park'g Req'd 1,544 stalls
WAL-MART MAJOR 'A'
MAJOR 'B'
MAJOR 'C'
RETAIL #2
RETAIL #3
SHOPS #3
SHOP #2
SHOPS #1
PAD A
PAD B
PAD C
PAD D
PAD E
CAR WASH
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
PARCEL 7
PARCEL 8
PARCEL 9
PROMENADE AVENUE
GRIFFIN WAY
MCKINLEY STREET
MCKINLEY WAY
ADELL WAY
MCKINLEY PLACE
EXISTING ENTRANCE
TO LOT 1
PROPOSED TRAFFIC SIGNAL
EXISTING TRAFFIC SIGNAL
MONUMENT SIGN
PYLON SIGN
SERVICE DRIVE
LOADING
CART CORRALS
TREE WELL (TYP.)
FIRE HOLE
L.M.D. AREA (TYP.)
FUTURE RIGHT-OF-WAY DEDICATION
PARKING STALL PLAN
EXHIBIT 17
WHEELSTOP ALTERNATIVE
FOR PLANNING AREAS
9A, 9B, AND 9C
North
60
The Wadel Partnership Inc.
GATLIN/DOERKEN DEVELOPMENT
(310) 477-1000
S.E.C. OF MCKINLEY ST. & PROMENADE AVE.
PRELIMINARY SITE PLAN
A

SEC. 4.7 LIGHT MANUFACTURING DISTRICT (M-1)

The Light Manufacturing District shall be subject to the provisions of Title 17, Chapter 17.44, Sections 17.44.010 through 17.44.160 of the Corona Municipal Code.

SEC. 4.7.17 LIMITED COMMERCIAL INDUSTRIAL DISTRICT (LCI)

Sections:

4.7.17 Purpose
4.7.18 Permitted Uses
4.7.19 Additional Property Development Standards
4.7.20 Conditional Uses

SEC. 4.7.17 Purpose

The purpose of the Limited Commercial-Industrial District (LCI) is intended for commercial, business and professional offices and light industrial uses. The District is established for those unique portions of the specific plan because of their location, east freeway access and their proximity to the industrial and commercial district. Each and every building and premises or land in the Limited Commercial-Industrial District shall be used or occupied and every building shall be erected, constructed and established, altered, enlarged, maintained, moved into or within said Limited Commercial-Industrial District exclusively in accordance with the regulations set forth in this section.

SEC. 4.7.18 PERMITTED USES

The following uses shall be permitted in the LCI District subject to the property development standards as set forth in Sections 4.7.01 through 4.7.19.

A. Retail, commercial and office activities conducted wholly within a completely enclosed building for the following uses:
Auto, boat and motorcycle sales, new and used
Building materials
Costume sales and rental {approved as a similar use finding (SUF-91-3) on December 10, 1991]
Decorating or drapery shop
Floor, wall and window coverings
Furniture or furnishings store
Hardware and appliance store
Home improvement store
Interior decorating shop
Lamps and lighting
Offices, business and professional;
provided, only areas cross-hatched on Exhibit GG1 may be used for office uses. Notwithstanding the above, nothing set forth here in shall preclude office uses incidental to industrial uses which are permitted in the M-1 District in any building within the LCI District.
Paint Store
Patio, barbeque or fireplace store
Radio or television store
Restaurant or cafe less than 2,000 square feet
Swimming pool and spa sales and supplies (no outdoor displays)

B. Service uses are as follows:

Antique restoration
Automobile, small truck (2-2/12 ton maximum) motorcycle and transmission repair garages; provided any outdoor storage of parts or outdoor parking of inoperable vehicles shall be enclosed with a solid wall as approved by the Community Development Director.
Blueprint photocopy
Machine and tool repair
Print shop
Refrigeration repair
Rug cleaning
Sign painting

C. Wholesale and warehouse are as follows:
Parcel delivery service
Warehouse, furniture
Distribution

D. Manufacturing, processing are as follows:
Bakery goods
Candy and confectioneries
Cosmetics
Food processing
Glass blowing and novelty
Metal engraving
Optical goods
Perfume, blending and bottling
Pharmaceutical processing
Plastic extrusion lamination molding
Toiletries processing

E. Manufacturing, assembly, fabrication of goods from the following processed materials:
Canvas
Cellophane
Cloth
Cork
Feathers
Felt fibers
Glass
Leather
Paper
Plastics
Precious or semiprecious stones or metals
Wood
Yarn

F. Other listed are as follows:
Bicycle assembly
Boat assembly
Book binding
Cabinet and carpenter shop

Heating and air conditioning equipment and service
Mattresses, manufacturing and renovating
Musical instrument manufacturing
Novelties manufacturing
Packaging business
Paint spray booth (as an accessory use)
Publishing books, periodical, newspaper
Scientific equipment assemble
Silk screens, manufacturing and processing
Sign manufacturing
Toy manufacturing

G. Similar uses permitted by Corona Municipal Code Section 17.88.

SEC. 4.7.19 <u>ADDITIONAL PROPERTY DEVELOPOMENT STANDARDS</u>

A. Predominant color of all buildings shall be white, muted gray or muted earth tone, or such other color as approved by Planning Director.

B. No outside storage of goods or materials which are visible from the public right-of-way shall be permitted in the Limited Commercial Industrial District.

C. No receiving doors, loading docks, trash bins or pick-up areas shall be visible from the public right-of-way, unless their design, location and screening treatment has been approved by the Planning Director.

D. Thirty percent (30%) of the required on-site trees shall be a minimum of 24” box size. These trees are to be located as to be visible from the public right-of-way.

SEC. 4.7.20 <u>CONDITIONAL USES</u>

The following uses may be permitted subject to minor conditional uses permits (MCUP) provided for in Chapter 17.92 of the Corona Municipal
Code:

Church not exceeding an overall combined floor area of 10,000 square feet.

BUSIENSS PARK DISTRICT (BP)

SEC. 4.8 BUSINESS PARK (BP)

Sections:

4.8.1 Purpose
4.8.2 Permitted Uses
4.8.3 Minor Conditional Uses
4.8.4 Major Conditional Uses
4.8.5 Similar Uses
4.8.6 Property Development Standards - General
4.8.7 Minimum Lot Area and Dimensions
4.8.8 Lot Coverage/Floor Area Ratio
4.8.9 Building Setbacks
4.8.10 Building Height
4.8.11 Off-Street Parking
4.8.12 Landscaping, Walls & Fencing
4.8.13 Trash Enclosures
4.8.14 Signage

4.8.1 PURPOSE

The Business Park District is designed to create a unified, campus-like setting for office, service commercial and light industrial uses. The Business Park District promotes a functional internal circulation pattern and a consistent architectural theme among varying, synergistic land uses which will provide a strong employment base. This District benefits from prominent freeway visibility, enabling uses such as office buildings, financial institutions, selected commercial uses, and research and development types of business activities. Strong emphasis will be placed on pedestrian connections and amenities, such as exterior courtyards and plazas.

4.8.2 PERMITTED USES

The following uses are permitted in the Business Park (BP) District subject to the development standards as set forth in this Chapter. All such uses shall be contained wholly within an enclosed building. All building floor areas shall meet the required parking based on respective use.

All uses shall be subject to the applicable provisions of Title 17, the Zoning Ordinance of the Corona Municipal Code. Where differences between this Specific Plan and the Zoning Ordinance occur, the Specific Plan shall prevail. All definitions listed in Chapter 17.04 of the Zoning Ordinance shall apply to this Specific Plan, unless otherwise noted.

A. Eating Establishments

Bakery
Catering or take-out (excluding drive-thru restaurants)
Coffee establishment
Delicatessen or sandwich shop

B. Retail and Service Commercial

Art gallery, supplies, framing
Bank and similar financial institutions (excluding drive through)
Bookstore, stationery, gift shop

Book, periodical and newspaper publishing
Business and professional offices including medical and dental (excluding urgent care, medical clinics and pharmacies)
Business services including supplies, business equipment rental, sales and repair
Computer, hardware, software sales and service
Design center or showroom
Digital film studio and film editing service
Electronics store
Gymnastics, martial arts, and dance studios
Home accessories store
Interior Design store or office
Photocopying and Blueprinting service
Photography studio
Post office or mail service
Travel Agency

C. Office and Light Industrial

Catalog distribution
Communications equipment sales, engineering and repair
Drafting instruments and goods production
Electronics, production of equipment, components and products
Film processing center
Financial Institutions
Laboratories
Offices for business, professional, medical and technical Office equipment production, repair, leasing and purchase
Optical goods production
Parcel delivery service
Parking Structure
Pharmaceutical processing
Research and development and testing laboratories and facilities
Scientific equipment production (including optical, medical, dental, and photographic)
Silk screening and similar reproductive processes
Trade schools, professional (not including heavy equipment, truck driving or auto mechanics – interior facilities only)

4.8.3 Minor Conditional Uses

Church not exceeding an overall combined floor area of 10,000 square feet

4.8.4 Major Conditional Use Permit

Indoor recreational facilities

4.8.5 Similar Uses

When a particular use is not listed, the Planning Director is authorized herein to make a use determination to decide if the proposed use is similar to a listed use. The determination by the Planning Director is subject to the criteria outlined in Corona Municipal Code, Section 17.88.050(B), Subsections 1 through 8. Unlisted uses that are not found to be similar uses under Section 4.8.5 herein are not permitted.

4.8.6 PROPERTY DEVELOPMENT STANDARDS - GENERAL

A. The following minimum site development standards shall apply to all land and buildings in all land use districts in the Business Park Area.

B. Unless otherwise specified, the Corona Municipal Code and other relevant ordinances and city regulations shall govern the design, development and construction within the Business Park Area.

C. Outdoor storage is prohibited.

D. No outdoor sales or display of merchandise is permitted unless enabled by Corona Municipal Code Chapters 19.98 and 17.99.

E. All uses established or placed into operation after the effective date of this Specific Plan as adopted by the City of Corona City Council shall comply at all times hereafter with the performance standards set forth in Chapter 17.84 in Title 17 of the Corona Municipal Code. All performance measurements, unless otherwise specified, shall be taken at the property line of the operation in question.

4.8.7 MINIMUM LOT AREA AND DIMENSIONS

There are no minimum lot area, width or depth requirements.

4.8.8 LOT COVERAGE/FLOOR AREA RATIO

There is no maximum lot coverage requirement. Floor area ratio (FAR) shall not exceed 2.0, per the General Plan designation of Mixed Use II for this District.

4.8.9 BUILDING SETBACKS

A. Site Perimeter

The minimum landscape setback from adjacent public rights-of-way shall be as follows:

91 Freeway: Ten (10) feet.
Delilah Avenue: Fifteen (15) feet.
Corporate Terrace Circle: Fifteen (15) feet.
Promenade Avenue: Fifteen (15) feet.

On-site parking and drive aisles are not permitted within this landscaped area, except that parking stalls may overhang into a required landscape setback by not more than two feet six inches (2’- 6”).

B. Site Interior

Buildings shall be separated from adjacent parking and drive aisles by a minimum seven (7) foot setback which shall be improved with a combination of landscaping and decorative paving subject to precise plan review. This requirement does not apply to rear areas of the building that do not have pedestrian or customer access.

There are no minimum side or rear yard setback requirements from interior property lines other than those set forth in this section.

There shall be a minimum separation of twenty (20) feet between buildings.

4.8.10 BUILDING HEIGHT

Maximum building height allowed is two stories or forty (40) feet. Architectural projections above the height limit are permitted subject to the provisions of CMC Chapter 17.66.

4.8.11 OFF-STREET PARKING

Parking Standards will comply with Section 17.76 (Off-Street Parking) of the Corona Municipal Code except as herein provided:

A. Required parking and vehicular access for individual office/commercial buildings may be allowed to extend to adjacent office/commercial parcels within the center, provided that a reciprocal parking and access agreement is approved and recorded for all parcels within the development and the total parking requirement has been met for all uses.

B. Free-standing carport structures for shade purposes are permitted over parking spaces adjacent to interior lot lines. The design, materials and color of the shade structures shall be approved in conjunction with the Precise Plan review for individual projects within the BP District.

4.8.12 LANDSCAPING, WALLS & FENCING

Front, side and rear yards required for a lot or building shall be fully landscaped in accordance with Chapter 17.70 of the Corona Municipal Code (Landscaping, Fences, Walls, Hedges) and the Planning Department's landscape standards. All landscaping shall include the installation of concrete curb planters.

Required landscaping within the parking lot(s) shall be pursuant to Chapter 17.70 and the Planning Department Standards for office/commercial uses.

Landscape areas, walls and fences shall be established and maintained in accordance with Chapter 17.70 of the Corona Municipal Code (Landscaping, Fences, Walls Hedges). All fencing shall be constructed of wrought iron or decorative block. Wood, precision block or chain link fence is prohibited.

4.8.13 TRASH ENCLOSURES

The provisions of CMC Chapter 17.79 shall apply. Prominently visible trash enclosures must be decoratively designed with features that screen contents from public view. Trash enclosures shall be placed in a manner so as not to obstruct the visibility of vehicle or pedestrian circulation.

4.8.14 SIGNAGE

Signs shall be regulated and controlled as specified under Section 17.74 of the Corona Municipal Code except for modifications as herein stated.

A. Comprehensive Sign Program Required: A comprehensive sign program subject to the standards of this section is required to be submitted to the city for review and approval in conjunction with a Precise Plan for any new development in the Business Park District. The sign program shall include the following information for each sign: site plan locations, dimensions of the sign area and structure, building materials and colors, and sketches and elevations of the signs to scale, showing the architectural detail and overall size of the structure. The Planning Director may approve the final design details and modifications provided that the signs are in substantial conformance to the Comprehensive Sign Program approved with the precise plan. Upon approval of the sign program through the precise plan process, the same will be subsequently appended to this specific plan.

B. Signage Materials: Proposed freestanding sign structures shall incorporate the design theme, materials, colors and elements of the center's architecture. Signs shall be constructed of high quality, durable materials and professionally prepared and installed. Plexiglass "can" signs are not allowed as freestanding signs or on building elevations. Channel letters, neon, externally lit signs, three-dimensional cabinet signs and similar designs are permitted for tenant wall- mounted signs.

C. Directional Kiosk Signs: The Comprehensive Sign Program shall include provisions for on-site directional kiosk signs at principal entry points and intersections within the center. The exact location and number are subject to approval by the Planning Director. The message area for directional signs shall be a maximum of five (5) feet in height and up to twenty-five (25) square feet in area. The signs must be designed with a decorative architectural base consistent with the design theme and materials used in the center.

D. Wall/Building Mounted Signs: For all tenants, a maximum of 1.25 square feet of sign area for each linear foot of building or tenant space frontage (1.25:1 ratio) is permitted. Each business or center tenant shall be permitted one wall mounted sign per lease area building face up to a maximum of three sides of the building. For major tenants of over 7,000 square feet, secondary signs indicating specific services areas are also allowed; provided that, the total sign area on the building face does not exceed the maximum sign area allotment.

E. Freeway Oriented Pylon Signs: Two Freeway Oriented pylon signs are permitted with a minimum separation spacing of 300 feet. The maximum overall height of each sign shall not exceed thirty-one (31) feet. One square foot of sign area per one linear foot of freeway frontage is permitted up to a maximum sign area of 240 square feet. A maximum of six (6) tenants per sign are permitted to be displayed per pylon sign.

F. Monument Signs: Project Identification Monument signs may be located at the primary access drives to the site. These monument signs shall contain only the name of the center and may be freestanding or incorporated into the project entry walls, if any. The overall sign area shall not exceed forty (40) square feet in area. Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet (SPA11-003).

G. Prohibited Signs:

1) Pole signs (except for Freeway Pylon Signs)
2) Moving signs; or signs with moving parts
3) Snap-lock signs on lamppost, buildings, or similar structures except for theme banners permitted under this specific plan chapter.
4) Plexiglass can signs

SEC. 4.9 GENERAL MANUFACTURING DISTRICT (M-2)

The General Manufacturing District shall be subject to the provisions of Title 17, Chapter 17.46, Sections 17.46.101 through 17.46.160 of the Corona Municipal Code.

SEC. 4.10 HEAVY MANUFACTURING DISTRICT (M-3)

The Heavy Manufacturing District shall be subject to the provisions of Title 17, Chapter 17.48, Sections 17.48.010 through 17.48.160 of the Corona Municipal Code.

SEC. 4.11 OPEN SPACE DISTRICT (OS)

Sections:

4.11.01 Purpose
4.11.02 Permitted Principal Uses and Structures
4.11.03 Permitted Accessory Uses and Structures
4.11.04 Conditional Uses and Structures
4.11.05 Development Standards
4.11.06 Development Standards — Generally

SEC. 4.11.01 PURPOSE

A. The Open Space District is established to provide for permanent open space by designating lands for public and private recreation uses, lands of unique scenic or geologic value, lands requiring protection of unique or rare plant and/or animal habitat, and lands whose unrestricted use might endanger the public health, safety or welfare. It is further the purpose of this district to permit the reasonable use of such land while conserving its open space value or protecting the public health, safety and welfare.

B. Public parks located within the Open Space District shall have the zoning designation Park (P) to provide for uniform park zoning citywide.

SEC. 4.11.02 PERMITTED PRINCIPAL USES AND STRUCTURES

A. Single family residence having a minimum lot area of 20,000 square feet and subject to the SFR district requirements.

B. Public recreation uses including but not limited to:
Parks
Playgrounds and athletic fields
Sports activities
Camping areas
Picnicking areas
Swimming areas
Golf courses

C. Similar uses permitted by Commission determination: The Commission may, by resolution of record, permit any other use which it may determine to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this District. For procedure, see Chapter 17.88 of the Corona Municipal Code.

SEC. 4.11.03 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures incidental to permitted principal uses and structures including, but not limited to, the following:

A. Maintenance buildings.
B. Restrooms.
C. Off street parking facilities subject to Chapter 17.76 of the Corona Municipal Code.

SEC. 4.11.04 CONDITIONAL USES AND STRUCTURES

The following uses are subject to the issuance of a Conditional Use Permit provided for in Chapter 17.92 of the Corona Municipal Code.

A. Communications — transmitting stations and towers.
B. Archery ranges.
C. Private recreational uses similar to those permitted by Section 4.10.02.
D. Group or organized comps.
E. Equestrian centers and stables.
F. Agricultural uses including field crops, orchards, vineyards, and grazing.

SEC. 4.11.05 DEVELOPMENT STANDARDS

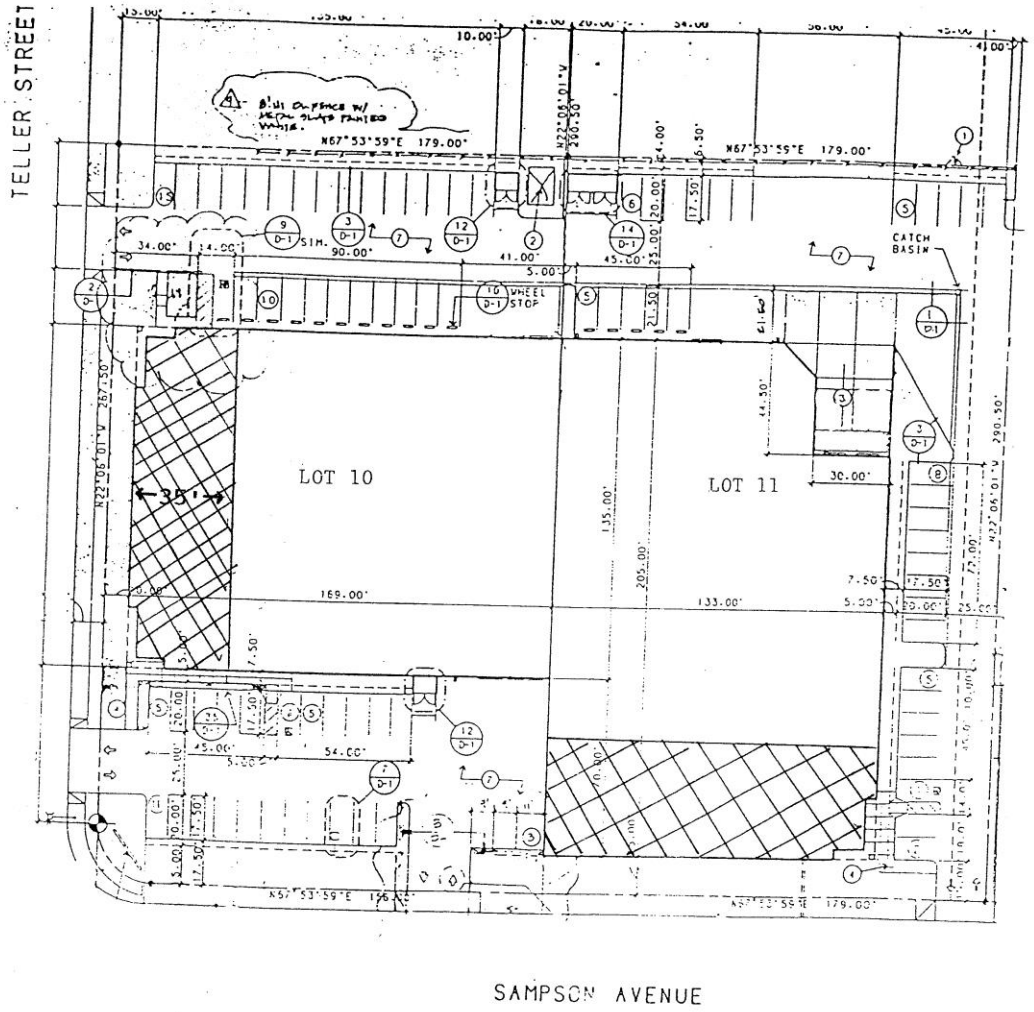
Development standards for all uses requiring a Conditional Use Permit shall be evaluated and established by public hearing. Evaluation of such uses shall be based upon, but not limited to, the following:

A. The appropriateness of the site for the proposed use.
B. The effects of the proposed use upon adjacent properties and the community.
C. The demonstrable need for the proposed use.
D. The care taken to maintain the naturalness of the site and blend and the use with the site and its surroundings.

SEC. 4.11.06 DEVELOPMENT STANDARDS — GENERALLY

All development proposed on lands identified by the Open Space District shall be subject to the following development standards:

A. Natural features such as rock outcroppings, creeks and other natural drainage courses, and wooded areas shall be protected and preserved.
B. Unless cleared for agricultural purposes, natural vegetation shall remain undisturbed except as necessary to construct improvements and to eliminate hazardous conditions, unless replaced with native or fire-retardant materials including ground covers, shrubs and trees. Said fire-retardant materials shall extend for at least a minimum distance of 50 feet from a residential structure and the landscape area shall have an irrigation system.
C. No alteration of natural features identified for preservation and protection shall be permitted.



LOTS 10 & 11
TRACT 21100

(Rev. 4/91)

EXHIBIT 18

ALLOWABLE OFFICE AREAS FOR LOTS 10/11 OF TTM 21100

LOTS 12, 13 & 14

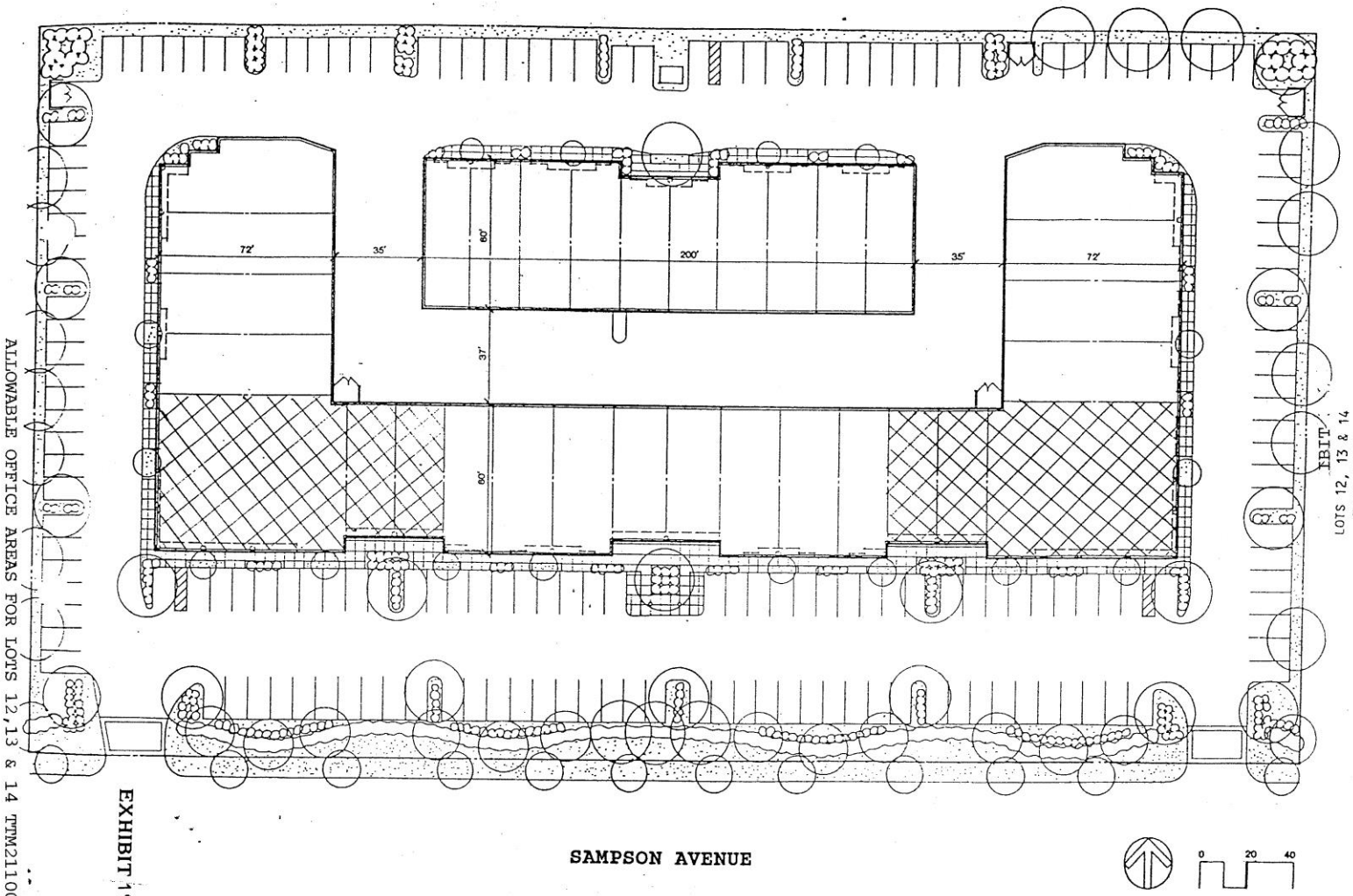
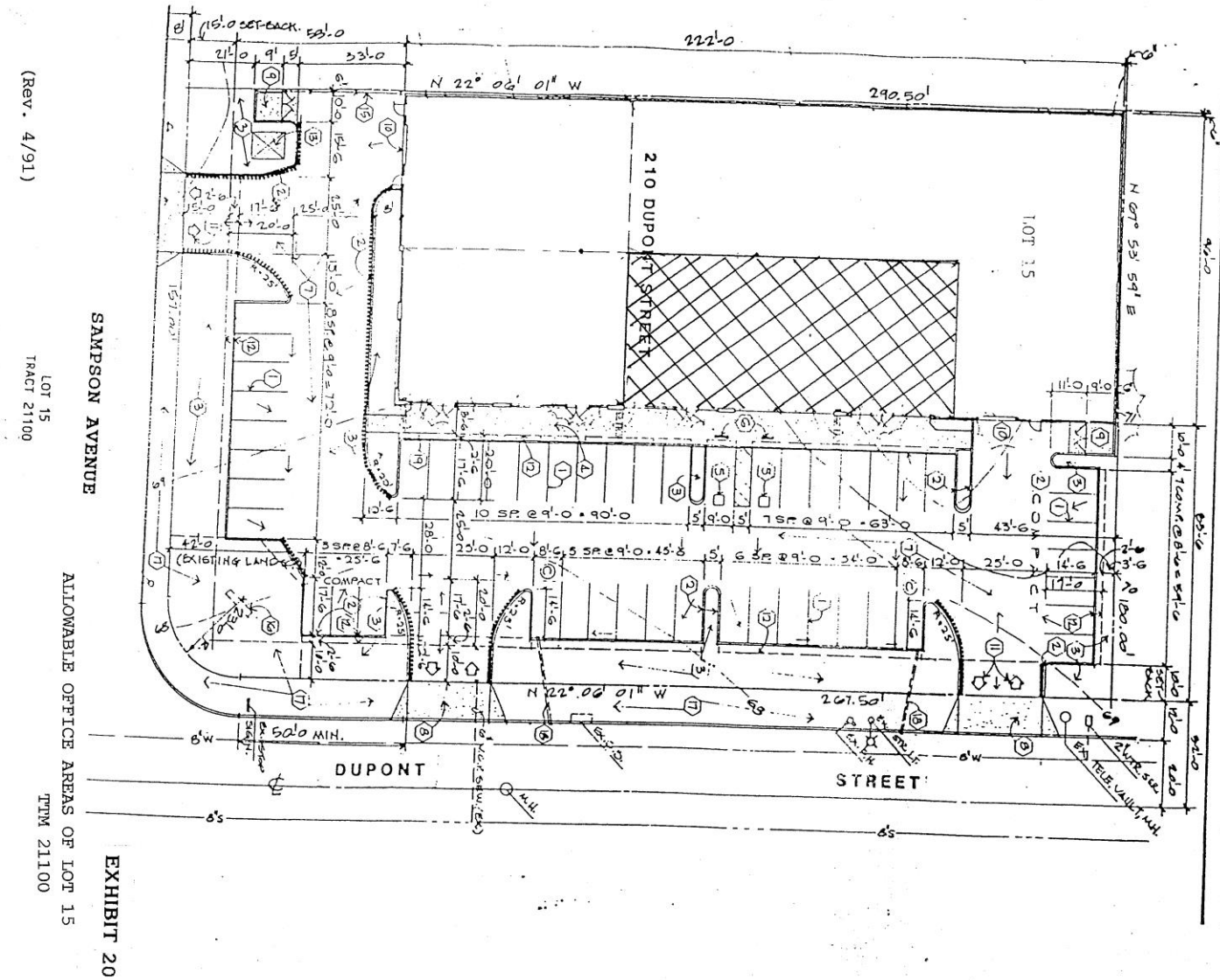


EXHIBIT 19

ALLOWABLE OFFICE AREAS FOR LOTS 12,13 & 14 TTM21100

EXHIBIT
LOTS 12, 13 & 14
TRACT 21100

(Rev. 4/91)



SECTION 5

PROCESSING PRECISE PLANS

Sections:

- **5.0 Purpose**
- **5.1 Processing Precise Plan Required.**
- **5.2 Eligibility.**
- **5.3 Application.**
- **5.4 Conditions of Approval.**
- **5.5 Administrative Procedure- Special.**
- **5.6 Administrative Procedure- General.**

SEC. 5.0 PURPOSE

The provisions of this section are intended to establish reasonable standards and procedures which are necessary to insure acceptable development and maintenance of condominiums, townhouses and/or row houses and for the development of all commercial land use. The provisions of this section replace and supersede Chapter 17.82, Planned Unit and Condominium Development of the Corona Municipal Code.

SEC. 5.1 PROCESSING PRECISE PLAN REQUIRED

A precise plan shall be prepared, submitted and approved for all residential and commercial land use except detached single family residential not utilizing the provisions of Section 5.3. Tentative tract maps may be processed independent of the precise plan approval process. Precise plan approval is not required for industrial use and uses within the SCF (Support Commercial Freeway) designation.

SEC. 5.2 ELIGIBILITY

Any project developed pursuant to this section shall meet the following requirements, and any such approvals shall be subject to conditions established this section:

A. Project Size. The land area and dimensions of the project shall not be less than the 1 area requirements established by the district designation.

B. Dwelling unit density within a precise plan boundary area shall not exceed that allowed by the project area except as provided in Section 4.0.02. Maximum residential densities shall be in accordance with the statistical tabulation tables contained within SP-81-2.

C. Residential dwelling units may be transferred among the project areas that comprise a Development Area subject to Section 4.0.02 of this Specific Plan.

D. A variety of dwelling and building types is to be encouraged.

E. Non-residential development is encouraged to make use of a variety of setback and yard areas by trading space through the development of open plazas, pedestrian malls, tot lots, and other open spaces and uses with adequate landscaping.

F. Cluster units in SFR, MDR and HDR residential districts may be made to permit variety in the location of dwelling units and variety in lot sizes, providing exemplary livability and amenities are insured and the appearance of the residential neighborhood and street are thereby substantially improved.

G. All open spaces shall be provided with all required on-site and off-site improvements in accordance with the current City policy.

H. Approval of a precise plan shall include conditions to assure maintenance of the common areas.

SEC. 5.3 APPLICATION

The following standards are applicable to cluster housing, townhouses, apartment houses and development in which mixed housing types are to be developed.

A. Upon approval of the Planning Commission, the land area required per unit which is owned in fee by individuals may be reduced in the SFR 5, SFR 6 and SFR 7 districts to a minimum 3,500 square feet with a minimum width of 40 feet where the compensating area directly abuts or is directly across the street from those lots not meeting the minimum lot area. The Planning Commission may, however, approve a common area up to 300 feet distance from the lot not meeting the area requirement when on the same street or a connecting street for short cul-de-sacs. The lot depth in such case must be a minimum of 98 feet. In addition, the "accumulated compensating" area shall be developed into active recreational uses for 50% of the required area in accordance with the provisions of 4.315(B) of SP-81-2 including the reduction provision as found by the Planning Commission.

B. The parking requirements shall conform to and be not more restrictive than those established in other sections of this Specific Plan for those uses permitted in the projects, except that the Planning Commission may require additional visitor parking as a condition of approval.

The required parking spaces, carports or garages or any portions thereof may be grouped together when it is determined by the Planning Director at the time of Precise Plan review that such grouping and the location thereof are convenient and useful to the units they serve within the project.

SEC. 5.4 CONDITIONS OF APPROVAL

A. For each square foot of land gained within a single family residential district through the reduction of lot sizes below minimum district requirements, equal amounts of usable land shall be retained as open space and related use in perpetuity.

B. The proposed precise plan development shall conform to the General Plan and Specific Plan in terms of general location, density and general standards of development.

C. All private common access streets, driveways, alleys and other access ways provided for vehicular access and serving cluster units within the project shall be developed in accordance to the private street standards and shall be perpetually maintained by responsible management of the project.

The Commission may require changes in the design of these common elements as a condition of approval if in their judgment; such changes are justified to improve access for fire, police and other emergency vehicles.

D. The City Council may require and accept dedication of public easement for utilities along or across the common areas of the project.

E. If in the judgment of the Planning Commission there exists in the project open areas which might at a future time be developed in a manner conflicting with the intent of the district or the objectives of this chapter, they (the Commission) may require as a condition of approval the dedication of a development right on these open areas which shall then be clearly shown on all maps of record.

F. The Planning Commission may require other reasonable conditions which relate to the physical development of the project or to the methods of managing the common elements and providing for perpetual maintenance of these elements.

SEC. 5.5 ADMINISTRATIVE PROCEDURE - SPECIAL

A. The application for precise plan approval under this chapter shall include:

1. A general development plan(s) with at least the following details shown to scale and dimension:

   a. Location and proposed use of each structure existing and/or proposed; number of stories, height of structures, gross floor area and location of entrances.
   b. Location and width of all existing and proposed curb cuts, drive lanes, streets, alleys and parking, loading storage areas and refuse pickup areas.
   c. Location and width of all pedestrian walks and open areas for common use.
   d. Types of surfacing treatment proposed for all walks driveways.
   e. Location of preliminary landscaping element proposed for the project including fences, screen planting.
   f. Location of all existing and proposed physical features such as hydrants, utility facilities, drainage facilities and recreation facilities.
   g. In lieu of a - f above, an applicant for precise plan approval may submit a general narrative description of the project describing proposed building bulk, design and character. In such case approval will be preliminary and will be conditioned that the final detailed plans must be approved at a second hearing of the Planning Commission. The second hearing need not be a public hearing.

2. A map showing existing topography of the project area with contours and direction of drainage and grading plans if proposed earth movement in contemplated.

3. Preliminary statements describing the Conditions, Covenants and Restrictions (CC & R's) to be enforced to maintain the project, shall be provided at the time of the precise plan or tentative tract map approval as required by the City. CC & R's that are to be recorded shall be submitted to the Public Works Director for review and approval prior to recordation.

B. Prior to the filing of an application for precise plan approval, the developer shall submit plans for Staff review following the provisions of the Corona Municipal Code, Chapter 17.102.

C. The Planning Commission shall approve, conditionally approve, or deny all development plans submitted for precise plan approval.

D. Any precise plan project shall be developed subject to all conditions imposed as part of approval of the precise plan. The Planning Director may approve or conditionally approve minor adjustments provided such adjustments are in substantial compliance with Planning Commission approval.

SEC. 5.6 ADMINISTRATIVE PROCEDURES - GENERAL

A. Action by Commission. The Planning Commission shall review all plans and proposals within thirty (30) days after filing. A public hearing on the application shall be held in accordance with the provisions of Chapter 17.92, Conditional Use Permit, of the City of Corona Municipal Code. The Commission may approve, modify, conditionally approve, or deny the precise plan application.

B. Effective date.

1. No precise plan approval granted or authorized by the Commission, as provided in this section, shall become effective until the next regular City Council meeting after the date of the resolution granting approval.

2. Appeal. All decisions of the Commission concerning the merits of the applications shall be final unless appealed within the time period prescribed in Section 17.92.130 of the Corona Municipal Code or unless the Council initiates a review thereof.

Where use is made of the Precise Plan procedure as provided in this Specific Plan, no building permits shall be issued for any development on the subject property, or part thereof, until the Planning Commission and/or City Council have approved the precise plan.

C. Expiration of Approval. In any case where precise plan approval has been granted and a building permit not issued within eighteen (18) months after the date of granting thereof, then without further action, the approval shall be null and void.

D. Extensions. Extensions of time in this Section may be granted by the Commission upon showing of good faith effort by the permittee to comply therewith and failure to so comply by reason of conditions beyond the control of the permittee.

SECTION 6

CIRCULATION PLAN

SEC. 6.0 CIRCULATION

Specific Plan circulation streets provide for convenient and efficient traffic movement within the planning area and at adequate levels of service to support proposed land uses. Circulation plan streets accommodate development of adjacent community areas, establishing logical area traffic patterns. Circulation plan streets are indicated on Exhibit 24.

A. Circulation plan improvements and associated right-of-way acquisitions proposed for construction under assessment district proceedings include the following actions.

1. Improvement of McKinley Street as a major street, including widening of the Arlington Channel Bridge, between Magnolia Avenue and the Corona Corporate boundary; as a major street; except that special design sections are to be utilized at the Riverside freeway undercrossing and abutting the sub-regional center (70' and 122' rights-of-way, respectively).

2. Improvement of the existing Cresta Road and its planned extension to its intersection with Promenade Avenue and Goldfield Avenue as a collector street (68' right-of-way), except as a modified collector having a right- of-way of 68'-70' within Development Area No. 1.

3. Improvement of Promenade Avenue easterly from its intersection with Cresta Road to Buchanan Street as a secondary street (88' right-of-way), except improvement to major street standards abutting the regional center, sub regional center and support commercial area.

4. Improvement of Buchanan Street from the Riverside Freeway northerly to the Corona Corporate boundary as a one-half width collector street (68' ultimate right-of-way).

5. Improvement of Goldfield Avenue southerly from Cresta Road to Sixth Street and Magnolia Avenue as a secondary street (88' right-of-way) including construction of bridge overpasses of the Riverside Freeway and Arlington Channel and railroad rights-of-way.

6. Construction of freeway ramps and interchange modifications at the River side Freeway/McKinley Street interchange.

B. All improvements constructed under assessment district proceedings shall be curb to curb with parkway improvements such as sidewalks, street lights and other street improvements remaining as private developer responsibility.

C. Circulation plan improvements proposed for preliminary engineering design under assessment district funding and construction under developer fee funding include the installation of traffic signals on an as needed basis when identified by future traffic evaluations.

D. Circulation improvements remaining as private developer responsibility include the northeasterly extension of Parkridge Avenue within Development Area No. 1 as a secondary street (88' right-of-way).

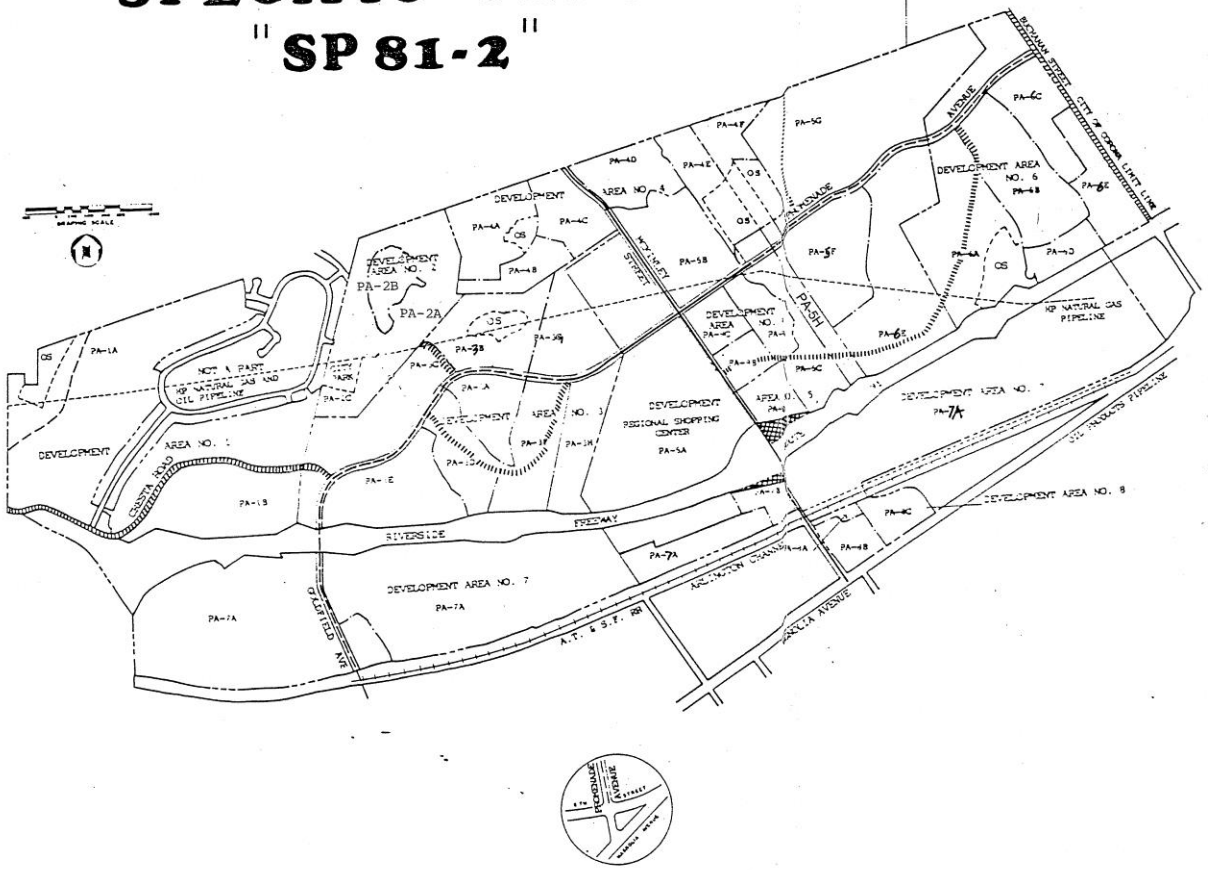
E. Precise plans and tentative tract maps for individual development areas, as may be available, shall be utilized to define curb opening location and develop striping plans for circulation plan streets in an optimum manner. Circulation plan design alternatives are available and discussed under “Community Design P1 an.”

F. Alternate forms of transportation shall be considered. These include bicycle lanes and paths, but turnouts and convenient pedestrian ways. These alternative modes of transportation should be considered during the precise plan and/ or tentative tract map approval stages of development.

G. No residential unit shall front on or obtain access from a major or secondary street except as approved by the Planning and Public Works Directors. Access to commercial and industrial projects from major or secondary streets shall be subject to review and approval by the Planning and Public Works Directors.

H. Traffic signal installation shall be coordinated with developers’ phasing plans.

NORTHEAST CORONA SPECIFIC PLAN "SP 81-2"



CIRCULATION PLAN

LEGEND

- MAJOR STREET
- SECONDARY STREET
- COLLECTOR STREET
- FREEWAY INTERCHANGE MODIFICATION

TRAFFIC SIGNAL TO BE LOCATED AND INSTALLED ON AN AS NEEDED BASIS

OIL PRODUCTS PIPELINE IN MCKINLEY ST. & SAMPSON AVE.

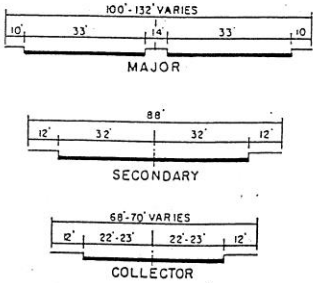
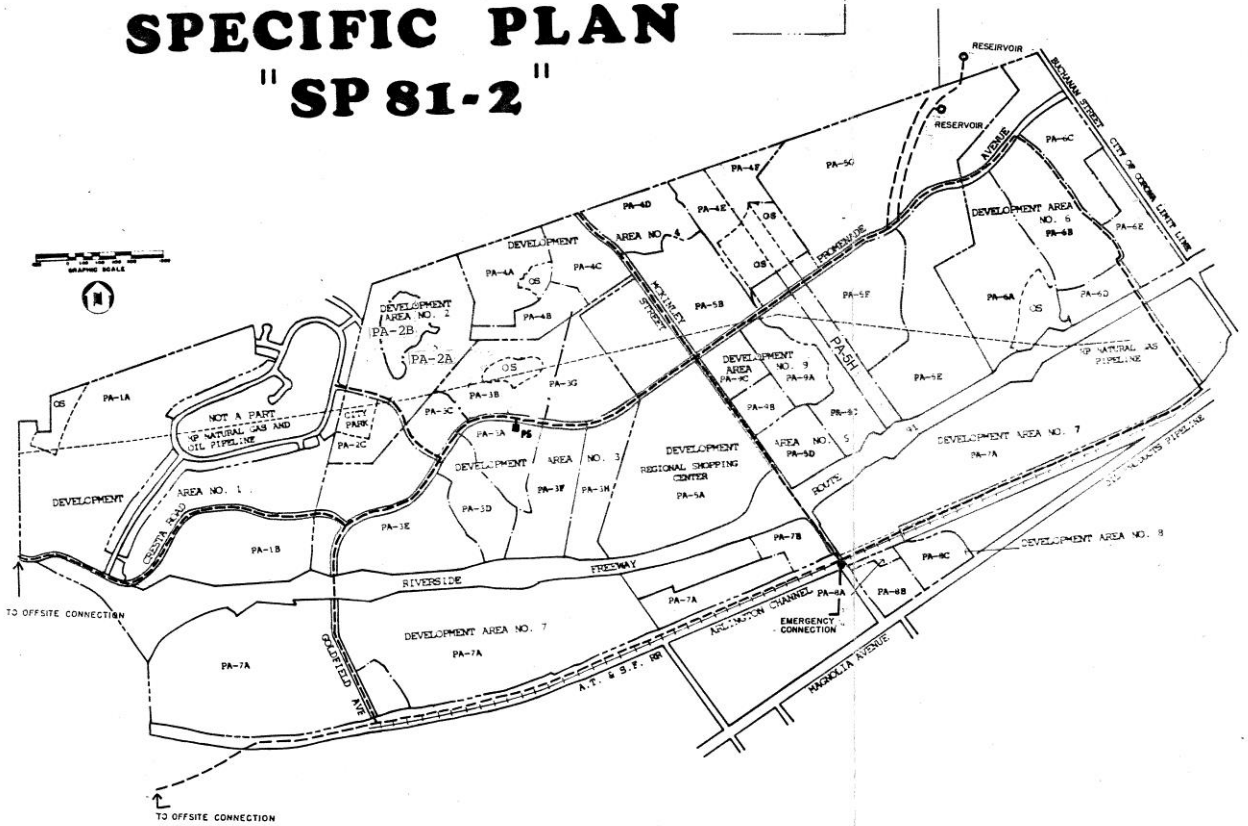


EXHIBIT 21

NORTHEAST CORONA
SPECIFIC PLAN
"SP 81-2"



MUNICIPAL SERVICES PLAN

WATER SYSTEM

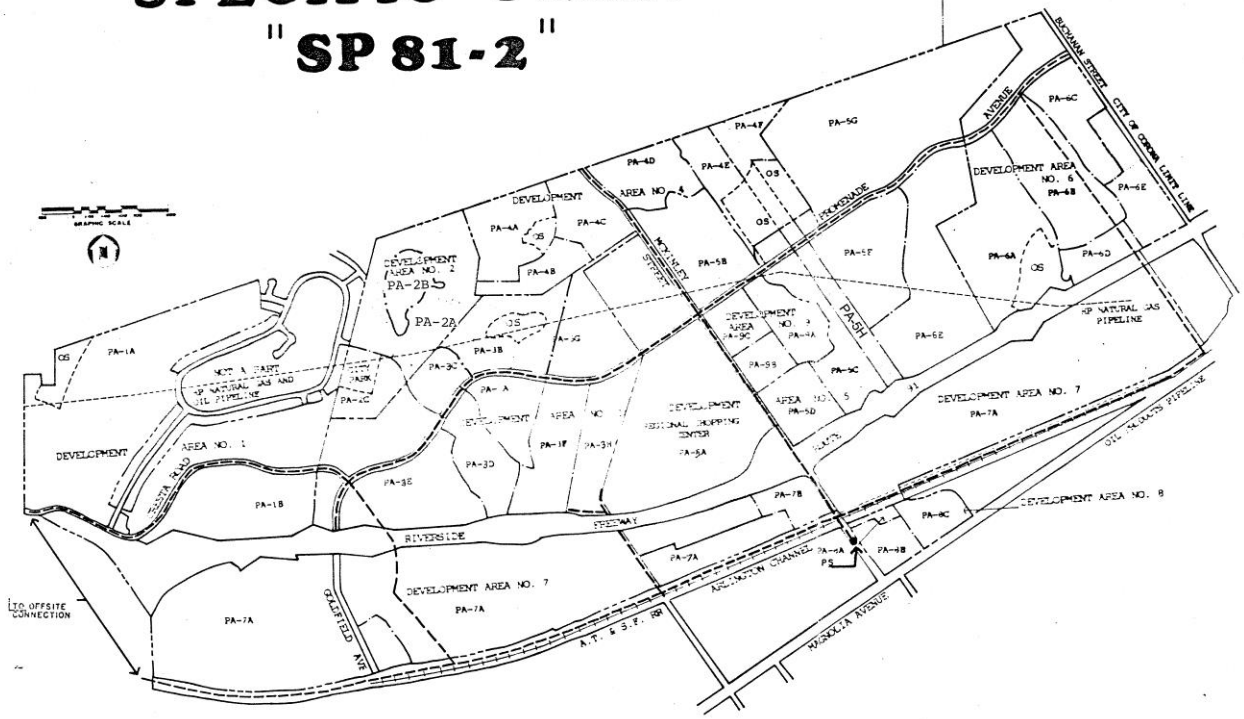
LEGEND

---- WATER SYSTEM

OIL PRODUCTS PIPELINE IN MCKINLEY ST. & SAMPSON AVE.

EXHIBIT 22

NORTHEAST CORONA
SPECIFIC PLAN
"SP 81-2"



MUNICIPAL SERVICES PLAN

SEWER SYSTEM

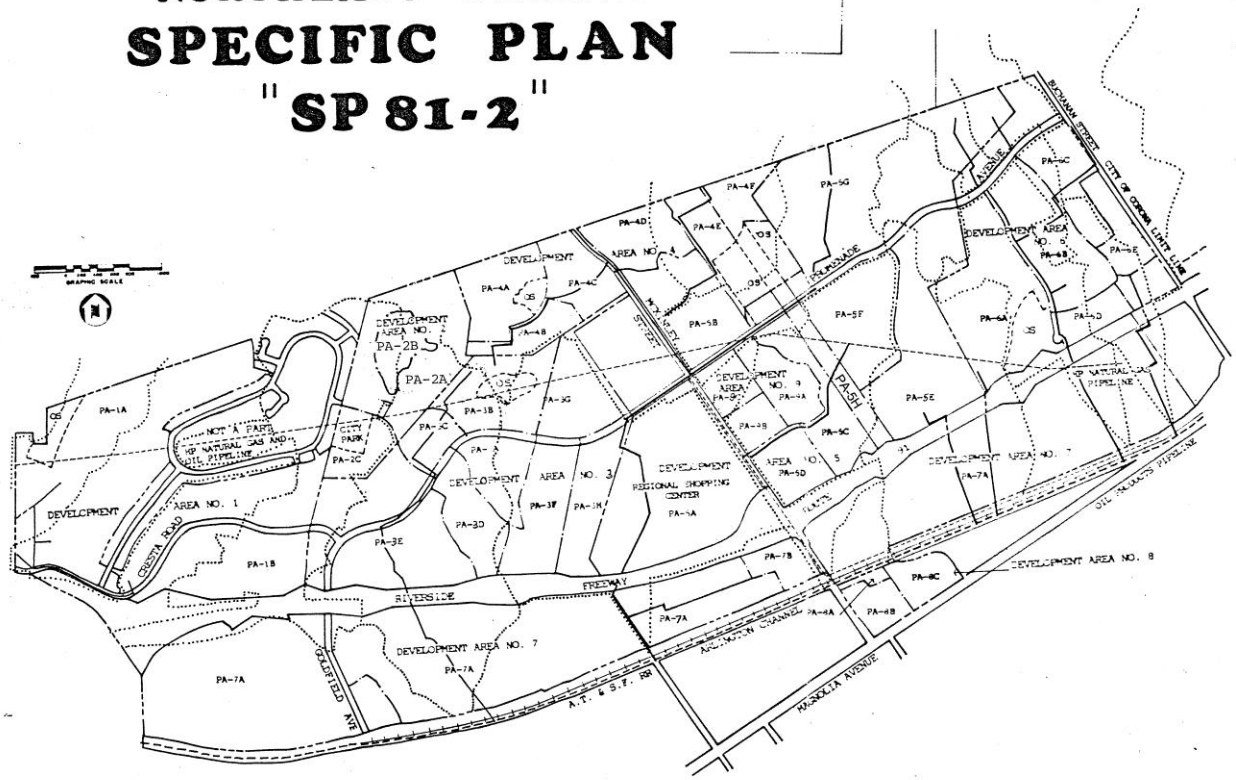
LEGEND

– – – – SEWER SYSTEM

OIL PRODUCTS PIPELINE IN MCKINLEY ST. & SAMPSON AVE.

EXHIBIT 23

NORTHEAST CORONA
SPECIFIC PLAN
"SP 81-2"



MUNICIPAL SERVICES PLAN

STORM DRAINAGE SYSTEM

LEGEND

——— DRAINAGE SYSTEM

•••••••••• SUB DRAINAGE AREAS

OIL PRODUCTS PIPELINE IN MCKINLEY ST. & SAMPSON AVE.

EXHIBIT 24

SECTION 7

MUNICIPAL SERVICES PLAN

Sections:

7.0 Introduction.
7.1 Water System.
7.2 Sewer System.
7.3 Storm Drainage System.
7.4 Public Utilities.

SEC. 7.0 INTRODUCTION

The Northeast Corona Specific Plan provides for municipal and public utility services to be funded and built to service development areas within the planning area through Assessment District 79-2. These services include potable water supply, sanitary sewage disposal and storm drainage facilities and electric, natural gas and communication system distribution elements. Where feasible, such municipal services shall be provided within circulation plan streets. Where otherwise required, easements for municipal improvements shall be coordinated with and accommodated within particular development areas as appropriate to the municipal service requirement. Tentative municipal service requirements as identified by the Assessment District Engineer's Report dated March 23, 1983, are briefly outlined herein.

SEC. 7.1 WATER SYSTEM

Water transmission, distribution and storage facilities serving the Specific Plan area and proposed for assessment district funding are illustrated in Exhibit 25. These facilities include provision of water supplies and off-site transmission main connections to the existing city system, transmission and distribution mains within the plan area. Two reservoirs, one pump station, one emergency connection to the City of Riverside system, project area service stub-outs and appurtenant facilities.

A. Water system conditions for the Northeast Corona Specific Plan shall be that the City:

1. Require that Tentative and Final Tract Maps and precise plans be coordinated with and accommodate requirements of the water system funded under assessment district proceedings.

2. Require that the development of private responsibility water systems improvements conform to the phasing program as approved by the City of Corona.

SEC. 7.2 SEWER SYSTEM

Sewage collection, conveyance and disposal facilities serving the Specific Plan area and proposed for assessment district funding are illustrated in Exhibit 26. These facilities include acquisition of treatment capacity, off-site trunk sewers and by pass sewers connecting to the existing City collection system and the Santa Ana Regional Interceptor (SARI) as appropriate, meter stations at SARI connections, and Specific Plan area collection mains and appurtenances including two pump stations and project area service stub-outs.

A. Preliminary sewer main sizing indicated must be confirmed through detailed sys tem evaluation when refined circulation plan street grades become available.

B. Sewer system conditions for the Northeast Corona Specific Plan shall be that the City:

1. Require that tentative and final tract maps and precise plans be coordinated with an accommodate requirements of the sewer system funded under assessment district proceedings, particularly with respect to sewer mains within development areas.

2. Require that privately funded collected systems are in substantial conformance with natural drainage basins.

3. Require that the development of private responsibility sewer system improvements conform to a phasing program as approved by the City of Corona.

SEC. 7.3 STORM DRAINAGE SYSTEM

Storm drain facilities serving the Specific Plan area and proposed for assessment district funding are illustrated in Exhibit 27. These facilities include an off- site channel and on-site collection, conveyance, and discharge facilities and appurtenances.

A. Preliminary storm drain sizing indicated must be confirmed by detailed hydro logic and hydraulic studies.

B. Storm drainage conditions for the Northeast Corona Specific Plan are that the City:

1. Require that tentative tract and final maps and precise plans be coordinated with and accommodate requirements of the storm drain system funded under assessment district proceedings, particularly with respect to collection and discharge points within development areas.

2. Require that development of private responsibility storm drain systems conform to a phasing program as approved by the City of Corona.

SEC. 7.4 PUBLIC UTILITIES

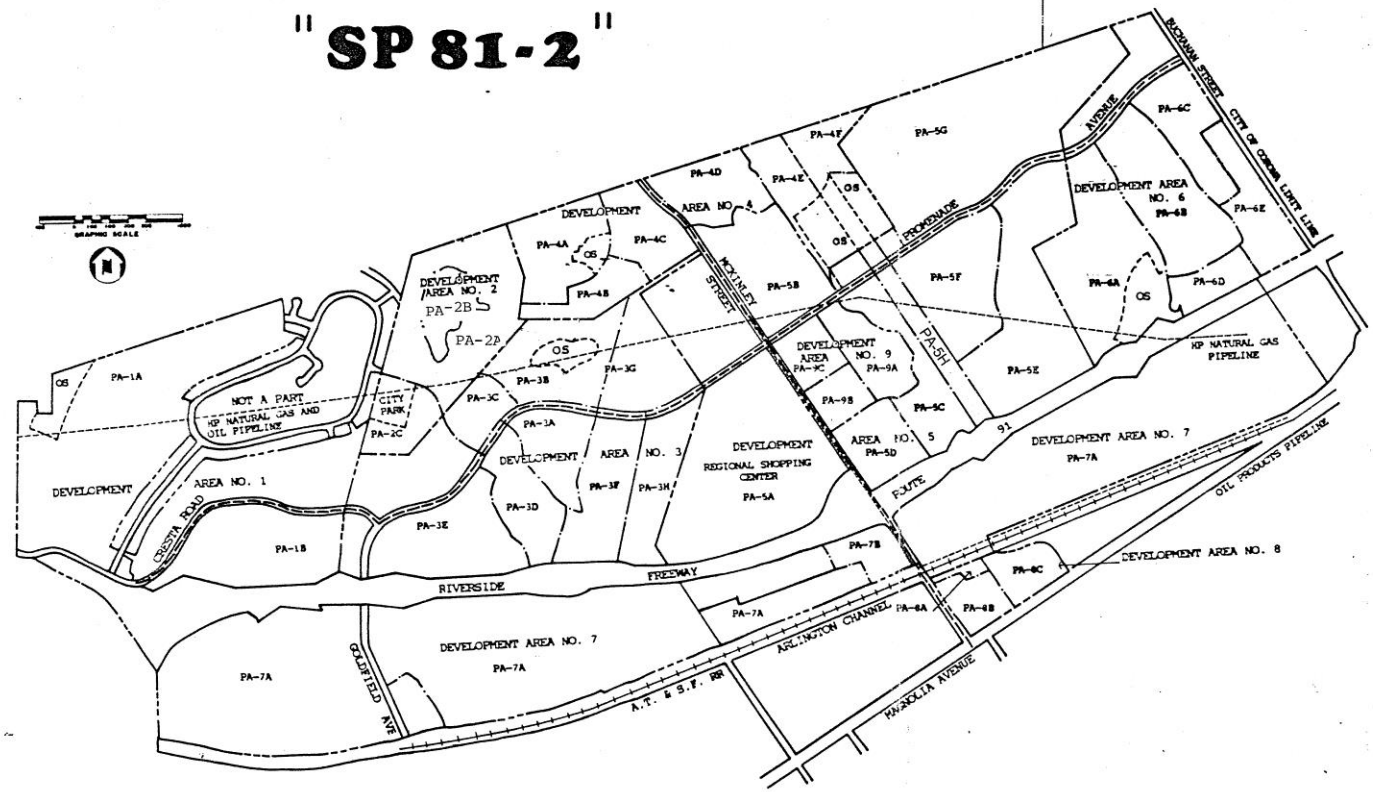
Public utilities serving the specific plan area and proposed for assessment district funding are illustrated in Exhibit 28. These facilities include electric, natural gas, telephone and CATV supply and distribution systems and appurtenances, services to other assessment district funded facilities, service stub-outs for project areas, and services to privately funded public facilities such as street lights.

A. Public utilities conditions for the Northeast Corona Specific Plan shall be that the City:

1. Require that tentative tract and final maps and precise plans be coordinated with and accommodate requirements of the utility services funded under assessment district proceedings, particularly with respect to utility services to assessment district facilities through development areas.

2. Require that development of private responsibility utility systems conform to a phasing program as approved by the City of Corona.

NORTHEAST CORONA
SPECIFIC PLAN
"SP 81-2"



MUNICIPAL SERVICES PLAN

PUBLIC UTILITIES SYSTEM

LEGEND

——— ELECTRIC, GAS, TELEPHONE & CATV

OIL PRODUCTS PIPELINE IN MCKINLEY ST. & SAMPSON AVE.

EXHIBIT 25

SECTION 8

OPEN SPACE PLAN

Sections:

8.0 Introduction
8.1 Public Open Space
8.2 Private Open Space
8.3 Alternative Park Development Scenario (SPA-93-9)

SEC. 8.0 INTRODUCTION

The Corona Specific Plan contains public and private open space opportunities located conveniently to serve the needs of the future residents. The Open Space Plan not only establishes places for leisure activities but enhances the entire urban setting. Major open space categories are:

Categories	Acreage
Public Parks[1]	42.9
Golf Course (Private)	85.9
Total	128.8

Exhibit 30 shows the expected location, approximate size and the reservation and integration of the open space areas with the surroundings.

SEC. 8.1 PUBLIC OPEN SPACE

The Open Space Plan complies with the goals and standards of the City of Corona General Plan. The location of the Public Park sites are on relatively level terrain, nearby and convenient to the residential dwellings and abut public streets. The Development Area Principal Land Use Plan show this relationship and identify the type park and its size.

SEC. 8.2 PRIVATE OPEN SPACE

Many of the Development Areas are expected to contain private common open space. The Principal Land Use Plans do not show these private open space features. How ever, this open space will be included as a part of the Precise Plan.

A. Where practical, slopes generally having a 25% gradient or above shall be left natural. These open space areas may be part of common are open space in planned unit developments.

B. Private open space should reinforce the livability of the dwelling areas.

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1 Includes 5.1 acres within Southern California Edison right-of-way and Easement.

C. Require a landscaping plan and an automatic irrigation system in order to en sure that the open space areas do not create a hazard. Said landscaping plan shall be implemented and landscaping maintained in a flourishing manner.

D. Adopted mitigation measures relating to open spaces contained in the EIR for SP-81-2 shall be utilized for the project in SP-81-2.

SEC. 8.3 ALTERNATIVE PARK DEVELOPMENT SCENARIO

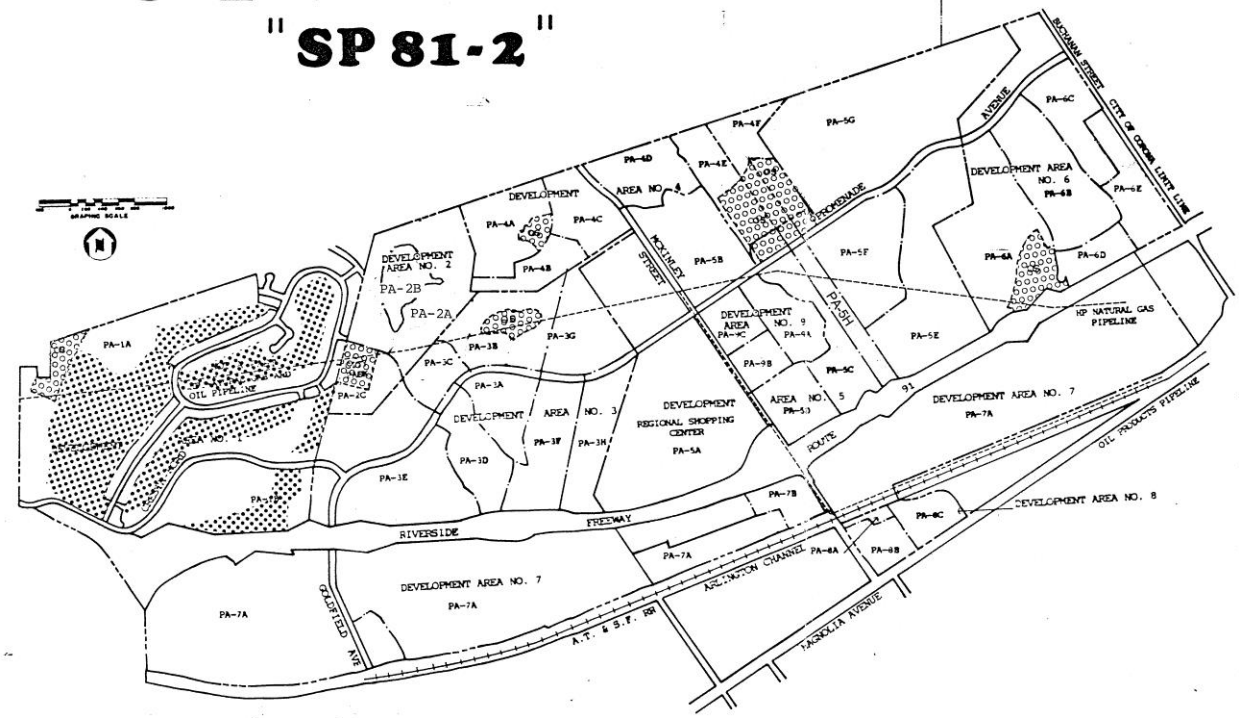
The alternative park development scenario is based upon a finding of overlapping service areas for parks within PA-2C, PA-3B and PA-4A, and reduced density developments for PA-3B. The development of PA-3B may be permitted subject to an alternative development scenario which would allow the deletion of the 4.5 acre public park designated within PA-3B. Development under this alternative shall comply with the standards established below and shall require that a park improvement agreement, or the equivalent as determined by the City, be recorded on the property in PA-3B to require the improvement of the designated public park site within PA-4A to the standards contained herein.

SEC. 8.3.01 PARK IMPROVEMENTS

Under the alternative park development scenario, an agreement for the improvement of the public park in PA-4A shall be approved and recorded against the property in PA-3B. This agreement shall stipulate the specific improvements for the park, in conformance with Exhibit 26A and Table 13, and shall include a schedule for completion of said improvements.

The Park Agreement shall specify that Tehachapi Park improvements shall be completed by the developer prior to the issuance of the first certificate of occupancy within Areas 3A - 3B. Building permits shall be conditioned so that no certificate of occupancy within Areas 3A - 3B shall be issued until Tehachapi Park improvements are completed by the developer. No building permit for production units in excess of ninety-four within Areas 3A - 3B shall be issued until Tehachapi Park improvements are completed and accepted by the City. This requirement does not apply to the issuance of permits for model homes in Areas 3A and 3B.

NORTHEAST CORONA
SPECIFIC PLAN
"SP 81-2"



OPEN SPACE PLAN

LEGEND

PUBLIC PARKS

GOLF COURSE

OIL PRODUCTS PIPELINE IN MCKINLEY ST. & SAMPSON AVE.

EXHIBIT 26

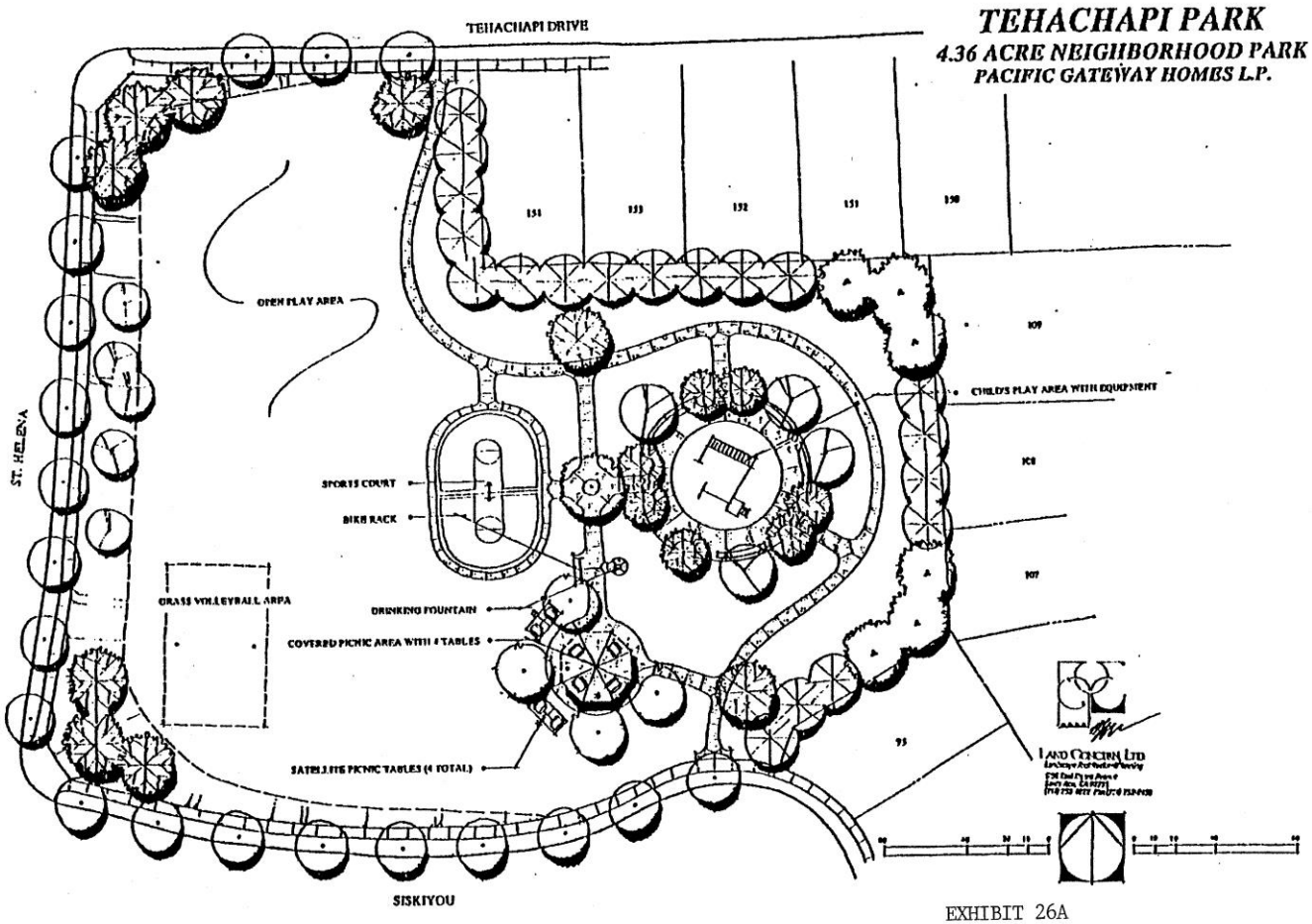


EXHIBIT 26A
TEHACHAPI PARK

EXHIBIT E

TABLE 13

TEHACHAPI PARK

List of Improvements

PARK SITE

Hardscape Items	
Concrete Walkways	
Concrete Picnic Area	
Concrete Sports Court	
Dbl. B. Ball Post with 2 Goals	1 Each
Picnic Tables	8 Each
Trash receptacles	6 Each
BBQ Grills	6 Each
Benches	6 Each
Bike Rack	1 Each
Drinking Fountain	1 Each
Tot Lot with Equipment	
Volleyball poles (poles only)	
Gazebo Structure	
Drainage System	
Walkway Lighting	

LANDSCAPE GREEN AREAS

Landscape Area
- -Fine/Finish Grade
- -Soil Preparation
- -Auto Irrigation
- -Hydroseeded Turf

Specimen Trees	24	24”	Box
Trees	50	15	Gal.
Shrubs	500	5	Gal.
Shrubs	1,000	1	Gal.
Vines	150	5	Gal.

SECTION 9

COMMUNITY DESIGN PLAN

Sections:

9.0 Introduction
9.1 Community Design Features
9.2 Maintenance District
9.3 Community Signage
9.4 Landscape Design Features
9.5 Design Treatments
9.6 Slopes Adjacent to the 15 foot landscape lot

SEC. 9.0 INTRODUCTION

The Northeast Corona Specific Plan, "SP-81-2" contemplates a pleasing appearance and aesthetic quality as fundamental considerations for development. Achieving this objective is possible by identifying important planning features which by, special design, improve the visual aspects of the urban setting. A description of the planning features and proposed design treatment follows:

A regional commercial shopping center, support commercial area and residential dwelling units are parts of the planned community. The landscape development focuses on establishing an overall community image which links the different land uses; commercial, high density residential and detached single family homes. The community image is established by the landscape treatment along the two main streets: McKinley and Promenade.

SEC. 9.1 COMMUNITY DESIGN FEATURES

Planned community features and design treatment are shown on Exhibit 30. A description of each planned community feature and its design treatment is as follows:

FEATURE	DESIGN TREATMENT
A. McKinley Street from Magnolia Avenue to Norco City limits.	A 14 foot landscaped median. A 15 foot minimum width landscaped lot (or landscaping to top of slope, whichever is greater) located on both sides of McKinley Street right-of-way except on west side between Sampson Avenue and Magnolia Avenue. Proposed or required project area walls and fences shall be located behind the landscape lot. Contour grading of slopes. Mounding and berming for landscaping and screening is encouraged. A Master Landscape Plan shall be prepared and systematically installed in conjunction with adjoining private development.

B. Promenade Avenue from Buchanan Street to southerly terminus of Project Area 3E	A 15' minimum width landscaped lot (or landscaping to top of slope, whichever is greater) located on both sides of Promenade Avenue. Proposed or required project area walls and fences shall be located behind the landscape lot. Contour grading of slopes. Mounding and berming for landscaping and screening is encouraged. A Master Landscape Plan shall be prepared and systematically installed in conjunction with adjoining private development.
C. Riverside Freeway (both sides)	Require a wall, earth berm or a combination of both. All dwellings which are proposed to be constructed adjacent to a proposed or existing freeway right-of-way shall be sound attenuated for present and projected noise exposure so as not to exceed and exterior standard of 65 CNEL. A wall, earth berm or a combination of both may be used and shall be approved by the City's Planning Director. An acoustical analysis report shall be submitted to the City for review and approval.
D. Municipal Improvement Water Reservoir Sites and; Water and Sewage Pump Stations	Landscaping of the site with plant materials that will screen said facility. All manufactured slopes and landscaped areas shall have an automatic irrigation system. Walls, fences and mounding shall be used for screening purposes where appropriate. Vehicular access to sites shall be paved.
E. Grading (Manufactured Slopes)	Manufactured slopes shall be contour graded where possible. Undulation of slopes and variation of slope gradients are proposed as grading design methods for improving visual quality.

Note that irrigation systems referenced in Section 9.1.D are no longer provided under assessment district funding. (Irrigation pumps at reservoir sites are, however, provided).

SEC. 9.2 MAINTENANCE DISTRICT

A maintenance district for the maintenance of planned community features and design treatments will improve the visual quality, improved real estate values and relieve the City of Corona from future maintenance costs. Thus, the Northeast Corona Specific Plan, "SP-81-2," shall require a maintenance district.

SEC. 9.3 COMMUNITY SIGNAGE

Criteria for signage associated with the development of the Sub-Regional Shopping Center in Planning Area 5A is included in Section 4.6.27 of this Specific Plan.

A. Freeway Orientation Signage

A maximum of two (2) Freeway Orientation Signs shall be permitted to a maximum size of 300 square feet each side and a maximum height of 30 feet. Location of the signs to be approved by a sign permit issued by the Planning Director. Said sign permits shall be required and valid for a non-renewable period of time up to five years from the date of issuance (See).

B. Entry Signage

Permanent monument signage to be located within the raised median of McKinley Street adjacent to the Sub-Regional Shopping Center located in Planning Area 5A. Signage to be coordinated in design and appearance with signage approved for the Sub-Regional Shopping Center. Signage to be a maximum 50 square feet and a maximum height of 5 feet (See).

The following criteria shall apply to the entry sign:

1. The sign shall be placed at a location acceptable to the City Engineer.
2. A license shall be obtained from the City Council to install, maintain and accept all legal responsibility for the sign.
3. Prior to permit issuance for the sign, sight distance calculation shall be submitted and reviewed by the City Engineer, demonstrating that the proposed location will not hinder driver visibility.
4. Prior to permit issuance for the sign, written approval from the Four Corners Pipeline Company granting permission to construct a structure over their facilities shall be submitted to the City Engineer.

C. Future Development Signage

One future development sign for each frontage along a major or secondary classification arterial shall be permitted to a maximum area of 25 square feet each and a maximum height of 5 feet.

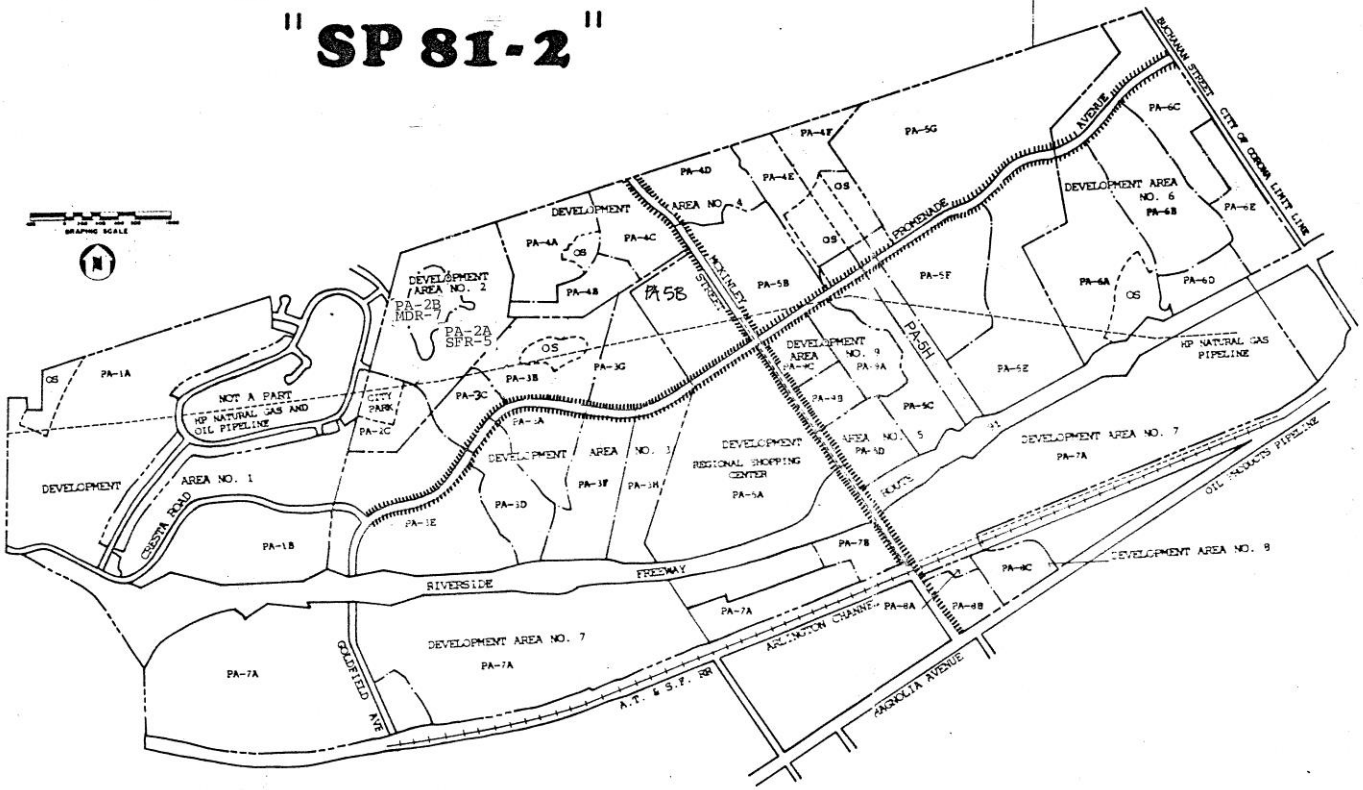
D. Subdivision Directional Signage

Subdivision directional signs are multiple user advertising signs that direct prospective home buyers to builder sales programs. The signs shall be a maximum height of 20 feet. Each sign will be comprised of the Corona Hills identification logo and individual signs advertising builder's sales programs which shall be no larger than 48 inches in width by 12 inches in height. Each individual builder sign shall contain only the name of the builder and the logo, the name of the subdivision and logo and a directional arrow. The background and advertising color of the signs shall be coordinated based upon the approval of the Planning Director (See Exhibit 32).

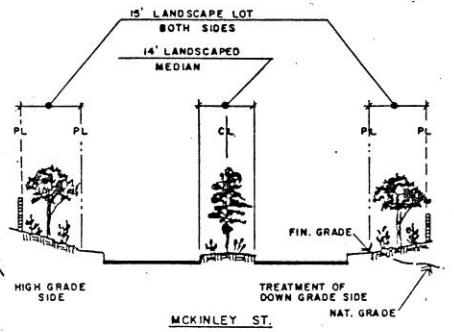
E. No other off-site subdivision signage advertising individual housing developments shall be permitted within the boundaries of SP-81-2.

F. Criteria of requirements herein shall supersede any similar requirements included in CMC Chapter 17.74.160.

NORTHEAST CORONA
SPECIFIC PLAN
"SP 81-2"

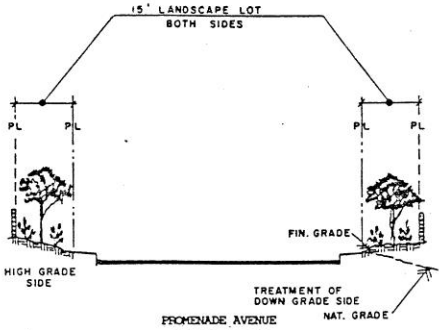


COMMUNITY DESIGN PLAN



MCKINLEY ST.

PROMENADE AVENUE (MAJOR)



PROMENADE AVENUE

INDICATES LANDSCAPE LOT

OIL PRODUCTS PIPELINE IN MCKINLEY ST. & SAMPSON AVE.

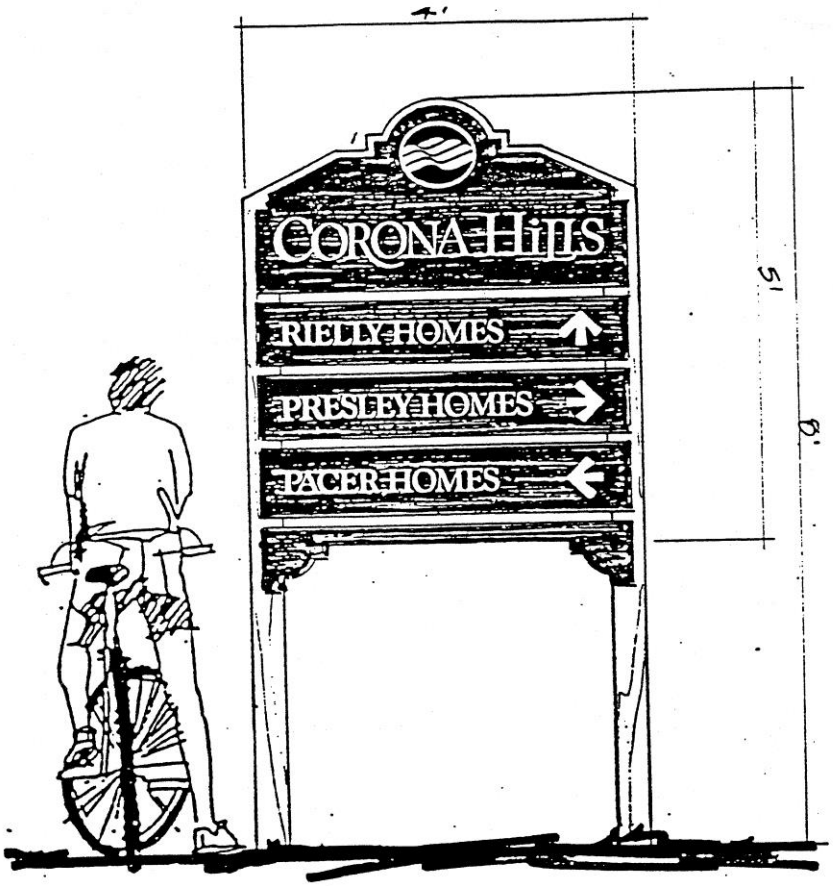
EXHIBIT 27

FREEWAY ORIENTATION SIGNAGE

EXHIBIT 28

ENTRY SIGNAGE

EXHIBIT 29



SUBDIVISION DIRECTIONAL SIGNAGE

EXHIBIT 30

SEC. 9.4 LANDSCAPE DESIGN FEATURES

The landscape design features are identified in a Landscape Master Plan. (See Exhibit 33). McKinley and Promenade have a fifteen foot (15'-0") landscape lot on both sides of the street. This fifteen foot (15'-0") landscape lot is adjacent to the ten foot (10'- 0") right of ways along McKinley Street and portions of Promenade Avenue. Twelve foot (12'-0") right of ways are adjacent to the fifteen foot (15'-0") landscape lot along the majority of Promenade Avenue.

Portions of McKinley Street and Promenade Avenue have median dividers varying from four foot (4'-0") to twenty-four foot (24'-0") in width. These medians are planted and irrigated to reflect the landscape treatments of the landscape lots. (See Exhibit 35).

A. Soil Structure

The potential exists to encounter geological formations such as gray granite, and large rock formations along portions of McKinley Street and Promenade Avenue, within the fifteen (15'-0") landscape lot and right of way.

a. It is the intent of the Roadscape Requirements to develop a comprehensive road landscape as identified in the Landscape Master Plan. (See Exhibit 33)

b. During grading operations on properties adjacent to the right of way, major monolithic rock formations maybe encountered in the fifteen foot (15'-0") landscape lot. These major formations may be incorporated and blended into the landscape lot turf area upon review and written approval from the planning department.

c. The quantity of trees required herein shall remain the same, however, spacing and grouping may be adjusted to accommodate geological rock formations, upon written approval from the planning department.

B. Lawns

Lawn areas in landscape lot shall have a maximum slope in all areas of 5:1 around rock formations,

a. All lawn areas shall be planted with a minimum of 6" of topsoil. Topsoil shall be the existing surface soil stripped and stockpiled on the site. Topsoil shall be natural viable soil representative of productive soils in the vicinity and shall be free of a mixture of foreign matters or clods and objects larger than 1-inch in any dimension, toxic substances, and any material or substance that may be harmful to plant growth.

SEC. 9.5 DESIGN TREATMENTS

A. Central Intersection

The intersection of McKinley and Promenade is the center of activity and an important focal point for the community and the City of Corona. This intersection is referred to as the Central Core.

a. Sidewalk shall be ten foot (10'-0") wide and shall be per Corona Standard Drawing 117.

1. Planting Central Core Intersection

Corner Planting

Each corner of the Central Core Intersection shall be planted with five Platanus acerifolia

Three trees shall be planted behind the sidewalk corner within the fifteen foot (15'-0") landscape lot.

Trees shall conform to Corona Landscape Ordinance 17.70.070.

Maximum slope in the 15' landscape lot is 5:1.

Shrubs at each corner shall be Raphiolepis indica Ballerina', planted three feet (3'-0") maximum on center. (See Exhibit 37).

Shrubs shall extend forty-five feet (45' in both directions from the sidewalk corner end point.

Shrubs shall be planted in a natural mass behind sidewalk corner. No shrub shall exceed three feet (3'-0") in height.

All shrubs shall conform to Corona Landscape Ordinance 17.70.070.

Shrub area shall be interplanted with Fragaria chiloensis - Wild

Strawberry, planted twelve inches (12") on center. (See Exhibit 37).

B. Urban Commercial Area

The urban commercial area of Northeast Corona surrounds the intersection of McKinley and Promenade Avenue. The area consists of intense commercial and high density residential development. Landscape treatment for this area shall accommodate pedestrians, create a sense of community center and provide an appropriate setting for new commercial and residential development.

1. Paving for Urban Commercial Area

The Urban Commercial area includes that area surrounding the intersection of McKinley Street and Promenade Avenue which are commercial or high density residential (See Exhibit 34).

a. The sidewalk shall conform to Corona Standard Drawing 117. Sidewalk width is ten feet (10'-0") from back of curb.

b. Sidewalk corners shall be a minimum of twenty feet (20'-0") wide. Sidewalk shall conform to Corona Standard Drawing 117 with wheelchair ramps as shown. (See Exhibit 38)

2. Planting in Urban Commercial Area

Corner Planting

a. All corners in the Urban Commercial area shall be planted with three (3) Platanus acerifolia Trees shall be planted a minimum of thirty feet (30'-0") set back from the sidewalk corner end point.

Trees shall be planted behind the sidewalk corner within the landscape lot. All trees shall conform to Corona Landscape Ordinance 17.70.070. (See Exhibit 38)

Maximum slope within the 15' landscape lot is 5:1.

b. All corners in the Urban Commercial area shall be planted with Pittosporum tobira "Wheelers Dwarf" placed one foot and five inches (1'-6") on center. (See Exhibit 38)

Shrubs shall be planted in a natural mass behind the sidewalk corner in the landscape lot. The shrub planting area shall extend thirty feet (30'-0") in each direction from the sidewalk corner end point.

No shrubs shall exceed three feet (3'-0") in height.

Shrub area shall be interplanted with Fragaria chilcensis - Wild Strawberry, planted twelve inches (12") on center.

Street Trees

All shrubs shall conform to Corona Landscape Ordinance 17.70.070. Street Trees

a. Trees along the street in the Urban Commercial Area shall be Platanus acerifolia double row, planted forty feet (40'-0") on center.

Street trees shall be located in the landscape lot five feet (5'-0") from the sidewalk edge. Trees shall line up and maintain a forty foot (40'-0") on center distance wherever possible.

All trees shall conform to Corona Landscape Ordinance 17.70.070.

Lawn shall be planted under all street trees located in landscape lot. (See Exhibit 38)

Lawn shall be Santa Ana' stolons planted at the bushel rate of 4-5 per 1,000 square feet.

C. Middle/High Density Residential

Surrounding the urban commercial area is residential developments of medium and high densities. Residential developments along Promenade Avenue face heavy traffic and congestion generated from the commercial area. At street level, trees create a canopy which will provide a sense of enclosure and privacy. (See Exhibit 34)

1. Paving in Middle-High Density Residential

a. The sidewalk shall conform to Corona Standard Drawing 117.

Sidewalk width shall be eight feet (8'-0"), or twelve feet (12') against curb.

b. Sidewalk corners shall conform to Corona Standard Drawing 117. Wheelchair ramps, as per Corona Standard Drawing 117, shall be provided at each corner. (See Exhibit 39).

2. Planting in High/Middle Density Residential

Corner Planting

a. All corners in the Middle/High Density Residential Area shall be planted with three (3) Tristania conferta Trees shall be located a minimum of thirty feet (30'-0") set back from the corner end point. Trees shall be planted a minimum ten feet (10'-0") on center. Trees shall be planted no closer than six feet (6'-0") from sidewalk edge. All trees shall conform to Corona Landscape Ordinance 17.70.070. (See Exhibit 39)

b. All corners in the Middle/High Density Residential Area shall be planted with Pittosporum tobira Wheeler's Dwarf' planted 24" max. on center.

No shrubs shall exceed three feet (3'-0") in height.

Shrubs shall be planted in a natural mass behind the sidewalk corner in the landscape lot. The shrub planting shall extend thirty feet (30'-0") in both directions from the center of the sidewalk corner. All shrubs shall conform to Corona Landscape Ordinance 17.70.070. (See Exhibit 39)

Shrubs shall be interplanted with Vinca minor - Dwarf Periwinkle, eighteen inches (18") on center.

Street Trees

a. Double row of trees along the street in the Middle/High Density Residential area shall be Tristania conferta planted twenty-five feet (25'-0") on center.

One row of trees shall be planted five feet (5'-0") from the sidewalk edge, the second row shall be planted a minimum of fifteen feet (15'-0") from the sidewalk edge. All street trees shall conform to Corona Landscape Ordinance 17.70.070

Lawn shall be planted under all street trees except at corners. (See Exhibit 39)

Maximum slope in the 15' landscape lot is 5:1.

Lawn shall be Santa Ana stolons planted at the bushel rate of 4-5 per 1,000 square feet.

D. Single Family Residential Area

The single family residences are situated in the hilly areas of Promenade Avenue. Promenade Avenue becomes narrow as it winds through the contours of this area. Massive cut and fill slopes are expected on both sides of the street. Landscape treatment focuses on creating a natural hillside planting theme. (See Exhibit 34)

1. Paving in Single Family Residential Area.

a. The sidewalk shall conform to Corona Standard Drawing 117. Sidewalk width is eight feet, (8 from back of curb.

b. Sidewalk corners shall conform to Corona Standard Drawing 117. Wheelchair ramps, as per Corona Standard Drawing 117, shall be provided at every corner. (See Exhibit 40)

2. Planting in Single Family Residential Area. Corner Planting

a. All corners in the Single Family Residential Area shall be planted with three (3) Koelreuteria paniculata Trees shall be set back a minimum of thirty feet (30'-0") from the corner end point.

Trees shall be planted no closer than five feet (5'-0") from sidewalk edge. All trees shall conform to Corona Landscape Ordinance 17.70.070.

b. All corners in the Single Family Residential Area shall be planted with Carissa grandiflora three feet (3'-0") on center. Shrubs shall be planted in natural masses behind the sidewalk corner within the landscape lot. The shrub planting shall extend thirty feet (30'-0") in each direction from the center of the sidewalk corner. No shrub or groundcover shall exceed three feet (3'-0") in height. All shrubs shall conform to Corona Landscape Ordinance 17.70.070. (See Exhibit 40)

Street Trees

a. Trees along the street in the Single Family Residential Area shall be a mixture of Albizia julibrissin, Koelreueria paniculata and Pinus eldarica Trees shall be planted in natural masses.

The number of trees per tree mass varies. A minimum of three (3) trees of one species per tree mass shall be required. Trees shall be planted a minimum of ten feet (10'-0") on center. Distances between tree masses and spacing shall be varied to resemble natural mass planting. Tree quantities shall be no less than sixteen (16) trees per four hundred (400) linear feet. Trees shall be no closer than five feet (5'-0") from sidewalk edge. All trees shall conform to Corona Landscape Ordinance 17.70.070. (See Exhibit 40)

All areas under trees and shrubs shall be planted with

Baccharis pilularis Twin Peaks' one foot (1'-0") on center.

Maximum slope for the 15' landscape lot is 5:1.

SEC. 9.6 SLOPES ADJACENT TO THE 15 FOOT LANDSCAPE LOT

A. Quantity of all plant material shall comply with the Corona Municipal Code and the Planning Director's Standards.

B. Slopes adjacent to Promenade Avenue and McKinley Street shall be planted with plant material which blends with the native plant material of the area.

Drought tolerant plants shall be used to maintain long term success and safety.

All slope planting shall conform to the City of Corona Standard Specifications Recommended Plant Materials for Slope Planting.

C. All slopes shall have a minimum planting as per the City of Corona Landscape Ordinance 17.70.070 and Grading Ordinance 15.36.200.

D. Street/Slope Tree List

The following trees and shrubs are to be used on sloped areas between the streetscape and building lots. These trees and shrubs are on Corona's approved list.

Trees

1. Gleditsia triacanthus inermis ‘Shademaster’ - Honey locust.
2. Pinus eldarica ‘Mondell’ - Mondell Pine
3. Rhus lancea - African Sumac
4. Eucalyptus polyanthemos - Silverdollar Gum
5. Eucalyptus leucoxylon - White Ironbark
6. Eucalyptus sideroxylon - Red Ironbark
7. Chorisia speciosa - Floss Silk Tree
8. Bauhinia variegata - Orchid Tree

Shrubs

1. Ceanothus griseus horizontalis - Carmel Creeper.
2. Cistus villosus - Rockrose
3. Heteromeles arbutifolia - Toyon
4. Photinia fraseri - Photinia
5. Rhus ovata - Sugar Bush
6. Rhus integrifolia - Lemonadeberry
7. Cassia artemisloides - Feathery Cassia
8. Ilex cornuta - Chinese Holly
9. Ilex altaclarensis ‘Wilsonli’ - Wilson Holly

Groundcover

1. Acacia redolens prostrata - Ungerup Acacia
2. Baccharis pilulairis ‘Twin Peaks’ - Coyote Bush
3. Ceanothus griseus horizontalis - Carmel Creeper
4. Rosemarinus officinalis prostrata - Rosemary
5. Vinca major - Periwinkle
6. Vinca minor - Dwarf Periwinkle

E. Fences & Walls

a. All fences and walls shall be designed as an integrated part of the overall architectural and site design. All materials shall be durable and finished in textures and color complimentary with the development architecture.

Fences and walls of adjoining properties shall compliment each other. Overall street continuity is best accomplished when fences and walls are consistent in material color and style.

b. All fences and walls conform to the City of Corona Ordinance Chapter 17.70 and must be reviewed and approved by Corona Planning Department.

F. Planting on Walls and Fences

a. Any retaining walls proposed adjacent to the public right-of-way and the 15’ landscape lot shall be screened with plant materials and planted with vines. For vines use Ficus pumila at 10’ D.c. for northfacing retaining walls and Parthenocissus tricuspidata at 10’ o.c. fcr southfacing retaining walls.

Screening Shrubs

Abelia grandiflora - Glossy Abelia
Cocculus laurifolius - Cocculus
Dondonaea viscosa - Hopseed Bush
Eleagnus spp. - Eleagnus
Escallonia spp. - Escallonia
Hetercmeles arbutifolia - Toyon
hex cornuta - Chinese Holly
Ilex crenata - Japanese Holly
Juniperus spp. - Juniper
Leptospermum laevigatum - Aus. Tea
Mahonia aquifolia - Oregon Grape
Muraya paniculata - Giant Orange Jessamine
Myrtus communis - True Myrtle
Photinia fraseri - Photinia
Pittospcrum undulatum - Victorian Box
Pittosporum tobira - Tobira
Rhamnus alaternus - Italian Buckthorn
Syzygium paniculatum - Brush Cherry
Viburnum spp. - Viburnum
Xylosma congestum - Shiny Xylosma

G. Irrigation: Material Coordination and Specification

Construction of the 15-foot landscape lot irrigation is the responsibility of each developer to maintain a consistent quality of materials and workmanship. Upon acceptance of the landscaping and irrigation by the City, maintenance of the 15' landscape lot will be forwarded to the City of Corona.

a. All irrigation components shall meet the City standards.

b. All sprinkler nozzles and valves shall be brass constructed and from the same manufacturer to simplify future maintenance.

c. All materials required for a complete and proper irrigation system installation shall be approved by the City of Corona Planning Department.

d. All spray heads along paving shall be pop-up models.

e. All spray heads shall be properly adjusted to prevent over spraying into walks, walls, etc.

f. Backflow prevention devices and automatic controllers shall be screened from view and shall be located to allow easy access for required maintenance operations.

g. The automatic controller shall be placed where the operator can observe the maximum number of systems when the irrigation cycle is checked.

h. Control valves shall be grouped at convenient locations to facilitate operation and maintenance.

i. Automatic control valves shall be installed below finish grade in lockable valve boxes. The valve boxes shall be flush with finish grade in turf areas and 2" above finish grade in groundcover areas.

j. All irrigation piping and automatic control wire to be installed under paving shall be placed in a PVC pipe sleeve, minimum size - 2x the diameter of the pipe. These PVC sleeves shall be installed prior to installation of paving wherever possible.

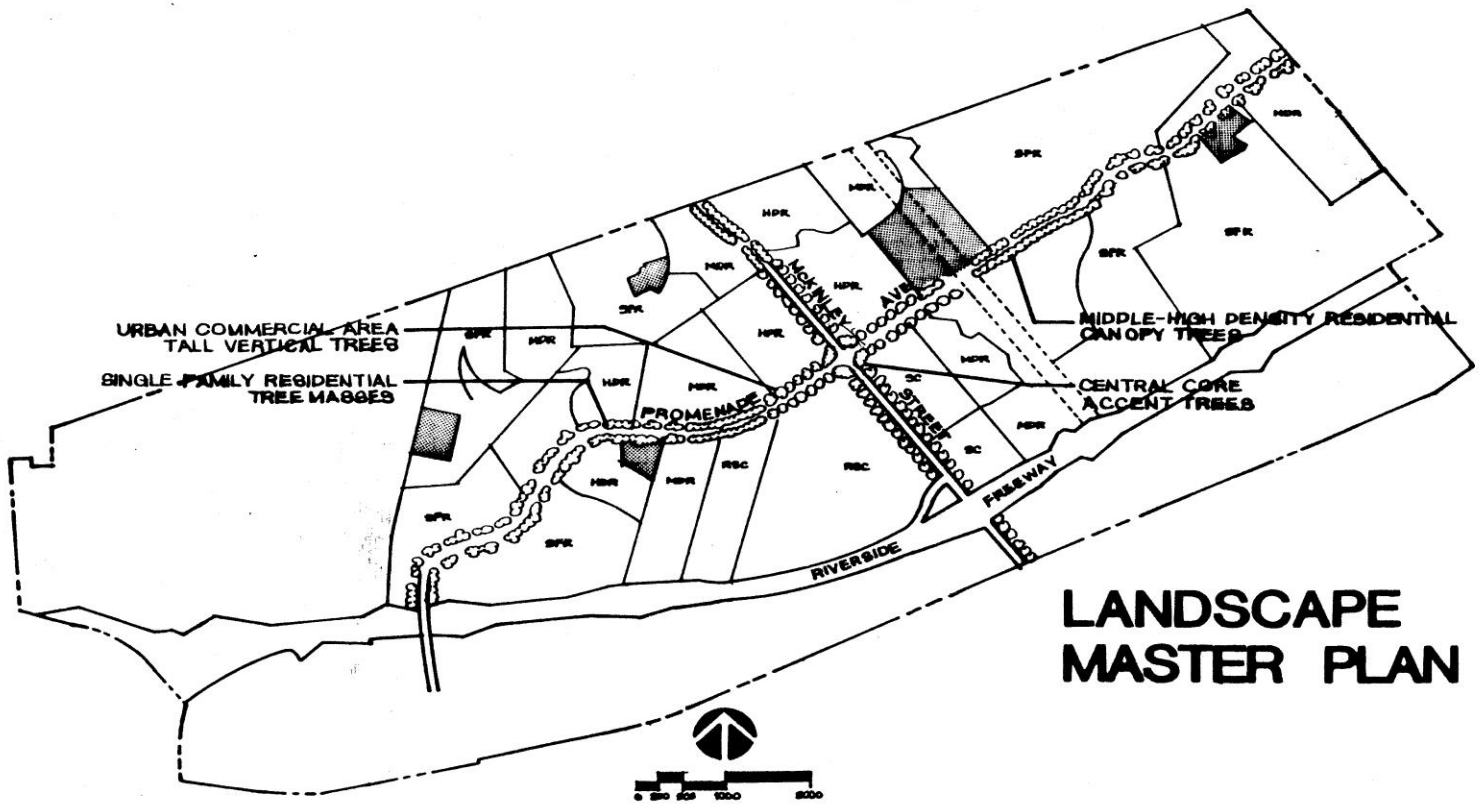
k. Separate irrigation systems shall be designed according to their exposure and specific use, i.e., north facing slope vs. south facing slope or turf area vs. shrub area.

l. Fixed spray heads shall be installed with a double swing joint assembly.

m. Anti-drain valves shall be installed to prevent line drainage from lowest heads on any system.

n. Any drip irrigation systems shall be installed with a filter and pressure regulating system to prevent emitter clogging and damage.

o. Any drip systems shall be separated according to individual plant species water requirements.



LANDSCAPE MASTER PLAN

CORONA ROADSCAPE

Planning · Urban Design
Landscape Architecture
A California Corporation

HALSEY DESIGN GROUP

EXHIBIT 31

2/25/86

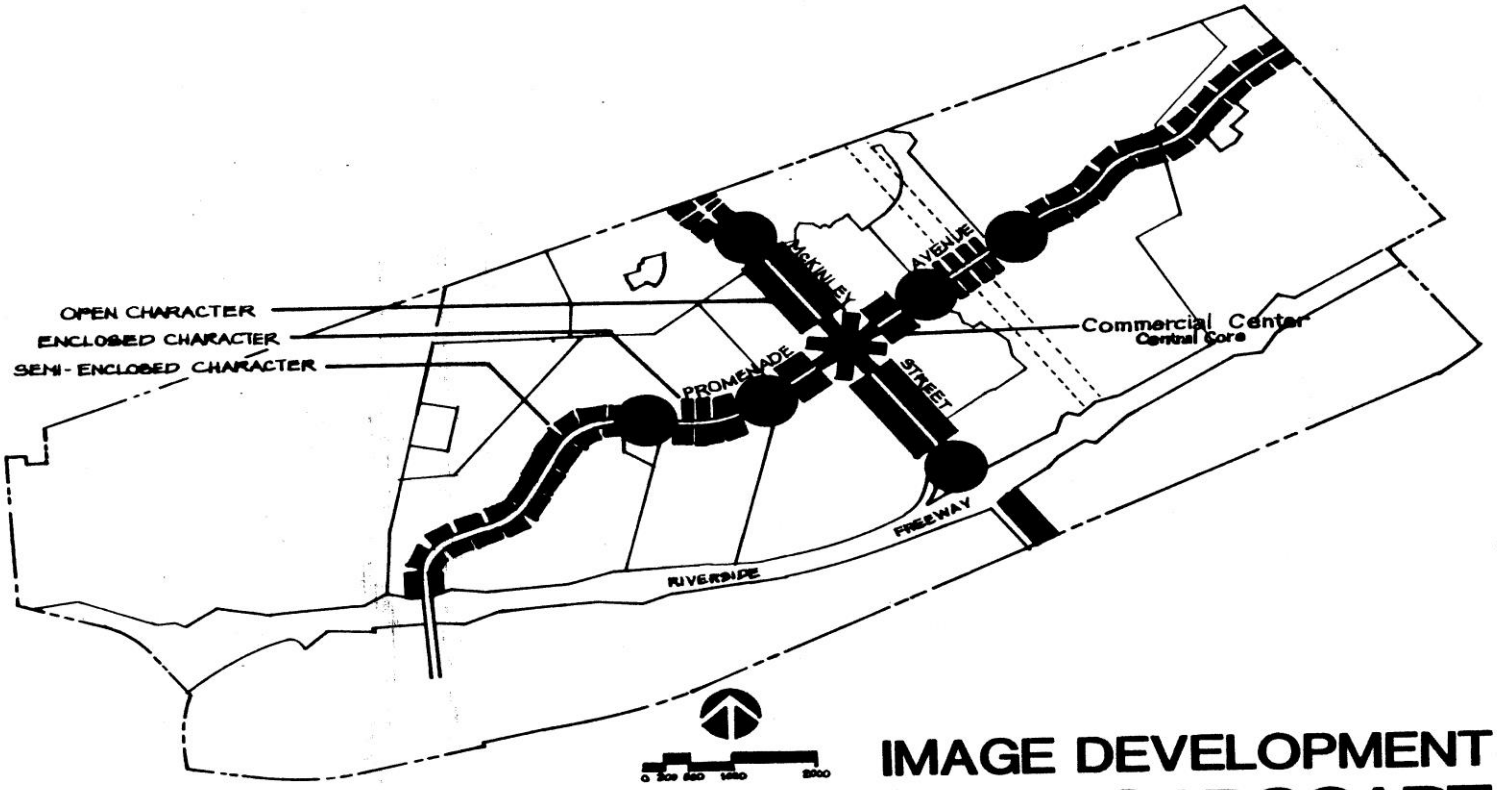


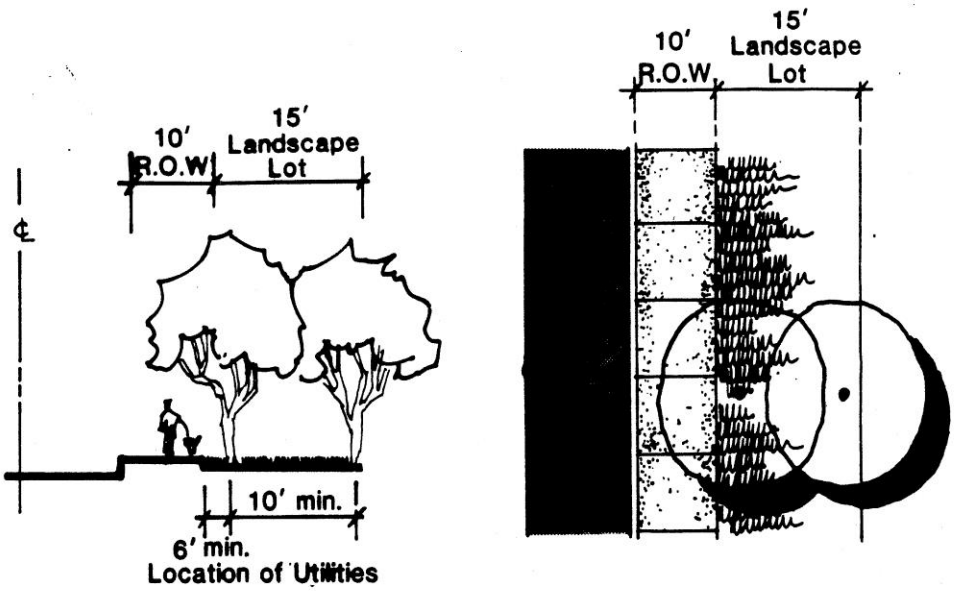
IMAGE DEVELOPMENT
CORONA ROADSCAPE

EXHIBIT 32

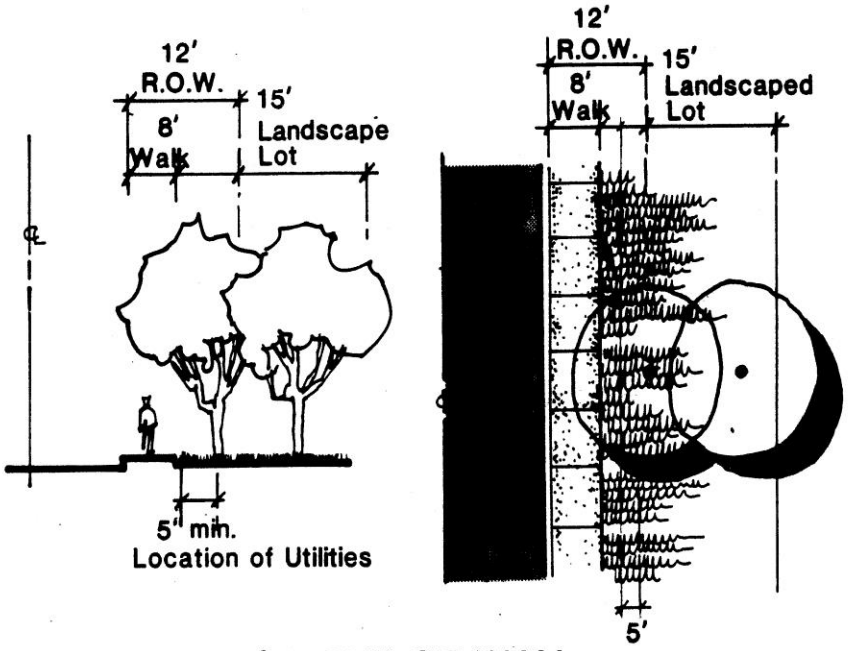
2/25/86

Planning · Urban Design
Landscape Architecture
A California Corporation

HALSEY DESIGN GROUP



10' RIGHT OF WAY
Not to Scale



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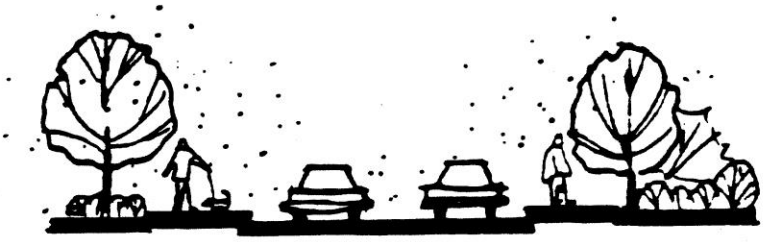
PARKWAY DESIGN

EXHIBIT 33

2/25/86

Urban Commercial Area

Middle/High Density Residential Area



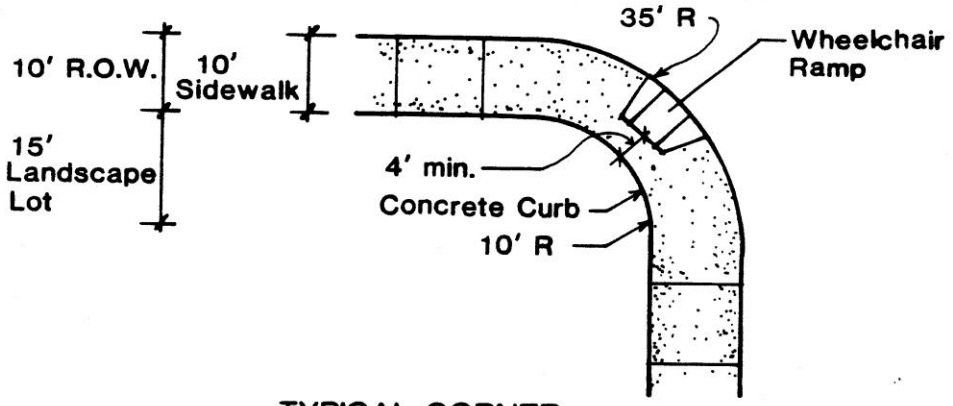
Single Family Detached Residential Area

DESIGN TREATMENT

EXHIBIT 34

2/25/86

PROMENADE AVE.



TYPICAL CORNER

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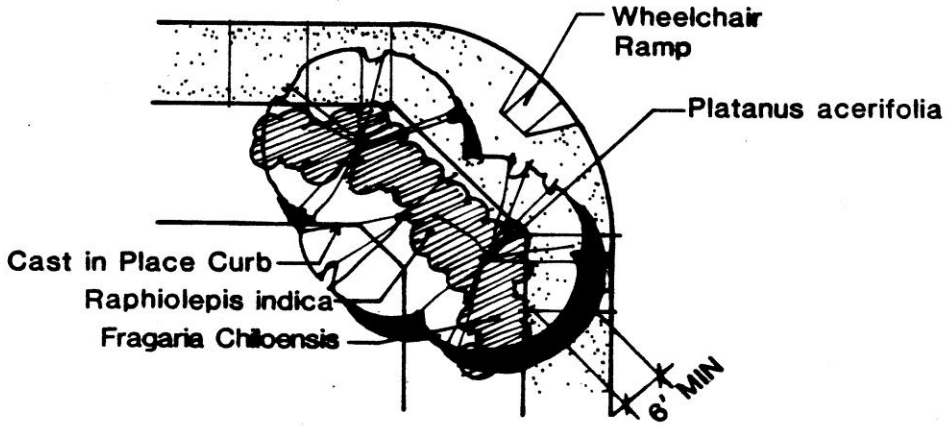

CENTRAL CORE

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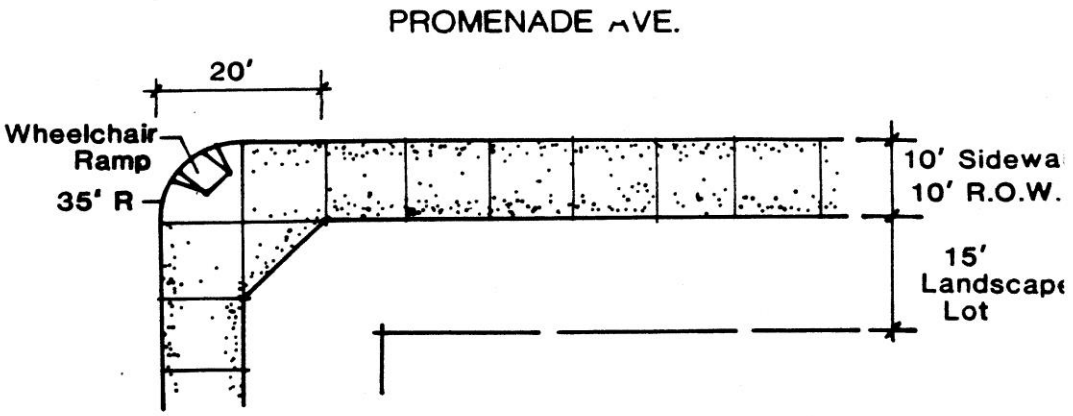
EXHIBIT 35

2/25/86



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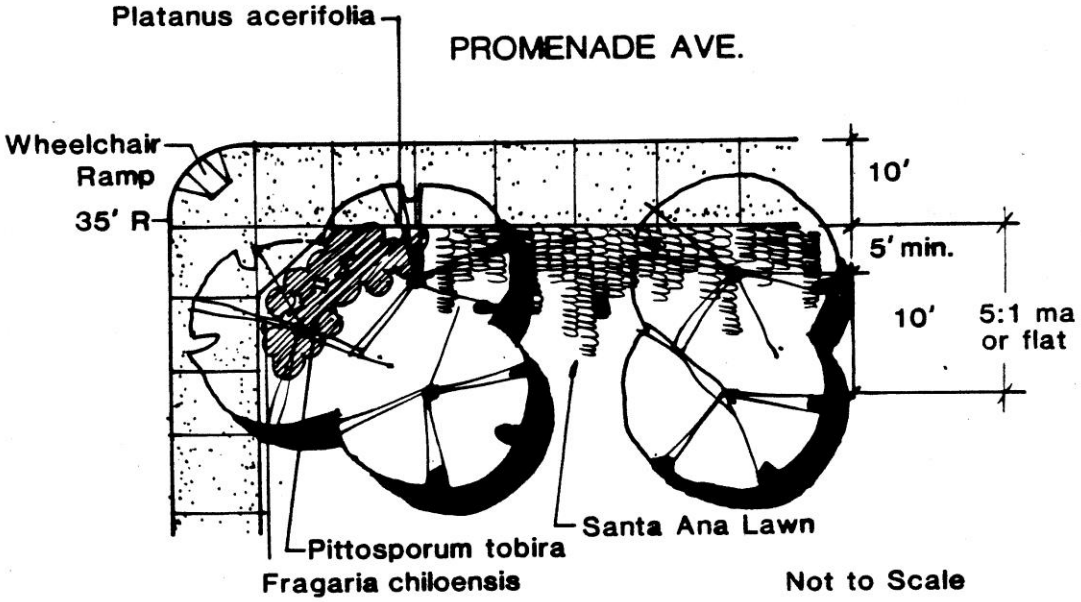

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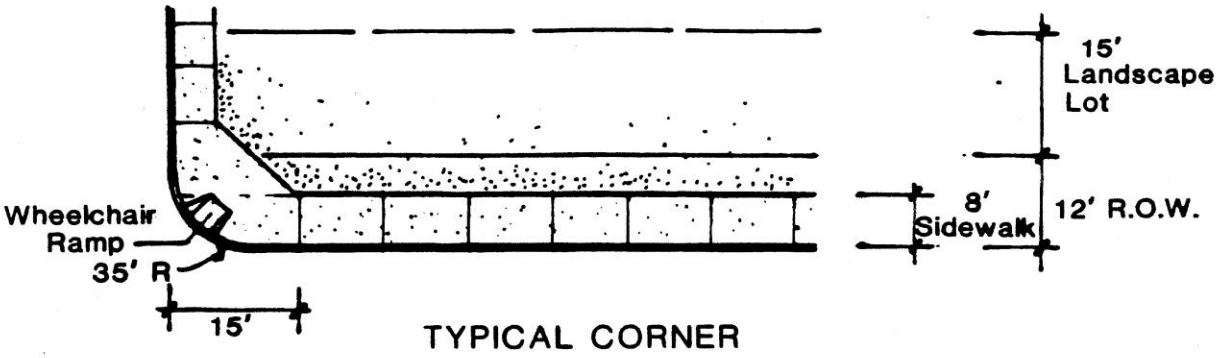
EXHIBIT 36

URBAN COMMERCIAL AREA

2/25/86



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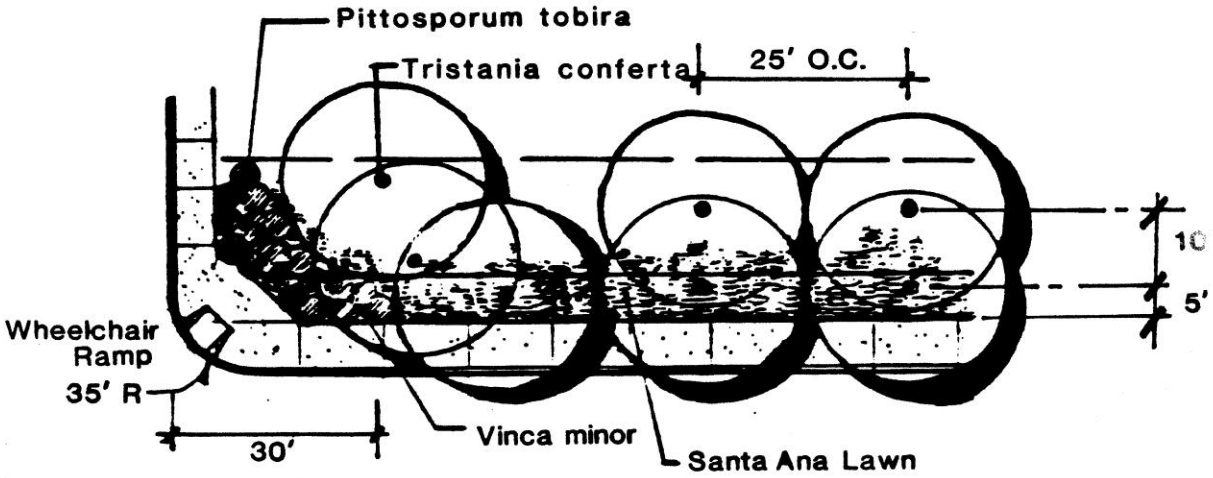

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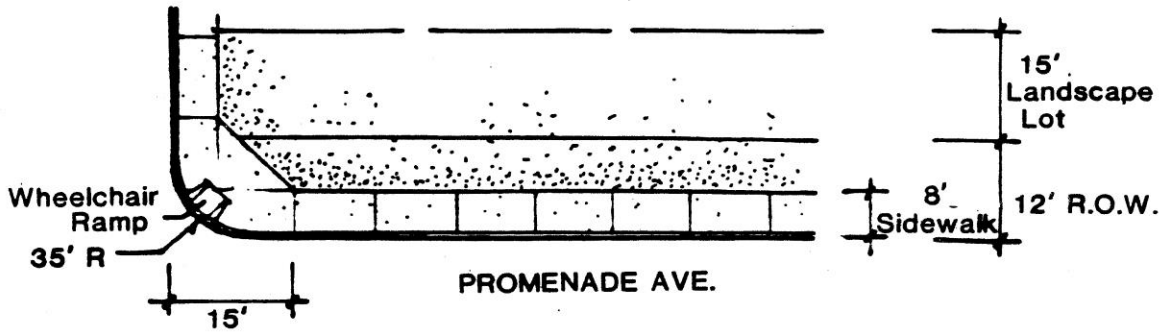
MIDDLE-HIGH DENSITY RESIDENTIAL

EXHIBIT 37

2/25/86



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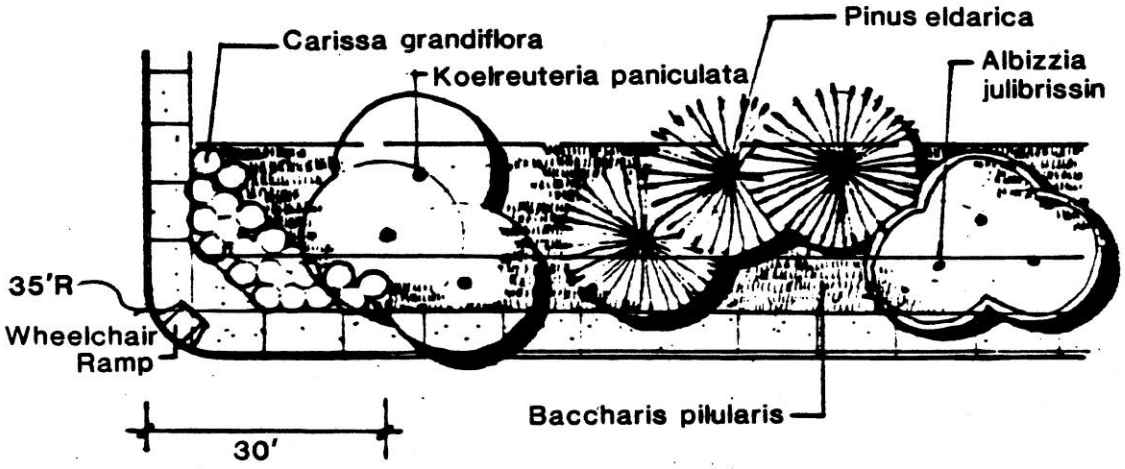

PROMENADE AVE.

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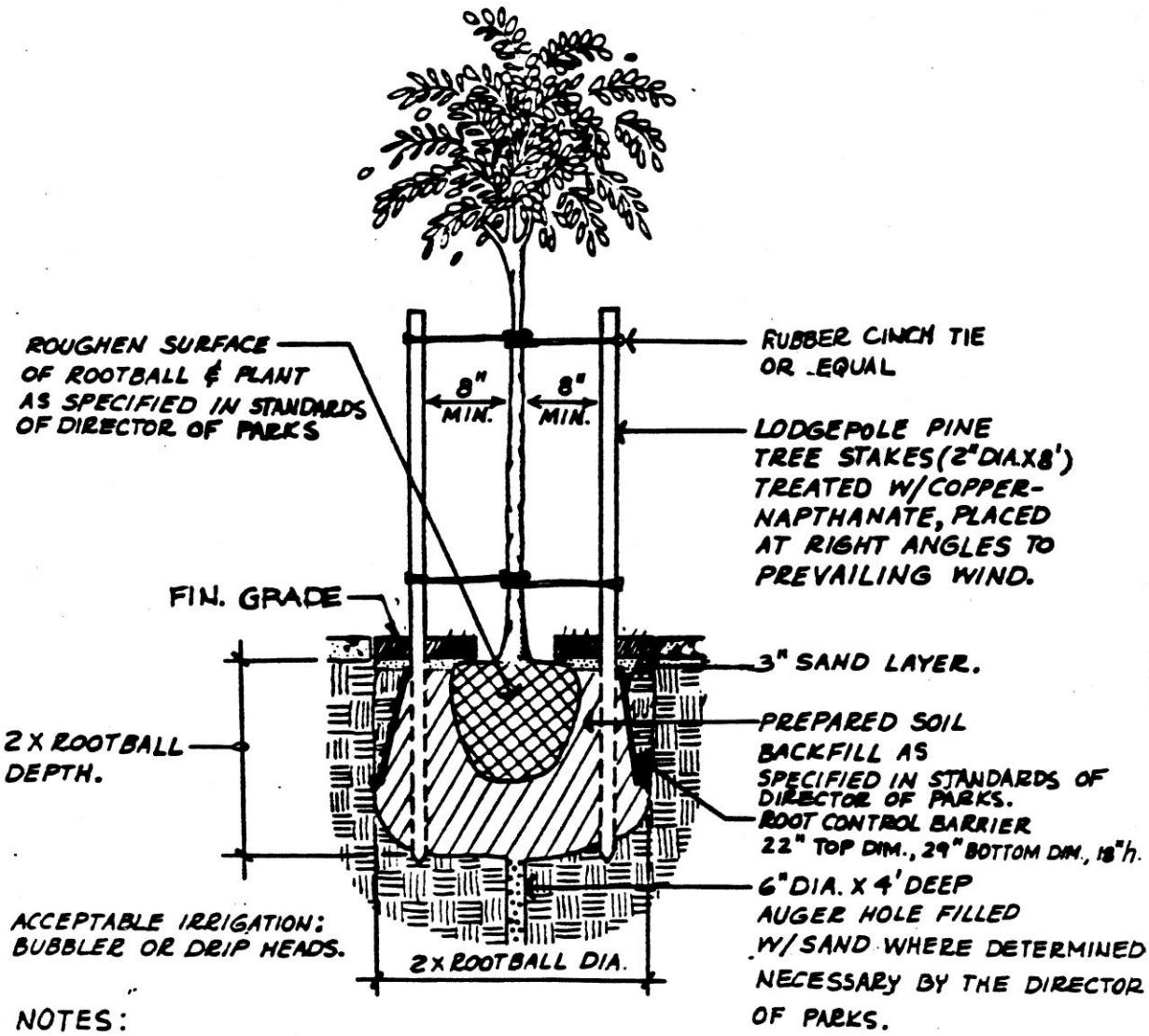
SINGLE FAMILY DETACHED RESIDENTIAL

EXHIBIT 38

2/25/86



NOTES:

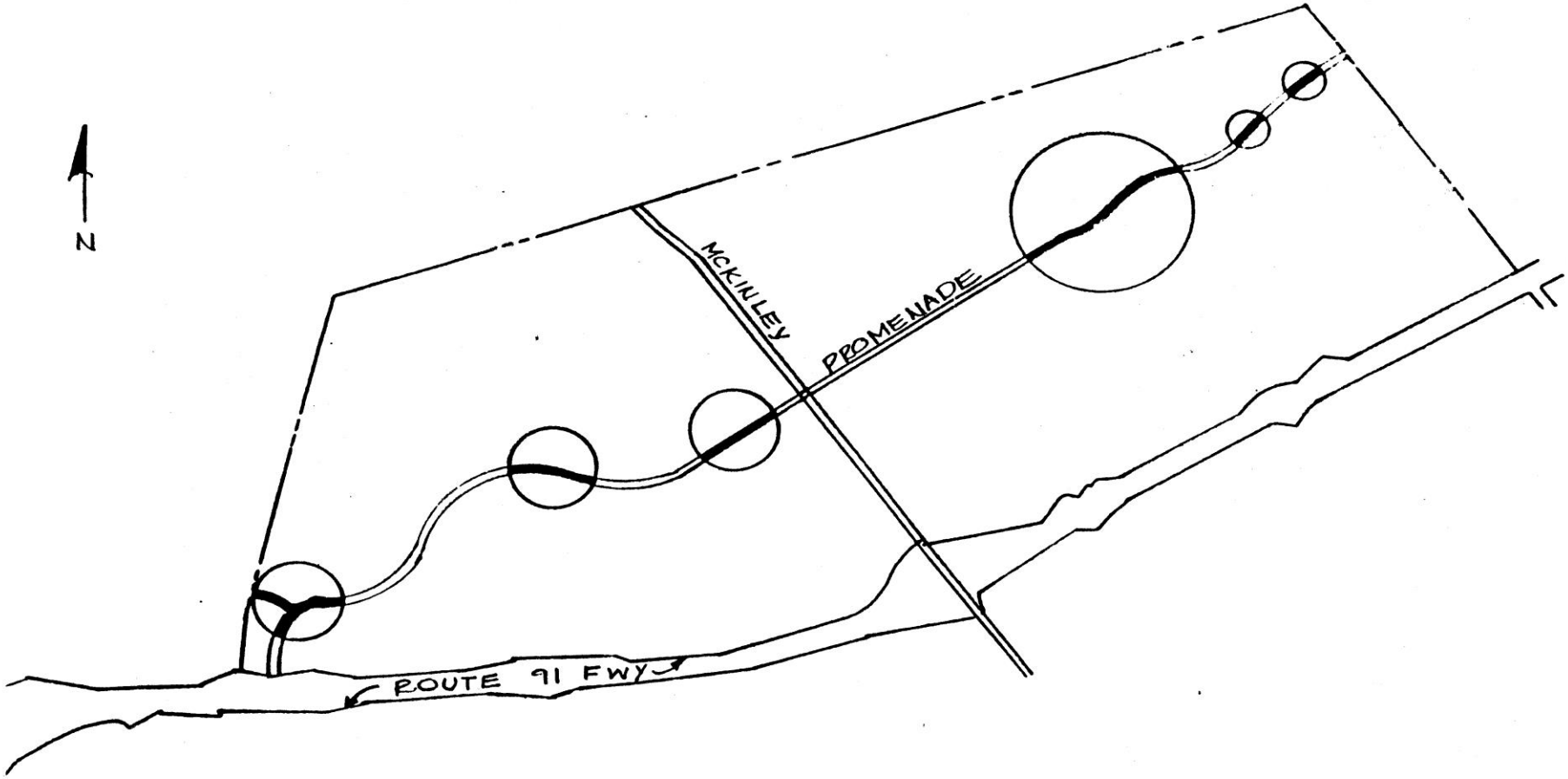
PLANT ALL STREET TREES ACCORDING TO THE FOLLOWING:

1. 5' FROM FIRE HYDRANTS.
2. 10' FROM STREET LIGHTS.
3. 5' FROM DRIVEWAYS.
4. 25' FROM STREET CORNERS
5. 6' FROM UNDERGROUND UTILITIES OR BOXES
6. 5' FROM SEWER LATERALS

TREE PLANTING DETAIL

2/25/86

EXHIBIT 39



CORONA ROADSCAPE GEOLOGICAL FORMATIONS

GRANITE AREAS

N.T.S.

EXHIBIT 40

SECTION 10

SUBDIVISION

Sections:

10.0 General Provisions.
10.1 General Application.
10.2 Effect on Conflicting Provisions.
10.3 Design Standards
10.4 Parks and Recreational Areas - Fees and Dedications - Requirement.

SEC. 10.0 GENERAL PROVISIONS

SEC. 10.1 GENERAL APPLICATION

The provisions of this section shall be the standards for subdivisions in the Northeast Corona Assessment District. Standards which are not addressed in this section shall be governed by Title 16, Subdivision Ordinance, and City of Corona.

SEC. 10.2 EFFECT ON CONFLICTING PROVISIONS

Whenever the provisions of this section permit greater flexibility and establish regulations that are imposed or required by Title 16, the provisions of this section shall govern. In all other cases, refer to Title 16, Subdivision Ordinance, and City of Corona.

SEC. 10.3 DESIGN STANDARDS

A. Cul-de-sacs A cul-de-sac shall not exceed five hundred (500) feet in length and shall be terminated by a turnaround not less than forty-four (44) feet in radius at curb line. When the minimum lot width is reduced below forty-five (45) feet, the required frontage at the curb line may be reduced to forty (40) feet.

B. Lots and Blocks Lots and blocks shall have dimensions suitable to the land uses proposed:

1. Residential blocks shall be two lots deep in width except in the following cases:

a. Residential blocks along major and secondary highways may be one lot deep.

b. For condominium purposes, residential blocks may be one lot deep when individual dwelling unit access is provided internally.

2. Residential blocks shall not be less than 400 feet nor more than 1,500 feet in length and shall have a minimum number of intersections with major or secondary streets.

SEC. 10.4 PARKS AND RECREATIONAL AREAS - FEES AND DEDICATIONS - REQUIREMENT

A. Every land owner who subdivides land shall dedicate a portion of such land, pay a fee, or do both as provided herein and in the Subdivision Map Act for park or recreational purposes.

B. The provisions of this Section shall apply to all subdivisions except those exempted by the Subdivision Map Act.

C. The amount of land to be dedicated, the amount of fees to be paid in lieu of dedication, or both, required of a land owner pursuant to this Section shall be determined in accordance with Sections 16.24.050 through 16.24.140 of the Corona Municipal Code, as amended.

D. An Assessment District identified as AD-79-2 is expected to fund preliminary design of planned park facilities.

E. By mutual agreement of the City and developer, any excess of the value of lands designated for park purposes, as established by Ordinance procedures and Ordinance dedication requirements, may be credited, as park funds are available, toward assessments against the affected properties.

APPENDICES NOT SCANNED IN DOCUMENT.

REFER TO SPECIFIC PLAN BOX SP 81-2