

Revised June 2023

PLAZA ON SIXTH STREET SPECIFIC PLAN

**PREPARED FOR THE CITY OF
CORONA**

**PREPARED BY:
WESTAR CORONA ASSOCIATES, LTD.**

**APPROVED BY PLANNING COMMISSION:
MARCH 13, 1990**

**APPROVED BY CITY COUNCIL:
APRIL 4, 1990**

**AMENDED BY SPA-93-01
APRIL 7, 1993**

**AMENDED BY SPA -94-2
APRIL 19, 1995**

**AMENDED BY SPA-01-001
FEBRUARY 21, 2001**

**AMENDED BY SPA-06-006
SEPTEMBER 11, 2006**

**AMENDED BY SPA2022-0003
MARCH 15, 2023**

**AMENDED BY SPA2023-0002
JUNE 7, 2023**

PLAZA ON SIXTH STREET

DESCRIPTION OF AMENDMENTS

AMENDMENT	DATE APPROVED	DESCRIPTION
SPA-93-1	04/07/93	Amendment to Property Development Standards – Permitted Uses to add church interim use subject to the approval of the Board of Zoning Adjustment. (Applicant: City of Corona)
SPA-94-2	04/19/95	Amendment to allow for additional permitted commercial uses, revise the prohibited uses, and amend the signage criteria for the commercial shopping center located on the southwest corner of Sixth Street and Lincoln Avenue. (Applicant: ICI Development)
SPA-01-001	02/21/01	Amendment to delete church interim use as a permitted use and to permit churches not exceeding an overall floor area of 10,000 square feet subject to approval of a minor conditional use permit (MCUP). (Applicant: City of Corona)
SPA-06-006	09/11/06	Amendment to permit with a minor conditional use permit and establish regulations for tobacco stores and smoking lounges in the Commercial designation. (Applicant: City of Corona)
SPA-11-003	09/07/11	Amendment to permit monument signs to be constructed up to 6 feet in height in the front yard setback. (Applicant: City of Corona)
SPA2022-0003	03/15/23	Amendment to add the Affordable Housing Overlay Zone (Applicant: City of Corona)
SPA2023-0002	06/07/23	Amendment to Commercial use to allow residential land uses pursuant to Senate Bill 6 and Assembly Bill 2011.

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INTRODUCTION

PROJECT LOCATION

The Plaza on Sixth Street Shopping Center, as used herein, is situated in the City of Corona, has an ultimate site area of approximately 14.33 acres, or 624,512 square feet with a projected building area of 196,894 square feet. Specifically, this project is generally located at the southwest corner of Lincoln Avenue and Sixth Street, and is bounded on the south by Eighth Street and the west by both a mobile home park and general commercial, along Sixth Street (Exhibit 1). The legal description is Parcel Numbers 1 through 10 of Tentative Parcel Map Number 23621 (Exhibit 2).

The Plaza on Sixth Street Shopping Center will have a projected Sixth Street frontage of 924 linear feet and 544 linear feet along Lincoln Avenue.

EXISTING CONDITIONS

The site which this project will occupy currently consists of a combination of older commercial buildings including a 21,000 s.f. Alpha Beta Grocery Market, auto sales facilities, and vacant land (Exhibit 3). This project site is currently zoned C-3--General Commercial, and has a General Community Commercial Use designation in the General Plan. The surrounding land uses are primarily commercial, especially along Sixth Street and Lincoln Avenue, as far south as Eight Street. Southerly, beyond Eighth Street, there exists a church and a series of residential neighborhoods consisting of medium to low density dwelling units. To the east along Sixth Street, there is C-3 Commercial with R-1 - 7.2 Residential uses to the southeast.

VICINITY MAP

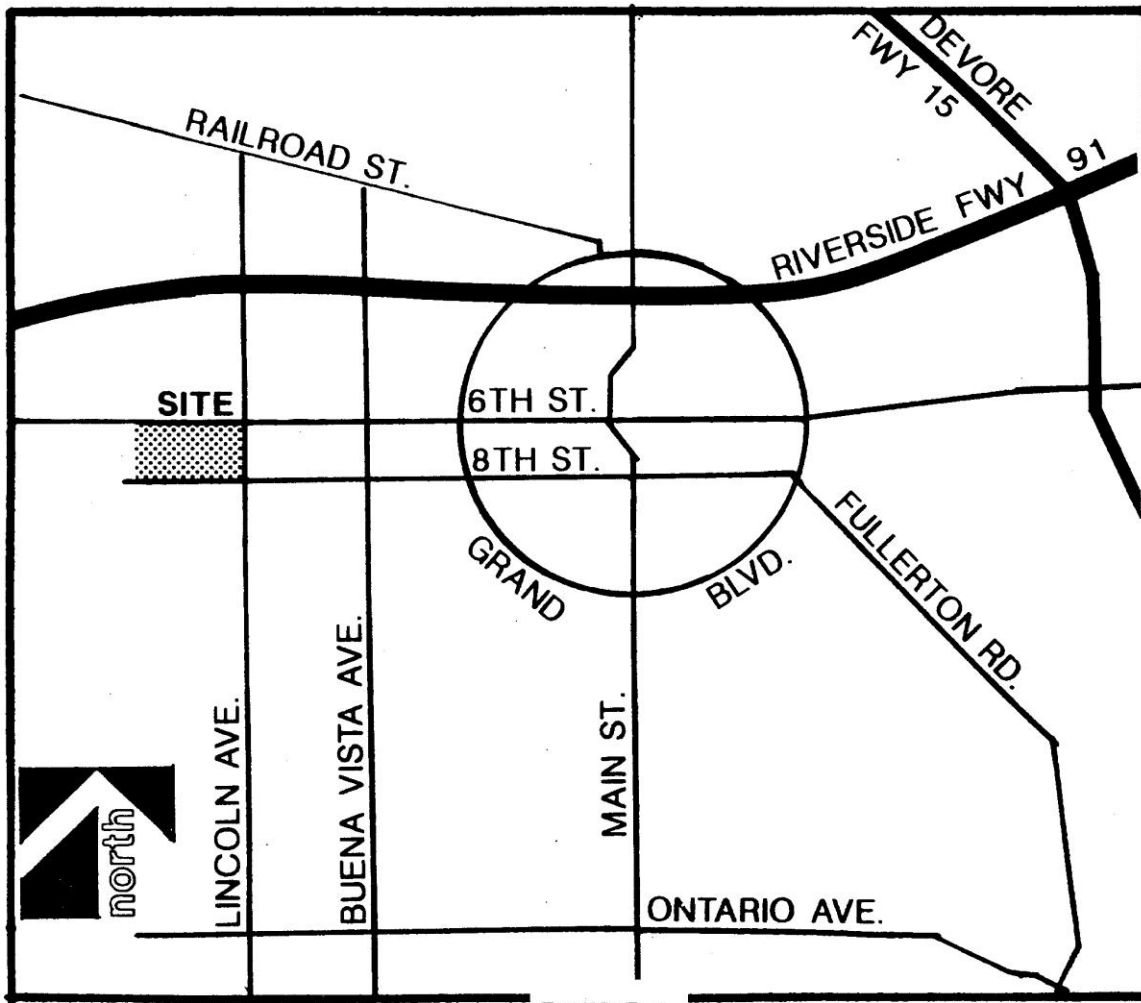
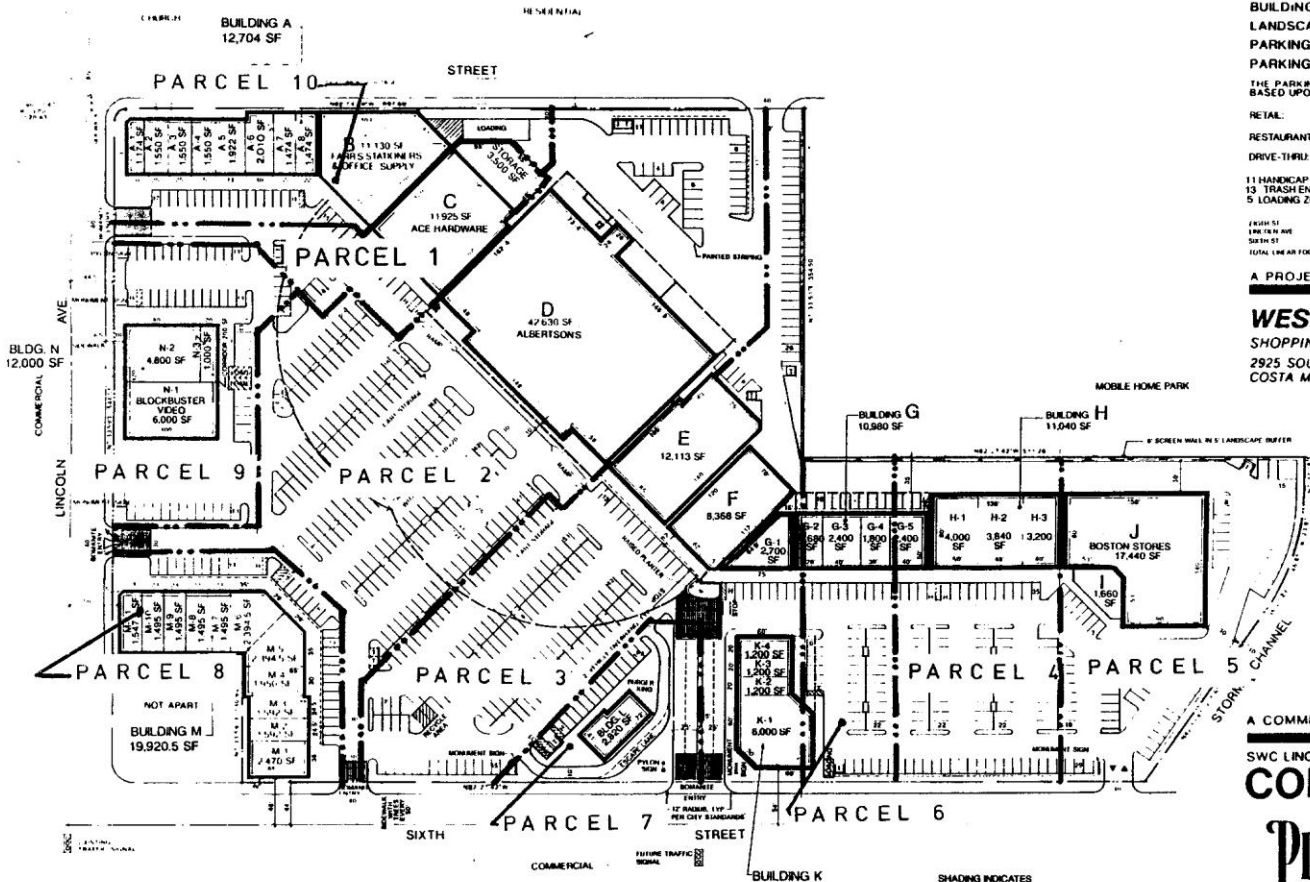


EXHIBIT 1

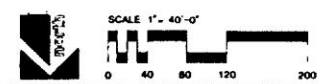
DPR-88-93



PARCEL LINES SITE PLAN

LEGAL DESCRIPTION
 S.W. 1/4 OF 1015.7 AND 1/4 OF 1016.0 SUBDIVISION MAP BEING 7
 PAGE 24, A PORTION OF 1017.7 IN BLOCK 83 OF LAND OF THE WESTERN
 OVERSEAS LAND AND WATER COMPANY, AND BEING 1/4 TRACT 1015.1
 AND 1/4 TRACT 1016.0, BEING 1/4 AND 1/4 IN THE CITY OF
 CORONA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

SHADING INDICATES
FUTURE BUILDING AREA



SUMMARY

- LAND AREA • 624,512.46 SF (14.337 AC)
- BUILDING AREA • 184,330.5 SF
- LANDSCAPE PROVIDED
- PARKING REQUIRED • 748
- PARKING PROVIDED • 760

THE PARKING REQUIRED CALCULATION FOR THIS SCHEME IS BASED UPON THE FOLLOWING

RETAIL:	145,399.5 SF/375 SF	388
RESTAURANT:	36,111 SF/125 SF	289
DRIVE-THRU:	2,820 SF/40 SF	71
		TOTAL 748

11 HANDICAP SPACES 14 X 20 TYP
 13 TRASH ENCLOSURES
 5 LOADING ZONES

A PROJECT FOR

WESTAR ASSOCIATES
 SHOPPING CENTER DEVELOPMENT
 2925 SOUTH BRISTOL STREET
 COSTA MESA, CA 92626



A COMMERCIAL PROJECT AT
 SWC LINCOLN AVE / SIXTH STREET
CORONA, CA.

PLAZA
 ON SIXTH STREET
 EXHIBIT A-1
 ALBERTSON'S

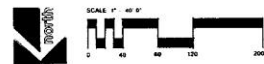
Musil Perkwitz Ruth, Inc.
 2/23/90 TO
 2/7/90 DP/FF
 11/30/89 LP
 10/24/89 TO
 10/19/89 WU
 88 763



WESTAR ASSOCIATES 
 SHOPPING CENTER DEVELOPMENT
 2925 SOUTH BRISTOL STREET
 COSTA MESA, CALIFORNIA 92626

**THE PLAZA ON
 SIXTH STREET**

PROJECT BOUNDARY



Musil Perkwitz Ruth, inc.
 ARCHITECTS

EXHIBIT 3

AUTHORITY

Specific Plan Adoption Procedure

Reference Government Code of California Sections 65450- 65553

BACKGROUND

The existing buildings within the project area contain an array of older mixed-use commercial facilities that are lacking a cohesive architectural character, retail mix and poor circulation. This is primarily due to the multiple ownership nature of the parcels, especially along Sixth Street. The original Alpha Beta Shopping Center was, at one time, an active neighborhood retail project providing the needed goods and services to a then small trade area. Over time, however, the community has changed. The demands for better retail uses have grown, while this shopping center has stagnated and is now undersized for the marketplace.

The property has gone through a declining period over the past ten years. Fractionalized ownership of the Alpha Beta shopping center has added to this decline due to uncoordinated, or lack of, property management. As the community has grown, so have its needs for expanded retail services. To meet this retail demand, due to the lack of large developable retail zone parcels along Sixth Street, major retailers have had to move to the north side of Corona. The subject project had the ability to attract many of these users, but as a result of mismanagement and fragmented ownership, the opportunities were lost.

PURPOSE

The project's primary purpose is to provide goods and services to the citizens of Corona in a modern and functional community-wide shopping center. It is the purpose and intent of the Plaza on Sixth Street Specific Plan to set the framework and development guidelines for a new 14-acre shopping center development. This project will replace a deteriorated, undersized, mismatched commercial development. In its place, there will be a modern cohesive community-sized shopping center. This center will be large enough to fill the present and future shopping needs of the expanding southern neighborhoods in the City of Corona.

The Specific Plan designation provides the site-specific regulations and criteria to aid in the development of this three- phased commercial project.

RELATIONSHIP WITH THE GENERAL PLAN

A series of goals and objectives are included that will provide the foundation of the plan. These goals and objectives will be in conformance with the Corona General Plan.

Corona's General Plan has an objective to encourage the grouping of convenience and service retail facilities into integrated shopping centers "providing a full range of goods and services properly related to the neighborhoods being served." The Plaza on Sixth Street Shopping Center is fulfilling this objective through its expanded site acquisition and general land use containment of "retail goods and services" for the immediate trade area servicing this development.

PROJECT GOALS AND OBJECTIVES

The Specific Plan regulations are intended to allow design flexibility and standards established specifically for the project site while insuring substantial compliance with the spirit, intent and provisions of the various ordinances of the City of Corona. The intention of the Specific Plan is to provide a cohesive development plan that will occur during each of the projected phases of this shopping center, and that each building achieves the highest degree of design and site plan harmony.

In doing so, the primary goal of this plan is to unify the overall project, create development standards, prepare a list of appropriate land uses, institute a workable and sensitive sign program to fit the needs of this type of retail complex and design landscape standards that will increase the standard amenities for practicality in site development. This plan will be a bridge between the specific needs of this project and the Corona General Plan and Zoning Codes.

The Plan focuses on design solutions, regulations and development standards unique to this property, while not changing the integrity of the zoning ordinances and General Plan of the City. It is further recognized and apparent that the new and expanding residential community needs to live in harmony with the future improvements of Corona. Architectural design, access and proper commercial uses are important elements of the Plan. The implementation of this Plan will provide for the beautification and upgrading of the existing property and its streetscape.

This Specific Plan will truly assist in the retail revitalization of Corona through the following goals:

- 1) Create a new and improved shopping environment competitive with other community areas in Corona.
- 2) Establish a strong business center enhancing the City tax base and expand employment opportunities.
- 3) Provide an enriched business environment with aesthetic cohesiveness and harmonious masses of structures.
- 4) Create an effective circulation system separating delivery from customer traffic movements.
- 5) Install a needed traffic control system through signalized ingress and egress from Sixth Street.
- 6) Provide interior site landscape and streetscape design details that will enhance the quality of the community.
- 7) Develop a new sign program to allow maximum and effective sign exposure, while still being sensitive to the integrity of the surrounding area and the Corona Sign Code.
- 8) Insure land use compatibility through a restrictive list of retail, food and office uses.
- 9) Introduce Land Use Development Standards to insure uniform building design for future development while maintaining the quality and integrity for the overall architectural theme, location of buildings and landscape areas.
- 10) Actively promote the redevelopment efforts of the City of Corona by eliminating a blighted, under-utilized shopping center site.
- 11) Conserve the integrity of the General Plan by improving and re-establishing the commercial urban core of downtown Corona.

DEFINITIONS

- Landlord: Shall also mean “Developer” or Shopping Center “Manager”;
- Tenant: Shall also mean individual “Owner” of a building within the Shopping Center, where applicable;
- Shop Building
Tenants: Includes occupants of buildings adjoining major Tenant spaces or multiple “free standing pad” Tenants (usually less than 5,000 square feet);

Freestanding “Pad” Tenant:	Sole occupant of any building not attached to the shopping center main buildings. The “Pad” sites are so designated on the approved site plan as Buildings K, L, H and N (Exhibit 4);
Major Anchor Tenant:	Includes such Tenants as a supermarket, drug, home improvement, department store, “chain” type retailer;
Enterprise Sign (wall sign):	Shall mean the Tenant’s principal identification sign or signs;
Under Canopy Pedestrian Sign:	Shall mean the specific sign located above the pedestrian walkway area identifying the Tenant’s leased premises;
Parcel Identification (Pylon) Sign:	Shall mean the major center street identification sign;

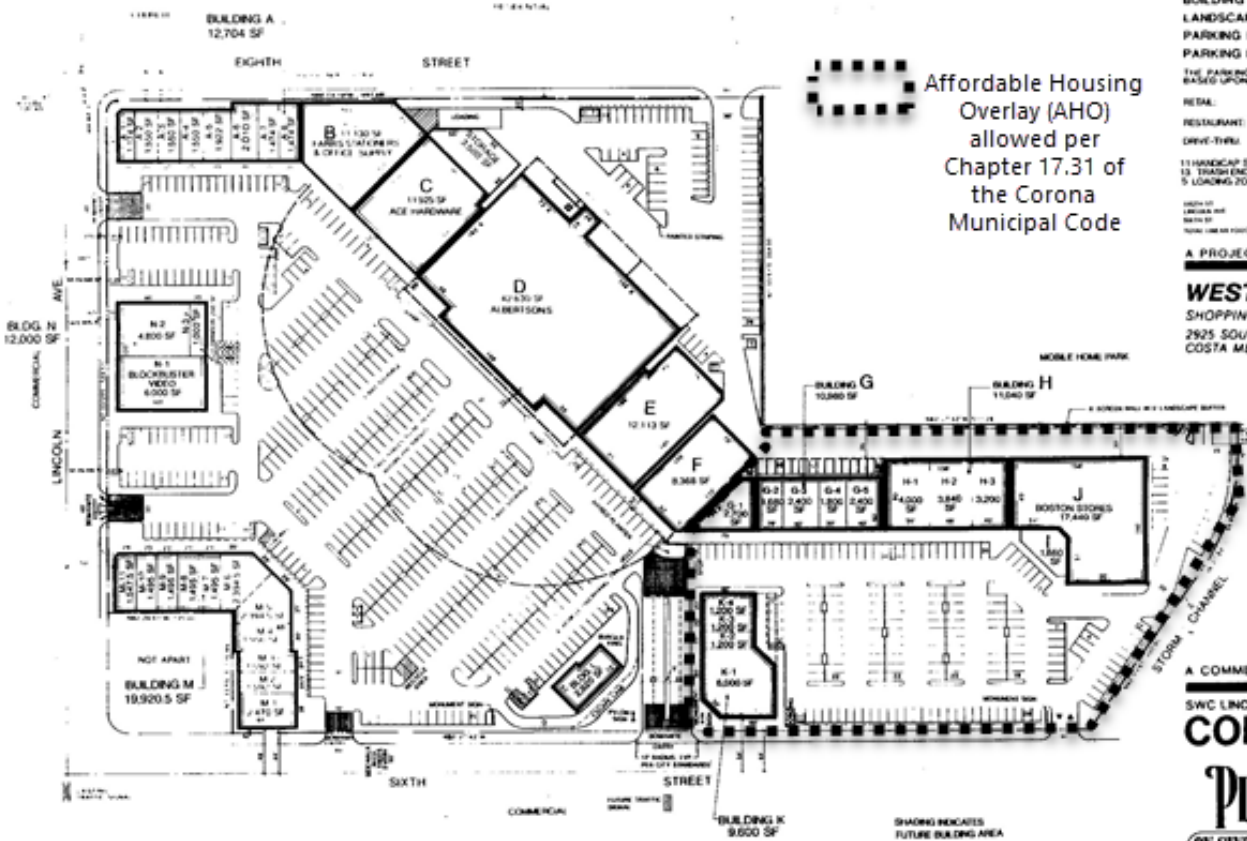
LAND USE AND CIRCULATION

LAND USE

This project will expand from its present 6.73-acre size to an enlarged 14.33-acre, development (Exhibit 4). This expanded community shopping center will now accommodate the larger-sized major tenants* primarily because of its location, growth of the trade area and larger developable land area. The proposed development will contain approximately 185,805 s.f. at maximum build-out. This project will be phased, as noted on the Site Plan, Exhibit 4, due to flood control measures which will require the temporary deletion of 8,280 s.f. of shop Building “G” along Sixth Street, until the Oak Street Channel is rebuilt. This channel is projected to be completed in May, 1991.

* For this document the term “larger sized major tenant(s)” shall include such tenants as supermarket, drug, home improvement, department store, and “chain” type tenants. Often these tenants have store depths of over eighty feet.

DPR 88-83



Affordable Housing Overlay (AHO) allowed per Chapter 17.31 of the Corona Municipal Code

SUMMARY

LAND AREA • 624,512.46 SF (14.337 AC)
 BUILDING AREA • 184,330.5 SF
 LANDSCAPE PROVIDED
 PARKING REQUIRED • 748
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 13 TRASH ENCLOSURES
 5 LOADING ZONES

A PROJECT FOR

WESTAR ASSOCIATES
 SHOPPING CENTER DEVELOPMENT
 2925 SOUTH BRISTOL STREET
 COSTA MESA, CA 92626



A COMMERCIAL PROJECT AT:

SWC LINCOLN AVE./SIXTH STREET
CORONA, CA.

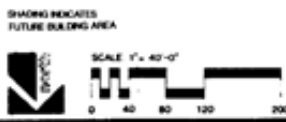
PLAZA
 ON SIXTH STREET EXHIBIT A-1
 ALBERTSON'S

2/23/88 TO
 2/27/88 DRY
 11:30 AM SF
 10:24 AM SF
 10/19/88 VLA
 88-283

Musil Perkwitz Ruth, Inc.

SITE PLAN

LEGAL DESCRIPTION
 PART OF LOT 10 AND 11 OF THE PROJECT SUBDIVISION MAP NO. 123456789, AS SHOWN ON PLAT NO. 123456789, IN THE CITY OF CORONA, CALIFORNIA, COUNTY OF ORANGE, STATE OF CALIFORNIA.



The shopping center is designed to accommodate several large major tenants such as, Albertsons market (42,630 s.f.), J.J. Newberry (12,113 s.f.), Ace Hardware (12,000 s.f.), Farr's Stationers (11,130 s.f.), Pharmacy tenant (8,368 s.f.), a family department store, Boston Stores (17,440 s.f.), and Major Video (6,000 s.f.). There are also plans for 71,864 s.f. of smaller regionally known retail, service and restaurant tenants, including a Fast Food (2,820 s.f.) drive-through restaurant.

The land use relationship between circulation, structures, landscape and retail tenant mix will be given ample consideration in the planning and retail marketing process of this development. Development standards must, however, take into consideration the needs of these "major tenants" to ensure the success of this project.

The siting of buildings within the project is directed at the maximum exposure for all tenants toward the primary streets (Lincoln Avenue and Sixth Street). A secondary consideration in building locations is the design of the parking lot. In this light, it is necessary to locate a portion of Buildings A and B within the standard eight-foot landscape setback area. This encroachment of the setback area will be more than offset by other building and landscaped areas located well beyond the required setbacks, such as Buildings C, D, E, F, G and H, all of which are immediately adjacent to residential developments (see Exhibit 9). The out-lot buildings, or those "free standing pad buildings", adjacent to Lincoln Avenue and Sixth Street, (Buildings K, L, M and N) are designed to utilize the parking areas further away from the "in-line" tenants, or those shops

normally located adjacent to the major tenants, and including the major tenants. This will provide better circulation and retail balance within the project. Many food tenants will locate in these “pad” areas because of easier ingress and egress and street identity. The major tenants appreciate this separation because of the parking conflicts of the long term restaurant customer and the short term market and retail customer.

CIRCULATION

Ingress and egress to the project will be generated by the existing street system using Sixth Street and Lincoln Avenue as primary access points and Eighth Street as secondary access. Eighth Street will only have one driveway designed principally for delivery vehicles.

Delivery vehicles will be encouraged by site design to service the tenants from the rear parking and loading areas as much as possible. This will eliminate the shopper/delivery truck conflict wherever possible.

Sixth Street has an ultimate right-of-way width of eighty- eight (88) feet and is designated as a major thoroughfare as is Lincoln Avenue. Lincoln Avenue has direct access to Interstate 91 to the north of the site and to the expanded residential areas to the south. The intersection of Sixth Street and Lincoln Avenue is currently fully signalized. Left turn access to and from the project will become enhanced along Sixth Street by way of a new traffic signal approximately five hundred fifty (550) feet west of the center of Lincoln Avenue. This signal will be designed and installed by the developer; however, as agreed to by

the Disposition and Development Agreement between the Redevelopment Agency of the City of Corona and Westar Corona Associates dated June 13, 1988, all costs related to this signal will be reimbursed by the Corona Redevelopment Agency. This signal will be synchronized with the existing Sixth Street and Lincoln Avenue signal.

Additional access points along Sixth Street and Lincoln Avenue will provide the customer with entry and exiting without unnecessary risk. There are two entry drives along Lincoln Avenue and three on Sixth Street. The northerly Lincoln Avenue access drive will be a restricted right-in/right-out only. Lincoln Avenue is presently at full width, no additional street dedication is necessary. However, Sixth Street will require a street dedication equal to forty-four (44) feet from street centerline along the entire frontage of the site. Adjacent properties not affiliated with the Plaza on Sixth Street will not be allowed or encouraged access for safety and insurance purposes.

Eighth Street, to the south of the project, is designated as a local street and will require an additional two-foot dedication creating a thirty-two (32) foot right-of-way from center line. In addition, a twenty-three (23) foot radius will be provided at the Eighth Street and Lincoln Avenue property line return.

This Plan will also require the vacation of a “public” alley from Sixth Street to Eighth Street as a necessary element for expansion and renovation of this project.

PROPERTY DEVELOPMENT STANDARDS

PURPOSE

The intent of development standards is to provide for the orderly retail commercial growth of the Plaza on Sixth Street. The land is designated for a wide range of retail and service office uses with a complementary amount of restaurant facilities including both sit down, carry-out and drive-through types of food services. Areas shown on the Site Plan exhibit (Exhibit 4) with an Affordable Housing Overlay (AHO) zone are allowed multifamily residential pursuant to Chapter 17.31 of the Corona Municipal Code.

It is the intent of this Specific Plan to unify the architectural theme of this development by creating an aesthetically pleasing architectural design concept.

PERMITTED USES

Buildings, structures, and land uses shall be used primarily for the operation of a community shopping center including the following, subject to property development standards as set forth in the Plaza on Sixth Street Specific Plan (SP-90-1) and as follows:

Accessories shop;
Antique shop (genuine);
Appliance sales, including electronics;
Art schools (less than 5,000 square feet);
Automobile parts centers;
Bakery products only as incidental sales to the operation of a permitted restaurant;
Bank, savings and loan or other financial institution, including those with drive-through windows (subject to precise plan review for drive-through facility);
Barber shop
Beauty and/or nail salon;
Beauty school (less than 5,000 square feet)
Bicycle shop (including repairs within premises);
Blueprinting and copying;
Book and stationery store;
Box/Shopping Center;
Business college (less than 5,000 square feet);
Camera shop (and related photo items);
Car sound/telephone store;
Cards/gifts shop;
Catalog Showroom;

Catering establishment;
Cellular Services shop;
Check cashing shop;
Childcare center;
Clothes and wearing apparel shop;
Clothes cleaning, dyeing and pressing establishments (retail);
Computer/electronics store;
Confectionery store;
Convenience store;
Cosmetics store;
Crafts and supplies store;
Cultural center;
Custom dressmaking shop;
Cutlery shop;
Dance studio;
Decorating or drapery shop;
Delicatessen;
Department or furniture store;
Domestics shop
Doughnut shop;
Dry goods or notions store;
Eyeglass and lens store;
Fabrics store;
Film and camera sales and exchange shop;
Film developing shop;
Fitness center;
Flower shop;
Food specialties store;
Furniture store;
General merchandise store;
Gift shop;
Graphics shop;
Grocery store;
Hardware and appliance store;
Health/nutrition center;
Health or athletic club;
Hobby shop;
Home furnishings store;
Home improvements store;
House wares store;
Housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31;
Housing development project proposed pursuant to Cal Gov't Code § 65912.100 et seq.
Interior decorating store;
Jewelry store;
Kitchenware store;
Laundry, self-service;
Learning center;

Leather goods shop;
Liquor store, off-sale only;
Locksmith/keys shop;
Mail center;
Martial arts studio;
Medical office;
Medical supplies;
Music instruments shop;
Newsstand;
Nursery, sale of plants and flowers;
Offices, business or professional;
Office products and supply store;
Paging services center;
Paint store;
Party goods store;
Pet shops;
Photography, photo reprint;
Post office and related services;
Printing, photocopying, and similar reproductive processes;
Radio, television and appliance store;
Restaurant or other eating place, including ice cream, yogurt, cookies;
Restaurant, drive-through (subject to precise plan review);
Retail sales;
Shoe repair store;
Shoe store;
Sign store;
Sporting goods store;
Studio, art or music
Supermarket;
Swimming pools/supplies store;
Tailor shop, custom making;
Thrift store;
Toys/hobbies store;
Trailer for temporary use during construction;
Travel agency;
Trophy shop;
Variety store;
Video sales and rental

And other similar uses permitted by Commission determination, subject to the provisions of Chapter 17.88 of the Corona Municipal Code.

PROHIBITED USES

The following uses are expressly prohibited from the permitted uses in the Plaza on Sixth Street Shopping Center Specific Plan:

- (a) Residential uses of any type, except for residential allowed by the AHO zone pursuant to Chapter 17.31 of the Corona Municipal Code; and the residential uses listed above under permitted uses.
- (b) Industrial and manufacturing uses not specifically listed in the permitted uses section;
- (c) Massage parlor, head shop, pornographic or 'adult' store, night club, billiard rooms, bars, taverns, discotheques, and dance halls;
- (d) Car wash gasoline or service station, or the displaying, renting, leasing or sale of any motor vehicle, boat or trailer;
- (e) Any use which creates a nuisance or materially increases noises or the emission of dust, odor, smoke or gases or materially increases fire, explosion or radioactive hazards.

CONDITIONAL USES

The following uses may be permitted subject to approval of a Major Conditional Use Permit (CUP) as provided for in Chapter 17.92 of the Corona Municipal Code:

Bowling Alley
Skating Rink
Theatre
Game Arcade

The following uses may be permitted subject to approval of a Minor Conditional Use Permit (MCUP) as provided for in 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

Tobacco stores, subject to CMC Chapter 5.19

LOT AREA AND LOT DIMENSIONS

There are no lot area or dimension requirements, as noted in Section 17.40.070 of the Corona Municipal Code (11/87).

BUILDING HEIGHT

No building or structure shall exceed thirty-nine (39) feet in height, without conditional use permit, whether single or two story building. Mezzanines within a building shall be considered as part of a single story building. Architectural theme towers, building enhancements or screening or roof-mounted mechanical equipment shall not be considered in overall building height dimension.

BUILDING COVERAGE

Maximum allowable building coverage for the entire site shall be fifty (50) percent or 2:1 coverage.

ARCHITECTURAL DESIGN

The Specific Plan establishes a set of colors, materials, textures and design criteria that will be required for all buildings within the project area. This set of standards will be specific as to type, manufacturer, size, etc., by establishing and enforcing a design criteria so there will be fewer non-conforming architectural changes as this project is built and remodeled over time.

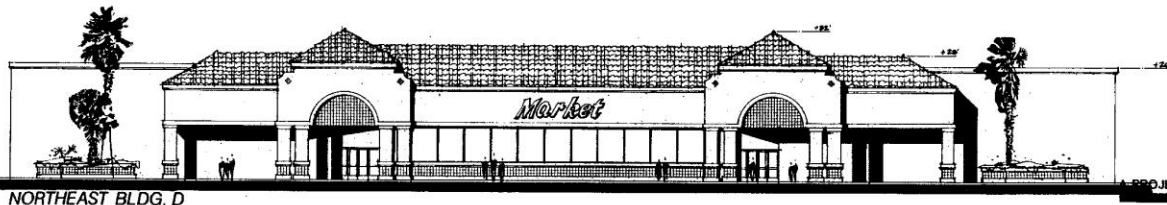
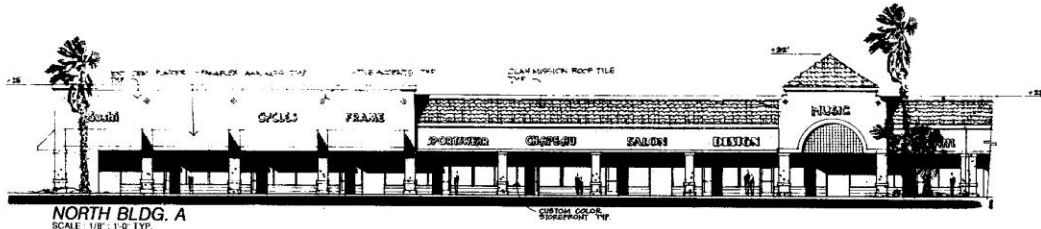
The architectural theme shall constitute Spanish or “early California” type of motif and be architecturally and aesthetically compatible and consistent throughout the entire project, where practical refer to Exhibit “5”, Architectural Elevations. This will include all free-standing “pad” buildings, as well as the primary buildings. The materials shall include:

- Roof Tile: Deleo “Oasis Blend”
- Entry Arch Tile: Latco NA-18
- Latco NA-6
- Awning: Panaflex #3220
- Exterior Plaster: La Habra Products, Y-50 Crystal White
Frazee #4944D
Frazee #4332M
Frazee #4331W
Texture: Light sand finish
- Aluminum Storefront: Hetech RAL #3022

These materials and colors may vary according to availability at time of construction. Modification of these colors and materials shall be approved by the City’s Director of Community Development.

YARDS (SETBACKS)

A thirty (30) foot minimum building setback is required for the areas adjacent to the M-P (Mobile Park) Zone. Building setbacks along Eighth Street, Lincoln Avenue, and Sixth Street shall be as shown on the Site Plan (Exhibit 4). Landscaping shall be provided and maintained in the setback area as shown on Exhibit 6. A six foot masonry wall will be installed along the westerly and southerly property lines adjacent to the M-P Zone.



ELEVATIONS

NORTHEAST BLDG. E NORTHEAST BLDG. F

EXHIBIT 5A

PROJECT FOR:

WESTAR ASSOCIATES
 SHOPPING CENTER DEVELOPMENT
 2925 SOUTH BRISTOL STREET
 COSTA MESA, CA 92626

A COMMERCIAL PROJECT AT:

SWC LINCOLN AVE./SIXTH STREET
CORONA, CA.

10/21/88 FF
 86-263
**musil
 perkowitz
 ruth, inc.**



NORTH BLDG. F
SCALE: 1/8" = 1'-0" TYP.

NORTH BLDG. G

NORTH BLDG. H



NORTHWEST BLDG. H

NORTHWEST BLDG. I



NORTH BLDG. I

A PROJECT FOR:

WESTAR ASSOCIATES 
SHOPPING CENTER DEVELOPMENT
2925 SOUTH BRISTOL STREET
COSTA MESA, CA 92626

A COMMERCIAL PROJECT AT:

SWC LINCOLN AVE./SIXTH STREET
CORONA, CA.

ELEVATIONS

10/21/88 EF
06-263
musil BERKOWITZ ROTH, INC.
ARCHITECTS



WEST ELEVATION - BUILDING M



SUITES M-6 & M-7 SHOWN HEAD-ON



SOUTH ELEVATION - BUILDING M



EAST ELEVATION - BUILDING M

ELEVATIONS

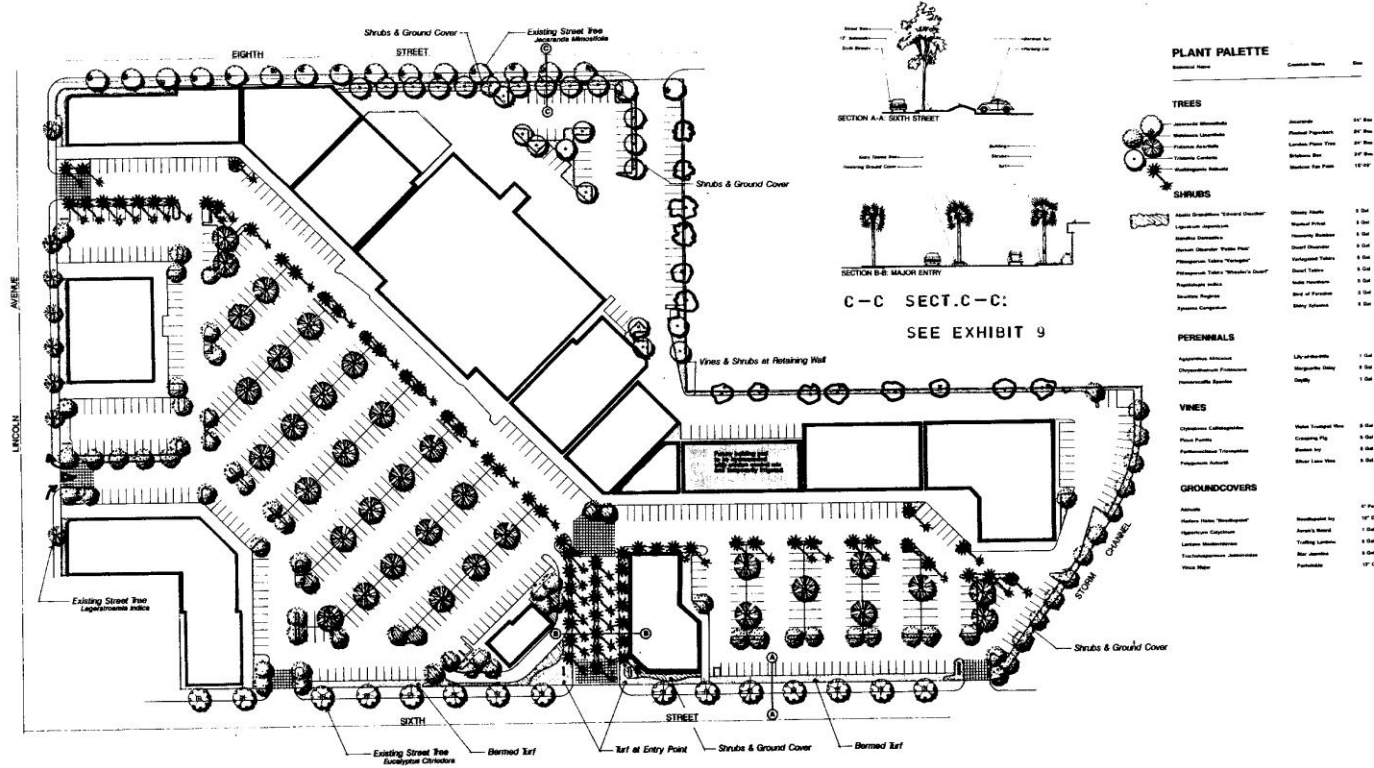
A PROJECT FOR*

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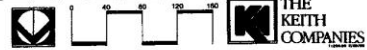
musi perkwitz futh, inc.



Plaza on Sixth Street
WESTAR ASSOCIATES

Landscape Concept Plan

EXHIBIT 6



OFF-STREET PARKING

The provisions of Chapter 17.78 of the Corona Municipal Code shall apply pursuant to the current (September, 1988) standards and requirements as follows:

Retail:	1 space per 375 square feet
Food:	1 space per 125 square feet
Fast food:	1 space per 40 square feet (gross) (Drive-through area only)
Office:	1 space per 250 square feet
Banks:	1 space per 200 square feet

Parking areas adjacent to public streets shall be screened by installation of 2'6" modulating landscaped berms to soften visual effect of parked vehicles.

OFF-STREET LOADING

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

1. All loading and delivery areas shall be located at the rear of Buildings B, C, D, E, F, G, H & J. Loading and delivery areas for Buildings A, I, K, L, M and N shall be provided adjacent to each building as not to conflict with vehicular parking and pedestrian access wherever possible.
2. Loading and delivery operations shall be prohibited during the hours of 10 p.m. to 7 a.m. daily.

WALLS, FENCES AND LANDSCAPING

The provisions of Corona Municipal Code Section 17.70 shall apply; except for modifications as are herein specified:

A solid masonry wall six (6) feet high will be required along the property line that abuts the M-P (Mobile Park) Zone on the westerly and southerly edge of the project area, as noted in the Corona Municipal Code Section 17.40.090(8). In addition, a five (5) foot landscaped area will be provided adjacent to this screen wall.

All parking stalls and landscaping within the parking lot area shall be protected by fixed concrete curb stops. In addition, the parking lot landscaping areas will exceed the Corona Municipal Code requirements. This Plan embellishes the landscaping by providing more coverage than the required ten (10) percent parking lot landscape (see Landscape Exhibit 6).

Also, along a portion of the Eighth Street frontage, in addition to the required off-site improvements, an increase to the landscape set back shall be as follows:

1. In addition to an eight (8'.0") foot parkway landscape area behind curb face, and standard (foot sidewalk to property line, there will be an additional ten (10'0") landscaped berm area to screen a portion of the rear parking areas of buildings B, C, and D.

2. The parking lot area will blend a series of fifteen (15) gallon (minimum size) and 24” box trees as noted on the Landscape Matrix (Exhibit 7). Shrubs, ground cover, sodded lawn and annual color flower beds will accompany this tree plan.

A portion of building area “G” (G-2 through G-5) shall be landscaped as an interim measure until the Corona engineering and building divisions indicate the Oak Street Channel is improved adjacent to this project.

SPECIAL LANDSCAPE STREETS

The right-of-way area of both Sixth Street and Lincoln Avenue, shall be landscaped as a single design entity. This concept will promote a unified “corridor” effect on the entire shopping center street frontage. The main entries at Sixth Street and Lincoln Avenue will also have “enhanced” concrete pavement, such as decorative stamped concrete, in a pattern and color to tie into the architectural theme of the project. This increased site design element will both enhance the visual effect of the street scape, and serve as a physical notice to motorists that they are entering or exiting a commercial development and to be cautious of pedestrian movements. (See Exhibit 8, Preliminary Landscape Plan, Lincoln Avenue and Sixth Street frontages.)

MAINTENANCE

All landscaped areas, including those in public right-of-way, shall be maintained in good working order by property owner, Westar Management, Inc. or its designee. This will provide a uniform maintenance of all street frontages and parking lot areas, and will include, but not be limited to, the maintenance of all landscaping, irrigation, parking lot lighting and sweeping of all common areas.

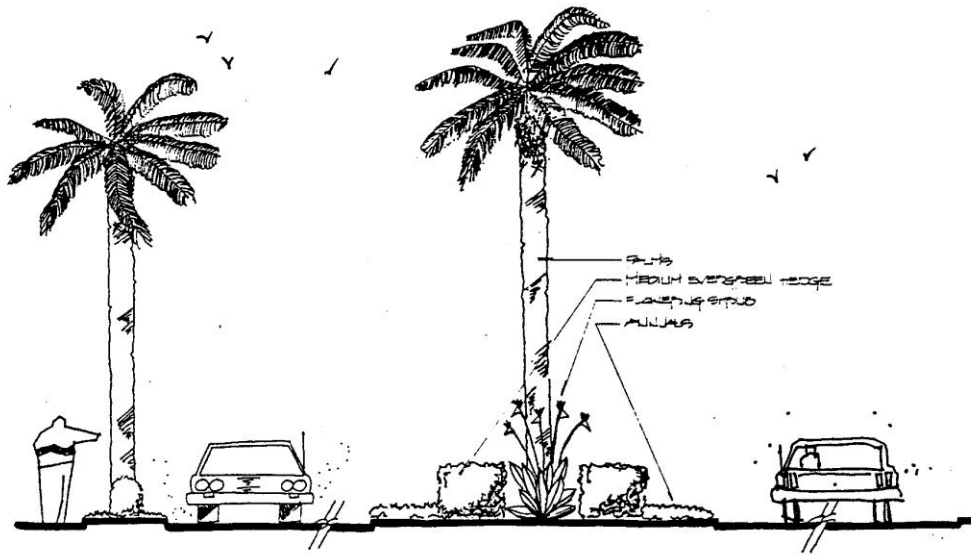
PLANT PALETTE

Botanical Name	Common Name	Size
TREES		
Jacaranda Mimosifolia	Jacaranda	24" Box
Melaleuca Linarilifolia	Flaxleaf Paperbark	24" Box
Platanus Acerifolia	London Plane Tree	24" Box
Tristania Conferta	Brisbane Box	24" Box
Washingtonia Robusta	Mexican Fan Palm	15'-20'
SHRUBS		
Abelia Grandiflora "Edward Goucher"	Glossy Abelia	5 Gal
Ligustrum Japonicum	Waxleaf Privet	5 Gal
Nandina Domestica	Heavenly Bamboo	5 Gal
Nerium Oleander "Petite Pink"	Dwarf Oleander	5 Gal
Pittosporum Tobira "Variegata"	Variegated Tobira	5 Gal
Pittosporum Tobira "Wheeler's Dwarf"	Dwarf Tobira	5 Gal
Raphiolepis Indica	India Hawthorn	5 Gal
Strelitzia Reginae	Bird of Paradise	5 Gal
Xylocma Congestum	Shiny Xylocma	5 Gal
PERENNIALS		
Agapanthus Africanus	Lily-of-the-Nile	1 Gal
Chrysanthemum Frutescens	Marguerite Daisy	5 Gal
Hemerocallis Species	Daylily	1 Gal
VINES		
Clytostoma Callistegioides	Violet Trumpet Vine	5 Gal
Ficus Pumila	Creeping Fig	5 Gal
Parthenocissus Tricuspidata	Boston Ivy	5 Gal
Polygonum Aubertii	Silver Lace Vine	5 Gal
GROUNDCOVERS		
Annuals		4" Pots
Hedera Helix "Needlepoint"	Needlepoint Ivy	12" O.C.
Hypericum Calycinum	Aaron's Beard	1 Gal
Lantana Montevidensis	Trailing Lantana	5 Gal
Trachelospermum Jasminoides	Star Jasmine	5 Gal
Vinca Major	Periwinkle	12" O.C.

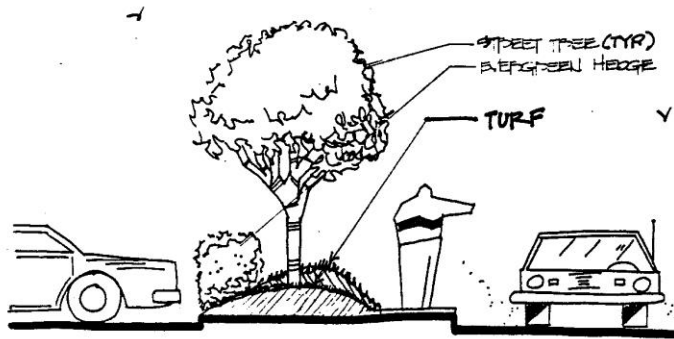
EXHIBIT 7

PLANT PALETTE

Botanical Nam.	Common Ham.	Siz.	
TREES			
Jacarands Mimosif oils	Jacaranda	24	80*
M.Islm.ca Unarlilolls	Flaxisaf Pap.ibark	24	Bo*
PIaj Ac.nlgll.	London Plan. ira.'	24	80*
Thatanla Cenlerts	8,Isban, Be*	24	Box
Washinglenia Rebusta	Mulcan Fan Palm	15	
SHRUBS			
Ab.lia Grandiflors Edwa,d Goucher'		Glossy Ab.lia	
	5 Gal		
Ugusirum Japonicum	Wazl.af Prlv.t	5 Gal	
Nandina	Huvsnjy Bamboo	5 Gal	
Nsilum Olaand.r 'P. Pin)i	Dwarf Ol.and.r	5 Gal	
Plilesparum Tobira 'Iarl.gala'	Varlags&.d T.blra	5 Gil	
Pitlosporom Teblia 'Whool... Dwarr		Dwarf Toblia	
	5 Gal		
Raphiolapis Indica	India Hawthorn	5 Gal	
SIralhlz R.gina.	8lrd of Paradla.	5 Gal	
Xylesma Congsstum	Shiny Xylo	5 Gal	
PERENNIALS			
Agapanthus Afr,canus	Uly-oHh	1 Gal	
Chrysanthemum Fnd..c.na	Margu.rlt. Daisy	S Gal	
Hsm.roc Sp.clsa	Dayilly	I Gal	
VINES			
Clytoatoma Cslilstegloid.a	Vlo Trump.t Yin.	5 0.1	
Ficus Purnila	Ci..plng Fig	5 Gal	
Pirth.n.clssus Tricuspidata	Boston Ivy	5 Gal	
Polygonum Aub.rtil	Sliver ac. Yin.	5 Gal	
GROUNDCOVERS			
Annuala	4' Pota		
Had.,'s H.tsa 'N	Nasdl. lay	12' O.C.	
Hyp.ricum Calycinum	Aaron's 8.ard	1 Gal	
Lanhana Monlevidensis	Trailing Laniana	5 Gal	
T,ach.losp.mrn. Jaaminoid.a	Slav Jumln.	5 Gal	
Vinca Major	P.,Iw	12 O.C.	



SIXTH STREET ENTRY TO STEPPING CENTER



TYPICAL STREETScape SECTION

preliminary landscape

EXHIBIT 8

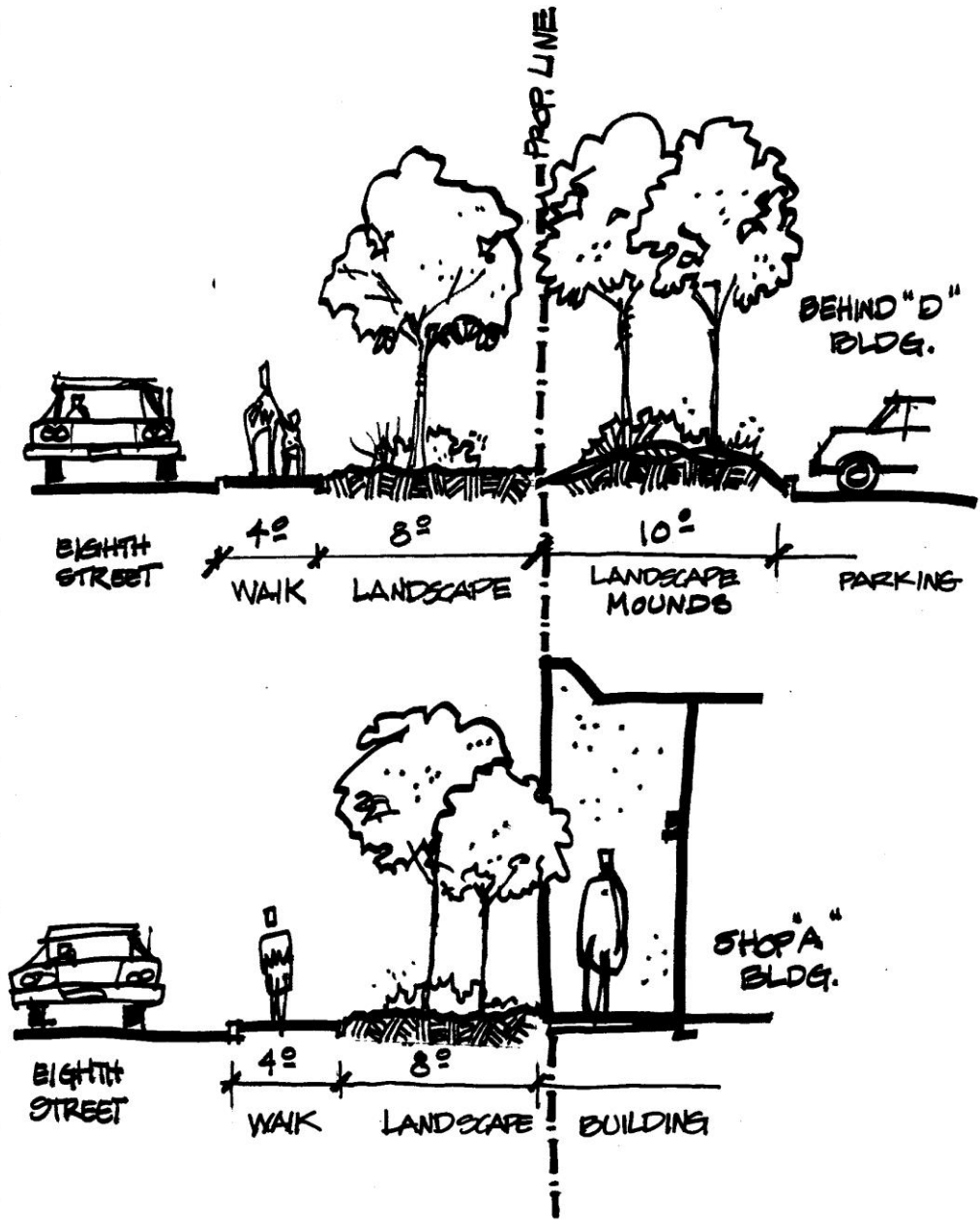


EXHIBIT 9

EIGHTH STREET CROSS SECTION C-C

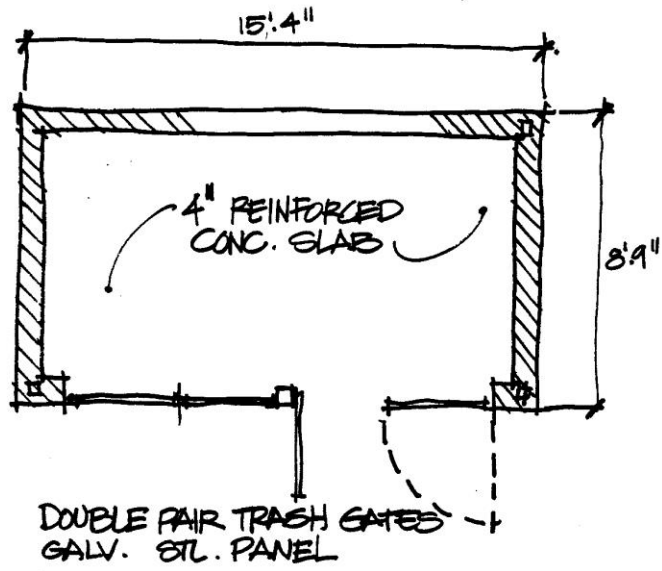
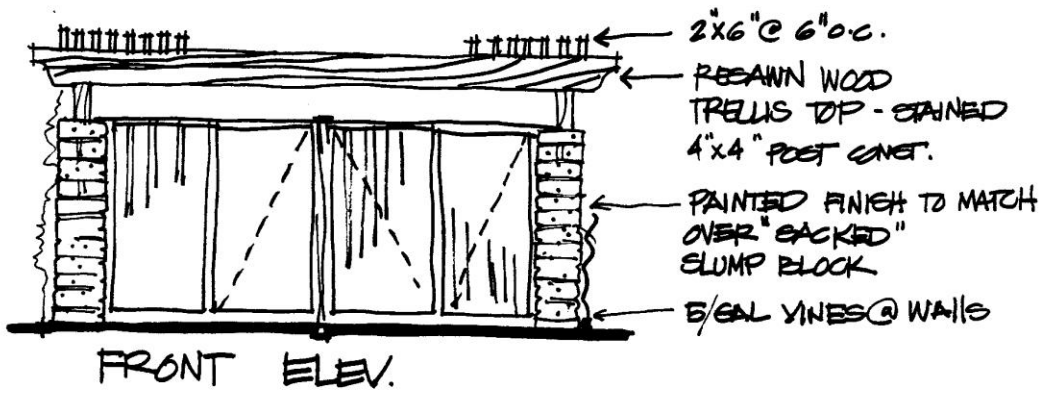
The landscape and irrigation maintenance within public rights-of-way is to be the property owner's responsibility, except for the pruning and regular maintenance of street trees. Any care of or maintenance for the street trees shall be authorized by the City of Corona Department of Parks and Recreation.

REFUSE COLLECTION AREAS

Trash enclosures shall be provided and constructed as required by the City of Corona's standard and shall apply unless otherwise specified in this subsection.

A trash compactor shall be allowed in lieu of fifty (50) percent of the required trash enclosures and trash bins. These compactors shall be at least 40 cubic yards in size and be accessible to all tenants. The major market tenant shall be responsible for installation; maintenance and operation of its own trash compactor for its private use (see Site Plan Exhibit 4 for location).

All trash enclosures in the parking access areas (front portion) shall be upgraded in material, colors, and design, including top trellis covers, so as to conform to the project architecture. This design shall be pleasing to the eye, yet functional. This is an enhancement of the requirements of the City of Corona Planning Director's standard design (see Exhibit 10).



EXTERIOR LIGHTING

All building and parking lot exterior lighting shall be shielded and arranged in such a manner as to contain the direct illumination on the site and to avoid glare in adjacent residential areas, whenever possible without jeopardizing safety. Illumination shall comply with the City of Corona standards.

PERFORMANCE STANDARDS AND ENFORCEMENT

Performance standards for all requirements of this Specific Plan shall be in compliance with Corona Municipal Code Section 17.84. Enforcement of this Specific Plan shall be administered by and in conformance with Corona Municipal Code Chapter 17.108.

SIGN CRITERIA

The provisions of Section 17.74 of the Corona Municipal Code (Signs) shall apply, except as specified in this sub-section.

PURPOSE

The purpose of this sign criteria is to establish sign standards necessary to insure coordinated, proportional exposure for all Tenants while maintaining an overall harmony of design for the entire shopping center. It outlines the type, size, location, colors, installation and character of all building signs and freestanding parking lot signs to be erected in the shopping center. Conformance to the criteria will be the responsibility of and strictly enforced by Landlord. All signs are subject to Landlord's prior written approval. No private signs shall be constructed within the public right of way. Any sign adjacent to the public right of way shall be subject to review and approval by the City Engineer.

GENERAL

All signage shall be in conformance with the applicable governmental codes and Specific Plan, receives approval in writing by Landlord, and receives a City of Corona Sign Permit prior to fabrication of sign(s). However, the sign criteria as established within this Specific Plan, shall take precedence over the City of Corona sign codes, especially as it relates to, but not limited to, the size, number, and color of signs.

SIGNAGE STANDARDS

1. Real Estate Signs

In lieu of one real estate leasing sign per each of the Lincoln, Sixth, and Eighth Street frontages not exceeding 150 square feet per sign or 450 square feet total, the following size and locations of signs shall apply:

Lincoln Street:

One (1) Double Face Sign @ 64 s.f. 128 s.f.

Sixth Street:

Three (3) Double Face Signs @ 64 s.f.
per face 384 s.f.

Eighth Street:

- no signs - 0 s.f.

This sign shall also incorporate the “coming soon” list of major tenants, the developer’s leasing telephone number and the project name.

2. Parcel Identification Signs

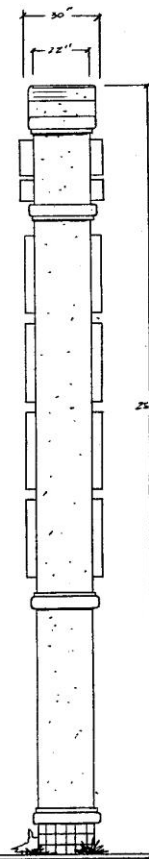
Parcel identification signs shall be double face, internally illuminated and located as noted on the Site Plan on the Sixth Street frontage and Lincoln Avenue frontage. These signs shall identify the name of the project development and identify four (4) major anchor tenants, such as, but not limited to, the grocery market, drug store, etc. These signs shall be identical in design and be compatible with the architectural character of the project (see Exhibit 11). Sign area shall be limited to a maximum of 200 square feet on each face. Maximum height of the sign shall not exceed 39 feet.



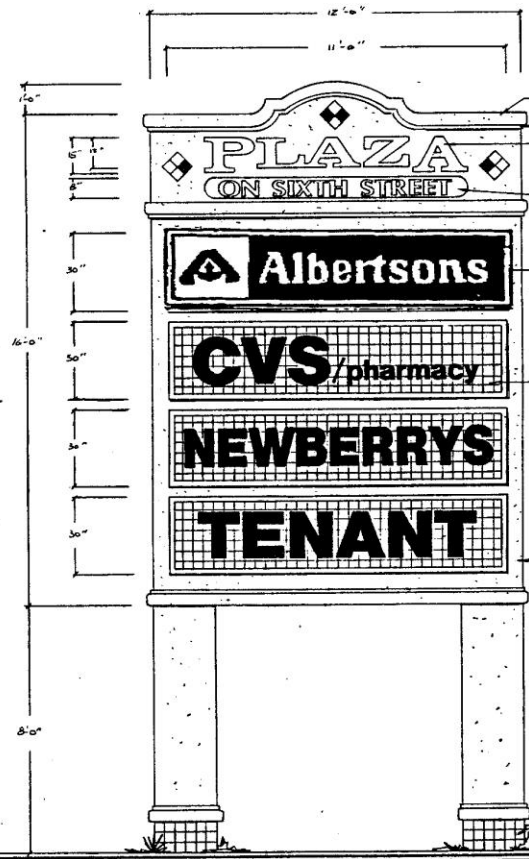
Continental Signs
 7541 SANTA RITA CIRCLE - D
 STANTON, CALIF. 90680

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job name PLAZA ON SIXTH STREET
 address SIXTH STREET & WILSON
 city COVINA state CA
 zip 91724
 designer TR
 scale 1/2" = 1'-0" date 2/27/0
 design number 0207-2-27
 approved _____
 date _____



SIDE VIEW



D/E FRONT DISPLAY

- FRASER LOOK CAP PAINT #4444 FRASER TEAL
- DEVEL BOARD PAINT #4322M FRASER PUEBLO (TR)
- INDIVIDUALLY WDM. CHANNEL LETTERS - REQUIRES PAINTED WHITE #320S TURQUOISE PLEX FACES W/3/4" WHITE TRIM-CATS
- INTERNALLY ILLUMINATED LOGO BOX - REQUIRES 4 TRIM-CATS TO MATCH "PLAZA" - #320S TURQUOISE PLEX BACKGROUNDS W/#7325 WHITE PLEX ROUTED CUT COPY
- SMT. METAL CABINETS & RETAINERS PAINT #4444 FRASER TEAL
- SANGLATED CREAMIC TILE BACKGROUNDS FROM FIBERGLASS PAINT BACKGROUNDS TO MATCH #2418 BLUE - LETTERING & LOGO TO BE OFF WHITE - OUTLINE IN BLACK PAINT (ALBERTSONS ONLY)
- TEN. COATED SMT. METAL FINISH PAINT TO MATCH "LA HABRA PRODUCTS # X-50 CRYSTAL WHITE" (TR)
- CREAMIC TILE ACCENTS TO MATCH BOURNIA TILE

3. Monument Signs

These signs (see Exhibit 13) are permitted within the landscape setback area adjacent to the free-standing pad Buildings K, L, M, and N and the major tenant occupying Building J (Boston Stores). These signs are for the purpose of either identification of the primary uses of the building or shared with multiple tenants of the pad building, as the case may be. Sign face area shall not exceed twenty-five (25) square feet per face (double face) and sign area shall not exceed six (6) feet in height. The monument signs in the center shall be of similar design and be compatible with the architectural characters of the project. 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.

4. Enterprise Signs

- a. Buildings A, G, H, I, K, M, and N (if not occupied by a major tenant.

Signs for tenants in these buildings shall be individual, internally illuminated channel letters with plex faces for direct illumination as shown in Exhibit 13. Signs shall have a maximum 30" letter height and the total linear frontage of signs shall not exceed 75% of said frontage or a maximum of 100 square feet, whichever is less. Letter style, logos, and colors shall be selected by the tenant subject to written approval by the property owner and the Planning Director prior to fabrication and installation. One (1) sign shall be permitted per tenant,

except at corner locations where a second or third elevation fronts onto a public street or parking area in which case a second and third sign will be permitted duplicating the primary sign. Signs shall be located adjacent to Street frontages or main public entrances provided no more than three (3) sides of a building or tenant space may have signs.

- b. Freestanding Pad Buildings K, L, M and N Signs for major tenants in these buildings shall be individual, internally illuminated channel letters with plex faces for direct illumination (Exhibit 11). Intended for freestanding pads (Buildings K, L, N and N) with a maximum 30” letter height, based upon architecture, and the total linear leasehold frontage, not to exceed 75% of said leasehold frontage or a maximum of 200 square feet, whichever is less. Letter style, logos and colors are choice of tenant subject to written City of Corona and Landlord approval prior to fabrication and installation. Signs shall be located adjacent to street frontages or main public entrances provided no more than three (3) sides of a building or tenant space may have signs.

- c. Major Anchor Tenants

The size, location, installation and color of major Tenant enterprise signs shall conform to the applicable governmental codes. This sign and/or Corporate logo shall be installed on store fascia or canopy and shall be used to identify the major anchor Tenant.

The sign shall be individual, internally illuminated channel letter, with plex faces for direct illumination and intended for major tenants, where designated on exhibits as Buildings B, C, D,

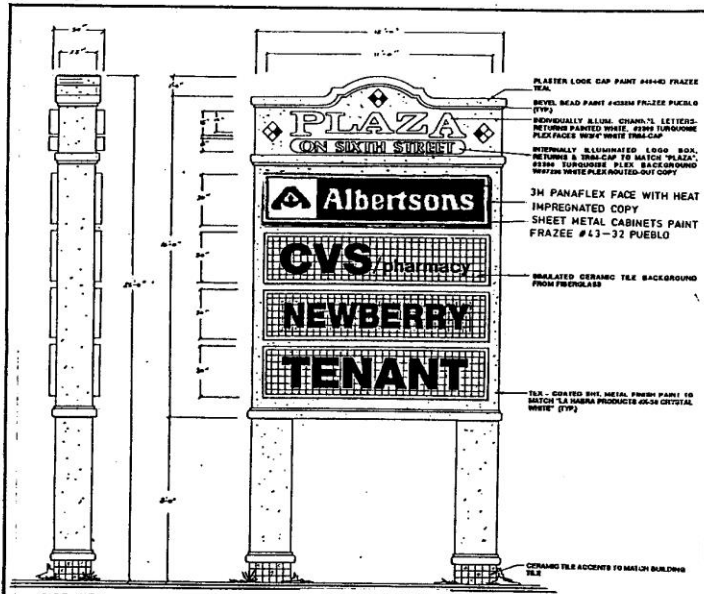
E, F, I-I and J. Letter height shall be a maximum of 36”, but may exceed 36” on a case-by-case basis, based upon architecture and total linear leasehold frontage not to exceed 75% of said leasehold frontage or a maximum 200 square feet per tenant space, whichever is less. However, specifications pertaining to letter style(s), color(s), finishes, installation and letter sizes need to be approved by City of Corona and Landlord in writing prior to fabrication.

d. Accessory Use/Enterprise Signs.

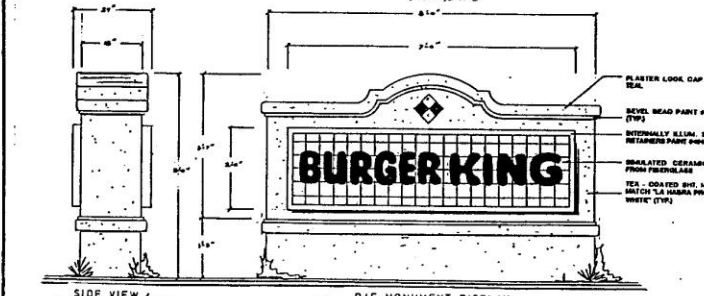
These signs shall allow major anchor tenant(s) in Buildings B, C, D, E, H and J to identify specific products and departments within the store such as liquor, deli, bakery, lumber, paint, etc. However, approval by Landlord and City is required prior to installation. Maximum size of accessory signs is 18” and shall be limited to the total square footage allowed for enterprise signs outlined in Subsection 4c.

5. Under Canopy Pedestrian Signs

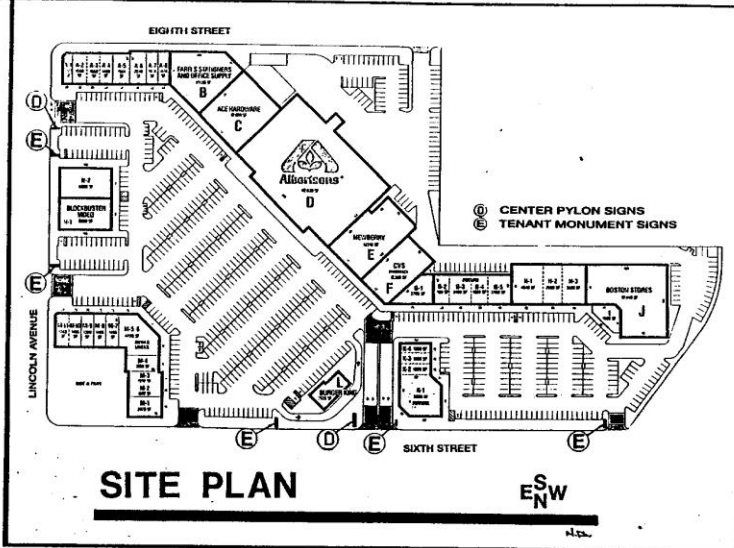
These signs shall be double faced, internally illuminated cabinet signs fabricated from plex face panels with aluminum retainers. Letter styles/graphics and colors intended for use on signs shall be open to tenant, subject to prior written approval by the property owner. All signs shall have the same sign face, trim and cabinet colors. Each sign shall include a standard detail featuring the shopping center logo fabricated from aluminum with vinyl graphics. Typical sign cabinet dimensions: 6” deep × 15” high (including shopping center logo) × 48” wide. Shopping center logo detail colors shall include a teal cabinet and a teal graphic logo on a cream painted background.



SIDE VIEW D D/F PYLON DISPLAY



SIDE VIEW E D/F MONUMENT DISPLAY



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 STANTON, CALIF. 90680

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JOB NAME: PLAZA ON SIXTH STREET
 ADDRESS: SANTA RITA CIRCLE - D
 CITY: GARDENA, CA
 APPROVED: [Signature]
 DATE: 5/18/00
 DESIGN NUMBER: 1802.8.02

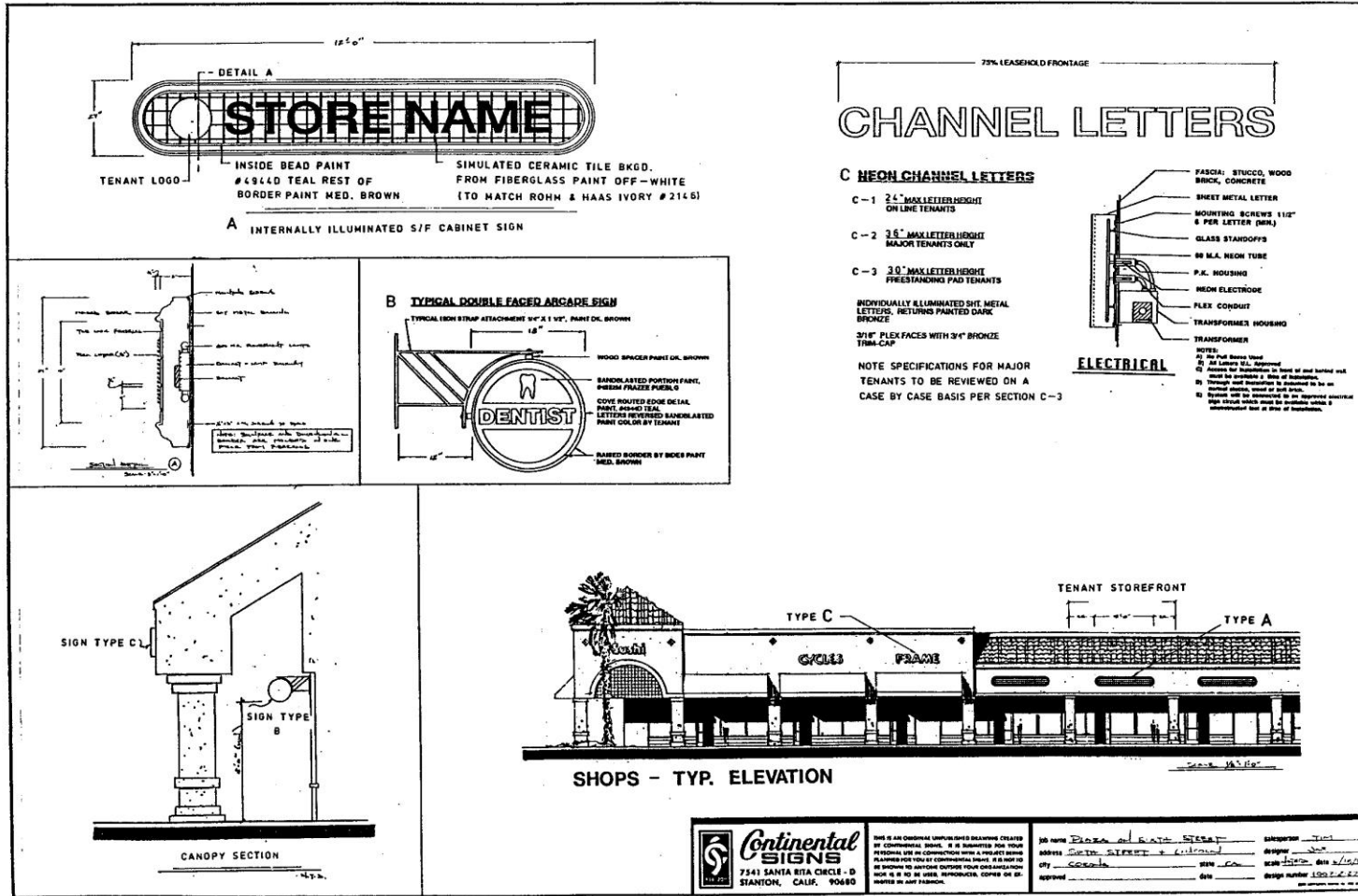


EXHIBIT 13

Signs shall be hung perpendicular to storefront entry and aligned with the right hand vertical element of door frame. Typical size, shape, shopping center logo colors, and means of attached for all signs of this type shall be as specified in Exhibit 13.

6. Window Identification sign

Tenant shall be required to place near the entrance to its demised premises (mounted to the interior of the storefront glass) a sign of not more than (144) square inches of lettering (gold leaf or decal application, if preferred) to the inside of the window, not to exceed 2” in height. This sign may only indicate store name, hours of business, open/closed status, emergency telephone, etc. No other temporary window signage shall be permitted.

7. Directional Signs

All additional signing needs, such as drive-through indications, logos, directional signs and product reader boards, shall be submitted to Landlord for review and approval prior to submission to the City and prior to fabrication. Said signs shall comply with Corona Municipal Code Section 17.74.030.

8. Temporary Signs

Tenant shall be allowed a temporary canvas-type banner sign for a maximum of 30 days after approval of permanent sign(s) by Landlord. These temporary signs shall be no larger than 30 square feet and shall be removed upon installation of permanent sign(s). This temporary sign shall only identify store name or grand opening notification and shall be approved by the City of Corona by application to the Planning Department.

SIGN PROHIBITIONS

The following sign types are prohibited:

- A. Flashing or animated signs;
- B. Exposed raceways, electrical tubing, transformers, wiring, “cross-overs”, etc. on signs;
- C. Projections above or below the designated “sign area” except as approved by Landlord;
- D. Roof mounted signs;
- E. Signs emitting any type of noise;
- F. Signs placed on window/doors except as noted herein;
- G. Any sign that does not conform to the specific criteria in the permitted sign classification as noted above shall be removed at Tenant’s expense and in violation of Tenant’s lease.

APPLICATION FOR TENANT SIGN APPROVAL

A. Tenant shall submit to Landlord two (2) copies of sign layout and shop drawings for all signs in conformance to these criteria and prepared by a reputable state licensed sign contractor using a legible scale (such as one quarter inch (1/4") scale), for Landlord's written approval prior to sign fabrication and application for permit.

Drawings shall indicate location, size, layout, design and color of proposed signs, including all lettering and/or graphics. Drawings shall also show a side view of lettering indicating construction methods, neon tubing sizes, colors, voltages and intensity.

B. All drawings submitted by Tenant and returned by Landlord, marked "Disapproved" or "Rejected" must be resubmitted to Landlord as set forth in subparagraph A, above, with the required corrections.

C. Following receipt of Landlord's written approval, Tenant shall submit approved sign drawings to the applicable governmental authority for approval and issuance of the appropriate permit authorizing installation of the signs. Tenant shall pay for the costs of obtaining the required permits. All signs and their installation must comply with local building and electrical codes. Local sign ordinances should be consulted for requirements not covered in this criteria.

D. Signs built and/or installed without Landlord's and City's approval and permit, or contrary to corrections made by Landlord or City, shall be altered to conform to these standards at the Tenant's expense. If Tenant's sign has not been brought into conformance within fifteen (15) days after written notice from Landlord, then Landlord shall have the right to correct said sign and bill Tenant for the expense.

E. Approval or disapproval of Tenant's sign drawing, based upon code conformance, aesthetics and design shall remain the sole right of Landlord.

INSTALLATION OF SIGNS

A. Tenant shall pay for the installation and maintenance of all signs, including necessary fastenings and bracing to securely install the sign. Landlord will provide a junction box primary electrical service stubbed to the approximate signage area.

B. It is the responsibility of the Tenant's sign company to verify all conduit, transformers and main service locations prior to fabrication and installation of sign. Tenant is responsible for the cost of the electrical hookup of its sign.

C. All signs shall carry the UL label and be installed per local building codes, including "P.K." housing for all illuminated signs.

D. All signs must be installed prior to Tenant's opening for business, unless prior written authorization is given by Landlord.

E. All work shall be of excellent quality. Landlord reserves the right to reject any work determined to be of insufficient quality by Landlord or the project architect. The cost for any rework or replacement shall be borne by the Tenant.

F. Tenant or its sign contractor shall repair any damage to Landlord's or Tenant's premises caused by his work of sign installation, including but not limited to penetrations, leaks and/or defacement.

ABANDONMENT OF SIGN

Any Tenant signs left after thirty (30) days of Tenant's vacating premises shall become property of the Landlord, unless previous arrangements have been agreed upon by Landlord and Tenant.

HOURS FOR SIGN ILLUMINATION

Tenant shall be required to illuminate main signs consistent with major anchor Tenant illumination period established for the shopping center and by any local codes governing Sign illumination.

EXCEPTIONS

Exceptions to these standards shall be reviewed by and made only with the approval of the Landlord. These standards, however, have been set as criteria based upon our field experience and deviations will generally result in serious inequities between Tenants. Accordingly, the developers must and do retain full rights of approval on any signs used in the center, prior to review and approval by the City of Corona, California.

ADMINISTRATION AND IMPLEMENTATION

Introduction

This plan will be implemented by processing building plans to insure conformity with the Specific Plan regulations and applicable sections of the Corona Municipal Code. In addition, general administrative rules are specified in order to properly relate the specific plan to the provisions of the Corona Municipal Code.

Precise Plans

A precise plan review shall be required for the forecasting of future building pads (Buildings K, and L). Criteria for approval of a precise plan shall be consistent with the objectives of the Specific Plan and reviewed by the Planning Commission.

Precise Plan review applications shall be consistent with the City's current application submittal and review requirements. Prior to filing the precise site plan application, the project proponent (developer) shall submit plans for Development Plan Review following the provisions of Corona Municipal Code Section 17.102.

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

Variances

The provisions of Chapter 17.96 of the Corona Municipal Code shall be followed for any variance requested in the Specific Plan. Such variances, if sought, shall not constitute an amendment to this Plan.

Amendment of the Specific Plan

The provisions of this Specific Plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted. Said amendment or amendments shall not require a concurrent General Plan Amendment unless, by determination of the Planning Director or higher authority, the General Plan goals, objectives, policies or programs would be substantively affected by the proposed change.

Planning Commission shall make the following findings to approve an amendment to the plan:

1. The amendment systematically implements and is consistent with the General Plan.
2. The amendment furthers the goals and objectives of the Specific Plan.
3. The amendment provides for development that is superior to development otherwise allowed under the conventional zoning classifications.

Prior to issuance of building permits, applicants shall record an avigation easement or comply with the Airport Director's recommendations, according to City of Corona codes and ordinances.

An amendment to the adopted Plaza on Sixth Street Shopping Center Specific Plan shall follow the procedures as outlined in California Government Code Section 6550 and Chapter 17.104 of the Corona Municipal Code.

Additional "minor modification" amendments shall be allowed at a staff level review and approval by the Planning Director of the City of Corona.