



Staff Report

File #: 23-0194

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 03/06/2023
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

SUBJECT:

CUP2022-0006: Conditional Use Permit application to establish a pet boarding and pet daycare facility at 284 Dupont Street, Suites 180-190, in the Northeast Corona Specific Plan (SP81-2) Support Commercial Freeway (SCF) District, and to enclose a proposed outdoor pet play area with a vinyl fence. (Applicant: MLJ Resources, LLC on behalf of Smart Parke Luxury Suites and Pet Daycare, PO Box 1234, Garden Grove, CA 92842)

RECOMMENDED ACTION:

That the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and adopt Resolution No. 2607 GRANTING CUP2022-0006, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 5.48 acres
Existing Zoning: Support Commercial Freeway (SCF)
Existing General Plan: General Commercial
Existing Land Use: Commercial Retail
Proposed Land Use: Commercial Retail
Surrounding Zoning / Land Uses:
N: Subregional Shopping Center (SRSC) / Commercial Retail Uses located across State Route 91 (Riverside Freeway) to the north
E: Support Commercial (SC) / Commercial Retail Uses
S: Limited Commercial Industrial (LCI) / Commercial and Office Uses
W: Support Commercial Freeway (SCF) / Commercial Retail Uses

BACKGROUND

Conditional Use Permit CUP2022-0006 is a request submitted by Smart Parke Luxury Suites and Pet

Daycare (applicant) to establish a pet boarding and daycare facility within an existing commercial retail building located at 284 Dupont Street, Suites 180-190. The proposed facility also includes an adjacent outdoor pet play area, which the applicant would like to enclose with a 9-foot maximum height vinyl fence.

The property is located within the McKinley Crossroads commercial center (Center), which is located to the immediate south of State Route 91, between Teller Street and Dupont Street. The commercial development consists of three contiguous parcels under the same ownership, with one freestanding structure on each parcel. Together these parcels total approximately 13.54 acres and comprise the Northeast Corona Specific Plan's (SP81-2) Support Commercial Freeway (SCF) District.

The applicant is requesting concurrent approval of a Specific Plan Amendment (SPA) to revise sections of the Northeast Corona Specific Plan to allow pet boarding and daycare uses, and to allow outdoor fencing other than wrought iron and decorative masonry. The Specific Plan Amendment, SPA2022-0007, is provided for consideration under a separate staff report. The applicant's conditional use permit (CUP) application is contingent on the approval of SPA2022-0007.

The applicant formally submitted the SPA and CUP applications to the City on September 19, 2022. The applications were reviewed at the Project and Environmental Review Committee (PRC) meeting of October 13, 2022. The Committee deemed the CUP application incomplete due to missing or incomplete application materials. The needed information was subsequently submitted, and the applications were considered complete on February 8, 2023.

PROJECT DESCRIPTION

Site plan

A schematic site plan has been provided by the applicant (Exhibit 3). It shows the proposed tenant space is a 19,538 square feet structure located at the end of a multi-unit single-story commercial center. The shopping center has a total of eighteen (18) tenants, including the proposed pet facility, and all of them have storefronts facing north, toward the freeway. The applicant's space is adjacent to Dupont Street, and applicant is proposing to improve the grass area between the building and Dupont with a 2,648 square feet outdoor pet play area. Parking for the Center's businesses are primarily on the north side of the building. A smaller parking lot is located on the south side, behind the tenants.

Floor Plan and Outdoor Play Area

The proposed business' floor plan includes a reception area with two "waiting pods", and a spacious lobby/retail area (Exhibit 4). The facility provides boarding and daycare for cats and dogs. Cats are boarded in a dedicated "Cat Condo" room adjacent to the lobby/retail area. Each cat condominium measures 18 square feet. For dog boarding, there are 120 standard units and 7 luxury units. A standard unit measures 33 square feet, and a luxury unit is 90 square feet.

Two separate rooms are reserved for daycare activities: one for large dogs, and one for small dogs. These rooms have direct access to the outdoor pet play area, which includes a separate fenced "ball play" area.

The proposed outdoor pet play area is to be enclosed by a vinyl fence, which will be 8 to 9 feet tall. The exterior of the vinyl fence will be obscured by a ficus hedge, which will be 5 feet tall at time of planting. The applicant intends to grow the ficus hedge to a 12-foot height, which will serve as a green screen to obscure the fence. The vinyl fence and hedge concept are shown on Exhibit 5. The outdoor play area will be improved with artificial turf, and equipped with a water feature, platform play structures, misting stations and fabric shade canopies. It is important to note that water quality management requirements, as described in the Staff Analysis section below, may require all or part of the outdoor area to be covered by a solid waterproof roof.

Additionally, a component of the business model is animal behavior training, which will occur within a 948-square-foot "Training Room". Professional trainers will conduct behavior classes in groups. The groups will not exceed 20 pets at a time, and will be held between the hours of 9:00 a.m. to 4:00 p.m. The applicant considers the training classes a minor part of the business, and therefore anticipate just 2 to 3 classes a week, with an average 7 pets and their owners. The training room will also be used to host events, such as pet birthdays.

For daycare and overnight boarding of pets, grooming services are available in the "Bathing Room" at the south end of the tenant space. Grooming services include clean-up baths and nail trimming. The facility also has a kitchen to assemble meals of pre-cooked pet food.

Operation

The facility is open to customers from 6:30 a.m. to 8:00 p.m., daily. The overnight boarding is an around-the-clock service. Based on the applicant's experience, a daily average of 90 to 110 pets are estimated for the daycare service. A typical daycare schedule includes pet drop-off between 7:00 a.m. to 9:00 a.m., with pick-up between 5:00 p.m. to 8:00 p.m. The applicant anticipates the boarding of 50 to 70 pets each night.

The outdoor play area will be opened between the hours of 8:00 a.m. to 8:00 p.m., daily. Staff will take groups of animals to the outdoor play area, with 40 to 60 pets per group.

The applicant anticipates each daytime shift will have 6 to 30 employees, based on daycare and boarding demands. Overnight staffing will only be 1 to 2 employees, depending on the number of pets boarded. The facility will not have sleeping areas for employees working the night shift.

The applicant submitted a description of their operations, which is attached as Exhibit 9.

Access and Circulation

The project site is accessible from driveways located at the end of Dupont Street and Teller Street. Both driveways lead to a shared parking lot that serves all visitors of the commercial center. The proposed project will not alter vehicle circulation or alter access points to the property.

Parking

The site is fully developed for commercial and retail uses. Surface parking spaces are located to the north (front) and south (rear) of the buildings. Visitors utilize parking spaces to the north of the

buildings because they are in front of the storefront entrances. Parking spaces south of the buildings are mostly used by employees, as there are employee entrances at the rear of the businesses.

The Corona Municipal Code (CMC) currently does not have a specific parking requirement for pet boarding and pet daycare uses. When there is no listed parking requirement, the CMC stipulates that the parking requirement of a similar use may be applied.

Staff has calculated the parking requirement for the proposed use as follows:

- The lobby/retail portion is to be parked at the city's retail requirement, which is one (1) space per 250 square feet of area (1:250).
- The remaining portion of the facility, which is only accessible to employees and pets, is parked at a manufacturing parking requirement of one (1) space per 500 square feet (1:500 ratio). This includes the boarding rooms, training room, outdoor play areas, bathing room, and miscellaneous rooms (break room, storage, receiving room).

Based on the McKinley Center's existing uses and the proposed pet boarding and daycare, the commercial center is required to have 688 parking spaces. These parking spaces are shared among the Center's eighteen (18) tenants as shown on the parking summary (Exhibit 6). The Center currently provides 719 parking spaces; therefore, the Center complies with the parking requirements. A summary of the parking requirement for the commercial center is attached as Exhibit 6.

Landscaping

The applicant is proposing to replace the existing turf between their tenant space and Dupont Street with new drought tolerant plant materials. This is intended to enhance the view of the outdoor pet play area. Per the applicant's conceptual landscape plan (Exhibit 7), two existing palm trees will be relocated from the proposed outdoor play area to a location closer to the project driveway. Five (5) new trees (Chinese Flame Tree) are proposed adjacent to the outdoor play area and sidewalk along Dupont Street, and succulent groundcover and ornamental grass are provided near the commercial center's exit driveway. A ficus hedge with succulent accents is proposed along the perimeter of the outdoor pet play area. The ficus is intended to provide a wall of greenery, so as to screen the proposed eight (8) to nine (9) foot tall vinyl fence. The applicant is proposing a vinyl fencing because there are maintenance challenges with tubular steel and block wall materials. Specifically, the applicant states that pet urine is corrosive and damaging, and that block wall materials are absorbent, causing them to become stained and odorous. Per the applicant, vinyl fencing is water resistant, repels urine, is not absorbent, and prohibits the growth of bacteria.

Signage

The proposed signage for the tenant space includes two wall signs on the parapet wall. The signs are illuminated channel letters of the business name and the business logo. Additional signage is provided on the center identification pylon sign in the parking lot. Signage is subject to regulations in the Northeast Corona Specific Plan.

ENVIRONMENTAL ANALYSIS

A Notice of exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is

exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Common Sense Exemption). The proposed project is a pet boarding and daycare facility with an outdoor animal activity play area, which is proposed within a vacant tenant space at an existing and fully developed commercial center and will not result in any changes that will cause a significant effect on the environment. The Notice of Exemption is attached as Exhibit 10.

FISCAL IMPACT

The applicant has paid the applicable application processing fees for the project.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning and Development Department has not received correspondence from the public regarding the proposed use.

STAFF ANALYSIS

CUP2022-0006 proposes to establish a pet boarding and daycare facility, including an outdoor play area enclosed by vinyl fencing. The facility will provide boarding, daycare, and behavior training services, along with incidental sales of pet products. The project site is part of a commercial center equipped with existing parking and access points, which are adequate to support the proposed use. The corner location of the tenant space is conducive to the proposed use as currently designed.

Additionally, the location accommodates an outdoor pet play area with minimal modifications to the existing building. However, as it relates to the outdoor pet area, it is important to note that water quality management standards require the applicant to prevent pet waste from entering storm drains. Staff and the applicant are currently exploring options for a bio-filtration system, which would ensure bacteria from pet waste does not get into waterways. An alternative to the bio-filtration system is the installation of sanitary drains, which allows waste bacteria to be washed into the sewer and treated at a sewer facility. However, the building code requires areas of a sanitary drain to be covered, in order to keep rainwater out of the sewer system. How the applicant will manage water quality will be addressed during the building permit plan check process, and the Commission should be aware that the solution could be the construction of a solid patio cover over all or part of the outdoor play area.

Staff believes a pet boarding and daycare facility is appropriate for this location, as the property has freeway frontage and is surrounded by other commercial uses, and there are no residential or otherwise sensitive land uses nearby. The noise associated with the outdoor play area is expected to be minimal, due to existing elevated ambient noise levels in the area (freeway noise), and the screening of the area with the proposed vinyl fence.

The applicant has provided reasons for using vinyl fencing material in lieu of the wrought iron or block wall materials (Exhibit 9). The applicant's Laguna Woods location has installed vinyl fencing in the outdoor play area, and the material has been proven to be durable and requires limited maintenance. While vinyl material is not commonly used in commercial establishments, the outdoor

play area is an integral function of the pet boarding and daycare facility, and the corrosive nature related to pet waste poses a unique challenge that merits consideration by the Commission. The use of vinyl fencing not only reduces the costs of long-term maintenance, but it also may provide a more sanitary outdoor environment. To enhance the aesthetic of the vinyl fence, the applicant will be installing a ficus hedge to provide a landscape screen for visitors traveling along Dupont Street.

The Planning and Development Department recommends approval of CUP2022-0006, based on the following findings and conditions of approval attached as Exhibit 8.

FINDINGS OF APPROVAL FOR CUP2022-0006

1. A Notice of Exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Common Sense Exemption). The proposed project is a pet boarding and daycare facility with an outdoor animal activity play area to be located within a vacant tenant space at an existing and fully developed commercial center and will not result in any changes that will cause a significant effect on the environment.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2022-0006 for the following reasons:
 - a. The proposed use will not be detrimental to the public health, safety, convenience, and general welfare because the activities will be contained within a fully developed commercial center that complies with the necessary and applicable code requirements of the Corona Municipal Code and Northeast Corona Specific Plan. Noise associated with the outdoor play area is expected to be minimal because of the elevated noise levels in the area due to the site's location next to the freeway, and proposed fencing. No sensitive land uses are in the vicinity of the project site. Furthermore, the applicant will be required to demonstrate compliance with all current building and fire codes that are applicable to the proposed use through the city's plan check process.*
 - b. The proposed use will not cause any detrimental impacts to the project site or surrounding area because the use is located within a fully development commercial center adjacent to a state highway with established public infrastructure and vehicular access from Teller and Dupont Streets.*
 - c. The project is subject to Conditions of Approval attached as Exhibit 8, which are proposed for the purpose of protecting public health, safety, convenience, and general welfare of the public, in accordance with the intent and purpose of the City's zoning regulations.*

3. The proposal is consistent with the General Plan for the following reasons:

- a. The proposal is consistent with the project site's General Plan land use designation of General Commercial.*
- b. The project is consistent with General Plan Policies LU-1.1 and LU-1.2 because it supports the diverse needs of Corona's residents by accommodating a use that will help sustain Corona as a cohesive, distinct, and self-sustaining community, and minimize the need for Corona's residents to travel to surrounding communities for pet boarding and daycare services and employment.*
- c. The project contributes to the achievement of General Plan Policy LU-11.3 because the new facility promotes reinvestment in declining shopping centers and district, with an emphasis on new retail uses that serve adjacent neighborhood and contribute to the overall vitality of the centers.*

4. The proposal is consistent with the Support Commercial Freeway District of the Northeast Corona Specific Plan (SP81-2) for the following reason:

- a. The project is consistent with the purpose of the Support Commercial Freeway District of providing higher visibility for businesses along the state highway. The project will benefit from its location adjacent to the state highway because its signage will be visible to those traveling along the state freeway and allows the business to reach a larger client base in the surrounding cities.*

PREPARED BY: EVA CHOI, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

EXHIBITS

1. Exhibit 1 - Resolution No. 2607
2. Exhibit 2 - Locational and zoning map
3. Exhibit 3 - Site Plan
4. Exhibit 4 - Floor Plan
5. Exhibit 5 - Elevations
6. Exhibit 6 - Parking Analysis
7. Exhibit 7 - Landscape Plan
8. Exhibit 8 - Conditions of Approval
9. Exhibit 9 - Applicant's letter dated November 21, 2022
10. Exhibit 10 - Environmental Documentation

File #: 23-0194

Case Planner: Eva Choi (951) 736-2437



RESOLUTION NO. 2607

APPLICATION NUMBER: CUP2022-0006

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH A PET BOARDING AND PET DAYCARE FACILITY AT 284 DUPONT STREET, SUITES 180-190, IN THE NORTHEAST CORONA SPECIFIC PLAN (SP81-2) SUPPORT COMMERCIAL FREEWAY (SCF) DISTRICT, AND TO ENCLOSE A PROPOSED OUTDOOR PET PLAY AREA WITH A VINYL FENCE. (APPLICANT: MLJ RESOURCES, LLC ON BEHALF OF SMART PARKE LUXURY SUITES AND PET DAYCARE)

WHEREAS, the application to the City of Corona, California, for a Conditional Use Permit under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the Conditional Use Permit to establish a pet boarding and pet daycare facility at 284 Dupont Street, Suites 180-190, in the Northeast Corona Specific Plan (SP81-2) Support Commercial Freeway (SCF) District, and to enclose a proposed outdoor pet play area with a vinyl fence.

WHEREAS, the Conditional Use Permit was submitted in conjunction with Specific Plan Amendment 2022-0007 (SPA2022-0007).

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUP2022-0006 and SPA2022-0007 on March 6, 2023, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Common Sense Exemption). The proposed project is a pet boarding and daycare facility with an outdoor animal activity play area, which is proposed within a vacant tenant space at an existing and fully developed commercial center and will not result in any changes that will cause a significant effect on the environment.

EXHIBIT 1

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Conditional Use Permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2022-0006 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve the CUP2022-0006 on certain conditions of approval and the findings set forth below.

NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this CUP2022-0006, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as an exemption under CEQA per Section 15061(b)(3) of the State Guidelines for implementing CEQA, and Section 3.06 of the City of Corona Local Guidelines for Implementing CEQA. There is no evidence presented to the City that the project will have any significant effects on the environment.

SECTION 2. Conditional Use Permit Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.92.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

1. A Notice of Exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Common Sense Exemption). The proposed project is a pet boarding and daycare facility with an outdoor animal activity play area, which is proposed within a vacant tenant space at an existing and fully developed commercial center and will not result in any changes that will cause a significant effect on the environment.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2022-0006 for the following reasons:
 - a. *The proposed use will not be detrimental to the public health, safety, convenience, and general welfare because the activities will be contained within a fully developed commercial center that complies with the necessary and applicable code requirements of the Corona Municipal Code and Northeast Corona Specific Plan. Noise associated with the outdoor play area is expected to be minimal because of the elevated noise levels in the area due to the site’s location next to the freeway, and proposed fencing. No sensitive land uses are in the vicinity of the project site. Furthermore, the applicant will be required to demonstrate*


compliance with all current building and fire codes that are applicable to the proposed use through the city's plan check process.

- b. The proposed use will not cause any detrimental impacts to the project site or surrounding area because the use is located within a fully development commercial center adjacent to a state highway with established public infrastructure and vehicular access from Teller and Dupont Streets.*
 - c. The project is subject to Conditions of Approval attached as Exhibit 8, which are proposed for the purpose of protecting public health, safety, convenience, and general welfare of the public, in accordance with the intent and purpose of the City's zoning regulations.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. The proposal is consistent with the project site's General Plan land use designation of General Commercial.*
 - b. The project is consistent with General Plan Policies LU-1.1 and LU-1.2 because it supports the diverse needs of Corona's residents by accommodating a use that will help sustain Corona as a cohesive, distinct, and self-sustaining community, and minimize the need for Corona's residents to travel to surrounding communities for pet boarding and daycare services and employment.*
 - c. The project contributes to the achievement of General Plan Policy LU-11.3 because the new facility promotes reinvestment in declining shopping centers and district, with an emphasis on new retail uses that serve adjacent neighborhood and contribute to the overall vitality of the centers.*
4. The proposal is consistent with the Support Commercial Freeway District of the Northeast Corona Specific Plan (SP81-2) for the following reason:
- a. The project is consistent with the purpose of the Support Commercial Freeway District of providing higher visibility for businesses along the state highway. The project will benefit from its location adjacent to the state highway because its signage will be visible to those traveling along the state freeway and allows the business to reach a larger client base in the surrounding cities.*

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Conditional Use Permit.

RESOLUTION NO. 2607
APPLICATION NO. CUP2022-0006
PAGE | 4

Adopted this 6th day of March, 2023.

DocuSigned by:

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Bridget Sherman, Vice Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

DocuSigned by:

BF23F23F1B88449...
Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California


I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 6th day of March, 2023, and was duly passed and adopted by the following vote, to wit:

AYES: Sherman, Alexander, & Meza

NOES: None

ABSENT: Siqueland & Woody

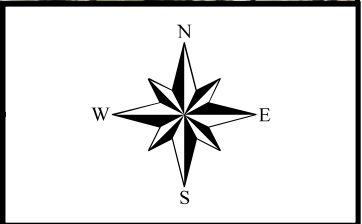
ABSTAINED: None

DocuSigned by:

BF23F23F1B88449...
Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL & ZONING MAP



CUP2022-0006
284 Dupont Street
Suites 180-190



McKinley Crossroads Parking Analysis

October 19, 2021

Total Leasable Square Footage: **201,345**

Building 1 - 280 Teller Street								
Tenant	Store Address	SQ FT	Parking Ratio	Parking Space Calculation	# Required Parking Stalls			
Brazilian Jiu Jitsu	Ste. 100	4,000	375	1/EE & 3/Students (2 EE's and 20 Students)	9			
VA-STG	Suites 110- 125	13,691	200	Office/Medical	68			
Suncoast Temp	Suites 110- 125	18,526	1,000	Warehouse	19			
SpaMax	Ste. 130	7,140	500	Furniture	14			
SpaMax	Ste. 140	4,307	500	Furniture	9			
SpaMax	Ste. 150	5,953	500	Furniture	12			
Suncoast Furniture	Ste. 160	6,020	500	Showroom	12			
Suncoast Furniture	Ste. 160	3,000	2,500	Warehouse	1			
Kids Park (Daycare)	Ste. 170	4,373	375	1/EE & 10/Child (2 EE's and 24 Children)	4			
Lumber Liquidators	Ste. 180	4,169	1,000	Warehouse	4			
Lumber Liquidators	Ste. 180	2,739	250	Showroom	11			
		73,918			163			
						Front	Back	Total
						129	77	206

Building 2 - 275 Teller Street								
Tenant	Store Address	SQ FT	Parking Ratio	Parking Space Calculation	# Required Parking Stalls			
24 Hour Fitness	Ste. 100	39,460	150	Gym	263			
Shogun Restaurant	Ste. 130	7,168	100	Resturant	72			
		46,628			335			
						Front	Back	Total
						227	52	279

Building 3 - 284 Dupont Street									
Tenant	Store Address	SQ FT	Parking Ratio	Parking Space Calculation	# Parking Stalls				
Cort	Suites 100 & 110	9,145	500	Showroom	18				
Cort	Suites 100 & 110	6,000	2,500	Warehouse	2				
Alexander's Salon & Spa	Ste. 115	10,322	375	Retail	28				
Suncoast Mattress	Ste. 120	7,138	500	Furniture	14				
Body Bar	Ste. 130	4,970	200	Office	25				
Sherwin Williams	Ste. 140	4,923	375	Retail	13				
Club Champion	Ste. 150	3,432	375	Retail	9				
DashMART	Ste. 155	4,750	375	Retail	13				
Dunn Edwards	Ste. 160	7,200	375	Retail	19				
Smart Parke Retail	Ste. 180 &190	2,183	250	Retail	9				
Smart Parke Animal Boarding	Ste. 180 &190	17,355	500	Animal Boarding	35				
Smart Parke Outdoor Area	Ste. 180 &190	2,648	500	Animal Boarding	5				
		80,066			190				
						Front	Back	Total	
						211	23	234	
						TOTAL	567	152	719

Spaces Provided (275 & 280 Teller St): **485**

Spaces Provided (284 Dupont St): **234**

Total Parking Spaces Provided: **719**

Total Parking Spaces Required: **688**



Project Conditions

City of Corona

Project Number: CUP2022-0006

Description: **A pet daycare/boarding with outdoor vinyl fenced area**

Applied: **9/19/2022**

Approved:

Site Address: **284 284 DUPONT ST CORONA, CA 92879**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **SMART PARKE LUXURY SUITES AND PET DAYCARE/MLJ RESOURCES, LLC**

Parent Project:

P.O. BOX 1234 GARDEN GROVE CA, 92842

Details:

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Dana Andrews
<p>1. BUILDING DEPARTMENT CONDITIONS</p> <p>1. At time of Plan Check Submittal, plans shall be submitted in compliance with current Codes & Standards per California Code of Regulations - Title 24.</p>	
PLANNING	Eva Choi
<p>1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.</p> <p>2. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</p> <p>3. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</p> <p>4. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this conditional use permit within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed.</p>	

EXHIBIT 8

(Continued on next page)



Project Conditions

City of Corona

PLANNING	Eva Choi
<ol style="list-style-type: none"> 5. The applicant shall adhere to the requirements and development standards of the Northeast Corona Specific Plan, Support Commerical Freeway district and Conditions of Approval, as well as be in substantial conformance with the respective application materials presented before the Planning and Housing Commission, including but not limited to the site plan, floor plan, architectural elevations, and landscape plans, etc. 6. All on-site landscaping shall be installed per the approved landscape plans prior to issuance of certificate of occupancy or building permit final as determined by the Building Division. 7. All signage shall comply with the sign standards under Chapter 17.74 of the Corona Municipal Code and Section 4.5.10 within the Northeast Corona Specific Plan. Signs shall be submitted and permitted separately over the public counter. 8. The applicant shall submit separate landscape plans to the Corona Building Division for plan check. At time of submittal, the applicant shall submit a landscape and inspection deposit in the amount of \$3,000.00 directly to the Planning Division for third-party plan check and inspection services. This deposit is separate from the Building Division’s typical landscape plan check submittal fee. Any money left remaining from the deposit will be returned to the applicant upon completion of the project. 9. Approval of CUP2022-0006 is contingent upon the approval of SPA2022-0007. 	

PUBLIC WORKS	
<ol style="list-style-type: none"> 1. The Public Works and the Utilities Departments, and Planning & Development Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Planning and Development Department, Development Services Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 2. The Public Works and the Utilities Departments, Maintenance and Parks and Landscaping comments for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 3. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 4. Prior to approval of the Building and Grading plans for the outside play area, the applicant shall address the following items: 5. a) Provide the following additional information or revisions to the site plan: <ol style="list-style-type: none"> 1. Address all redlines on the Site plan including the following <ol style="list-style-type: none"> a. Plot and label easement off Dupont St. b. Plot and label existing Fire facilities, Fire backflow (DCDA) c. Clarify if proposing any fire sprinkler system modification d. On sheet SD-3, plot easement and location of Fire facilities e. On Sheet L1.1, plot easement and location of Fire Facilities f. Label road on all sheets g. Plot and label existing grease interceptor 2. If proposing any plumbing modifications, interior or for the outdoor area: <ol style="list-style-type: none"> a. Identify all water meters, provide size b. Plot and label water service, provide pipe size and material c. Plot and label sewer service, provide pipe size and material 4. Provide WQMP for review - review fee applies 6. Prior to issuance of grading permit for the outdoor play area, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property. 7. All improvement and grading plan for the outside play area shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required. 8. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration. 9. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances. 	



Project Conditions

City of Corona

PUBLIC WORKS

10. Prior to issuance of a Certificate of Occupancy or building permit final as determined by the Building Division, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
11. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
 - a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
12. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of any public improvements, including any public drainage improvement.
13. All the grading design (for the outdoor play area) criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
14. Prior to approval of grading plan (for the outdoor play area), the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division, unless otherwise approved by the Public Works Director.
15. Prior to approval of grading plan (for the outdoor play area), erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.
16. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved (outdoor play area) grading plans to submit a set of as-built grading plans with respect to any Water Quality Control facilities.
17. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
18. Prior to the issuance of a grading or building permit for the outdoor play area, the applicant shall design the outdoor area to prevent the transport of pollutants into the City street and public storm drain system. If the project cannot be designed to fully address the pollutants, than the applicant shall submit a Water Quality Maintenance Plan (WQMP) for review and approval, and the owner shall enter into a maintenance agreement with the City to inform future property owners to implement the approved WQMP.
19. Prior to the issuance of a Certificate of Occupancy or building permit final as determined by the Building Division, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
20. Prior to issuance of a Certificate of Occupancy or building permit final as determined by the Building Permit, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
21. Prior to issuance of Certificate of Occupancy or building permit final as determined by the Building Division, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
22. Prior to issuance of a grading permit (outdoor play area), the project shall incorporate LID Principles (Site Design) and Source Control BMPs, as applicable and feasible, into the project plans for review and approval by the Planning and Development Department, Development Services Division.



Project Conditions

City of Corona

PUBLIC WORKS

23. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
24. Prior to approval of Grading or Building plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
25. Prior to the issuance of a Certificate of Occupancy or Building Permit final as determined by the building Division, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
26. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay any development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.
27. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Department of Water and Power Directors.
28. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.
29. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
30. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.
31. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.
32. The applicant shall dedicate easements for all public water and sewer facilities needed to serve the project in accordance the Utilities Department standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.
33. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Department of Water and Power and Fire Chief.
34. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
35. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Department. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.

November 21, 2022

Joanne Colleta
Planning and Development Director
Planning & Development Department
City of Corona
400 S. Vicentia Avenue, Suite 120
Corona, CA 92637

**Subject: CUP Request for Smart Parke Luxury Suites & Pet Daycare
284 Dupont Street**

Ms. Colleta,

We are pleased to submit this letter for a Conditional Use Permit (CUP) application to permit the proposed use and tenant improvements at 284 Dupont Street, Corona, CA 92879. The facility will be remodeled to provide overnight boarding and day care for pets. Additional ancillary services will include the sale of retail products, bathing, limited grooming services, and behavior training. Our application also includes a request for a Specific Plan Amendment. Both entitlement application requests are being submitted under separate letters.

The applicant, JDGC LLC, will provide an unequaled boarding and day care experience to our clients and their extended family of pets. In order to achieve this goal, we will be investing heavily in our facility and our staff. The quality and cleanliness of our Corona facility, combined with our friendly and effective staff, will leave every pet owner with a guilt free drop off, and every pet with the feeling of excited anticipation as they realize that their owner has brought them back to their favorite place to visit!

Facility Operation

Our Corona facility will provide overnight boarding services for up to 200 dogs and 20 cats (maximum of 220 pets). All dogs will be housed in “suites” of various shapes and sizes. No dog will be boarded overnight in a cage or traditional kennel. Cats will be boarded separately from the dogs and individual “cat condos” would be used. We estimate that the average number of overnight boarders will be between 50 and 70 pets. All overnight dog boarders will receive a complimentary clean up bath prior to departure (owners may elect to not have their pet bathed). As a general rule, the facility will be at maximum capacity about 28 days a year (over holiday periods).

JDGC will provide a unique indoor/outdoor day care experience for up to a maximum of 250 dogs. The space is designed to be fun for both the pets and the staff. The indoor tenant space is approximately 19,538 square feet as measured from the interior tenant space walls. The proposed layout of the building consists of the following areas:

Lobby and Retail Area – 2,183 s.f.	Circulation – 2,416 s.f.
Breakroom – 363 s.f.	Standard Suites – 6,321 s.f. (33 s.f. ea)
Luxury Suites – 1151 (90 s.f. each)	Cat Condos – 169 s.f. (18 s.f. each)
Training – 948 s.f.	
Restrooms & Closets – 322 s.f.	Storage - 188
Office – 100 s.f.	Bathing Room – 538 s.f.
Receiving– 381 s.f.	Network – 74 s.f.
Animal Kitchen – 683 s.f.	Small Dog Daycare – 1,205 s.f.
Large Dog Daycare – 2,522 s.f.	Outdoor Socialization – 2,648 s.f.

EXHIBIT 9

There will be a 2,648 square foot outdoor play area located at the side of the property, adjacent to Dupont Street, within a secured and fenced area. The play area will be enclosed within a 9-foot high vinyl fence. The outdoor space will include artificial turf, large removable sail structures for seasonal shade, a water feature, trees, and commercial misting stations to reduce heat on hot days. We estimate that the average number of pets using our day care services will be 90 to 110 pets. Platform structures in the yards would be built for the dogs to play.

Daycare services will be provided to both overnight boarders and to clients that are only interested in this specific service. These services are to be provided in both an indoor and outdoor environment as detailed in our plan submittal. All pets utilizing these services will first be screened for non-aggressive behavior by staff members that are specifically trained for this type of evaluation. Our outdoor and indoor daycare environments are best described as an upscale dog park with a trained staff that manages the pets' play and picks up/cleans any waste immediately as it occurs. Trained staff members will be present at all times. Clients that are only utilizing our daycare services will typically drop off their pets between 7 a.m. and 9 a.m. and pick them up the same day between the hours of 5 p.m. and 8 p.m.

Behavior training will be provided in a 963 square foot space within the building. Professional trainers will provide behavioral training to our clients in classes not to exceed 20 pets at any one time. Training services will typically be offered between the hours of 9 a.m. and 4 p.m., Monday thru Sunday. This space will additionally be used for miscellaneous events such as pet birthday parties. There will be a separate bathing/grooming area of 558 square feet with all the necessary grooming and bathing equipment. Full-service grooming will not be offered; however, we will do clean-up baths and nail trims for our in-house pets while they are on site for daycare and boarding. A boutique retail area will be provided adjacent to the lobby. The retail area will provide access to a variety of pet foods, pet snacks, toys, collars, shampoos and vitamins. The retail area reflected in our proposal is the maximum size and no future expansion is anticipated. The facility will also contain areas to be used for dog food preparation, laundry and dry storage. An administrative office will be housed on-site and no living quarters will be located on site.

The facility will be open to clients from 6:30 a.m. to 8:00 p.m. daily. Outdoor daycare hours will be from 8 a.m. to 8 p.m. daily. Typically, pets will be transferred periodically to the outdoor area at about 40 to 60 pets at a time based on weather conditions and number of daycare pets that day. The glazed roll up doors between the outdoor and indoor socialization areas will be open and closed throughout the day, depending on the behavior of the pets in either area being socialized. There will not be a specific schedule for the doors to be open or closed (but doors will not be opened between 8 p.m. and 8 a.m.). Staffing during regular business hours will range from 6 to 30 employees, depending upon the number of pets using the facility for boarding and daycare. Overnight staffing will be provided 24/7 with 1 to 2 employees depending upon the number of boarders. A caretaker's unit is not proposed as part of this application. Overnight staff will have various duties, in addition to monitoring the safety and well-being of our overnight guests. A typical dog day would include the following:

1. Check in/Meet and Greet with Staff
2. Pet Parent Good Bye
3. Morning Feeding for Overnight Boarders
4. Facility Tours
5. Suite Transition
6. Socialization/Pet Friends Meet and Greet (daycare)
7. Training and Behavior Reinforcement
8. Recess/Outdoor Activity (daycare)
9. Cool Down/Snacks and Water (daycare)

10. Rest/Nap Time (daycare)
11. Recess/Outdoor Activity (daycare)
12. Cool Down/Water (daycare)
13. Evening Feeding for Overnight Boarders
14. Suite Rest
15. Pet Parent Pick up

The proposed improvements to the site include office and retail tenant improvements, build-out of the suite spaces, grooming area and indoor and outdoor play areas. We will build storage cubbies for each dog's personal items (food, leashes, medications, etc.), along with a kitchen area with a refrigerator, sinks and food prep areas. A washer and dryer will be purchased along with bedding, blankets, and food bowls for all pet boarders. The lobby will have a front desk and reception area. Cameras will be installed in the common pet areas and pet suites with live feeds being displayed in areas that can be monitored continually by management and pet owners. No changes to the existing landscaping on site are proposed, with the exception of the replacement of the landscaping on the east side of the building with the outdoor play area. The exterior elevations of the building will be repainted with warm, neutral white and earth tone colors, consistent with the other tenant spaces and the Specific Plan. The existing commercial center monument and pylon signs will be updated to include signs introducing our business to the community.

Parking and Circulation

Since the Corona Municipal Code does not identify a parking requirement for this particular use, we are applying the boarding & grooming ratio of 1 space/500 s.f., and 1/250 s.f. for the office and retail areas. Based on our proposed use and the above requirement, our code-required parking demand is as follows:

- Smart Parke Retail (2,183 sf): 9 spaces
- Smart Parke Boarding (17,355): 38 spaces
- Smart Parke Outdoor Area (2,648): 6 spaces
- Smart Parke requirement: 49 spaces
- Commercial center requirement (other tenant spaces): 639 spaces
- Total site requirement: 688 spaces
- (E) Total site parking: 719 spaces
- Surplus of 31 spaces

Noise Attenuation

All activity within the building will be air-conditioned and sound attenuated for the comfort of the animals and staff and in compliance with the municipal code. All air conditioning systems will be sound attenuated so as to minimize noise from within the building. The outdoor play area will be located to the side of the facility and enclosed within an 8-9 foot high vinyl fence. Operationally, if there are animals causing noise, facility staff will remove these animals from the play area and take them inside the building. With the implementation of operational procedures, installation of sound attenuation materials in the building (included air conditioning systems), the facility will not impact surrounding uses due to noise. There are no sensitive land uses, such as schools or residences, located in close proximity to this facility.

Proposed Building Improvements

Building improvements include interior modifications to accommodate the new business, exterior painting, an update to primary entryway, and new exterior finishes to the facade. The exterior elevations will include new paint with white and earth tone colors. New air conditioning units will be installed or replaced on the roof of the existing commercial building; these units are screened behind a parapet wall and will not be seen from the street in compliance with the Code.

Site Improvements

We will be removing the existing lawn area at the side of the building to accommodate our outdoor daycare area. The outdoor daycare area will include the installation of artificial turf, shade and play structures, a water feature, and new perimeter vinyl fencing. The existing trash enclosure will remain at the rear of the building adjacent to the alley.

Perimeter Vinyl Fencing

The outdoor daycare area is proposed to be enclosed with an 8-foot-high vinyl fence. The fence will be planted with layered landscaping, including Indian Laurel, Blue Flame Agave and Regal Mist Grass. The vinyl fence is proposed due to ongoing maintenance challenges associated with block wall material and tubular steel material. Pet urine is corrosive and damaging. Concrete materials absorb moisture and over time (even with regular washing and disinfection) a concrete block wall would be stained and maintain odor from the urine. Likewise, installing a metal fence with screening would have similar results, as pet urine is likewise corrosive to metal. In our experience, vinyl fencing is the optimal material for outdoor pet areas since vinyl is water resistant, repels the urine from its surface and is non-absorbent and simple to clean. The fencing does not create any environment for bacterial growth from the urine as would be potential with concrete or metal materials. With the vinyl fencing creating safe and sanitary environment for our pet customers on the inside of the play area, and the enhanced landscaping providing a visually appealing environment on the outside of the play area, we believe the vinyl fencing would be the most appropriate material for this element of our project.

Water Quality, Animal Waste and Maintenance

The facility will be cleaned throughout the day-to-day operation. Any animal waste will be picked up immediately or cleaned up immediately upon occurrence. The site would be kept free of debris, trash other items throughout the day. All staff would be trained to proactively monitor the animals and swiftly respond to any animal waste to ensure prompt clean up. The permeable artificial turf would be installed directly on the existing dirt or crushed aggregate.

Signage

New channel letter signs and a corporate logo will be installed on the existing roof parapet structure in compliance with the specific plan.

Sincerely,

Josh Drake
Chief Operating Officer
JDGC LLC

Attachments

1. Outdoor Yard Sample Photos

Outdoor Yard Sample Photos





NOTICE OF EXEMPTION

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Corona</p> <p>(Public Agency) Address: Planning & Development Dept. 400 S. Vicentia Ave., Suite 120 Corona, CA 92882</p> <p>Telephone: 951-736-2434</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors County of Riverside</p> <p>Address: 4080 Lemon Street, Riverside, CA 92501</p>	

1. Project Title:	Conditional Use Permit (CUP) 2022-0006
2. Project Applicant:	MLJ Resources, LLC on behalf of Smart Parke Luxury Suites and Pet Daycare PO Box 1234, Garden Grove, CA 92842
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	284 Dupont Street, Suites 180 – 190, Corona, CA 92882 The project location is north of Sampson Avenue between Dupont Street and Teller Street.
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	CUP2022-0006 is a request to establish and operate a pet boarding and daycare use in the Support Commercial Freeway (SCF) District, and to allow the use of vinyl fencing material for the outdoor play area.
6. Name of Public Agency approving project:	City of Corona
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	MLJ Resources, LLC on behalf of Smart Parke Luxury Suites and Pet Daycare PO Box 1234, Garden Grove, CA 92842
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

(d) <input type="checkbox"/> Categorical Exemption. State type and section number:	
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input checked="" type="checkbox"/> Other. Explanation:	CUP2022-0006 is covered by the Common Sense Exemption under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA).
9. Reason why project was exempt:	CUP2022-0006 consists of establishing and operating a pet boarding and daycare facility with an outdoor play area within an existing and fully developed commercial site with sufficient site access and parking, for the proposed use. The project has been reviewed through the CUP process and is conditioned to comply with applicable state and local requirements. Therefore, there is no possibility that the proposed project will have a significant effect on the environment.

10. Lead Agency Contact Person: Telephone:	Eva Choi, Associate Planner 951-736-2437
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 6, 2023	

Signature

Date: [Click to enter date](#)

Name

Title: [Click to enter title](#)

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: [Click to enter date](#)

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.