

CARLSON STRATEGIC LAND SOLUTIONS, INC.

Memorandum

Date: June 25, 2020

To: City of Corona Planning Commission

From: Peter Carlson 

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Subject: Bedford Marketplace

Thank you Planning Commissioners for your comments at last Monday night's hearing. At the hearing we heard two primary and related topics discussed: 1) circulation/route finding to the hotel and 2) safety associated with the day care drop off as it relates to conflicts with hotel circulation. Hopefully, the responses provided in this memo and attachments answer your questions and resolve your concerns.

Based on discussion at Monday night's hearing, the preferred route for hotel access relies on the main signalized entrance with the following elements.

- A directional monument sign will be placed at the signalized entrance to alert drivers to turn left at the signal for hotel access.
- Once in Bedford Marketplace, a directional sign will be placed along the main entry drive prior to reaching Major A and Major B alerting drivers to turn right at the drive aisle.
- A directional sign will be placed at the southern end of that drive aisle near Major C directing drivers to turn left to the hotel.
- For any hotel guests that go to the third entrance, along the southern driveway near the day care (Pad G) a directional sign will be placed directing drivers to continue straight toward Major C for access to the hotel.

With this level of signage, we believe hotel traffic would rely on the main signalized entrance and not the third (southern) entrance as the primary access point. The current site plan has 11 parking spaces directly in front of the day care building. To address the Commission's concerns about

pedestrian safety, we propose to stripe a crosswalk from the day care building to the parking field east of the drive aisle.

The current Bedford Marketplace site plan with these enhancements is the Applicant's preferred site plan. This plan has been reviewed by the Applicant's team, including the civil engineer, architect, traffic engineer, and commercial broker who has circulated the site plan among prospective tenants. It is the Applicant team's opinion that hotel traffic and day care traffic would not conflict or cause a life safety issue.

However, the Applicant's team has studied site plan alternatives to further address the Commission's concerns about traffic circulation in front of the day care facility. Three design options were developed by the Applicant's team. One design option (Option A) is a reasonable and feasible alternative. The second option is feasible, but not preferable and does not work with Option A. Option C is not feasible, but we are sharing it for your information. Below is a summary of the three options.

Option A – Feasible Alternative

- Separate Major C (Pharmacy) from the Shops – This site plan places a 30 foot wide drive aisle between Major C and the Shops building creating a straight route from Bedford Canyon Road past Major C, where directional signs would direct hotel guests to turn right before reaching Restaurant B to reach the hotel.
- Moving and turning Major C places the drive-thru for the pharmacy along the southern property line, leaving 10 +/- feet of landscaping between the drive-thru and the property line. The drive-thru would be signed as one-way traffic. This design eliminates any possible conflict between drive-thru traffic and hotel traffic.
- Hotel traffic would be directed to the third (southern) entrance with this Option. A monument sign for the hotel would be placed at the third entrance and directional signage would be placed along the drive aisle. Hotel signage would be removed from the main (signalized) entrance and main drive aisle.

Option B – Feasible and Not Preferred

- Creates a one-way drop off area in front of the day care with angle parking and a 25-foot center aisle
- Provides 18 parking spaces in front of the day care building
- Loses 19 parking spaces in front of Major C, however the minimum parking requirements are still maintained

Option C – Not Feasible

- Creates a reconfigured parking area in front of the day care
- Provides 19 parking spaces in front of the day care building
- Loses 18 parking spaces in front of Major C, however the minimum parking requirements are still maintained
- Not an acceptable option for two reasons: (1) The prospective tenant does not like the potential backing into drive aisles and conflicts with turning movements, which is seen as a risk to day care families; and 2) drivers leaving the hotel could miss the right turn of the main drive aisle and continue straight into the day care parking area, causing driver confusion and potential conflicts.

It is important to note that while both Option A and Option B are feasible, both options cause a loss of parking and therefore cannot be combined. Therefore, Options A and B cannot be selected and implemented together; the options are an either/or choice.

It is also important to note the prospective daycare tenants preferred Option A over Option B. As previously stated, Option C is not acceptable to the prospective tenants.

Therefore, while the current site plan is the Applicant's preferred with the enhanced signage, the Applicant would be willing to modify the site plan as shown on Option A.