

Conditional Use Permit Findings Parcel I (Pad B – Raising Canes)

Pursuant to Section 17.92.110 of the Corona Municipal Code, the project hereby make the following findings for approval:

- a) The proposal will not be detrimental to the public health, safety, convenience and general welfare and will be in harmony with the various elements and objectives in the City's General Plan**

According to General Plan Policy 1.4.4 for Growth and Development, the policy aims to “pro-actively promote the adaptive re-use and infill of economically underutilized, obsolete and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale and character of adjoining uses.” The project site is an existing vacant and underutilized parcel on the periphery of the City and is considered a future growth potential area according to the General Plan. The proposed project would bring in new business opportunities and restaurant/food options to serve the needs of local and regional community that will revitalize the area.

The proposed drive-thru restaurant at Parcel I (Pad B) is a Conditionally Permitted Use in accordance to the Specific Plan. The proposed drive-thru restaurant of approximately 3,486 sq. ft. with outdoor dining area and corral area for deliveries will be adequately screened on all sides. There is a proposed 10 ft. landscape buffer on the side of Parkridge Ave. and Main St., and a 5 ft. landscape buffer will also be provided on the rear side of the property line. The project serves to promote compatibility with existing uses in the vicinity as it is an allowed use within a Commercial Retail district of the Specific Plan and is adjacent to other commercial uses. Additionally, the drive-thru is designed to exceed the required 6 vehicle stacking with a double stacking lane for 12 vehicles behind the menu board and 23 overall possible spaces before the pay window. Additionally, the drive-thru lane meets the required 12 ft. wide width per the City of Corona development code for each stacking lane. The proposed drive-thru restaurant will provide an added opportunity of convenience for adjacent business and other commercial retail employees to pick up lunch and/or dinner near their place of work, as well as for local residents.

The proposed project will comply with Planning/Development Services, Building, Fire Codes, and other applicable regulations. These codes contain provisions designed to ensure that the health, safety, and general welfare of the community are adequately met. Adherence to the aforementioned codes and proposed mitigation program from

the Initial Study will ensure that the project will not be detrimental to the health, safety, and general welfare of community.

b) The proposed use is not detrimental to other existing and permitted uses in the general area thereof and relates properly to existing and proposed streets and highways

The property is surrounded by commercial uses, most of which also consist of retail and retail services. The side abutting the project site to the south is occupied by Taqueria Mexico, a Mexican restaurant. North of the property is the County of Riverside Department of Public Social Services building located within the City of Norco. West/Southwest of the site across Parkridge Ave. is the Butterfield Stage Square Shopping Center anchored by tenants such as Burlington, Walgreens, Smart & Final, dd's Discounts, Jack in the Box and Big Lots among other tenants. East/Southeast of the property is a freestanding restaurant occupied by Alamilla's Mexican Food, and a vacant and blighted commercial shopping center that only has one existing tenant (U-Haul). The project would improve the overall aesthetics of the area, increase the number of patrons to the area, and potentially revitalizing other commercial retailers within the vicinity. The project would improve the overall aesthetics of the area, bring in new business opportunities and restaurant/food options to serve the needs of the local and regional community that will help revitalize the area. It will also provide an added opportunity of convenience for adjacent businesses, other commercial retail employees, and local residents to pick up lunch and/or dinner near their work place.

As part of the proposed project will complete extensive public improvements for the benefit of the City; including widening and installing additional traffic lanes, sidewalks and curb & gutters on both Main St. and Parkridge Ave., as well as undergrounding certain existing utility poles along both streets. Additionally, two utility access roads to the existing poles and conduits located on the northern property line will be added as part of the project along with surrounding landscaping. The additional traffic lanes will allow both the project and the surrounding vicinity to continue accommodating for future developments, support a thriving community, and account for the anticipated increase in growth and vehicular trips. The proposed use is not anticipated to be detrimental to other existing and permitted uses in the general area thereof and relates properly to existing proposed streets and highways.

- c) Reasonable conditions as necessary and desirable imposed on the project to protect public health, safety, and welfare and to establish full compliance with the applicable development standards of the zoning regulations**

The proposed drive-thru restaurant complies with all applicable standards of the City of Corona Municipal Code and that of the CR (Commercial Retail) zoning district of the North Main Street District Specific Plan. Full compliance with the applicable development standards of the zoning regulations and Specific Plan ensures that the project will protect public health, safety, and the general welfare of the public.

- d) The granting of this Conditional Use Permit for the proposed project, the exercise of the use shall be subject to all the property development standards of the zone in which said use is permitted by a Conditional Use Permit, which standards may be made more restrictive by any condition imposed on the grant of said permit**

The proposed drive-thru restaurant is a conditionally permitted use. The granting of this Conditional Use Permit for the proposed use will be subject to the applicable development standards of the City of Corona Municipal Code and the CR (Commercial Retail) zoning district standards within the North Main Street District Specific Plan. The proposed drive-thru restaurant is designed to meet the applicable standards within the Municipal Code and Specific Plan.