

## **Conditional Use Permit Findings Parcel II (Pad A) & Parcel IV (Pad D)**

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**

The proposed project aligns with the City of Corona's Commercial and Office Districts Land Use Policy 1.11.3 which aims to "promote and pro-actively recruit new businesses that fill gaps in the range of goods and services currently available and are needed by the City's residents" and Policy 1.11.5 that "promotes reinvestment in declining shopping centers and districts, with an emphasis on new retail uses that serve adjacent neighborhoods and contribute to the overall vitality of the centers." The existing site is vacant and has been obsolete for many years. Due to its proximity to the fringe of the City, it is considered to be a potential future growth area per 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 quick service restaurant/retail at Parcel II is permitted by right, but requires a Conditional Use Permit because the drive thru lane wraps around Pad A for use on Pad D. The proposed drive-thru restaurant at Parcel IV (Pad D) is a Conditionally Permitted Use in accordance to the Specific Plan. The restaurant/retail space is approximately 2,532 sq. ft. with outdoor seating area. The proposed drive-thru restaurant of approximately 2,650 sq. ft. with outdoor dining area will be adequately screened on all sides and will not contribute to any visual and noise impacts associated with daily operation. There is a proposed 10 ft. landscape setback on the side of Main St. frontage. A 30 ft. wide public utility easement area is located along the northerly property line. Within the easement, a 10 ft. wide landscape buffer is provided. 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 8 proposed vehicle stacking spaces prior to menu board and 14 car capacity throughout. The drive-thru lane will also have a 12 ft. wide width as required per the City of Corona development code. Both proposed tenant spaces 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 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 and offset the blighted commercial center across Main Street.

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 lane 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**

Both the retail/restaurant tenant space and 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 retail/restaurant tenant space is allowed by right, but requires a Conditional Use Permit since the drive thru lane wraps around Pad A for use on Pad D. 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. Both the proposed tenant spaces are designed to meet the applicable standards within the Municipal Code and Specific Plan.