



Agenda Report

File #: 19-0358

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 4/17/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration to waive the Corona Municipal Code Section 15.60.080 requirement to place underground the overhead utility lines along the south side of Pomona Road fronting Assessor's Parcel Number 102280031 - Platinum Storage Group, Inc.

RECOMMENDED ACTION:

That the City Council waive the requirement to underground the overhead utility lines along the south side of Pomona Road fronting Assessor's Parcel Number 102280031 - Platinum Storage Group, Inc.

ANALYSIS:

Platinum Storage Group, Inc., is the developer of a project located on the south side of Pomona Road and northwest of the State Route SR91-freeway in the M-1 (Light Industrial Zone), as shown in Exhibit "A." The project proposes to remodel an existing building (Building A) and reconstruct a building that was demolished as part of the SR-91 project (Building C).

As shown in Exhibit "B," Platinum Storage Group, Inc., has submitted a request to waive their requirement to underground overhead utility lines fronting their property. Corona Municipal Code Section 15.60.080 stipulates that the owner of a property is obligated to comply with the requirement to place all overhead utility lines less than 34 kilovolts underground when a proposed addition exceeds 50 percent of the cost of replacing the existing building. The remodel of Building A will reduce the size of the existing building to accommodate handicap parking stalls near their entrance, and therefore does not exceed that criteria. However, Building C is a new building, being constructed in approximately the same location of a building that was demolished with the SR91 project.

In response to the request, staff has reviewed the site, the surrounding properties and the existing condition of the utilities in the area. The property under consideration is already developed, like most of the surrounding area. Due to the current condition of the neighborhood, the existing overhead utilities on Pomona Road are not likely to be placed underground in the immediate future. Therefore,

requiring the developer to bear the burden of placing the overhead utilities adjacent to the property underground when overhead utilities exist on adjacent properties and in the immediate area would cause an unreasonable hardship. Furthermore, there are unknown obstacles that could occur when placing such a short run of utilities underground in a developed area with existing underground facilities. For these reasons, the Public Works Department supports the request for a waiver of the requirement to underground the overhead utility lines.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid the Utility Underground Waiver Request fee of \$1,675.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action merely approves a waiver of the requirement to underground the overhead distribution lines, and there is no possibility that approving this waiver will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: CHRISTOPHER L. HORN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

REVIEWED BY: NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

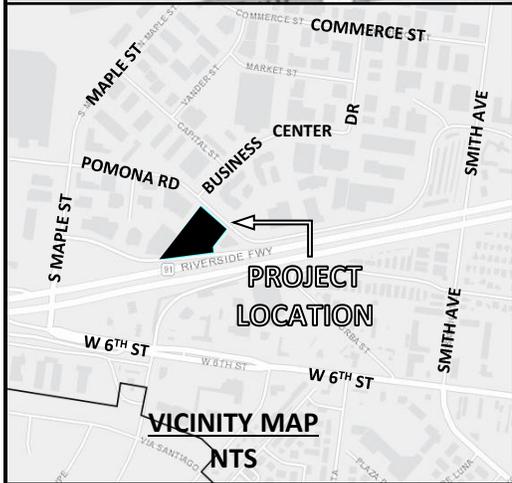
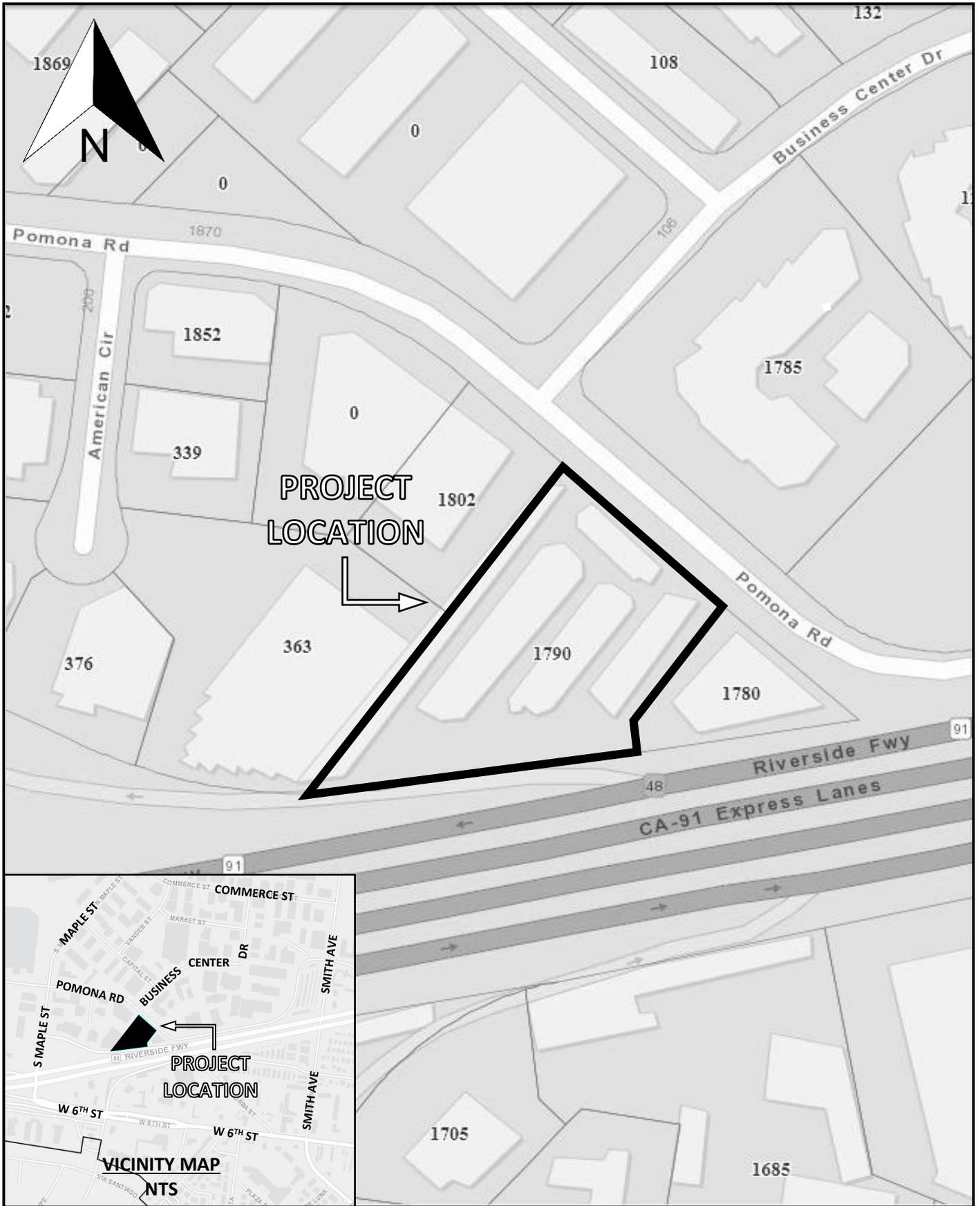
REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDALL, ACTING CITY MANAGER

Attachments:

1. Exhibit A - Vicinity Map
2. Exhibit B - Waiver Request



CITY OF CORONA
PUBLIC WORKS DEPARTMENT
 400 S. VICENTIA AVE.
 CORONA, CA 92882
Prepared By: Amber C.

EXHIBIT "A" – LOCATION MAP
 1790 POMONA ROAD
 APN: 102-280-031

Drawing No.
 1
Scale:
 NO SCALE

2100 Main St. | Irvine | California | 92614 | 949-770-2232x215 | www.platinumstorage.com

March 11, 2019

RE: Waiver of requirement to underground existing utilities at 1790 Pomona Rd.

To Whom it May Concern,

I am writing you today regarding a waiver of the requirement to underground existing utilities along Pomona Rd. as part of the redevelopment of our property located at 1790 Pomona Rd. Below you will find a brief description of the history of the project and summary of why we are applying for this waiver.

Property Details: 1790 Pomona Rd. Corona, CA 92880
APN: 102-280-031-9
Acreage: 1.81
Zoning: M1 Light Industrial

Project Description:

The property consists of 5 buildings containing 59,279 square feet or 514 self-storage units along with an attached office on Pomona Rd. Constructed in 1984, the buildings are primarily of wood frame and stucco construction with 2nd story access via traditional lifts and stairs. The property was reduced to its current size when building C was taken via eminent domain and demolished in 2014 as part of the 91-freeway expansion; thus, reducing the size of the facility by 10,167 net square feet and approximately 13,000 gross square feet. Since then, the owners have reinvested funds into rehabbing the remainder of the property to create a modern look and feel, as well as to create a more secure and accommodating storage experience for customers.

As part of the project, the office and apartment will be removed and replaced with a new contemporary office along Pomona Rd. Two new parking spots (1 handicapped) will be added in front of the office so that customers can enter the office from the front of the property. However, the apartment will not be replaced. In addition to this, a new 2-story climate-controlled building will be constructed along the back of the property to replace building C which was taken via eminent domain.

Project Scope:

Our project includes the following changes to the property:

1. Remodel of Building A along Pomona Rd.
 - a. Starting building size: 5,985 sq. ft.
 - b. Ending building size: 3,388 sq. ft.
 - c. Removal of existing office
 - d. Removal of existing on-site apartment
 - e. Addition of (1) on-site ADA parking spots and (1) parking stall at front of property
 - f. New Office Size: 623 sq. ft.
2. Construction of building to replace building C
 - a. Building C (building taken by eminent domain)
 - i. Approx. 20,000 sq. ft.
 - ii. Wood and Stucco Construction
 - b. New Building C (proposed to replace building taken eminent domain)
 - i. Approx. 10,880 square feet
 - ii. Steel and Masonry Construction

Reason for Application of Waiver

Our project scope includes rebuilding and reestablishing a building that was demolished as part of the SR-91 Project; replacing that building (Building C) with a smaller, more aesthetically appealing climate-controlled building along the freeway. As part of the project, the office and parking spaces along Pomona Rd. will be made ADA compliant and the façade will be updated to reflect the same architectural features as Building C along the freeway—this improving the sites street appeal on both sides. Building A will also be reduced in size as part of these changes. Furthermore, a sidewalk will be added to allow pedestrian safe travel when parking along Pomona Rd. and will connect to adjacent properties as they are re-developed. The following is a quick breakdown on why we believe this redevelopment project should be granted a waiver of the condition of undergrounding utilities along Pomona Rd.:

1. The projects primary purpose is to re-establish a building that existed on the property but was taken as part of the SR-91 project.
2. The utility lines along Pomona Rd. are existing on either side of the property with no other planned undergrounding—thus requiring a power pole near our NE property line with guywires possibly in our existing driveway. It would also require the property to the SE to underground their overheads as they are the beginning of the overheads.
3. The costs would be a significant financial burden to the project and may make the redevelopment financially unfeasible.

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4. The improvements to Building C and the office are less than a 50% increase to the value of the existing buildings. The final project size will be smaller than the facility was before the taking of Building C as both the new Building C and Building A will be smaller after the improvements.

Thanks,

A handwritten signature in black ink, appearing to read 'Dane Elefante', with a stylized flourish extending to the right.

Dane Elefante
Platinum Storage Group Inc.
VP Operations