



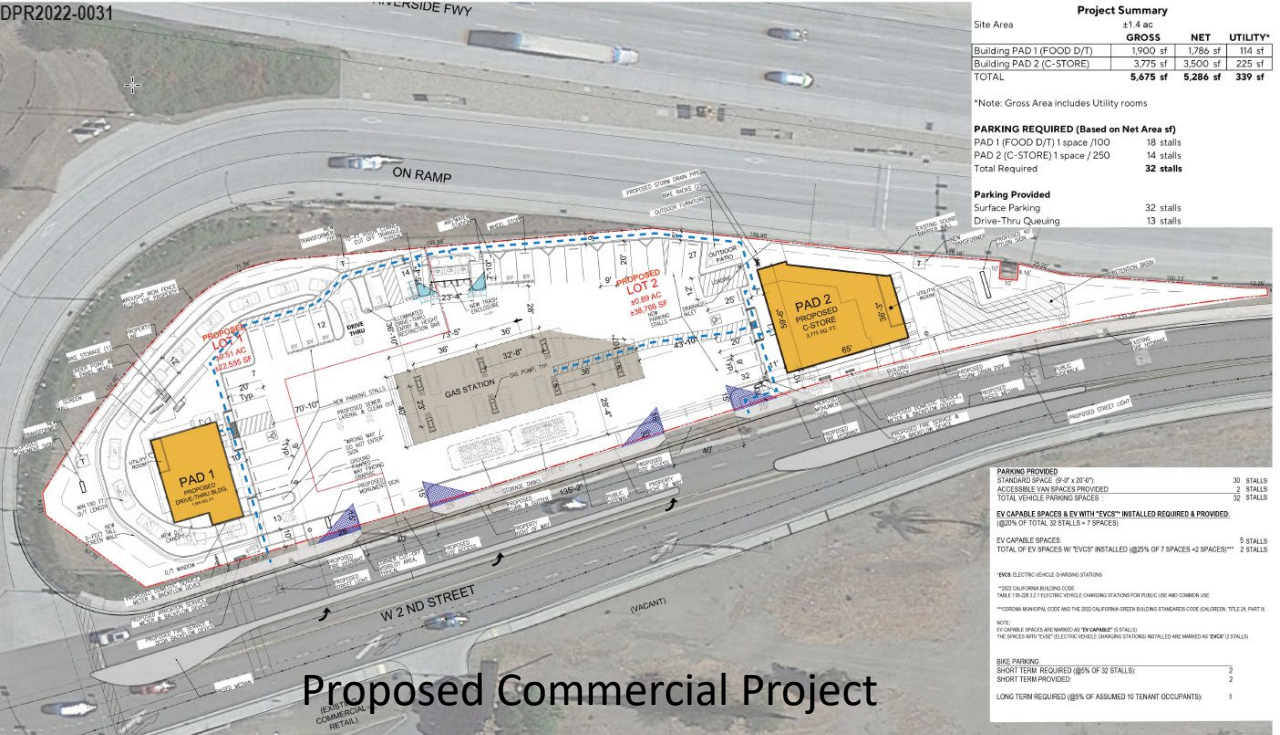
GPA2023-0004 and CZ2023-0006

Sandra Vanian
Planning Manager



Project

- General Plan Amendment GPA2023-0004
- Change of Zone CZ2023-0006



Project Summary

Site Area	21.4 ac	GROSS	NET	UTILITY*
Building PAD 1 (FOOD D/T)	1,900 sf	1,786 sf	114 sf	
Building PAD 2 (C-STORE)	3,775 sf	3,500 sf	225 sf	
TOTAL	5,675 sf	5,286 sf	339 sf	

*Note: Gross Area includes Utility rooms

PARKING REQUIRED (Based on Net Area sf)

PAD 1 (FOOD D/T) 1 space /100	18 stalls
PAD 2 (C-STORE) 1 space / 250	14 stalls
Total Required	32 stalls

Parking Provided

Surface Parking	32 stalls
Drive-Thru Queuing	13 stalls

PARKING PROVIDED

STANDARD SPACE (9'-0" x 20'-0")	30 STALLS
ACCESSIBLE VAN SPACES PROVIDED	2 STALLS
TOTAL VEHICLE PARKING SPACES	32 STALLS

EV CAPABLE SPACES & EV WITH "EVCS" INSTALLED REQUIRED & PROVIDED
(@20% OF TOTAL 32 STALLS = 7 SPACES)

EV CAPABLE SPACES	5 STALLS
TOTAL OF EV SPACES W/ "EVCS" INSTALLED (@20% OF 7 SPACES = 2 SPACES)	2 STALLS

EVCS ELECTRIC VEHICLE CHARGING STATIONS

*BASED ON CURRENT BUILDING CODE

**BASED ON 2022 CALIFORNIA ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE

***CORONA MUNICIPAL CODE AND THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN, TITLE 24, PART 6)

NOTE: EV CAPABLE SPACES ARE MARKED AS "EV CAPABLE" STALLS. THE SPACES WITH "EVCS" ELECTRIC VEHICLE CHARGING STATIONS INSTALLED ARE MARKED AS "EVCS" STALLS.

BIKE PARKING

SHORT TERM REQUIRED (@5% OF 32 STALLS)	2
SHORT TERM PROVIDED	2
LONG TERM REQUIRED (@6% OF ASSUMED 15 TENANT OCCUPANTS)	1

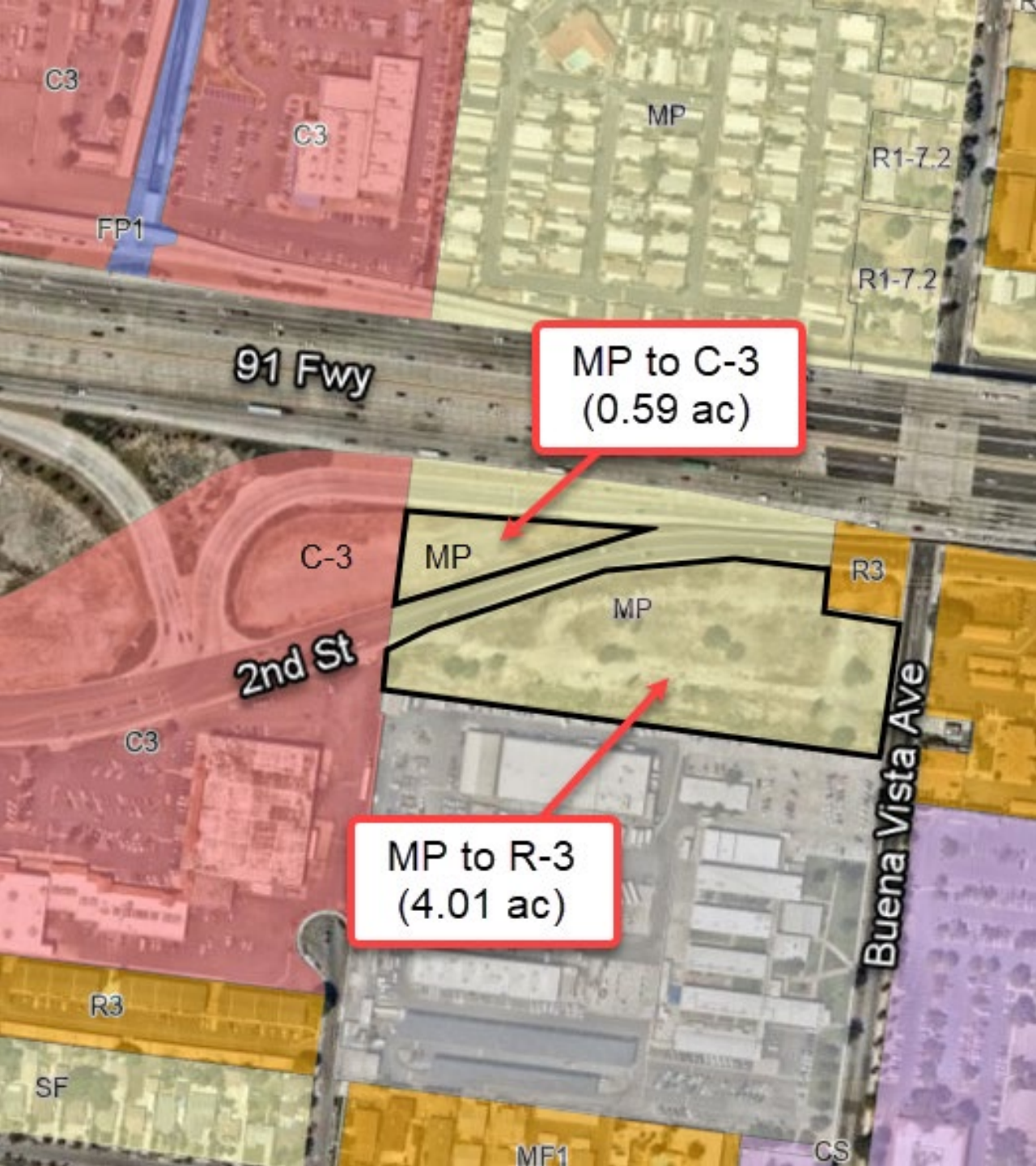
Proposed Commercial Project



GPA2023-0004

General Plan Amendment

- Change general plan designation of 0.59 acres from High Density Residential (HDR) to General Commercial (GC).



CZ2023-0006

Change of Zone

- Change zoning of 0.59 acres from Mobile Home Park (MP) to General Commercial (C-3).
- Change zoning of 4.01 acres from Mobile Home Park (MP) to Multiple Family Residential (R-3).

Recommendation

GPA2023-0004

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of GPA2023-0004 to the City Council, based on the findings contained in the staff report and adopt Resolution 2640 granting GPA2023-0004 as part of Cycle 3 of General Plan Amendments for 2024.

CZ2023-0006

That the Planning and Housing Commission recommend approval of CZ2023-0006 to the City Council, based on the findings contained in the staff report.

Thank you

