



Staff Report

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**File #:** 23-0193

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**PLANNING AND HOUSING COMMISSION STAFF REPORT**

**DATE:** 03/06/2023  
**TO:** Honorable Chair and Commissioners  
**FROM:** Planning & Development Department

**APPLICATION REQUEST:**

**SPA2022-0007:** Specific Plan Amendment application to amend the Northeast Corona Specific Plan (SP81-2), Section 4.5.20, to allow pet boarding and daycare uses in the Support Commercial Freeway (SCF) District with approval of a major conditional use permit, and revise Section 4.5.11, to allow the use of alternative fencing materials for commercial developments within the Support Commercial (SC) and Support Commercial Freeway (SCF) Districts. (Applicant: MLJ Resources, LLC on behalf of Smart Parke Luxury Suites and Pet Daycare, PO Box 1234, Garden Grove, CA 92842)

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and recommend approval of SPA2022-0007 to the City Council, based on the findings contained in the staff report and conditions of approval.

**BACKGROUND**

Smart Parke Luxury Suites and Pet Daycare (applicant) proposes a pet boarding and daycare facility at 284 Dupont Street, inside an existing commercial retail building, and includes an adjacent outdoor dog play area, which the applicant would like to enclose with a 9-foot-high vinyl fence. The property is located within the McKinley Crossroad commercial retail center, which is located on the south side of State Route 91 and west of McKinley Street, in the Northeast Corona Specific Plan (SP81-2) Support Commercial Freeway (SCF) District. Pet boarding and daycare facilities are not an allowed use in the Support Commercial Freeway (SCF) District, and vinyl fences are not identified as an allowable fence material.

SPA2022-0007 proposes to amend the Specific Plan in order to permit the use by a conditional use permit and make allowance of alternative fencing materials.

The applicant is processing a companion Conditional Use Permit (CUP) application for the proposed

facility. The CUP is identified as CUP2022-0006. The details of the facility, outdoor area and fencing are provided under a separate staff report.

The proposed Specific Plan Amendment and Conditional Use Permit were reviewed by staff at the Project and Environmental Review Committee on October 13, 2022. Subsequently the applicant provided additional required information regarding their Conditional Use Permit application, and the City coordinated with the California Native American Heritage Commission to obtain a list of tribes that must be offered consultation, pursuant to California Government Code Section 65352.3. The application was deemed completed on February 8, 2023.

### **PROPOSED SPECIFIC PLAN AMENDMENTS**

SPA2022-0007 proposes to amend Section 4.5.20 to conditionally allow pet boarding and daycare uses in the Support Commercial Freeway District subject to the issuance of a major conditional use permit pursuant to Chapter 17.92 of the Corona Municipal Code. Exhibit 2 contains the proposed amendment to Section 4.5.20, with new text shown as redline edits as follows:

#### **"SEC. 4.5.20 CONDITIONAL USES:**

The following use shall be permitted in the SCF District subject to the issuance of a Major Conditional Use Permit (CUP) pursuant to Chapter 17.92 of the Corona Municipal Code:

Church equal to or exceeding an overall combined floor area of 10,000 square feet

*Pet boarding and daycare with outdoor play area"*

SPA2022-0007 also proposes to amend Section 4.5.11 to allow alternative fencing materials for commercial development in the Support Commercial (SC) and Support Commercial Freeway (SCF) Districts. Presently, the SC and SCF Districts simply defer fencing regulations to Corona Municipal Code (CMC) Chapter 17.70, which contains the citywide development standards for walls, fences and landscaping. Regarding fencing, CMC § 17.70.060(G) requires the use of wrought iron and decorative block, as follows:

(G) **Commercial zone.** All fencing in the commercial zone shall be constructed of wrought iron or decorative block. Wood, precision block or chain link fencing shall be prohibited within such zone. For purposes of this section "commercial zone" means the C-P, C-2 and C-3 zones as defined by this code or ant commercial district of a Specific Plan.

Exhibit 3 contains the proposed amendment to Section 4.5.11, with new text shown in redline edits as follows:

#### **"Sec. 4.5.11**

*The provisions of Chapter 17.70 of the Corona Municipal Code shall apply, except that alternatives to wrought iron and decorative block may be considered during the Precise Plan or Conditional Use Permit review processes."*

The proposed amendment to Section 4.5.11 allows alternatives to wrought iron and decorative block materials, such as vinyl. Because the proposed amendment requires the consideration of alternative fencing concurrent with a precise plan or conditional use permit, it allows the consideration of the design and function of the development. This ensuring fencing materials are consistent with the needs of a business, maintain a quality aesthetic, are durable, and compatible with adjacent uses.

**COMPLIANCE WITH ADOPTED PLANS AND CODES**

Corona Municipal Code Section 17.53.110 established the authority to amend adopted specific plans, subject to the findings outlined below.

**ENVIRONMENTAL ANALYSIS:**

Notice of exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Common Sense Exemption). This amendment is solely a text revision to allow pet boarding and daycare uses by conditional use permit, and allow the use of alternative fencing materials. The proposed text revision will not result in significant effect on the environment. The Notice of Exemption is attached as Exhibit 5.

**FISCAL IMPACT**

The applicant has paid the applicable application processing fees to cover the cost of the Specific Plan Amendment application.

**PUBLIC NOTICE AND COMMENTS**

A 10-day public notice was advertised in the Sentinel Weekly News. As of the preparation of this report, the Planning and Development Department has not received any responses from the public regarding the proposed specific plan amendment.

**STAFF ANALYSIS:**

The intent of the Northeast Corona Specific Plan (SP81-2) amendment is to facilitate the review of pet boarding and daycare uses within the Support Commercial Freeway District, and allow fencing materials other than block or wrought iron in the Support Commercial (SC) and Support Commercial Freeway (SCF) Districts. The amendment is intended to compliment a range of retail commercial uses with a customer base that benefits from easy freeway access and high freeway visibility. The amendment allows for a case-by-case consideration of proposed businesses and fencing material, which minimizes the potential conflicts the uses or fencing material may have on nearby uses or adjacent properties.

The amendment meets the objective of General Plan Land Use Policy LU-11.1 and LU-11.3, which encourage a comprehensive range of retail, service commercial uses to meet the needs of Corona's residents, and to help promote infill of underutilized commercial sites. Additionally, the amendment to allow use of alternative fencing materials is consistent with Land Use Policy LU-5.15 which encourages rehabilitated structures to be maintained in a manner that promotes physical longevity and provide architectural details consistent with established design guidelines. The Planning and

Development Department recommends approval of SPA2022-0007 subject to the Conditions of Approval in Exhibit 4 and the following findings.

**FINDINGS OF APPROVAL FOR SPA2022-0007**

1. Notice of exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Common Sense Exemption). This amendment is solely a text revision to permit pet boarding and daycare by conditional use permit, and allow the use of alternative fencing materials. The proposed text revision will not result in significant effect on the environment.
  
2. Pursuant to CMC Section 17.53.090(B)(1)(a), the plan systematically implements and is consistent with the General Plan for the following reasons:
  - a. *The amendment to Section 4.5.20 of the Northeast Corona Specific Plan (SP81-2) is consistent with Land Use Policy LU-11.1, which encourages a comprehensive range of retail, service, and other commercial uses in the City that provide goods and service to meet the diverse needs of Corona’s residents and businesses. The amendment expands the list of conditionally permitted uses in the Support Commercial Freeway District. This text revision essentially provides a defined regulatory path for future pet boarding and daycare establishments to seek land use approvals.*
  
  - b. *The amendment to Section 4.5.20 of the Northeast Corona Specific Plan (SP81-2) is consistent with Land Use Policy LU-11.3 to promote 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 amendment proposes to conditionally allow a new use, pet boarding and daycare, in the Support Commercial Freeway District which pertains to an area located on the south side of State Route 91, just west of McKinley Street, an area with easy freeway access and high freeway visibility. The amendment provides an additional type of commercial use to operate within the Support Commercial Freeway District which enhances the likelihood for re-use of vacant commercial tenant spaces.*
  
  - c. *The amendment to conditionally allow the use of alternative fencing materials under Section 4.5.11 of the Northeast Corona Specific Plan (SP81-2) is consistent with Land Use Policy LU-5.15 which requires new and rehabilitated structures to be designed, built, and maintained in a manner that promotes physical longevity and at the same time provide architectural details consistent with the City’s design guidelines and other applicable codes and ordinances. The amendment allows consideration of alternative fencing materials based on a business’ operational characteristics, such that it may enhance longevity and reduce costly maintenance of the fencing materials.*

3. Pursuant to CMC Section 17.53.090(B)(1)(b), the plan provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reasons:
  - a. *SPA2022-0007 provides opportunities for pet boarding and daycare establishments in the Support Commercial Freeway District and use of alternative fencing materials within Support Commercial and Support Commercial Freeway Districts through the Precise Plan or Conditional Use Permit review process, which allows for site specific consideration in relation to the proposed business' operational characteristics and site conditions. SPA2022-0007 expands the conditionally permitted uses list for the Support Commercial Freeway district and will result in a more cohesive development with minimal impacts, given the additional layer of discretionary review.*
  
4. Pursuant to CMC Section 17.53.090(B)(1)(c), the plan provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries for the following reason:
  - a. *SPA2022-0007 is solely a text amendment to allow pet boarding and daycare by conditional use permit, and the use of alternative fencing materials through the Precise Plan (PP) or Conditional Use Permit (CUP) review process. The PP or CUP review process evaluates the merit of each business' operational needs for using alternative fencing materials; such that conditions of approval are incorporated to protect existing infrastructure constructed within the Northeast Corona Specific Plan.*
  
5. Pursuant to CMC Section 17.53.090(B)(1)(d), the plan provides for the appropriate orientation and relationship between land use within and adjacent to the project for the following reason:
  - a. *The Northeast Corona Specific Plan will continue to provide for the appropriate orientation and relationship between land use within and adjacent to the Support Commercial Freeway District because SPA2022-0007 does not directly result in any land use changes that would impact existing uses without discretionary review. SPA2022-0007 allows for site specific evaluation of pet boarding and daycare uses and alternative materials through the conditional use permit or precise plan review process, as applicable.*

**PREPARED BY:** EVA CHOI, ASSOCIATE PLANNER

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

**REVIEWED BY:** JAY EASTMAN, PLANNING MANAGER

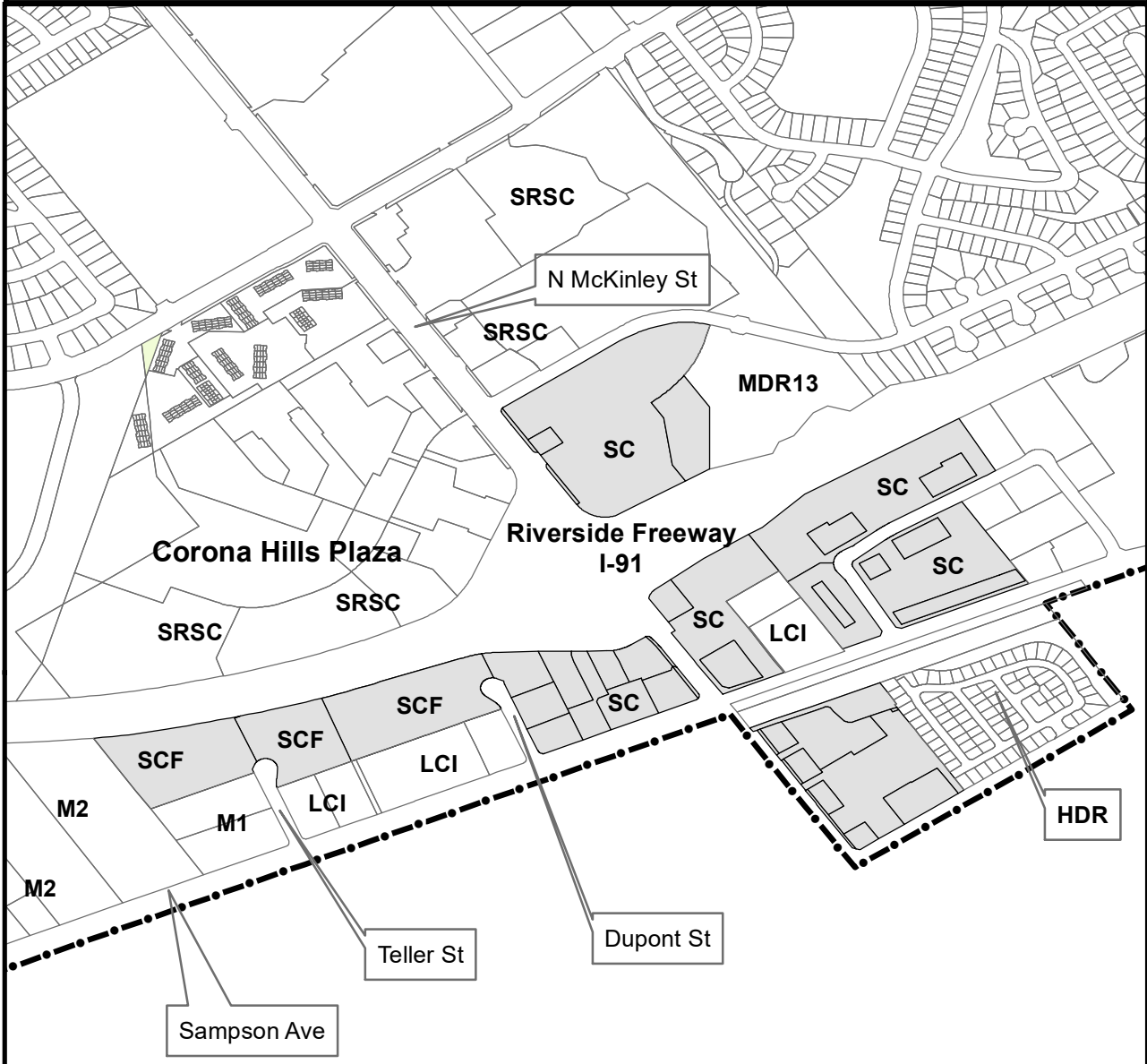
**SUBMITTED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Proposed Amendment in Section 4.5.20
3. Proposed Amendment in Section 4.5.11
4. Conditions of Approval
5. Environmental Documentation

Case Planner: Eva Choi (951) 736-2437

# LOCATIONAL & ZONING MAP



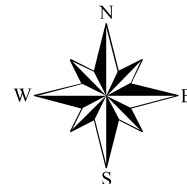
## Zoning Legend

- SRSC: Subregional Shopping Center
- M1: Light Manufacturing
- M2: General Manufacturing
- LCI: Limited Commercial - Industrial
- SC: Support Commercial
- SCF: Support Commercial Freeway
- MDR13: Medium Density Residential (13 du/ac)
- HDR: High Density Residential

Unincorporated Riverside County Area



SPA2022-0007  
 Northeast Corona  
 Specific Plan  
 (SP81-2)



**EXHIBIT 1**

(SPA2022-0007)

**SEC 4.5.18 SUPPORT COMMERCIAL FREEWAY (SCF)**

**Sections:**

**4.5.18 Purpose**

**4.5.19 Permitted Uses**

**4.5.20 Conditional Uses**

**4.5.21 Additional Property Development Standards**

**4.5.22 Tattoo and Body Piercing Salons Supplemental Development Standards**

**SEC. 4.5.20 CONDITIONAL USES**

The following use shall be permitted in the SCF District subject to the issuance of a Minor Conditional Use Permit (MCUP) pursuant to Chapter 17.92 of the Corona Municipal Code.

Church not exceeding an overall combined floor area of 10,000 square feet

Smoking lounges, subject to the supplemental development standards of CMC Section

Tattoo and body piercing salons as an ancillary use not occupying more than 25 percent of the floor area of the primary business, and subject to the supplemental development standards listed in Section 4.5.22.

Tobacco stores, subject to the provisions of CMC Chapter 5.19

The following use shall be permitted in the SCF District subject to the issuance of a Major Conditional Use Permit (CUP) pursuant to Chapter 17.92 of the Corona Municipal Code.

Church equal to or exceeding an overall combined floor area of 10,000 square feet

**Pet boarding and daycare with outdoor play area.**



(SPA2022-0007)

**SEC. 4.5.11 WALLS, FENCES, LANDSCAPING**

The provisions of Chapter 17.70 of the Corona Municipal Code shall apply, **except that alternatives to wrought iron and decorative block may be considered during the Precise Plan or Conditional Use Permit review processes.**



# Project Conditions

## City of Corona

**Project Number: SPA2022-0007**

Description: **SPA to allow Pet boarding & daycare with major CUP**

Applied: **9/19/2022**

Approved:

Site Address: **284 284 DUPONT ST CORONA, CA 92879**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **SMART PARKE LUXURY SUITES AND PET DAYCARE  
P.O. BOX 1234 GARDEN GROVE , 92842**

Parent Project:

Details:

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
PLANNING	Eva Choi
<p>1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</p> <p>2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</p>	



## NOTICE OF EXEMPTION

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Corona</p> <p>(Public Agency) Address: Planning &amp; Development Dept. 400 S. Vicentia Ave., Suite 120 Corona, CA 92882</p> <p>Telephone: 951-736-2434</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors County of Riverside</p> <p>Address: 4080 Lemon Street, Riverside, CA 92501</p>	

1. Project Title:	<b>Specific Plan Amendment 2022-0007</b>
2. Project Applicant:	<b>MLJ Resources, LLC on behalf of Smart Parke Luxury Suites and Pet Daycare PO Box 1234, Garden Grove, CA 92842</b>
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	<b>284 Dupont Street, Suites 180 – 190, Corona, CA 92882</b>  <b>The project location is north of Sampson Avenue between Dupont Street and Teller Street.</b>
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	SPA2022-0007 is a Specific Plan Amendment to amend Section 4.5.20 and Section 4.5.11 of the Northeast Corona Specific Plan (SP81-2) to allow pet boarding and daycare uses in the Support Commercial Freeway (SCF) District, and to allow the use of alternative fencing materials for commercial developments.
6. Name of Public Agency approving project:	City of Corona
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	<b>MLJ Resources, LLC on behalf of Smart Parke Luxury Suites and Pet Daycare PO Box 1234, Garden Grove, CA 92842</b>
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	

(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d) <input type="checkbox"/> Categorical Exemption. State type and section number:	
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input checked="" type="checkbox"/> Other. Explanation:	<b>SPA2022-0007 is covered by the Common Sense Exemption under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA).</b>
9. Reason why project was exempt:	<b>SPA2022-0007 consists of a text revision to a specific plan to allow pet boarding and daycare use and the use of alternative fencing materials subject to conditional use permit or precise plan review. Therefore, there is no possibility that the proposed text revision will have a significant effect on the environment.</b>

10. Lead Agency Contact Person: Telephone:	Eva Choi, Associate Planner 951-736-2437
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 6, 2023	

\_\_\_\_\_  
Signature

Date: [Click to enter date](#)

\_\_\_\_\_  
Name

Title: [Click to enter title](#)

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: [Click to enter date](#)

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.