



Staff Report

File #: 23-0449

REQUEST FOR CITY COUNCIL ACTION

DATE: 06/7/2023
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

SUBJECT:
RESOLUTION APPROVING THE WAIVER OF PLAN REVIEW AND PERMIT FEES FOR THE CORONA HERITAGE FOUNDATION FOR THE RECONSTRUCTION OF THE HOTEL DEL REY AT THE CORONA HERITAGE PARK LOCATED AT 510 WEST FOOTHILL PARKWAY

EXECUTIVE SUMMARY:

This staff report asks the City Council to waive the City's plan review and permit fees for the reconstruction of the dismantled Hotel Del Rey at the Corona Heritage Park. The Corona Heritage Foundation is a non-profit, 501 (c)(3) organization and is the owner and operator of the Corona Heritage Park located at 510 W. Foothill Parkway. Corona Heritage Park is operated as a public historic park and signifies Corona's agricultural history and other prominent features from Corona's past.

RECOMMENDED ACTION:

That the City Council approve Resolution 2023-037 waiving the City's plan review and permit fees for the reconstruction of the Hotel Del Rey at the Corona Heritage Park located at 510 W. Foothill Parkway.

BACKGROUND & HISTORY:

The Corona Heritage Park is approximately five acres and is owned and operated by the Corona Heritage Foundation ("Foundation"), which is a non-profit organization. The park is part of Corona's agricultural history and contains several structures that are still located on the site. These structures include the headquarters complex, the ranch manager's house, and original housing for agricultural workers. The park is used for various events and contains the Corona Heritage Park Museum.

The park operates as a public park pursuant to the City's agreement with the Foundation executed on July 19, 2000, by the City Council. The park site was acquired using public funds and the agreement allowed the City to convey the property to the Foundation solely for public historic park

purposes. The Foundation is responsible for the repair, maintenance, and future development of the park site. The Foundation also keeps the revenue generated from the reservation of rental space at the park site. The park site was granted to the Foundation on November 13, 2000.

The Foundation is proposing to reconstruct the historic Hotel Del Rey on the park site. The Hotel Del Rey was originally located on West Sixth Street within the limits of Grand Boulevard. The Foundation had the hotel taken apart in pieces and stored in large metal containers so that it can one day be reconstructed at the Corona Heritage Park. The hotel is three stories and 18,000 square feet.

The Foundation has submitted building plans to the Planning and Development Department to reconstruct the Hotel Del Rey at the park. The hotel will not be used for lodging but will be used as an event space that can be rented by the public. The ground floor will contain an open public assembly space for special events such as weddings, birthdays, and other ceremonies. The second floor will provide additional seating space and the third floor will contain a multipurpose room.

The reconstruction of the Hotel Del Rey at the Corona Heritage Park aligns with the purpose and intended use of the park.

The City Council at its meeting on May 5, 2023, received an Administrative Report on possibly waiving the City’s plan review and permit fees for the reconstruction of the Hotel Del Rey. The City Council decided to waive 100% of the City’s plan review and permit fees and asked staff to bring back a resolution to the City Council to approve the fee waiver. It was also noted that the fee waiver would not include pass-through fees paid to other agencies, such as the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) and the Corona Utility Agency sewer capacity fee.

ANALYSIS:

The estimated City plan review and permit fees for the reconstruction of the Hotel Del Rey is \$82,911. The table below shows the fees being waived by the City Council.

Building Division Fees		Development Services Division Fees	
Plan Review	\$9,893	Grading Plan Review	\$6,931
Permit (Inspection)	\$15,000	Permit (Inspection)	\$1,125
Onsite Utilities	\$300	Development Impact Fees	\$45,712
Fires Sprinklers	\$1,100	--	--
Fire Alarm	\$1,000	--	--
Fire Underground	\$1,000	--	--
Landscape	\$850	--	--
Total		\$82,911	

The above fees are estimates based on the project information submitted by the Corona Heritage Foundation. The total amount may change at the time of the final plan review and issuance of the building permit.

FINANCIAL IMPACT:

The waiver of the fees would result in a loss of revenue of \$82,911 that would be subsidized by the General Fund.

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 common sense exemption 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 involves waiving plan check and permit fees for the reconstruction of an historic building within an existing park site and there is no possibility that approving this project will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Resolution 2023-037
2. Exhibit 2 - Letter from Corona Heritage Foundation dated December 19, 2022