



Agenda Report

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File #: 17-1107

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 10/9/2017

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**CZ16-007:** Request to change the zone of 1.37 acres from C-2 (Restricted Commercial) to the C-3 (General Commercial) zone (located on the south side of State Street, approximately 100 feet west of State Street) (Applicant: Mr. Tahir Salim of Salim Development, 1307 W. Sixth Street, Suite 202, Corona, CA 92882).

**RECOMMENDED ACTION:**

That the Planning and Housing Commission **DENY CZ16-007** based on the findings contained in the staff report.

**PROJECT SITE SUMMARY**

Area of Property: 1.37 acres  
Existing Zoning: C-2 (Restricted Commercial)  
Proposed Zoning: C-3 (General Commercial)  
Existing General Plan: General Commercial  
Existing Land Use: Existing 2,245 square foot residential structure.  
Proposed Land Use: Commercial services (drive-through restaurant per PP16-016 and drive-through car wash per CUP16-009)

**Surrounding Land Uses:**

N: Commercial land use of El Cerrito Specific Plan 91-2: commercial center.  
E: R-1-8.4 (Single Family Residential) zone: existing residences.  
S: R-1-8.4 zone: existing residence.  
W: C-3 (General Commercial) zone: commercial center.

**BACKGROUND**

The applicant submitted an official application to the Community Development Department in December 2016 requesting to change the zoning of 1.37 acres located on the south side of Ontario Avenue and approximately 100 feet west of State Street from Restricted Commercial (C-2) to General Commercial (C-3). The application is identified as CZ16-007.

The applicant initially inquired about changing the zoning of the property in late 2015 with a conceptual development plan that consisted of a drive-through restaurant and drive-through car wash on the project site. The current C-2 zone does not allow a car wash nor a restaurant with a drive-through service. To permit both uses on the project site, the zoning of the property would need to be changed to the C-3 zone.

At that time, Staff indicated to the applicant that a change of zone from the current C-2 zone to the requested C-3 zone might not receive a favorable recommendation from staff because of the site being adjacent to the R-1-8.4 (Single Family Residential) zone and existing single family residences. The current C-2 zone is more restrictive than the C-3 zone with respect to the types of land uses allowed because the C-2 zone does not allow *drive-through services, car washes, automobile sales and rentals, automobile body, fender repair and painting, motorcycle sales and service, recreational vehicle sales and service and tire store*. Because of the limited land uses allowed in the C-2 zone, this zone is considered more suitable adjacent to residential property. The C-3 zone opens the opportunity for more intense commercial land uses, such as those mentioned above, and the land uses with drive-through services would allow a quick turnover of vehicle trips in and out of the site and uses possibly having louder operational noise.

Prior to the applicant submitting an application to the city for the proposed development, the conceptual plan was discussed at the Infrastructure Committee at its meeting on December 2, 2015. Staff explained to the Committee that the current zoning of C-2 provides an appropriate transitional buffer between the existing single family residences to the east on State Street and the automobile related services located in the C-3 zone to the west. The Committee expressed their concerns regarding the potential noise that could emanate from the car wash operation and directed the applicant to reach out to the adjacent residents to gain their support in order to gain the Committee's support for the project.

In April 2016, the applicant submitted a Development Plan Review (DPR 16-010) application to the city for the pre-development review of a 2,970 square foot self-service drive-through car wash and 1,300 square foot drive-through restaurant. In December 2016, the applicant submitted a change of zone application (CZ16-007), conditional use permit application (CUP16-009) and precise plan (PP16-016) application to the city to officially proceed with the proposed development. In March 2017, the project was once again discussed at the Infrastructure Committee to provide an update on the project's progress and the applicant's outreach effort with the adjacent residents. There are five residences that abut the project site with the property at 1652 Ontario Avenue having two dwelling units for a total of six residences along the adjoining property line. To date, the applicant has obtained letters of support for the project from the residents located at 1652/1654 Ontario Avenue, 2304 State Street and 2306 State Street. The two residences located at 2212 and 2216 State Street are located between 1652 Ontario Avenue and 2304 State Street and have not provided letters of support. The Committee did not express support or objection to the project. The Committee closed the discussion by saying the project would be reviewed and discussed through the public hearing process and that there are no guarantees of a positive outcome for the proposed project.

For historical purposes, the project site and the adjacent residential properties were zoned C-2 and R-1-8.4 respectively from the Agriculture zone in 1978 (CZ78-14).

## **PROPOSED CHANGE OF ZONE**

CZ16-007 is a request by Salim Development to change the zone of 1.37 acres from the C-2 zone to the C-3 zone. The request is being sought at this time because the applicant is proposing to construct a 1,300 square foot restaurant with a drive-through service and 2,970 square foot self-service drive-through car wash. The C-3 zone would allow the drive-through restaurant to be permitted by right, but subject to site plan and architectural review via a precise plan application. The car wash would be allowed by conditional use permit in the C-3 zone.

The General Plan designation of the project site is General Commercial which is consistent with the current C-2 zone and would continue to be consistent with the requested C-3 zone. Therefore, the General Plan Land Use Map is not required to be changed with this request.

**ENVIRONMENTAL ANALYSIS:**

In accordance with Section 21080 (b)(5) of the California Public Resources Code, projects that a public agency rejects or disapproves are exempt from the California Environmental Quality Act ("CEQA") and thus are not required to prepare an initial study or adopt a negative declaration or EIR. If the Planning and Housing Commission disagrees with staff's recommendation to deny the change of zone on land use grounds and would like to further consider approval of the project, an initial study would need to be prepared to determine potential environmental impacts and mitigation measures associated with the proposed project prior to it being considered for possible approval. Therefore, no environmental analysis is being considered with CZ16-007 as the recommendation by staff is to deny the proposed project.

**FISCAL IMPACT**

The applicant has paid all the required application processing fees.

**PUBLIC NOTICE AND COMMENTS**

A public notice for 20 days was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this staff report, staff received correspondence from some of the residents on State Street opposing the project.

**STAFF ANALYSIS**

For reference purposes, the below table is a short list of the Permitted Land Uses in CMC Section 17.33.030 for the C-2 and C-3 zones. The list shows only the land uses that would not be permitted in the C-2 zone, but would be permitted in the C-3 zone to demonstrate the difference in the two commercial zones and the types of additional land uses that would be allowed on the project site if the zoning was changed to C-3.

<i>CMC Section 17.33.030 Table 1-17.33 Land Use</i>	C-2	C-3
<b>P = Permitted CUP = Conditional Use Permit NP = Not Permitted</b>		
<b>Animal hospital (small animals only)</b>	NP	CUP
<b>Automobile accessories with installation</b>	NP	P
<b>Automobile body, fender repair and/or painting shop (subject to the provisions of <a href="#">Chapter 17.72*</a>)</b>	NP	CUP
<b>Automobile rental (subject to the provisions of <a href="#">Chapter 17.72*</a>)</b>	NP	P
<b>Automobile sales and leasing - new or used (subject to the provisions of <a href="#">Chapter 17.72*</a>)</b>	NP	P
<b>Automobile upholstery (subject to the provisions of <a href="#">Chapter 17.72*</a>)</b>	NP	CUP
<b>Billiard parlor, bowling alley</b>	NP	CUP
<b>Car wash - <u>self service</u> and full service (subject to the provisions of <a href="#">Chapter 17.72*</a>)</b>	NP	CUP
<b><u>Cybercafes</u> (subject to the provisions of <a href="#">§ 17.33.150</a>)</b>	NP	P
<b>Drive-thru establishments (such as ATM, bank, coffee house, dairy, drugstore, photo processing, restaurant; and subject to the provisions of <a href="#">§ 17.33.110</a>)</b>	NP	P
<b>Game arcade</b>	NP	CUP
<b>Liquor (off-sale only) or convenience store</b>	NP	CUP
<b>Locksmith</b>	NP	P
<b>Motorcycle sales and service (subject to the provisions of <a href="#">Chapter 17.72*</a>)</b>	NP	CUP
<b>Nightclub, music, dance hall, reception hall (excluding adult entertainment)</b>	NP	CUP
<b>Open air markets or indoor/outdoor swap meets (subject to the provisions of <a href="#">§ 17.33.130.</a>)</b>	NP	CUP
<b>Recreational vehicle, trailer, camper and boat sales and service (subject to the provisions of <a href="#">Chapter 17.72*</a>)</b>	NP	CUP
<b>Sex-oriented book stores (including pictures and filmstrips, subject to the provisions of <a href="#">Chapter 17.41*</a>)</b>	NP	P
<b>Sign painting</b>	NP	P
<b>Taxidermist</b>	NP	P
<b>Theater, movie or playhouse (excluding adult entertainment)</b>	NP	CUP
<b>Thrift store (including used furniture and consignment)</b>	NP	P
<b>Tire shop (subject to the provisions of <a href="#">Chapter 17.72*</a>)</b>	NP	P
<b>Truck and recreational vehicle rental (subject to the provisions of <a href="#">Chapter 17.72*</a>)</b>	NP	CUP

Staff evaluated the proposal submitted by the applicant and determined the criteria listed in CMC Section 17.104.120 does not exist in reference to CZ16-007.

A. Although the C-3 zone is consistent with the General Commercial designation of the General Plan, CZ16-007 is not in conformity with the General Plan text for the following reasons:

1. General Plan Policy 1.2.6 encourages a land use pattern that accommodates a diversity of commercial districts that are differentiated by their function, customer base and physical character and avoid unnecessary competition. CZ16-007 as proposed would replace

the current C-2 zone on the project site with the C-3 zone, which zoning exists on the adjacent property to the west. Unlike the current C-2 zone, the C-3 zone allows a wider variety of land uses that are similar to other commercial zones in the immediate area. The property to the north of the project site across Ontario Avenue is zoned Commercial in the El Cerrito Specific Plan and the properties to the west on Ontario Avenue beyond the Interstate 15 overpass are zoned Commercial in the Corona Vista Specific Plan. The commercial zones in each of the specific plans allow land uses very similar to the C-3 zone, including commercial businesses with drive-through services and car washes. CZ16-007 would remove the diversity of commercial districts in the area and open an opportunity for commercial businesses with drive-through services and car washes to be located on the property, which is prohibited in the current C-2 zone, adjacent to the single family residences located to the east.

2. General Plan Policy 1.4.3 encourages the development of vacant lands within the city on the periphery of existing development that complements the scale and pattern of existing uses, protects significant plant, animal and other natural environmental resources, protects development and population from natural hazards and where it is feasible to extend infrastructure improvements. CZ16-007 is not consistent with the intended purpose of the current C-2 zone on the project site, which is intended for a limited range of commercial uses that serve local community needs and provides a buffer between residential properties and higher intensity uses. The project site is adjacent to residential properties zoned R-1-8.4 on the east and commercial properties zoned C-3 to the west. The C-2 zone was specifically placed on the project site to be a transitional zone between the C-3 zone to the west and R-1-8.4 zone to the east.

3. General Plan Policy 1.11.7 encourages the ability to regulate the extent and location of drive-through and big box commercial uses to ensure their compatibility with the functional role and character of adjoining uses. Because the project site is adjacent to residential properties on one side and was historically used for residential purposes prior to the zoning of the property being changed from Agriculture to the C-2 zone in 1978 (CZ 78-14), CZ16-007 would allow higher intensity commercial uses adjacent to existing residential land uses, such as drive-through commercial uses, which are not compatible with the character of the adjacent residential neighborhood.

B. The subject property is not suitable for the uses permitted in the C-3 zone in terms of access, size of parcel, relationship to similar or related uses, for the following reasons:

1. Chapter 17.33 of the Corona Municipal Code describes the purpose, permitted and non-permitted land uses and development standards for the C-P (Professional and Office), C-2 (Restricted Commercial) and C-3 (General Commercial) zones. Section 17.33.010 of said chapter states *the purpose of the C-2 zone is intended for a limited range of commercial uses that serve local community needs, provide a buffer between residential properties and higher intensity uses and will be encouraged to be compatible with adjacent land uses. The C-2 designation is generally applied to areas appropriate to serve the daily shopping needs within the neighborhood, including restaurants, small businesses and studios. The purpose of the C-3 zone is intended for higher intensity commercial uses that serve community and sub-regional needs with an emphasis on convenient automobile access, while incorporating efficient, safe and attractive on-site pedestrian circulation. The*

*C-3 designation is generally applied to areas appropriate to serve the entire community, including shopping centers, automotive service and repair, theaters and drive-throughs. CZ16-007 does not meet the purpose described in Section 17.33.010 as the change in zoning from C-2 to C-3 on the project site would allow higher intensity commercial uses, such as automobile services and repair, car washes, drive-throughs and other types of commercial uses designed to serve the entire community, to be located immediately adjacent to residential properties.*

2. Access to and from the project site from Ontario Avenue will be limited to right-in and right-out only turn movements. Based on the traffic study prepared for the project site, the trip distribution pattern associated with the proposed drive-through restaurant and self-service drive-through car wash shows 70% of the daily trips exiting the site making a U-turn at the intersection of State Street and Ontario Avenue to either get back on Interstate 15 or go westbound on Ontario Avenue with the other 30% going eastbound on Ontario Avenue. Inbound traffic coming westbound on Ontario Avenue shows 30% of the vehicles making a U-turn in the center median turn-pocket on Ontario Avenue before the I-15 northbound ramp and Ontario Avenue intersection. CZ16-007 as proposed would allow opportunity for commercial drive-through establishments, which generally result in short-term stays on the property and quick turn-over of vehicle trips with the majority of those vehicle trips exiting the property having to make U-turns at the intersection of Ontario Avenue and State Street. As such, the location of the project site has limited access opportunities as a left-out turn-movement would be prohibited from the project site.
- C. The proposed change of zone is not necessary and proper at this time, and is likely to be detrimental to the adjacent property or residents, because CZ16-007 would replace the C-2, Restricted Commercial, zone with the C-3, General Commercial, zone, and eliminate the zoning buffer created between the residential properties to the east of the project and the higher intensity commercial uses to the west.
  - D. The proposed change of zone is not in the interest of the public health, safety, necessity, convenience and general welfare and not in accordance with good zoning practice because the C-3 zone would allow more intensive commercial uses that are currently prohibited in the C-2 zone to be located on the project site, such as a drive-through restaurant and car wash, adjacent to single family residences that have rear yards along the common property line of the project site. CZ16-007 would remove the transitional zone that was put in place by CZ78-14 to buffer the residences from higher intensity commercial uses.

## **FINDINGS FOR THE DENIAL OF CZ16-007**

1. In accordance with Section 21080 (b)(5) of the California Public Resources Code, projects that a public agency rejects or disapproves are exempt from the California Environmental Quality Act ("CEQA") and thus are not required to prepare an initial study or adopt a negative declaration or EIR. If the Planning and Housing Commission disagrees with staff's recommendation to deny the change of zone on land use grounds and would like to further consider approval of the project, an initial study would need to be prepared to determine potential environmental impacts and mitigation measures associated with the proposed project prior to it being considered for possible approval. Therefore, no environmental analysis is

being considered with CZ16-007 as the recommendation by staff is to deny the proposed project.

2. The proposed change of zone is in conformity with the General Plan Land Use Map; however, it is not in conformity with the General Plan text for the following reasons:

- a. General Plan Policy 1.2.6 encourages a land use pattern that accommodates a diversity of commercial districts that are differentiated by their function, customer base and physical character and avoid unnecessary competition. CZ16-007 as proposed would replace the current C-2 zone on the project site with the C-3 zone, which zoning exists on the adjacent property to the west. Unlike the current C-2 zone, the C-3 zone allows a wider variety of land uses that are similar to other commercial zones in the immediate area. The property to the north of the project site across Ontario Avenue is zoned Commercial in the El Cerrito Specific Plan and the properties to the west on Ontario Avenue beyond the Interstate 15 overpass are zoned Commercial in the Corona Vista Specific Plan. The commercial zones in each of the specific plans allow land uses very similar to the C-3 zone, including commercial businesses with drive-through services and car washes. CZ16-007 would remove the diversity of commercial districts in the area and open an opportunity for commercial businesses with drive-through services and car washes to be located on the property, which is prohibited in the current C-2 zone, adjacent to the single family residences located to the east.
- b. General Plan Policy 1.4.3 encourages the development of vacant lands within the city on the periphery of existing development that complements the scale and pattern of existing uses, protects significant plant, animal and other natural environmental resources, protects development and population from natural hazards and where it is feasible to extend infrastructure improvements. CZ16-007 is not consistent with the intended purpose of the current C-2 zone on the project site, which is intended for a limited range of commercial uses that serve local community needs and provides a buffer between residential properties and higher intensity uses. The project site is adjacent to residential properties zoned R-1-8.4 on the east and commercial properties zoned C-3 to the west. The C-2 zone was specifically placed on the project site to be a transitional zone between the C-3 zone to the west and R-1-8.4 zone to the east.
- c. General Plan Policy 1.11.7 encourages the ability to regulate the extent and location of drive-through and big box commercial uses to ensure their compatibility with the functional role and character of adjoining uses. Because the project site is adjacent to residential properties on one side and was historically used for residential purposes prior to the zoning of the property being changed from Agriculture to the C-2 zone in 1978 (CZ 78-14), CZ16-007 would allow higher intensity commercial uses adjacent to existing residential land uses, such as drive-through commercial uses, which are not compatible with the character of the adjacent residential neighborhood.

3. Pursuant to Section 17.104.120 of the Corona Municipal Code, the subject property is not suitable for the uses permitted in the C-3 zone in terms of access, size of parcel, relationship to similar or related uses, for the following reasons:

- a. Chapter 17.33 of the Corona Municipal Code describes the purpose, permitted and non-permitted land uses and development standards for the C-P (Professional and Office), C-2 (Restricted Commercial) and C-3 (General Commercial) zones. Section 17.33.010 of said chapter states *the purpose of the C-2 zone is intended for a limited range of commercial uses that serve local community needs, provide a buffer between residential properties and higher intensity uses and will be encouraged to be compatible with adjacent land uses. The C-2 designation is generally applied to areas appropriate to serve the daily shopping needs within the neighborhood, including restaurants, small businesses and studios. The purpose of the C-3 zone is intended for higher intensity commercial uses that serve community and sub-regional needs with an emphasis on convenient automobile access, while incorporating efficient, safe and attractive on-site pedestrian circulation. The C-3 designation is generally applied to areas appropriate to serve the entire community, including shopping centers, automotive service and repair, theaters and drive-throughs.* CZ16-007 does not meet the purpose described in Section 17.33.010 as the change in zoning from C-2 to C-3 on the project site would allow higher intensity commercial uses, such as automobile services and repair, car washes, drive-throughs and other types of commercial uses designed to serve the entire community, located immediately adjacent to residential properties.
  - b. Access to and from the project site from Ontario Avenue will be limited to right-in and right-out only turn movements. Based on the traffic study prepared for the project site, the trip distribution pattern associated with the proposed drive-through restaurant and self-service drive-through car wash shows 70% of the daily trips exiting the site making a U-turn at the intersection of State Street and Ontario Avenue to either get back on Interstate 15 or go westbound on Ontario Avenue with the other 30% going eastbound on Ontario Avenue. Inbound traffic coming westbound on Ontario Avenue shows 30% of the vehicles making a U-turn in the center median turn-pocket on Ontario Avenue before the I-15 northbound ramp and Ontario Avenue intersection. CZ16-007 as proposed would allow opportunity for commercial drive-through establishments, which generally result in short-term stays on the property and quick turn-over of vehicle trips with the majority of those vehicle trips exiting the property having to make U-turns at the intersection of Ontario Avenue and State Street. As such, the location of the project site has limited access opportunities as a left-out turn-movement would be prohibited from the project site.
4. Pursuant to Section 17.104.120 of the Corona Municipal Code, the proposed change of zone is **not** necessary and proper at this time, and is likely to be detrimental to the adjacent property or residents for the following reason:
- a. CZ16-007 would replace the C-2, Restricted Commercial, zone with the C-3, General Commercial, zone, and eliminate the zoning buffer created between the residential properties to the east of the project and the higher intensity commercial uses to the west
5. Pursuant to Section 17.104.100 of the Corona Municipal Code, the proposed change of zone is **not** in the interest of the public health, safety, necessity, convenience and general welfare

and **not** in accordance with good zoning practice for the following reason:

- a. The C-3 zone would allow more intensive commercial uses that are currently prohibited in the C-2 zone to be located on the project site, such as a drive-through restaurant and car wash, adjacent to single family residences that have rear yards along the common property line of the project site. CZ16-007 would remove the transitional zone that was put in place by CZ78-14 to buffer the residences from higher intensity commercial uses.

**PREPARED BY:** LUPITA GARCIA, ASSISTANT PLANNER

**REVIEWED BY:** TERRI MANUEL, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

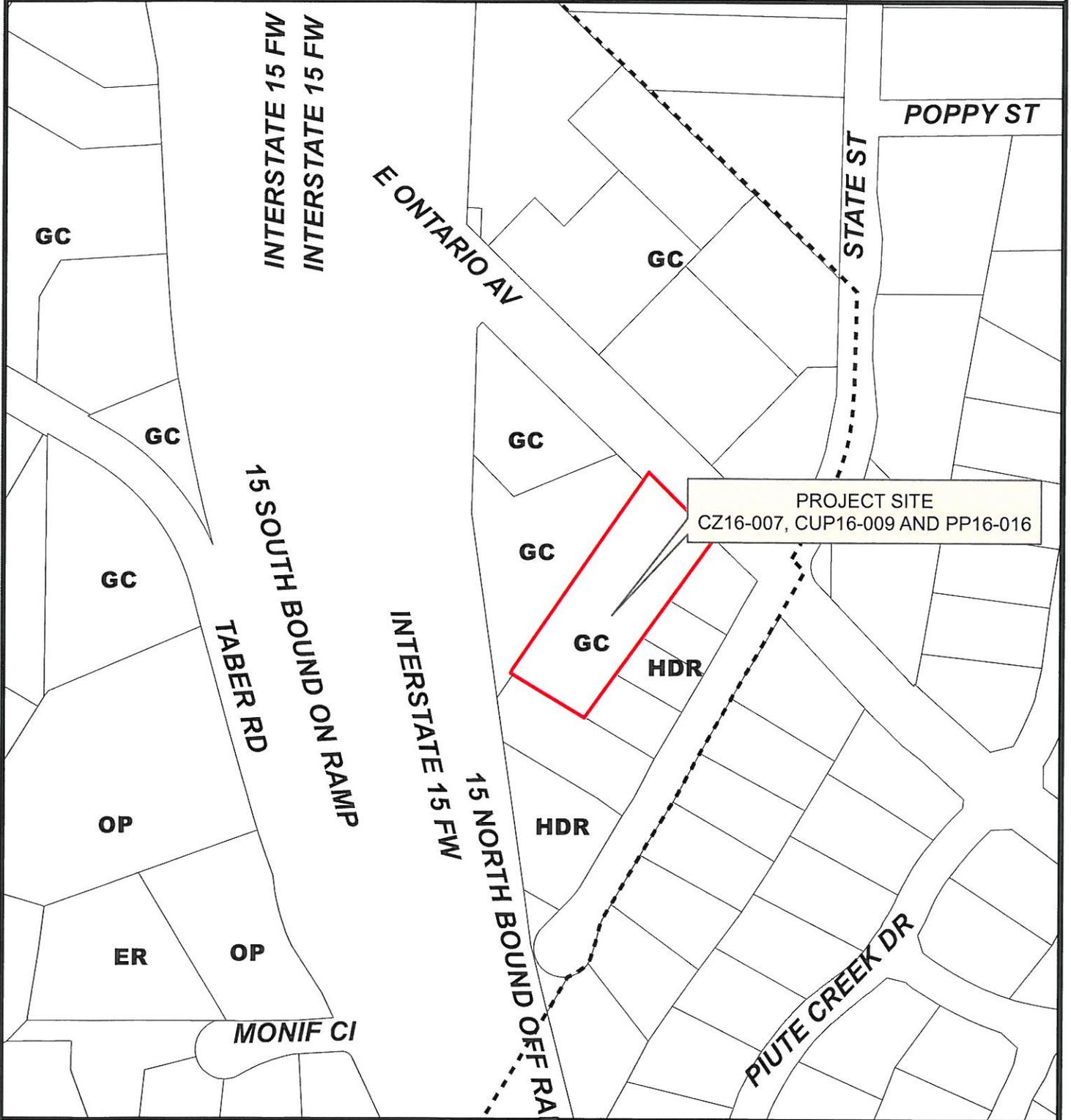
**EXHIBITS**

1. Locational and zoning map
2. Exhibit A - Proposed zoning map amendment
3. Exhibit B - Existing General Plan
4. Exhibit C - Corona Municipal Code Chapter 17.33 - Commercial Zones
5. Exhibit D - Applicant's letter dated November 29, 2016
6. Exhibit E1-E-4 Correspondence in support of project
7. Exhibit F - Email from Mr. and Mrs. Ortega opposing the project
8. Exhibit G - Correspondence from State Street residents opposing project

Case Planner: Lupita Garcia (951) 736-2293



# GENERAL PLAN MAP



Date: 10/02/2017

**CZ16-007, CUP16-009 AND PP16-016**  
**1646 E. ONTARIO AVENUE**



Print

Corona Municipal Code

## CHAPTER 17.33 COMMERCIAL & OFFICE ZONES

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### Sections

- 17.33.010 Purpose.
- 17.33.020 Applicability.
- 17.33.030 Permitted and conditionally permitted uses.
- 17.33.040 Prohibited uses.
- 17.33.050 Precise plan review.
- 17.33.060 Property development standards.
- 17.33.070 Landscaping, walls, fences.
- 17.33.080 Signs.
- 17.33.090 Access.
- 17.33.100 Parking, circulation and loading requirements.
- 17.33.110 Drive-thru establishments.
- 17.33.120 Outdoor display and storage.
- 17.33.130 Permanent indoor swap meet establishments.
- 17.33.140 Tattoo and body piercing salons – Supplemental development standards.
- 17.33.150 Cybercafes - Supplemental development standards.
- 17.33.160 Smoking lounges - Supplemental development standards.
- 17.33.170 Trash enclosures.
- 17.33.180 Shopping cart storage and collection.
- 17.33.190 Performance standards.

### **17.33.010 Purpose.**

(A) **C-P Professional and Office Zone.** The Professional and Office (C-P) Zone is intended primarily for uses conducted in offices (referred to in this chapter as "office use") or use often

associated with or supporting office uses. The following criteria are applicable to determine whether or not a use is an office use. An office use:

- (1) Is not retail, wholesale or industrial activity except as specifically intended as support uses to offices and permitted pursuant to § 17.33.030 of this chapter (Permitted and Conditionally Permitted Uses);
- (2) Does not generate large amounts of vehicular traffic;
- (3) Does not generally require high exposure to traffic;
- (4) Does not generate undue amounts of noise;
- (5) Generally involves no activities outside the office or building in which it is conducted.

(B) **C-2 Restricted Commercial Zone.** The C-2 (Restricted Commercial) Zone is intended for a limited range of commercial uses that serve local community needs, provide a buffer between residential properties and higher intensity uses and will be encouraged to be compatible with adjacent land uses. The C-2 designation is generally applied to areas appropriate to serve the daily shopping needs within the neighborhood, including restaurants, small businesses and studios.

(C) **C-3 General Community Commercial Zone.** The C-3 (General Commercial) Zone is intended for higher intensity commercial uses that serve community and subregional needs with an emphasis on convenient automobile access, while incorporating efficient, safe and attractive on-site pedestrian circulation. The C-3 designation is generally applied to areas appropriate to serve the entire community, including shopping centers, automotive service and repair, theaters and drive-thrus.

(<sup>78</sup> Code, § 17.33.010.) (Ord. 2437 § 2, 2000.)

### **17.33.020 Applicability.**

Except as specifically provided elsewhere in this title, any and every building and premises or land in the C-P, C-2 and C-3 zones shall be used for or occupied and every building shall be erected, constructed, established, enlarged, altered, maintained, moved into and within the zones exclusively and only in accordance with the requirements set forth in this chapter.

(<sup>78</sup> Code, § 17.33.020.) (Ord. 2437 § 2, 2000.)

### **17.33.030 Permitted and conditionally permitted uses.**

The following uses are either permitted, conditionally permitted or not permitted in the C-P (Professional and Office), C-2 (Restricted Commercial) or C-3 (General Commercial) zones, as set forth in Table 1-17.33 below. Other similar permissible uses not identified in Table 1-17.33 may be permitted by Planning Commission determination pursuant to Chapter 17.88 of the Corona Municipal Code (Similar Uses). All permitted uses must be conducted completely within enclosed buildings.

(<sup>78</sup> Code, § 17.33.030.) (Ord. 2437 § 2, 2000.)

TABLE 1-17.33 PERMITTED LAND USES

*Legend for Permitted Land Uses*

<b>“P”</b>	Permitted use.
<b>“CUP”</b>	Permitted with a conditional use permit issued in accordance with Chapter 17.92 of the Corona Municipal Code (conditional use permit).
<b>“MCUP”</b>	Denotes a use which is subject to the minor conditional use permit procedure only.
<b>“NP”</b>	Use not permitted.
<b>“BZA”</b>	Use subject to approval by the Board of Zoning Adjustment.

<i>Land Use</i>	<i>C-P</i>	<i>C-2</i>	<i>C-3</i>
<b>Animal hospital</b> (small animals only)	NP	NP	CUP
<b>Antique shop</b>	NP	P	P
<b>Art gallery</b>	P	P	P
<b>Automobile accessories with installation</b>	NP	NP	P
<b>Automobile body, fender repair and/or painting shop</b> (subject to the provisions of Chapter 17.72*)	NP	NP	CUP
<b>Automobile parts and accessories store</b> (retail only - no installation)	NP	P	P
<b>Automobile rental</b> (subject to the provisions of Chapter 17.72*)	NP	NP	P
<b>Automobile sales and leasing - new or used</b> (subject to the provisions of Chapter 17.72*)	NP	NP	P
<b>Automobile storage garage</b>	NP	NP	NP
<b>Automobile service station</b> (subject to the provisions of Chapter 17.72*)	NP	P	P
<b>Automobile upholstery</b> (subject to the provisions of Chapter 17.72*)	NP	NP	CUP
<b>Bank without drive-thru</b>	P	P	P
<b>Barbershop; beauty shop</b>	P	P	P
<b>Bicycle shop</b>	NP	P	P
<b>Billiard parlor, bowling alley</b>	NP	NP	CUP
<b>Book or stationery store</b>	P	P	P
<b>Brewery, craft</b>	NP	P	P
<b>Car wash - self service and full service</b> (subject to the provisions of Chapter 17.72*)	NP	NP	CUP
<b>Catering establishment</b>	NP	P	P

<b>Church</b> equal to or exceeding an overall combined floor area of 10,000 square feet	CUP	CUP	CUP
<b>Church, interim</b>	BZA	BZA	BZA
<b>Clothes - cleaning, dyeing, pressing, tailoring</b>	NP	P	P
<b>Clothes and wearing apparel shop</b>	NP	P	P
<b>Club, lodge or meeting hall</b>	CUP	CUP	CUP
<b>Construction trailer</b> (used as a construction project office during time of construction when a valid building permit is in force)	P	P	P
<b>Copying, printing, mail service establishments</b> (retail only)	P	P	P
<b>Cybercafes</b> (subject to the provisions of § 17.33.150)	NP	NP	P
<b>Day care facilities</b>	P	P	P
<b>Department store or general retail</b>	NP	P	P
<b>Drive-thru establishments</b> (such as ATM, bank, coffee house, dairy, drugstore, photo processing, restaurant; and subject to the provisions of § 17.33.110)	NP	NP	P
<b>Drugstore</b>	NP	P	P
<b>Electronics store</b>	NP	P	P
<b>Florist</b>	P	P	P
<b>Furniture store</b> (new only)	NP	P	P
<b>Game arcade</b>	NP	NP	CUP
<b>Game arcade, ancillary</b> (20% or less of commercial floor area)	NP	P	P
<b>Grocery store</b>	NP	P	P
<b>Hardware or appliance store</b>	NP	P	P
<b>Health or fitness club</b>	P	P	P
<b>Health care or community facility</b> (subject to the provisions of Chapter 17.73*)	—	—	—
<b>High water demand</b> - a non-residential project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit residential project	CUP	CUP	CUP
<b>Home improvement retail store</b>	NP	P	P
<b>Hotel/motor inn</b>	NP	CUP	CUP
<b>Interior decorating shop</b>	P	P	P
<b>Laboratory, medical or dental</b>	P	P	P
<b>Laundromat</b> (self-service laundry)	NP	P	P
<b>Library, public</b>	P	P	P
<b>Liquor</b> (off-sale only) or convenience store	NP	NP	CUP

<b>Locksmith</b>	NP	NP	P
<b>Marijuana business</b>	NP	NP	NP
<b>Marijuana cultivation</b>	NP	NP	NP
<b>Marijuana delivery</b>	NP	NP	NP
<b>Marijuana dispensary</b>	NP	NP	NP
<b>Market - fish, meat or produce</b> (retail only)	NP	P	P
<b>Massage establishment</b> (subject to provisions of Chapter 5.28)	P	P	P
<b>Mortuary</b>	CUP	CUP	CUP
<b>Motorcycle sales and service</b> (subject to the provisions of Chapter 17.72*)	NP	NP	CUP
<b>Museum or cultural center</b>	P	P	P
<b>Newsstand</b>	P	P	P
<b>Nightclub, music, dance hall, reception hall</b> (excluding adult entertainment)	NP	NP	CUP
<b>Nursery</b> (sale of live plants and flowers)	NP	P	P
<b>Offices - business, dental, medical or professional</b>	P	P	P
<b>Office supply store</b>	P	P	P
<b>Open air markets or indoor/outdoor swap meets</b> (subject to the provisions of § 17.33.130.)	NP	NP	CUP
<b>Parking structures</b>	CUP	CUP	CUP
<b>Parks and recreation areas</b> (subject to the provisions of Chapter 12.24*)	P	P	P
<b>Pet shops</b>	NP	P	P
<b>Pharmacy in association with a medical office</b>	P	P	P
<b>Photography service or studio</b>	P	P	P
<b>Post office</b>	P	P	P
<b>Prepared food products, primarily take-out, no drive-thru</b> (such as bakery, donut shop, coffee house, confectionery, delicatessen, specialty)	P	P	P
<b>Private school</b> (such as art, dental, language, medical, modeling, technical, tutoring, business college. No riding academies.)	P	P	P
<b>Private elementary, middle or high school</b>	NP	CUP	CUP
<b>Recreational vehicle, trailer, camper and boat sales and service</b> (subject to the provisions of Chapter 17.72*)	NP	NP	CUP
<b>Restaurant or café, dine-in only</b> (live entertainment establishments shall be subject to the provisions of Chapter 17.41*)	P	P	P
<b>Reverse vending machines</b> (must be located within a permitted commercial structure)	NP	P	P

<b>Senior citizen housing</b> (subject to development standards within Chapter 17.24.)	CUP	NP	NP
<b>Sex-oriented book stores</b> (including pictures and filmstrips, subject to the provisions of Chapter 17.41*)	NP	NP	P
<b>Shoe store - repair or retail sales</b>	NP	P	P
<b>Sign painting</b>	NP	NP	P
<b>Smoking lounges</b> (subject to the provisions of § 17.33.160)	NP	MCUP	MCUP
<b>Specialty store</b> (such as camera, gift, hobby, jewelry, kitchen, tobacco)	NP	P	P
<b>Sporting goods store</b>	NP	P	P
<b>Studio</b> (such as art, music, design, martial arts, dance, gymnastics)	NP	P	P
<b>Tailor or dressmaker shop</b>	P	P	P
<b>Tattoo and body piercing salons</b>	NP	MCUP	MCUP
<b>Taxidermist</b>	NP	NP	P
<b>Theater, movie or playhouse</b> (excluding adult entertainment)	NP	NP	CUP
<b>Thrift store</b> (including used furniture and consignment)	NP	NP	P
<b>Tire shop</b> (subject to the provisions of Chapter 17.72*)	NP	NP	P
<b>Tobacco stores, retail</b> (subject to the provisions of Chapter 5.19*)	NP	MCUP	MCUP
<b>Truck and recreational vehicle rental</b> (subject to the provisions of Chapter 17.72*)	NP	NP	CUP

\*The following chapters are found in the zoning ordinance of the Corona Municipal Code: 17.04 (Definitions and Construction); 17.41 (Sexually Oriented Businesses); 17.72 (Supplemental Site Development Standards for Automotive Related Uses); and 17.73 (Health Care Facilities). Chapter 12.24 (Parks and Recreation Areas) is found under Streets, Sidewalks and Public Places of the Corona Municipal Code. Chapter 5.19 (Tobacco Sales Restrictions) is found under Business Licenses and Regulations of the Corona Municipal Code.

(78 Code, § 17.33.030.) (Ord. 3223 §§ 28, 29, 2016; Ord. 3220 §§ 27, 28, 2015; Ord. 3201 § 4, 2015; Ord. 3186 § 4, 2014; Ord. 3139 § 6, 2013; Ord. 3054 § 1, 2010; Ord. 3049, § 1, 2010; Ord. 2856 § 2, 2006; Ord. 2740 § 2, 2004; Ord. 2570 § 1, 2002; Ord. 2564 § 1, 2002; Ord. 2510 § 3, 2001; Ord. 2437 § 2, 2000.)

#### 17.33.040 Prohibited uses.

The following uses are expressly prohibited in the Commercial and Office Zones:

- (A) Manufacturing uses; and
- (B) Residential uses.

(78 Code, § 17.33.040.) (Ord. 2437 § 2, 2000.)

### 17.33.050 Precise plan review.

All new or substantially expanded or altered commercial and office developments are required to submit a precise plan in accordance with the provisions of Chapter 17.91 of the Corona Municipal Code.

(78 Code, § 17.33.050.) (Ord. 2437 § 2, 2000.)

### 17.33.060 Property development standards.

Table 2-17.33 establishes the development standards for the C-P, C-2 and C-3 zones.

**TABLE 2-17-33 COMMERCIAL LAND USE DEVELOPMENT STANDARDS**

<i>Development Standards</i>	<i>C-P Professional and Office</i>	<i>C-2 Restricted Commercial</i>	<i>C-3 General Commercial</i>
Minimum lot area	No minimum requirement.	No minimum requirement.	No minimum requirement.
Minimum lot width	No minimum.	No minimum.	No minimum.
Minimum lot depth	No minimum requirement.	No minimum requirement.	No minimum requirement.
Minimum landscape setback abutting a residential zone	10'	10'	20'
Front yard setbacks	25'	10'	10'
Side yard setbacks Interior Street side	0' 15'	0' 10'	0' 10'
Building coverage	No coverage requirement.	No coverage requirement.	No coverage requirement.
Maximum building height*	3 stories and no more than 40 feet.	3 stories and no more than 40 feet.	3 stories and no more than 40 feet.

\*See § 17.66.020 of the Corona Municipal Code (Accessory Buildings and Building Height) for exceptions from height limits for skylights, ventilating fans, parapet walls and similar roof structures.

(78 Code, § 17.33.060.) (Ord. 2437 § 2, 2000.)

### 17.33.070 Landscaping, walls, fences.

(A) Front, side and rear yards required for a lot or building shall be fully landscaped in accordance with Chapter 17.70 of the Corona Municipal Code (Landscaping, Fences, Walls, Hedges) and the Planning Department's landscape standards. All landscaping shall include the installation of concrete curb planters and shall be continuously maintained by an irrigation system operable at all times.

(B) Landscape areas, walls and fences shall be established and maintained in accordance with Chapter 17.70 of the Corona Municipal Code (Landscaping, Fences, Walls, Hedges). All fencing shall be constructed of wrought iron or decorative block. Wood, precision block or chain link fencing is prohibited. Fences or walls directly abutting a parcel used for residential purposes or zoned for residential purposes shall be constructed of decorative block a minimum of six feet in height.

(78 Code, § 17.33.070.) (Ord. 2437 § 2, 2000.)

### **17.33.080 Signs.**

(A) All signs shall be erected, constructed, altered, and maintained in accordance with Chapter 17.74 of the Corona Municipal Code.

(B) Signs shall contain only such subject matter that refers to:

- (1) The name and logo of the establishment; or
- (2) The goods or services provided by the establishment.

(C) Sign proposals shall be submitted as part of the precise plan review process. Signs must be complementary to the architectural design of the building. Sign proposals shall include color scheme, types of materials, typeface and a general maintenance schedule.

(D) All commercial or office centers consisting of two or more tenant spaces shall submit a comprehensive sign proposal, including both parcel and enterprise signs. The proposal shall integrate the signs with building design by:

- (1) Using the same background on all signs;
- (2) Using not more than three colors for signs;
- (3) Using the same method of mounting signs;
- (4) Using the same type of materials for sign components (such as sign copy, supports).

(E) Monument signs shall not exceed five feet in height, pole (pylon) signs shall not exceed 15 feet in height, and no sign shall exceed the applicable size limits set forth in Chapter 17.74. A pole (pylon) sign on property that is contiguous to a freeway may exceed the 15 foot limitation if the height and scale of the sign is appropriate to the property, but in no case shall the height of the sign exceed 40 feet. The height of the sign shall include the total sign structure as measured from average grade.

(F) Commercial centers may have pedestrian oriented blade or under canopy signs. These shall not exceed six square feet in area and maintain adequate clearance height from the walkway.

(78 Code, § 17.33.080.) (Ord. 2729 § 1, 2004; Ord. 2551 § 1, 2001; Ord. 2437 § 2, 2000.)

#### **17.33.090 Access.**

The provisions of Chapter 17.68 of the Corona Municipal Code (Vehicular Access) shall apply.  
(78 Code, § 17.33.090.) (Ord. 2437 § 2, 2000.)

#### **17.33.100 Parking, circulation and loading requirements.**

(A) Off-street parking requirements for all uses shall comply with Chapter 17.76 of the Corona Municipal Code (Off-Street Parking).

(B) Commercial developments shall be designed to provide for adequate vehicular access, parking and loading to prevent undue traffic congestion on adjacent streets or highways.

(C) Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicles throughout the site and ensure the safety of pedestrians.

(D) Loading areas shall be provided large enough to accommodate a delivery truck sized for the business and in accordance with the following criteria:

(1) The loading area shall be located outside of the public streets or main drive aisles and shall not block or abut circulation through the commercial aisle;

(2) Loading doors or docks shall not be located adjacent to residential uses;

(3) Loading doors and docks shall not be located at the front of buildings or next to main building entrances;

(4) Loading doors and docks shall not be located adjacent to a street unless it is properly screened from public view.

(78 Code, § 17.33.100.) (Ord. 2437 § 2, 2000.)

#### **17.33.110 Drive-thru establishments.**

(A) Pedestrian walkways should not cross the drive-thru aisle.

(B) The drive-thru aisle shall have a minimum width of 11 feet on the straight sections and 12 feet on the curved portion.

(C) For fast food restaurants the drive-thru aisle shall have a sufficient stacking area behind the menu board to accommodate six cars.

(D) The speakers shall be located to protect adjoining residential areas from excessive noise.

(78 Code, § 17.33.110.) (Ord. 2437 § 2, 2000.)

#### **17.33.120 Outdoor display and storage.**

(A) The outdoor storage or display of goods, materials or supplies is prohibited in the commercial zones except as follows:

(1) Goods that are integral to a business's primary use and are normally found or used outside may be displayed outdoors in a designated display area. All goods must be for sale. Items not for sale while displayed outdoors are prohibited;

(2) The location, use and design of outdoor display and storage areas must be included in the precise plan review process as provided for in Chapter 17.33.050 of the Corona Municipal Code (Precise Plan Review). New outdoor display storage areas will receive precise plan approval;

(3) Temporary outdoor display may be permitted in conjunction with a special sale or event pursuant to § 17.98.030 (Special Use Permit) and § 17.99.030 (Temporary Use Permit);

(4) Temporary outdoor storage containers may be permitted by the Board of Zoning Adjustment pursuant to § 17.98.030 (Special Use Permits) for a period not exceeding 90 days in a calendar year subject to the following conditions:

(a) The temporary outdoor storage container shall comply with the property development standards set forth in § 17.33.060;

(b) The temporary outdoor storage container shall not encroach into drive-aisles or required parking spaces unless authorized in the special use permit; and

(c) The temporary outdoor storage containers shall not be visible from the public streets unless authorized by the special use permit.

(5) Outdoor storage containers that are intended to function as a permanent structure or fixture shall be architecturally compatible with the primary structure associated with the property, shall not encroach into drive-aisles or required parking spaces unless affected parking spaces can be relocated on-site, shall comply with the property development standards set forth in § 17.33.060 and shall not be placed on the property without first obtaining all applicable permits from the City of Corona.

(78 Code, § 17.33.120.) (Ord. 2554, §§ 1, 2, 2001; Ord. 2437 § 2, 2000.)

### **17.33.130 Permanent indoor swap meet establishments.**

(A) Indoor swap meets shall be established only in buildings containing 5,000 square feet or more of gross floor area.

(B) City business licenses and state seller permits shall be obtained by every tenant operating a stall space.

(C) No more than one business license shall be granted per 150 square feet of building floor area.

(D) The minimum average square footage of a partitioned cubicle or stall space (booth) shall be 150 square feet. The minimum size for an individual stall shall be 100 square fact of building floor area.

(E) No sexually oriented business as defined in Chapter 17.41.020 of the Corona Municipal Code shall be permitted.

(F) No loudspeakers or sound equipment that can be heard from exterior or semipublic areas shall be used on the premises.

(G) Each stall space shall be partitioned with partition walls at a height of not less than five feet, six inches. Scissor-type gating shall not be used to separate vendors or vending area.

(H) All floor areas of indoor tenant spaces shall be covered with high-grade tile or carpeting.

(I) Aisles shall have a minimum width of seven feet.

(J) Security personnel shall be provided during hours of operation.

(78 Code, § 17.33.130.) (Ord. 2437 § 2, 2000.)

#### **17.33.140 Tattoo and body piercing salons – Supplemental development standards.**

(A) Body art designs and styles shall not be displayed on storefront windows or the exterior of the building. Only the name of the business shall be advertised on the building's exterior.

(B) Patrons receiving tattoo or body piercing services shall be screened from the main entrance or lobby and from any storefront window by privacy wells.

(C) Storefront windows shall not be painted or covered in any manner that prevents exterior visibility into the premises.

(D) The operator of the tattoo and/or body piercing salon shall adhere to applicable regulations imposed by the County Health Department.

(E) The floors, furnishings and equipment of tattoo and body piercing establishments shall be kept clean and property disinfected at all times during business hours.

(Ord. 2570 § 2, 2002.)

#### **17.33.150 Cybercafes - Supplemental development standards.**

(A) The owner/operator shall prohibit minors during school operating hours.

(B) The owner/operator shall have present one employee over the age of 18 during all hours of operation.

(C) Cybercafes with more than 15 computers shall have one additional employee over the age of 18.

(D) The owner/operator shall maintain the presence of a security guard during all hours of operation.

(E) The owner/operator shall install and maintain a video surveillance system.

(F) Storefront windows shall not be painted or covered in any manner that prevents exterior visibility into the premises.

(Ord. 2740 § 4, 2004.)

#### **17.33.160 Smoking lounges - Supplemental development standards.**

(A) A smoking lounge is as defined in CMC Chapter 17.04.

(B) The Zoning Administrator has the authority to review smoking lounge applications that are an ancillary use to a primary business. This review would be in lieu of a conditional use permit. The smoking lounge is considered ancillary to the primary business if it does not occupy more than 40 percent of the business's floor area. The ancillary use only applies to those zones that allow smoking lounges.

(C) The business shall be owner-operated or otherwise exempt from the prohibition of smoking in the workplace set forth in Cal. Labor Code Section 6404.5.

(D) Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except if the smoking lounge is ancillary to a restaurant that has an alcoholic beverage permit.

(E) No persons under 18 years of age shall be permitted within the business and/or within the floor area devoted to the smoking lounge if it is ancillary to another business.

(F) No live entertainment, including, but not limited to, singers, Djs, dancers, and comedians, shall be permitted within the business, except if the smoking lounge is ancillary to a restaurant that has an entertainment permit.

(G) All business related activities shall be conducted on the premises of the business.

(H) No admittance fee, cover charge, or requirement of any charge or minimum payment as a condition of entry shall be permitted.

(I) No window coverings, including window tints, shall prevent visibility of the interior of the tenant space from outside the premises during operating hours.

(J) The interior of the business shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernable to persons of normal visual acuity.

(K) Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city Fire Department, or as otherwise required by state or federal laws.

(L) Parking shall be provided at a ratio of one space/200 square feet of building area.

(M) The business shall also be in conformity with all other city, state and federal laws.

(Ord. 3215 § 3, 2015; Ord. 2856 § 2, 2006.)

#### **17.33.170 Trash enclosures.**

All uses shall provide trash enclosures in accordance with Chapter 17.79 of the Corona Municipal Code (Trash Enclosures).

(78 Code, § 17.33.150.) (Ord. 2856 § 2, 2006; Ord. 2740 § 3, 2004; Ord. 2570 § 2, 2002; Ord. 2437 § 2, 2000.)

#### **17.33.180 Shopping cart storage and collection.**

(A) Carts used as part of the retail service of a business shall be stored inside the commercial building or within a screened cart storage area.

(B) Areas for the collection of carts shall be provided within the parking lot. The specific location, number and design shall be identified as part of the precise plan review process.

(78 Code, § 17.33.160.) (Ord. 2856 § 2, 2006; Ord. 2740 § 3, 2004; Ord. 2570 § 2, 2002; Ord. 2437 § 2, 2000.)

#### **17.33.190 Performance standards.**

The provisions of Chapter 17.84 of the Zoning Ordinance (Performance Standards) shall apply.

(78 Code, § 17.33.170.) (Ord. 2856 § 2, 2006; Ord. 2740 § 3, 2004; Ord. 2570 § 2, 2002; Ord. 2437 § 2, 2000.)

November 29, 2016

City of Corona  
400 S. Vicentia Avenue  
Corona, CA 92882

Attention: Planning Department

Regarding: Change of Zone Application  
1646 E. Ontario Avenue, Corona, CA  
(DPR 16-010)

Ladies and Gentlemen:

On behalf of our client, Salim Development, I would like to take this opportunity to provide you with the essential project information, which will assist you in your evaluation of this proposed development. This information is as follows:

A. Development Plan

This 1.38-acre lot currently contains a single residence located in the northeast portion of the property. This existing building will be demolished and the site will be developed into a commercial center containing a self-service carwash and a drive-thru restaurant. These 2 buildings are strategically placed to promote ease of accessibility from the right-of-way without causing any traffic delays on Ontario Avenue. This development also includes a shared parking lot, shared landscaping, and 2 retention basins for stormwater treatment.

The current zone designation for this site is Restricted Commercial. The site will be rezoned to General Commercial with a zone change application and shall be approved prior to the commencement of construction. This project will be developed in 1 construction phase.

B. Architecture and Site Plan

The design concept for this project consists of a 2,970-square foot drive-thru, self-service carwash and 1,300-square foot drive-thru restaurant with no indoor seating. The drive-thru restaurant is located in the north corner of the lot; the carwash structure is positioned in the east corner. The majority of the parking is located to the southwest of the buildings which allows for good visibility of the structures from Ontario Avenue and decreased traffic delays due to parking lot maneuvering. The layout of the restaurant includes a drive-thru window on the east side of the structure, a walk-up window on the south side, 2 access doors on the east side, and 1 access door on the west. The majority of the restaurant is H-frame construction with a distinguishing A-frame type roof with a contiguous metal canopy and a

Strategically Engineering our Client's Vision

## **CORONA CARWASH – Scope of Work**

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corrugated metal tower added to the south side. The outside of the building is a “Gypsy Red” plaster with metal cornice.

The drive-thru carwash is a 110 x 27-foot rectangular structure designed to allow each vehicle to drive into the structure one at a time for exterior cleaning. This building is mostly “Tassel” colored plaster on the exterior with metal trim and a translucent polycarbonate window positioned along most of the east wall. There are two points of pedestrian entry into this building; one entry on the north side to the equipment room, and one on the south side to the storage room. A steel canopy is extended off the west side of the building to allow for covered parking in that area. The drive-thru lane for the carwash begins in the southwest portion of the site, traverses easterly along the perimeter, then turns northerly in the direction of the carwash tunnel.

The proposed site plan includes 36 parking spaces; 13 spaces for the restaurant, 2 spaces for the carwash, and 21 vacuum spaces. An accessible path of travel, compliant with the Americans with Disabilities Act, connects the public right of way to both buildings.

### **C. Streets**

Infrastructure roadways such as Ontario Avenue, State Street and the Interstate 15 will provide adequate circulation and access to this development. This project proposes a commercial driveway to connect to the existing 6-lane arterial, Ontario Avenue. Approximately 14-feet of the site abutting the southwesterly edge of Ontario Avenue will be dedicated to the public right-of-way. Improvements will be made in the right-of-way including 11-feet of new asphalt pavement, 5-feet of curb-adjacent sidewalk, and a 5-foot landscaped parkway between the property line and the back of walk. Additionally, there will be an 8-inch median constructed in the center of Ontario Avenue to restrict the site access to right-in, right-out only. A left-hand turn lane will be constructed to allow northbound vehicles to either enter the existing gas station to the north or to make a U-turn to reverse their direction of travel to the south. All street improvements shall be designed in accordance with City standards and shall be provided in accordance with the Conditions of Approval for this project.

### **D. Domestic Water**

An 8-inch public water line is proposed to connect to the existing 8-inch waterline in Ontario Avenue to provide domestic water and fire service for this development. Onsite facilities shall be constructed within the site to provide domestic service to each building, fire sprinklers to the restaurant, and an acceptable level of fire protection throughout the site. A double detector check valve will be provided to separate the public water line from the private system. A backflow preventer will also be constructed for the irrigation system. The existing off-site facilities are adequately sized to provide this project with domestic water service and fire protection. Water service shall be provided by City of Corona DWP.

**CORONA CARWASH – Scope of Work**

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E. Sanitary Sewer

Sanitary sewer services for this development will be provide by the City of Corona DWP. This project will provide approximately 115 linear feet of 4-inch PVC to connect to the existing 8-inch public sewer main located in the right of way. The existing 8-inch line flows northwest and connects to an existing public manhole in Ontario Avenue.

F. Storm Drainage

This project will provide approximately 130 linear feet of onsite storm drain lines sized per City and RCFC&WCD standards. Most of the stormwater from this site will sheet flow in the northeast direction until directed via gutter or ribbon gutter to the 2 bio-retention basins on the northeasterly edge of the property. Once treated, the stormwater will leave the retention basins via 18-inch private HDPE. The 18-inch private storm drain will converge just before entering the existing catch basin in Ontario Avenue.

G. Landscaping

The design of this project provides approximately 19,000 SF of landscaped area. Of this landscaped area includes 3 types of trees and 8 different shrubs. The intent is to provide an efficient, water conserving concept while providing an aesthetically pleasing landscape as required by the City.

H. Perimeter Fencing

This project will provide approximately 500-linear feet of 7-foot high decorative block wall fencing. This fence will serve as a noise barrier and screen wall between the residential areas to the east and south of the property. Along the northwesterly perimeter of the property line, approximately 100-linear feet of combination retaining/screen wall is proposed. This wall will hold approximately 2 to 3 feet of soil from the adjacent property to the northwest of the property line.

Thank you for your time and consideration. If you have any questions, please feel free to contact me at (951) 734-2130, extension 246.

Sincerely,

**KWC ENGINEERS**



Elaine Gilbert  
Assistant Project Manager

April Burge: (Operations) 949-800-9246

I, S Kumar, support the proposed express car wash and drive thru Wienerschnitzel project that is to be built at 1646 E. Ontario Avenue, Corona, Ca. 92882.

My Address is: 1652 E. Ontario Avenue, Corona, Ca. 92882

S Kumar

Print Name

S Kumar

Signature

3/6/17

Date

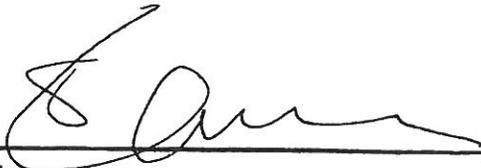
April Burge: (Operations) 949-800-9246

I, S KUMAR, support the proposed express car wash and drive thru Wienerschnitzel project that is to be built at 1646 E. Ontario Avenue, Corona, Ca. 92882.

My Address is: 1654 E. Ontario Avenue, Corona, Ca. 92882

S KUMAR

Print Name



Signature

3/6/2017

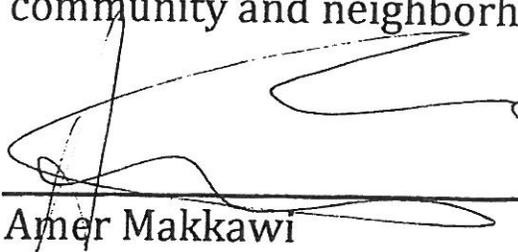
Date

April Burge: (Operations) 949-800-9246

I, Amir Makkawi, hereby support the proposed car wash and drive thru Wienerschnitzel project that is to be built at 1646 E. Ontario Avenue, Corona, Ca. 92882

My Address is: 2304 State Street, Corona, Ca. 92882

Furthermore I would like to express my enthusiasm for this project and the positive affect it will have on our community and neighborhood.



---

Amir Makkawi

3-6-17

---

Date

April Burge (Operations): 949.800.9246

I, Theresa OK for My, hereby support the proposed express car wash and drive-thru Wienerschnitzel that is to be built on 1646 E. Ontario Ave, Corona. My address is:

15 OK to My to increas bus in  
Corona 2306 State St  
92881

Theresa Carillo  
Signature

02-11-17  
Date

## Lupita Garcia

---

**From:** pattyortega146@gmail.com  
**Sent:** Monday, October 2, 2017 8:19 PM  
**To:** Lupita Garcia  
**Cc:** Lupita Garcia  
**Subject:** Attention 1646 E. Ontario Ave.

Hello Ms. Lupita Garcia

My name is Veronica Ortega. I currently live at 2212 State Street Corona Ca. 92881. I am writing you this email to keep an open communication with you, so your aware of how we feel about this carwash project in our backyard.. I had spoke with you a few months ago regarding this custruction for the carwash and restaurant..When we talked, it was about a wall being built for us, to help with the noise, But I told you that I was not in favor of this project.

I have lived at my residence with my family for over twenty years and this is our first Home that holds many memories for my family..My husband and I work for the Corona Norco Unified School District and call Corona our Home and on our days off we love to enjoy our back yard with family gathetings and B.B.Q s and also just working hard on our backyards to enjoy our nice California weather. So as you can see a carwash in my backyard with blowing vacuums all day is not our idea of a Home Sweet Home.Let alone all the homeless and crime it would attract. I would always fear for our safety if I have people walking in my backyard feet away..fearing and worrying about protecting ourselves.

I recently received another letter about a meeting for rezoning to continue with this carwash. My neighbor Ivette and I, Have been talking with all the neighbors and we informed them about the October ninth (9) meeting coming up this Monday. Were hoping to have a good turnout with the neighbors at the meeting, To join us and express their concerns for this construction.

Please feel free to contact me if you have any question or concerns. Thanks in advance

Veronica and Gabriel Ortega

[\(951\)213-5504](tel:(951)213-5504)

Email [pattyortega146@gmail.com](mailto:pattyortega146@gmail.com)

October 3, 2017

To Whom It May Concern:

I/ We the resident(s) from State Street in Corona, CA deny / disagree with the Salim Development Project. Reasons we do not agree are as follows: loud / disruptive noises, traffic will be more congested, restaurant will attract homeless, homeless will be littering / loitering, crime rate will rise.

These are the major reasons why I / We do not agree with this project. The following signatures represent the residents from State Street that agrees this project should not take place.

Regards,

 ,   
Yvette Guerrero & Louis A Cerda

Veronica & Gabriel Ortega

Signature

Address

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X Vesna Cloga 2212 State St. Corona CA <sup>92881</sup>

X Yvette Suen 2218 State St. Corona, CA

X

X

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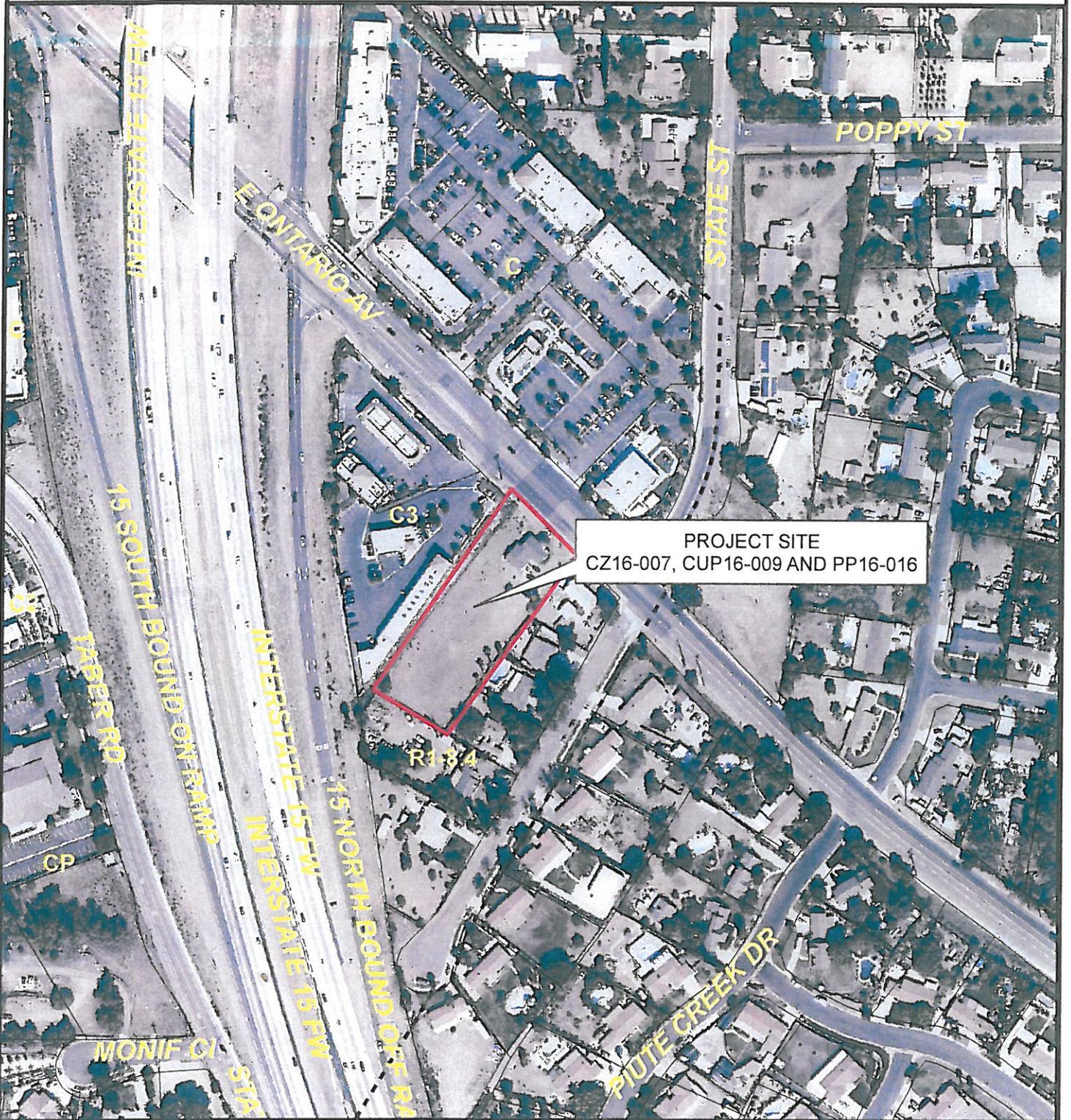
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# AERIAL MAP



PROJECT SITE  
CZ16-007, CUP16-009 AND PP16-016



Date: 09/05/2017

**CZ16-007, CUP16-009 AND PP16-016**  
**1646 E. ONTARIO AVENUE**

