



Staff Report

File #: 23-0359

**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 05/08/2023

TO: Honorable Chair and Commissioners

FROM: Planning and Development Department

**APPLICATION REQUEST:**

**CUP2021-0004 (CONTINUED):** A Conditional Use Permit application to allow a drive-through and walk-up window coffee shop (Starbucks) within an existing commercial center located at the southeast corner of Green River Road and Dominguez Ranch Road in the Neighborhood Commercial District of the Sierra Del Oro Specific Plan. (Applicant: Jessica Steiner of Bickel Group Architecture)

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c), and adopt Resolution No. 2605 GRANTING CUP2021-0004, based on the findings contained in the staff report and conditions of approval.

**PROJECT SITE SUMMARY**

**Area of Property:** 0.39 acres

**Existing Zoning:** NCD (Neighborhood Commercial District) of the Sierra Del Oro Specific Plan (SP85-02)

**Existing General Plan:** GC (General Commercial)

**Existing Land Use:** Undeveloped

**Proposed Land Use:** Drive-through and walk-up coffee shop

**Surrounding Zoning / Land Uses:**

**N:** Green River Road and Railroad Right-of-Way / BNSF Railway and beyond

**E:** NCD of SP85-02 / Commercial center

**S:** NCD of SP85-02 / Commercial center

**W:** NCD of SP85-02 / Restaurant with drive-through

## **BACKGROUND**

### **Project Site History**

The project site is a 0.39-acre (16,910 square feet) commercial parcel that is located within the Green River Promenade commercial center. The commercial center is located at the southeast corner of Green River Road and Dominguez Ranch Road and was originally constructed in the early 1990s under Precise Plan 91-08. The proposed project is located on a vacant pad at the northeast corner of the center's retail area (Exhibit 2). Based on the center's 1991 precise plan, the pad was originally intended to accommodate a 4,000-square-foot restaurant building. The intended building pad was rough graded but has not yet been developed.

### **Prior Public Hearings**

The project was initially reviewed by the Planning and Housing Commission at its meeting on February 21, 2023. The Commission raised concerns regarding the drive-through design, which originally featured a single drive-through lane with a total stacking capacity for 14 vehicles (Exhibit 5). The Commission also raised concerns regarding the number of parking spaces removed for the project, the drive-through design creating on-site congestion within the parking lot drive aisles, and whether alternative drive-through site designs were considered to address queueing concerns. As such, the Commission continued the public hearing to March 20, 2023, and subsequently to April 10, 2023, to allow more time for the applicant and staff to evaluate the concerns.

At the April 10, 2023 public hearing, staff presented to the Commission four "alternative site designs" provided by the applicant. Each alternative design was discussed, and the challenges and shortcomings were highlighted in comparison to the original proposal. The Commission again expressed concerns regarding the original proposal's queuing at the single drive-through lane and the potential impact to the on-site circulation. The Commission inquired about preserving the first drive-aisle located immediately to the south of the Starbucks pad, and suggested that the applicant consider a layout similar to the Starbucks design in the City of Grand Terrace, which has dual drive-through lanes with a total stacking capacity for 17 vehicles. At the applicant's request, the Commission continued the project to the public hearing on April 24, 2023, and subsequently to May 8, 2023, to give the applicant time to address the concerns.

### **Revised Site Plan**

In response to the Commission's concerns, the applicant revised the site plan to include dual drive-through lanes that have a total stacking capacity for 18 vehicles (Exhibit 6). The new dual lane design emulates the layout of the Starbucks site design in the City of Grand Terrace. The new design provides stacking space for 4 additional vehicles in the drive-through lane when compared to the original site design.

In order to accommodate the dual drive-through lanes, changes had to be made to the project site. First, the bioretention basin that was originally proposed on the east side of the building to manage and treat onsite drainage was removed in order to accommodate the dual lanes. The applicant is

now proposing to use pervious pavement in various locations within the project site to manage and treat onsite drainage. These areas, which are highlighted in the color "green" in Exhibit 8, include the drive-through lanes and portions of the parking lots located to the northwest and south of the Starbucks building. Second, two (2) parking spaces from the original site plan had to be removed in order to accommodate the dual entrance, which reduces the number of surplus parking spaces from 7 to 5. Because of the surplus, the site still complies with the City's parking requirements, as shown in the updated Parking Table in Exhibit 9. Parking is discussed in detail under the "Parking" section of this report.

The City does not use shared parking analysis to determine parking requirements for projects that are less than 20 acres in size, and therefore the required parking is determined solely on whether the minimum number of spaces for each tenant are provided. However, parking counts conducted to identify existing utilization of a center can help the Commission understand whether a particular use would impact an existing shopping center, as a survey of existing conditions can help illustrate the needs of existing businesses. Therefore, for the Commission's consideration, attached to this report are parking counts conducted by AimTD in October 2021, which was commissioned by the applicant's traffic engineer, Linscott Law and Greenspan (LLG). LLG also conducted additional counts in April 2023, which were done to reassess/update the peak hour demand identified in the 2021 survey (Exhibit 21).

Per the applicant, the preservation of the existing parking lot drive-aisle located immediately south of the Starbucks pad was evaluated. However, keeping the additional drive-aisle would reduce the area available for the drive-through lane, making it infeasible to provide the longer stacking/queue depth requested by the Commission. Also, keeping the additional drive-aisle could create conflicting movements with the main site access drive aisle, as well as with vehicles wanting to access the drive-through lane. Furthermore, the property owner has expressed concern with keeping the first drive-aisle, regardless of the proposed Starbucks project, because drivers frequently utilize it to avoid the speed bumps located on the main drive-aisle, which were installed to reduce vehicle speed and discourage cut through traffic by drivers wishing to avoid traffic on Green River Road.

Staff believes that the updated dual lane site design addresses most of the Commission's concerns and accommodates the operational needs of Starbucks. The dual lane design increases the drive-through stacking by 4 vehicles (18 total), and compared to the original design. The design would have the ability to accommodate all vehicles based on projected during peak hours. And should there be a demand greater than that forecasted, the site is capable of supporting vehicles beyond the drive-through entry without impacting public streets. And finally, the updated design has a minimal reduction in parking, such that it maintains conformance with the City's parking requirements.

## **PROJECT DESCRIPTION**

CUP2021-0004 is an application to construct a 966-square-foot drive-through and walk-up coffee shop for Starbucks, within an existing commercial center located at the southeast corner of Green River Road and Dominguez Ranch Road. The project site is zoned NCD (Neighborhood Commercial District) by the Sierra Del Oro Specific Plan. The NCD zone requires conditional use permit (CUP) approval for drive-through restaurants.

## **Overall Site Plan**

The project site is located on the northern portion of the commercial center, adjacent to Green River Road. The southernmost portion of the commercial center contains the center's main building with in-line tenants. To the east of the project site is an office park consisting of 11 office buildings, and to the west is a drive-through restaurant, and a gasoline service station with a convenience store.

The existing Green River Promenade development is comprised of three components, including a retail shopping center, office park, and an adult daycare (east of the office park). All of these uses share three driveways along Green River Road, and one driveway on Dominguez Ranch Road. The proposed project will be accessible from any of the shared driveways.

The shopping center has a common parking lot area that is centrally located to serve the center's in-line tenants and restaurant pads.

Note that the Overall Site Plan in Exhibit 3 depicts the original site design featuring a single drive-through lane. The Conditions of Approval in Exhibit 4 require the applicant to update the site plan to reflect the latest revised site design with the dual drive-through lanes for plan check submittal.

## **Site Plan**

The proposed Starbucks building is set back approximately 36 feet from the center's property line at Green River Road, which exceeds the Specific Plan's 10-foot setback requirement. The pad is elevated approximately 12 feet higher than Green River's roadway, and the existing sloped setback is fully landscaped.

The coffee shop will provide drive-through and walk-up services. There is no interior or outdoor seating proposed. The drive-through lane entrance is located on the south side of the building. The lane circulates along the east and north sides of the building and exits into the center's parking lot. The order board and pick-up window are located on the east and north sides of the building, respectively. The drive-through lane has a total vehicle stacking capacity for 18 vehicles from the drive-through window. The lane accommodates 11 vehicles after the menu board with the dual lane design, which meets the Code's minimum stacking requirement for drive-through establishments.

The walk-up window is located on the south side of the building, opposite of the drive-through window. Customers can walk up to a coffee shop window to order or pick-up drinks, pastries, and prepackaged food items.

The applicant is proposing to construct a new trash enclosure in the parking lot, to the west of the coffee shop building. The trash enclosure will be constructed of cement block and plastered to match the color and finish of the Starbucks building. The enclosure will also be topped with a solid metal roof, and the opening above the block wall will be secured with a flat wire mesh (Exhibit 18).

The Green River Promenade currently has 476 striped parking spaces. Starbucks' new dual lane

design will remove 40 parking spaces and replace 21, resulting in a net loss of 19 parking spaces (a total of 457 spaces will be provided). Two of the 21 replacement parking spaces are located behind the building at 4300 Green River. The project as currently proposed will comply with the parking requirements required by the Corona Municipal Code, which includes a minimum of 452 parking spaces. Parking is discussed in detail under the "Parking" section of this report.

### **Floor Plan and Operations**

Per the applicant's floor plan, the building will house an employee restroom, workroom area, and backbar. The workroom area consists of freezers, an employee rest area, a manager's desk, refrigerators, and shelving racks. The backbar is the kitchen area, which includes the coffee machines, cash registers, and all other necessities required to serve coffee customers. The floor plan is a standard Starbucks configuration for their small quick-serve restaurants, and is attached as Exhibit 14 for reference.

### **Architecture**

The applicant is proposing a building design that maintains Starbucks' familiar "look" and functional elements, and is compatible with the shopping center's existing architecture, which consists of beige stucco walls, flat rooflines and tower elements covered with "S-shaped" roof tiles.

The proposed Starbucks building has beige colored stucco walls on all four sides, and is accented with brownish colored stone veneer on the north and west elevations. The roofline is comprised of parapet walls with varying heights, which add visual interest to the upper portion of the building. The parapet walls also screen rooftop mechanical equipment. Metal awnings are provided over the drive-through and walk-up windows, which are intended to accentuate the windows and shield customers from inclement weather. Light fixtures are mounted on the north and south elevations to provide illumination at the drive-through and walk-up windows. The elevation plans and material board are attached as Exhibits 15 and 16. Photographs of the commercial center and office park are attached as Exhibit 17.

Project signage is conceptually shown on the exterior of the building and consists of green colored directional signs and simple Starbucks logo signs. Signage will be required to comply with the signage requirements per the Sierra Del Oro Specific Plan and will be reviewed in detail by the Planning staff at the time of permit issuance.

### **Landscaping**

The project site will be landscaped as shown in Exhibit 19. A mixture of shrubs and trees are proposed within the project site. Deciduous and evergreen trees will be placed along the drive-through lane, which will create interest and soften the view of the proposed building. The plan also includes three-foot high shrubs along the outer edge of the drive-through lane, which will minimize headlights of vehicles in the drive-through from shining into Green River Road. All new landscape plant materials proposed for the project site are required to be California-friendly. There are existing mature palm trees and various flowering shrubs located adjacent to the site's north and east

perimeters, which will remain in place.

Although the landscape plan still depicts the original site design, the Conditions of Approval (Exhibit 4) require the applicant to update the landscape plan to reflect the updated site design with the dual drive-through lanes at time of plan check submittal.

### **Parking**

The coffee shop's parking requirement is based on the parking ratios that were in effect at the time the commercial center was entitled (1991) and as allowed by the Corona Municipal Code. The established 1991 parking ratios for the center are as follows:

- General Retail and Office: 1 space per 375 square feet of floor area.
- Restaurants and Eating Establishments: 1 space per 125 square feet of floor area.

Because Starbucks is not technically a restaurant with dine-in services, and only provides to-go services, staff applied the retail parking ratio of 1:375, which requires three parking spaces for the project. Using the retail parking ratio for this Starbucks model is consistent with other food services that provide "grab and go" items, like a donut shop. Staff prepared an updated parking analysis for the center based on existing uses and the proposed project. The center requires 452 parking spaces, and 457 parking spaces will be provided after the construction of Starbucks. The updated parking table is provided as Exhibit 9.

### **Traffic Impact Analysis**

A Traffic Impact Assessment (TIA) was prepared by Linscott Law & Greenspan (LL&G) Engineers (November 11, 2021) for the project and reviewed by the Public Works Department's Traffic Division. The TIA outlines the potential traffic impacts the proposed project is anticipated to contribute to the surrounding transportation system. The assessment provides analysis related to the traffic generation forecast, site access, and queuing for the proposed coffee shop.

#### *Traffic Generation Forecast:*

The proposed coffee shop is anticipated to generate 213 daily trips, with approximately 81 trips in the AM peak hour and 20 trips in the PM peak hour. Per the project traffic engineer, LL&G, the project's anticipated daily trip generation during the AM and PM peak hours is not anticipated to significantly impact the surrounding transportation system.

#### *Site Access Analysis:*

The TIA analyzed the three (3) existing entrances on Green River Road and Dominguez Ranch Road during AM and PM peak hours.

- Driveway 1 at Green River Road
- Driveway 2 at Green River Road
- Driveway 3 at Dominguez Ranch Road

All three (3) driveways are expected to operate at “buildout” at a Level of Service (LOS) of C or better during the AM and PM peak hours. An evaluation at buildout is based on an assumption of traffic volumes when the center is fully constructed, leased and operational. As it relates to LOS, the City’s General Plan considers a LOS D and better as acceptable. For reference, LOS is measured on a scale of A to F, with A being the best (unrestricted low) and F as the worst (traffic jam).

*Queuing Analysis:*

The queuing at three existing Starbucks were analyzed to help determine the project’s anticipated queueing capacity. Two of the locations are in Corona (4718 Green River Road and 480 N. Main Street), and one is in the City of Orange (1630 E. Chapman Avenue). In terms of queuing, the City of Orange location is most similar to the proposed project, in that it provides only drive-through and walk-up services. The Orange location is located at an intersection of two arterial roadways, not far from SR-55 and SR-22 freeways.

The queuing surveys were conducted on a Thursday, which represents a typical weekday, and on a Saturday, which represents a typical weekend day. The analysis indicated the following:

Weekday (Thursday: 6:00 a.m. to 9:00 a.m., 11:00 a.m. to 1:00 p.m., and 4:00 p.m. to 6:00 p.m.)

- On average, a queue of 7 vehicles in the drive-through lane can be expected during the morning, midday, and evening peak periods;
- 85 percent of the drive-through customers will wait in a line no longer than 12 vehicles; and
- 95 percent of the drive-through customers will wait in a line no longer than 14 vehicles.

Weekend (Saturday: 7:00 a.m. to 9:00 a.m. & 11:00 a.m. to 1:00 p.m.)

- On average, a queue of 9 vehicles in the drive-through lane can be expected during the morning, midday, and evening peak periods;
- 85 percent of the drive-through customers will wait in a line no longer than 14 vehicles; and
- 95 percent of the drive-through customers will wait in a line no longer than 17 vehicles.

According to the queuing analysis, it is anticipated that 95 percent of the project’s drive-through customers will wait in line of 17 vehicles or less. The TIA notes that “the 85<sup>th</sup>” percentile queue is generally the industry standard utilized when designing the length of a drive-through lane. As the revised site plan accommodates an 18-vehicle stacking capacity at the drive-through, this latest design provides enough stacking capacity to meet the expected demand of the drive-through customers.

In the event that vehicles overflow into the parking lot during peak times, LL&G recommends that Starbucks employees place cones at the south end of the parking lot’s drive aisle, and direct vehicles to access the drive-through lane from the north. This would mitigate any potential impacts at the site’s main drive aisle, which accommodates the commercial center’s through-traffic. The recommended on-site traffic management plan is shown in Exhibit 20. The City Traffic Engineer has reviewed and approved the on-site traffic management plan.

**ENVIRONMENTAL ANALYSIS**

Per Section 15303(c) of the State Guidelines for the California Environmental Quality Act (CEQA) and Section 3.27 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 3 categorical exemption (New Construction or Conversion of Small Structures), as the project consists of a new 966-square-foot coffee shop with drive-through and walk-up services only (no indoor or outdoor seating), within an existing commercial center. The Notice of Exemption is attached as Exhibit 22.

**FISCAL IMPACT**

The applicant has paid the applicable application processing fees for the conditional use permit.

**PUBLIC NOTICE AND COMMENTS**

Prior to the February 6, 2023, Planning and Housing Commission meeting, a 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, advertised in the Sentinel Weekly News, and posted at the project site. Re-noticing of the project was not required because the Commission has continued the proposals to specific dates.

The Planning and Development Department previously received one phone call in support of the project from the business One Stop Liquor, and one email correspondence in support of the project from the business West Corona Dentistry (Exhibit 11). Both businesses are tenants within the shopping center.

As of the preparation of this updated staff report, the Planning and Development Department has received a signed petition (Exhibit 12) in support of the proposal from members of the public and tenants within the center supporting; and an email opposing the project from a person asking to remain anonymous (Exhibit 13).

**STAFF ANALYSIS**

The project site has been vacant since the commercial center was constructed in the early 1990s. Development of the proposed project would complete the center as originally intended under the 1991 precise plan. The design of the project complies with the development standards in the Sierra Del Oro Specific Plan for commercial developments and meets the development standards established for drive-through establishments under Section 17.33.110 in the Corona Municipal Code.

The design of the building utilizes colors and materials that are compatible with the adjacent commercial buildings and nearby office park. The landscape proposed for the project will further enhance the site and surrounding area. The project site has adequate vehicular access from the shared driveways located within the commercial center, and the traffic generated by the drive-through service is expected to be minimal. The site is an infill property with infrastructure already in place to adequately serve the project.

The drive-through activities associated with the project are not anticipated to create any noise or glare issues for the nearest residential uses, as they are situated on a hillside to the south of the commercial center, and the existing building serves as a buffer for the project. There will also be three-foot high shrubs placed between the drive-through lane and Green River Road to mitigate



headlight glare from the drive-through lane.

CUP2021-0004 is consistent with General Plan Policies LU-1.1 and LU-1.2 because it supports the diverse needs of Corona's residents by accommodating a use that will help sustain Corona as a cohesive, distinct, and self-sustaining community, and minimize the need for Corona's residents to travel to surrounding communities for services and employment.

The Planning & Development Department recommends approval of CUP2021-0004, based on the findings listed below and staff's recommended conditions of approval (Exhibit 4).

### **FINDINGS OF APPROVAL FOR CUP2021-0004**

1. The City of Corona has determined that this project is exempted from the California Environmental Quality Act (CEQA) pursuant Section 15303(c) of the State Guidelines for Implementing CEQA and Section 3.27 of the City's Local CEQA Guidelines, because the project qualifies as a Class 3 categorical exemption (New Construction and Small Conversions). The proposed project consists of a new 966-square-foot coffee shop with drive-through and walk-up services only (no indoor or outdoor seating), within an existing commercial center.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2021-0004 for the following reasons:
  - a. *The proposed use will not be detrimental to the public health, safety, convenience, and general welfare and is in harmony with the goals and policies of the City's General Plan, as the proposal supports the diverse needs of Corona's residents. The proposed project meets or exceeds the development standards of the Corona Municipal Code and the Sierra Del Oro Specific Plan for the Neighborhood Commercial District in terms of setbacks, building height limitation, parking, landscaping, and overall site design. The project also meets the city's established development standards in the Corona Municipal Code for drive-through establishments. Furthermore, the project has adequate vehicular access from Green River Road and Dominguez Ranch Road from established driveways into the commercial center.*
  - b. *The proposed use would not be detrimental to other existing and permitted uses in the general area because the project site is located within an existing and fully improved commercial center and is capable of accommodating the proposed coffee shop with walk-up and drive-through services. The project also has adequate vehicular access from the adjacent streets which are fully improved and capable of handling the traffic associated with the use.*
  - c. *The project is subject to the Conditions of Approval attached as Exhibit 4, which are necessary and desirable for the purpose of protecting public health, safety, convenience, and general welfare of the public, in accordance with the intent and purpose of the City's zoning regulations.*

3. The proposal is consistent with the General Plan for the following reasons:
- a. CUP2021-0004 is consistent with the project site's General Plan land use designation of General Commercial.*
  - b. The proposed project is consistent with General Plan Policies LU-1.1 and LU-1.2 because it supports the diverse needs of Corona's residents by accommodating a use that will help sustain Corona as a cohesive, distinct, and self-sustaining community, and minimize the need for Corona's residents to travel to surrounding communities for services and employment.*
4. The proposal is consistent with Neighborhood Commercial District designation of the Sierra Del Oro Specific Plan (SP85-02) for the following reasons:
- a. The proposed use complies with the Neighborhood Commercial District designation of the Sierra Del Oro Specific Plan as coffee shops with drive-through services are permitted by a conditional use permit.*
  - b. The proposed use complies with the development standards of the Sierra Del Oro Specific Plan, with respect to setbacks, minimum parking requirements and access, as demonstrated by the project plans attached to CUP2021-0004.*

**PREPARED BY:** RAFAEL TORRES, ASSISTANT PLANNER

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

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

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

**EXHIBITS**

1. Resolution No. 2605
2. Aerial and Locational Map
3. Overall Site Plan of Commercial Center
4. Conditions of Approval
5. Original Site Plan - February 21, 2023 P&H Meeting
6. Revised Site Plan (Dual Drive-through Lanes) - May 8, 2023 P&H Meeting
7. Letter from Bickel Group Architecture addressing Commission's concerns, dated April 20, 2023
8. Pervious Pavement Plan
9. Updated Parking Analysis Table
10. Letter from Capital Investment Network (property center manager)
11. Email Correspondence Supporting the project
12. Petition Supporting the project

13. Email Correspondence Opposing the project
14. Floor Plan
15. Colored Elevations
16. Material Board
17. Site Photos
18. Trash Enclosure
19. Conceptual Landscape Plan
20. Traffic Management Plan, from Linscott Law and Greenspan
21. Parking Surveys
22. Environmental Documentation

Case Planner: Rafael Torres (951) 736-2262



**RESOLUTION NO. 2605**

**APPLICATION NUMBER: CUP2021-0004**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT APPLICATION FOR A DRIVE-THROUGH AND WALK-UP WINDOW COFFEE SHOP (STARBUCKS) WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT THE SOUTHEAST CORNER OF GREEN RIVER ROAD AND DOMINGUEZ RANCH ROAD IN THE NEIGHBORHOOD COMMERCIAL DISTRICT OF THE SIERRA DEL ORO SPECIFIC PLAN. (APPLICANT: JESSICA STEINER OF BICKEL GROUP ARCHITECTURE)**

**WHEREAS**, the application to the City of Corona, California, for a Conditional Use Permit under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for a Conditional Use Permit application for a drive-through and walk-up window coffee shop (Starbucks) within an existing commercial center located at the southeast corner of Green River Road and Dominguez Ranch Road in the Neighborhood Commercial District of the Sierra Del Oro Specific Plan; and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for CUP2021-0004 on February 6, 2023 and continued the application to February 21, 2023; and

**WHEREAS**, the Planning and Housing Commission held a public hearing on February 21, 2023, and continued the public hearing for CUP2021-0004 to March 20, 2023; and

**WHEREAS**, the Planning and Housing Commission held a public hearing on March 20, 2023, and continued the public hearing for CUP2021-0004 to April 10, 2023; and

**WHEREAS**, the Planning and Housing Commission held a public hearing on April 10, 2023, and continued the public hearing for CUP 2021-0004 to April 24, 2023; and

**EXHIBIT 1**

**WHEREAS**, the Planning and Housing Commission held a public hearing on April 24, 2023, and continued the public hearing for CUP2021-0004 to May 8, 2023; and

**WHEREAS**, the Planning and Housing Commission held a public hearing for CUP2021-0004 on May 8, 2023; and

**WHEREAS**, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15303(c) of the State Guidelines for the California Environmental Quality Act (CEQA) and Section 3.27 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 3 categorical exemption (New Construction or Conversion of Small Structures), as the project consists of a new 966-square-foot coffee shop with drive-through and walk-up services only (no indoor or outdoor seating), within an existing commercial center; and

**WHEREAS**, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Conditional Use Permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2021-0004, based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission based its recommendation to approve the CUP2021-0004 on certain conditions of approval and the findings set forth below.

**NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1. CEQA Findings.** As the decision-making body for this CUP2021-0004, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as an exemption under CEQA per Section 15303(c) of the State Guidelines, and Section 3.27 of the City of Corona adopted Local Guidelines for implementing CEQA. There is no evidence presented to the City that the project will have any significant effects on the environment.

**SECTION 2. Conditional Use Permit Findings.** Pursuant to Corona Municipal Code ("CMC") section 17.92.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

1. The City of Corona has determined that this project is exempted from the California Environmental Quality Act (CEQA) pursuant Section 15303(c) of the State Guidelines for Implementing CEQA and Section 3.27 of the City's Local CEQA Guidelines, because the project qualifies as a Class 3 categorical exemption (New Construction and Small Conversions). The proposed project consists of a new 966-square-foot coffee shop with drive-through and walk-up services only (no indoor or outdoor seating), within an existing commercial center.

2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2021-0004 for the following reasons:
  - a. *The proposed use will not be detrimental to the public health, safety, convenience, and general welfare and is in harmony with the goals and policies of the City's General Plan, as the proposal supports the diverse needs of Corona's residents. The proposed project meets or exceeds the development standards of the Corona Municipal Code and the Sierra Del Oro Specific Plan for the Neighborhood Commercial District in terms of setbacks, building height limitation, parking, landscaping, and overall site design. The project also meets the city's established development standards in the Corona Municipal Code for drive-through establishments. Furthermore, the project has adequate vehicular access from Green River Road and Dominguez Ranch Road from established driveways into the commercial center.*
  - b. *The proposed use would not be detrimental to other existing and permitted uses in the general area because the project site is located within an existing and fully improved commercial center and is capable of accommodating the proposed coffee shop with walk-up and drive-through services. The project also has adequate vehicular access from the adjacent streets which are fully improved and capable of handling the traffic associated with the use.*
  - c. *The project is subject to the Conditions of Approval attached as Exhibit 4, which are necessary and desirable for the purpose of protecting public health, safety, convenience, and general welfare of the public, in accordance with the intent and purpose of the City's zoning regulations.*
3. The proposal is consistent with the General Plan for the following reasons:
  - a. *CUP2021-0004 is consistent with the project site's General Plan land use designation of General Commercial.*
  - b. *The proposed project is consistent with General Plan Policies LU-1.1 and LU-1.2 because it supports the diverse needs of Corona's residents by accommodating a use that will help sustain Corona as a cohesive, distinct, and self-sustaining community, and minimize the need for Corona's residents to travel to surrounding communities for services and employment.*
4. The proposal is consistent with Neighborhood Commercial District designation of the Sierra Del Oro Specific Plan (SP85-02) for the following reasons:
  - a. *The proposed use complies with the Neighborhood Commercial District designation of the Sierra Del Oro Specific Plan as coffee shops with drive-through services are permitted by a conditional use permit.*

- b. The proposed use complies with the development standards of the Sierra Del Oro Specific Plan, with respect to setbacks, minimum parking requirements and access, as demonstrated by the project plans attached to CUP2021-0004.*

**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Conditional Use Permit.

Adopted this 8<sup>th</sup> day of May, 2023.



Craig Siqueland, Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**



Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 8<sup>th</sup> day of May, 2023, and was duly passed and adopted by the following vote, to wit:

**AYES:** Siqueland, Sherman, Alexander, & Woody

**NOES:** None

**ABSENT:** None

**ABSTAINED:** None



Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California



# AERIAL & LOCATIONAL MAP



CUP2021-0004  
4300 Green River Road



**EXHIBIT 2**





# Project Conditions

## City of Corona

**Project Number: CUP2021-0004**

Description: **New Starbucks Coffee Shop - Walk-up and Drive Through only**

Applied: **12/20/2021**      Approved:

Site Address: **SEC GREEN RIVER RD & DOMINGUEZ RANCH ROAD ,**

Closed:                      Expired:

Status: **COMPLETE**

Applicant: **JESSICA STEINER**

Parent Project: **DPR2021-0010**

**3600 BIRCH STREET, SUITE 120 NEWPORT BEACH CA, 92660**

Details: **Conditional Use Permit for a new drive-through and walk-up 966 square foot coffee shop (Starbucks) at the SEC of Green River Road and Dominguez Ranch Road.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
<ol style="list-style-type: none"> <li>1. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.</li> <li>2. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.</li> <li>3. Roofing material shall be Class A.</li> <li>4. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.</li> <li>5. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Planning and Development Department, Development Services Division. Landscape plans shall be approved prior to the issuance of any Building Permits.</li> <li>6. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.</li> <li>7. Building permits are required prior to construction of all fences, walls, signs, trash enclosures, site lighting, etc.</li> <li>8. Comply with the Corona burglary ordinance contained in Corona Municipal Code 15.52.</li> <li>9. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</li> <li>10. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.</li> <li>11. Provide accessible parking calculations indicating the required number of accessible spaces including van spaces.</li> <li>12. Provide the minimum number of EV, clean air, and carpool/vanpool parking spaces; minimum shade trees, bicycle parking and other site facilities as required by the California Green Building Standards Code.</li> <li>13. An approved Construction Waste Management Plan and Recycling Worksheets shall be kept on site and maintained by the applicant, and made available for inspection by City representatives at all times in accordance with the California Green Building Standards Code. Documentation which demonstrates compliance with the minimum recycling of waste materials required by CAL Green shall be provided to the building inspector prior to issuance of Certificate of Occupancy or Final Approval.</li> <li>14. Trash and recycling enclosures shall be accessible per CBC chapter 11B and meet Public Works Department minimum dimensions for the City's waste hauler. Provide enlarged plans and details for construction of trash/recycling enclosures.</li> </ol>	



# Project Conditions

## City of Corona

<b>BUILDING</b>	<ol style="list-style-type: none"> <li>15. All fees, including but not limited to, occupancy fees, property development tax, and school fees must be paid in full prior to issuance of building permits. Any development impact fees that apply to the project must be paid in full prior to NIC or CofO issuance.</li> <li>16. Plans shall be designed to, and all work shall conform to, the 2022 California Building Standards Code including local amendments. Permit shall be issued prior to construction and made available on site at all times.</li> <li>17. In order to submit building plans for plan review, a permanent or temporary address must be issued for the project by the Public Works Department. Please apply for the address at least 3 weeks prior to submittal to allow for processing.</li> <li>18. Provide accessible path of travel from the public right of way.</li> </ol>
<b>FIRE</b>	<b>Cindi Schmitz</b>
	<ol style="list-style-type: none"> <li>1. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction.</li> <li>2. A Knox Box shall be provided for this business. To apply for a Knox product visit <a href="https://www.knoxbox.com/">https://www.knoxbox.com/</a></li> <li>3. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures.</li> <li>4. Fire hydrants are to be spaced a maximum 250 feet apart.</li> <li>5. Provide Class A roofing material on all structures per the Corona Municipal Code.</li> <li>6. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness.</li> <li>7. Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet.</li> </ol>
<b>PLANNING</b>	
	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>



# Project Conditions

## City of Corona

### PLANNING

3. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this conditional use permit within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed.
4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.
5. The tenant shall implement the traffic management plan that is attached as Exhibit 20 to mitigate congestion and stacking spillover into the main shopping center drive aisle and the adjacent driveway on Green River Road.
6. All signage shall be constructed in accordance with the NCD (Neighborhood Commercial District) designation of the Sierra Del Oro Specific Plan (SP85-02) and Chapter 17.74 of the Corona Municipal Code requirements.
7. Separate landscape plans shall be submitted to the Building Division for plancheck. At time of submittal, the developer shall also submit a landscape deposit in the amount of \$2,500 to the Planning Division for plancheck and inspection services related to the landscaping which will be provided by a landscape consultant. Any money left remaining from this deposit at the completion of the project will be reimbursed to the developer. Note that this deposit is separate from the Building Division's landscape plancheck submittal fee.
8. This project site is subject to Riverside County's MSHCP fee for commercial development and is payable at the time building permits are issued.
9. Screen shrubs shall be installed along the north and east exterior perimeters of the drive-through lane for headlight buffering purposes. The shrubs shall be a minimum of 36-inches in height at time of installation.
10. Prior to issuance of a Certificate of Occupancy, the project's on-site landscaping and irrigation shall be installed according to the project's approved landscape plans.
11. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit 4), as well as be in substantial conformance with the respective application materials presented before the Planning and Housing Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.
12. The exterior materials and colors of the trash enclosure structure, including cover, shall match the exterior materials and colors of the coffee shop building.
13. A sign permit shall be obtained from the Planning and Building divisions prior to the installation of any signs.
14. The applicant shall provide landscaping on the west and east sides of the building, as depicted on the applicant's site plan and conceptual landscape plan. The landscaping shall be shown on the landscape plans for plan check submittal.
15. The conditional use permit (CUP) is only associated with the approval of a walk-up and drive-through only coffee shop. Any future outdoor seating area will require the applicant to submit a CUP modification application to the Planning Division for review.
16. The project shall comply with the measures listed on the Joint Project Review (JPR 22-11-09-01) approval letter, dated January 26, 2023, issued by the Western Riverside County Regional Conservation Authority. These include the measures identified under Section 6.1.4 Urban/Wildlife Interface Guidelines and Appendix C.
17. For plan check, the applicant shall revise the overall site plan to include the redesigned dual drive-through lane for Starbucks with the removal of the two (2) additional parking spaces, accommodating the dual drive-through lane, and the parking table attached to the staff report as Exhibit 9.  
  
Also, the overall site plan shall accurately reflect the replacement of two (2) cross-hatched parking spaces located behind the building at 4300 Green River Road and the existing parking spaces that are striped on all four sites (gas station, commercial retail site, office park, and adult daycare) after the construction of Starbucks.
18. For plan check, the applicant shall revise the landscaping plans to reflect the redesigned dual drive-through lane and the removal of the bio-retention basin as originally proposed.



# Project Conditions

## City of Corona

### PUBLIC WORKS

1. The Planning and Development Department, Public Works Department, and the Utilities Department Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Planning and Development Department, Development Services Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.
2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property.
4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
5. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.
6. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
7. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
8. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following: a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.  
  
(b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.  
  
(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
9. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
  - a) Cap existing 4" sewer lateral at the main and install 6" sewer lateral.
  - b) Cap existing 2" domestic water lateral at the main and install new 2" domestic water lateral.
  - c) Install dedicated landscape service and meter.
10. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
11. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
12. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.
13. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.



# Project Conditions

## City of Corona

### PUBLIC WORKS

14. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the property boundary.
15. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
16. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
17. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
18. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
19. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
20. Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP
21. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
22. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
23. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
24. Prior to approval of any improvement plans, the applicant shall submit a site-specific hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on-site.
25. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
26. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
27. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.
28. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Utilities Department Directors.

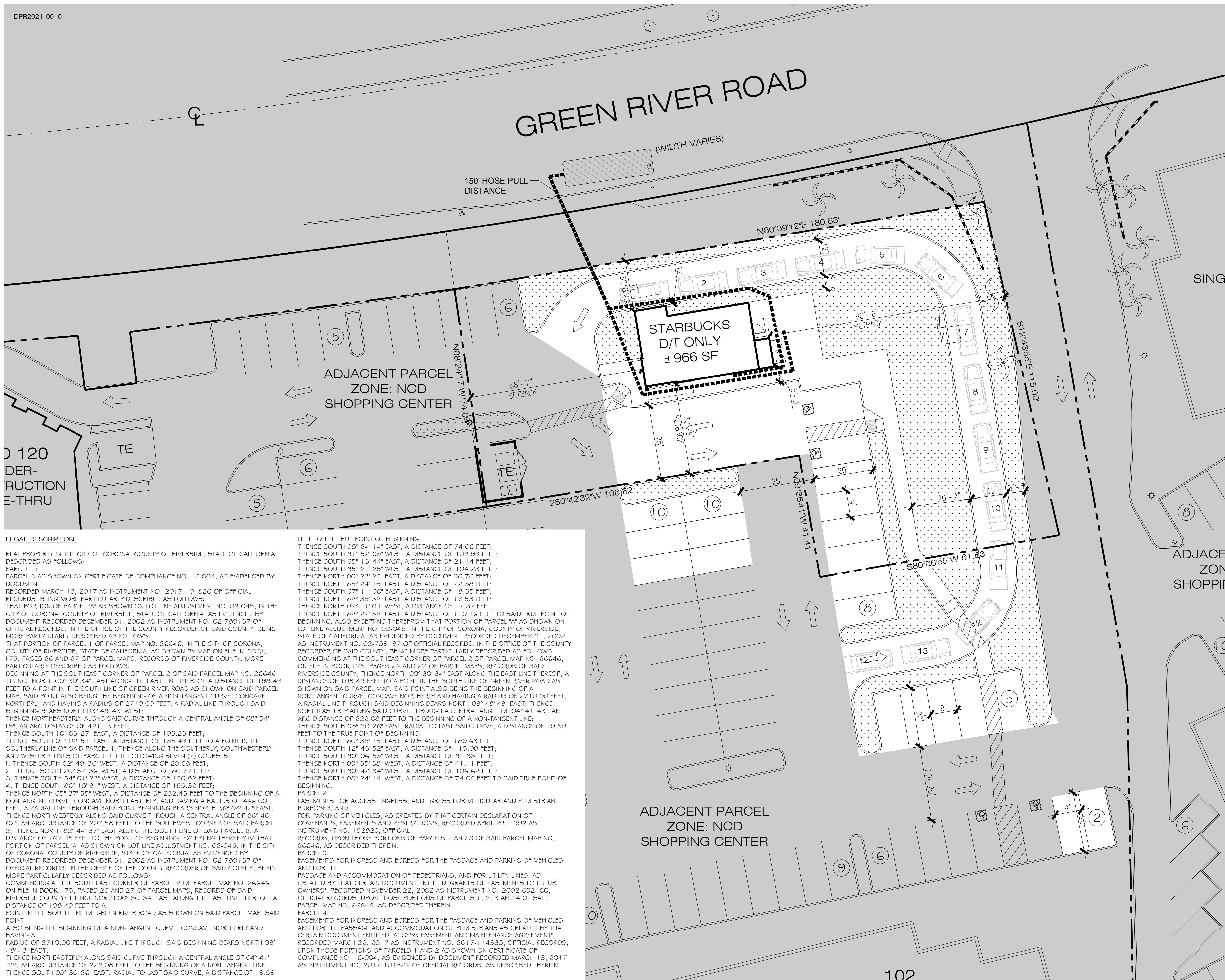


# Project Conditions

## City of Corona

PUBLIC WORKS	
<p>29. Prior to issuance of any building permits, as required by the building code, fire code, and city municipal code, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.</p> <p>30. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.</p> <p>31. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.</p> <p>32. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>33. The applicant shall dedicate easements for all public water and sewer facilities needed to serve the project in accordance with the Utilities Department standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility unless otherwise approved by the Department. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Utilities Director. Structures and trees shall not be constructed or installed within a public utility easement. All excess easements shall be vacated unless otherwise approved by the Department.</p> <p>34. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>35. Reclaimed water shall be used for any construction activity unless otherwise approved by the Utilities Department. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.</p>	





**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:  
 PARCEL 3 AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. 16-004, AS EVIDENCED BY DOCUMENT RECORDED MARCH 13, 2017 AS INSTRUMENT NO. 2017-101826 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THAT PORTION OF PARCEL 'A' AS SHOWN ON LOT LINE ADJUSTMENT NO. 02-045, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 31, 2002 AS INSTRUMENT NO. 02-789137 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 26646, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 175, PAGES 26 AND 27 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 26646; THENCE NORTH 00° 30' 34" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 198.49 FEET TO A POINT IN THE SOUTH LINE OF GREEN RIVER ROAD AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 271.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING BEARS NORTH 03° 48' 43" WEST;  
 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 54' 15", AN ARC DISTANCE OF 421.15 FEET;  
 THENCE SOUTH 10° 03' 27" EAST, A DISTANCE OF 193.23 FEET;  
 THENCE SOUTH 01° 02' 51" EAST, A DISTANCE OF 185.49 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE ALONG THE SOUTHERLY, SOUTHWESTERLY AND WESTERLY LINES OF PARCEL 1 THE FOLLOWING SEVEN (7) COURSES:  
 1. THENCE SOUTH 62° 49' 36" WEST, A DISTANCE OF 20.68 FEET;  
 2. THENCE SOUTH 20° 57' 36" WEST, A DISTANCE OF 80.77 FEET;  
 3. THENCE SOUTH 54° 01' 23" WEST, A DISTANCE OF 166.82 FEET;  
 4. THENCE SOUTH 86° 18' 31" WEST, A DISTANCE OF 155.32 FEET;  
 THENCE NORTH 65° 37' 55" WEST, A DISTANCE OF 232.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 446.00 FEET, A RADIAL LINE THROUGH SAID POINT BEGINNING BEARS NORTH 56° 04' 42" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 40' 02", AN ARC DISTANCE OF 207.58 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 62° 44' 37" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 167.45 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF PARCEL 'A' AS SHOWN ON LOT LINE ADJUSTMENT NO. 02-045, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 31, 2002 AS INSTRUMENT NO. 02-789137 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARCEL MAP NO. 26646, ON FILE IN BOOK 175, PAGES 26 AND 27 OF PARCEL MAPS, RECORDS OF SAID RIVERSIDE COUNTY; THENCE NORTH 00° 30' 34" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 198.49 FEET TO A POINT IN THE SOUTH LINE OF GREEN RIVER ROAD AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 271.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING BEARS NORTH 03° 48' 43" WEST;  
 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 41' 43", AN ARC DISTANCE OF 222.08 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE SOUTH 08° 30' 26" EAST, RADIAL TO LAST SAID CURVE, A DISTANCE OF 19.59 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL 2:  
 EASEMENTS FOR ACCESS, INGRESS, AND EGRESS FOR VEHICULAR AND PEDESTRIAN PURPOSES, AND FOR PARKING OF VEHICLES, AS CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, RECORDED APRIL 29, 1992 AS INSTRUMENT NO. 152820, OFFICIAL RECORDS, UPON THOSE PORTIONS OF PARCELS 1 AND 3 OF SAID PARCEL MAP NO. 26646, AS DESCRIBED THEREIN.

PARCEL 3:  
 EASEMENTS FOR INGRESS AND EGRESS FOR THE PASSAGE AND PARKING OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS, AND FOR UTILITY LINES, AS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "GRANTS OF EASEMENTS TO FUTURE OWNERS", RECORDED NOVEMBER 22, 2002 AS INSTRUMENT NO. 2002-692460, OFFICIAL RECORDS, UPON THOSE PORTIONS OF PARCELS 1, 2, 3 AND 4 OF SAID PARCEL MAP NO. 26646, AS DESCRIBED THEREIN.

PARCEL 4:  
 EASEMENTS FOR INGRESS AND EGRESS FOR THE PASSAGE AND PARKING OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "ACCESS EASEMENT AND MAINTENANCE AGREEMENT", RECORDED MARCH 22, 2017 AS INSTRUMENT NO. 2017-114338, OFFICIAL RECORDS, UPON THOSE PORTIONS OF PARCELS 1 AND 2 AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. 16-004, AS EVIDENCED BY DOCUMENT RECORDED MARCH 13, 2017 AS INSTRUMENT NO. 2017-101826 OF OFFICIAL RECORDS, AS DESCRIBED THEREIN.

**DEVELOPERS:**

CHARLES LEVINE / RICHARD GEBELE  
GREEN RIVER COFFEE COMPANY, LLC  
2711 N SEPULVEDA, #339, MANHATTAN BEACH, CA 90266  
310.809.2655

**SITE INFORMATION:**

ZONING: NCD- NEIGHBORHOOD COMMERCIAL DISTRICT

EXISTING USE: VACANT ROUGH GRADED PAD

SPECIFIC PLAN: SP-85-2: SIERRA DEL ORO

ASSESSOR'S PARCEL NUMBER: 101-440-019

SITE AREA: APPROX. 16,910 SQ FT / 0.39 ACRES

BUILDING AREA: ±966 SF  
(INCLUDING SWITCHGEAR AND ROOF ACCESS LADDER)

F.A.R.: 0.057

LANDSCAPE AREA WITHIN PARCEL LINES: ±3,636 SF  
(21.5% OF SITE)  
LANDSCAPE WITHIN STARBUCKS' SCOPE: ±5,387 SF  
(31.9% OF SITE)

TYPE OF CONSTRUCTION: VB

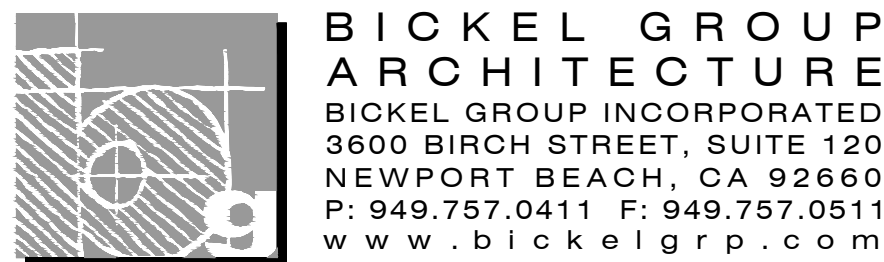
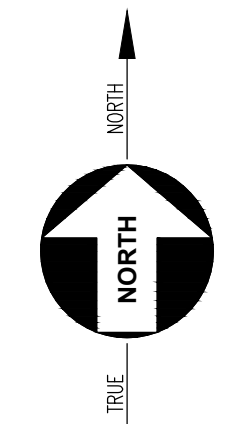
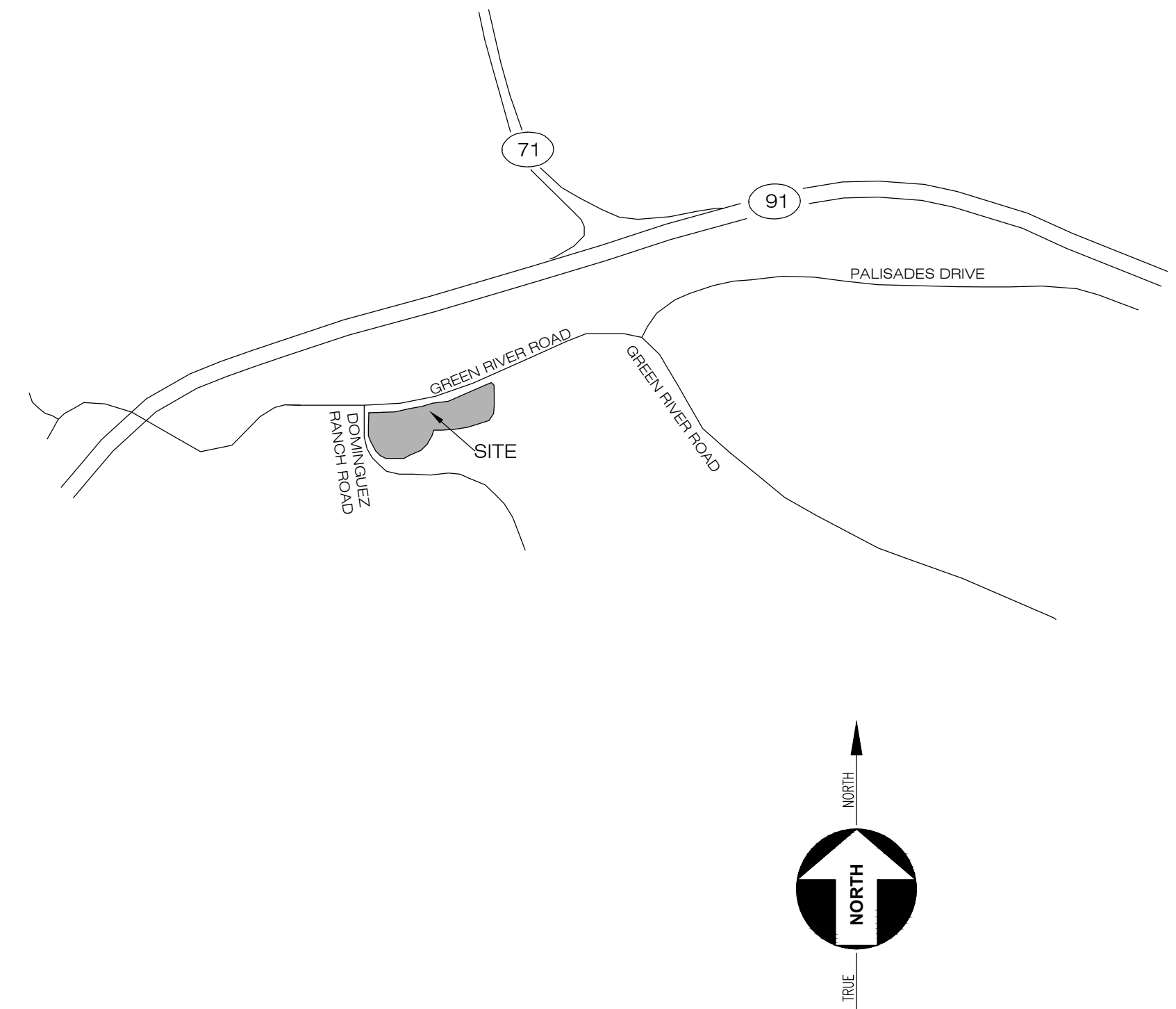
**PARKING INFORMATION:**

PARKING REQUIREMENT:  
1 STALL PER 125 SF  
TOTAL STALLS REQUIRED: 8 STALLS

TOTAL STALLS PROPOSED WITHIN PARCEL: 8 STALLS  
TOTAL STALLS PROPOSED WITHIN PROJECT AREA: 21 STALLS



VICINITY MAP: NOT TO SCALE



# STARBUCKS

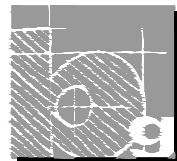
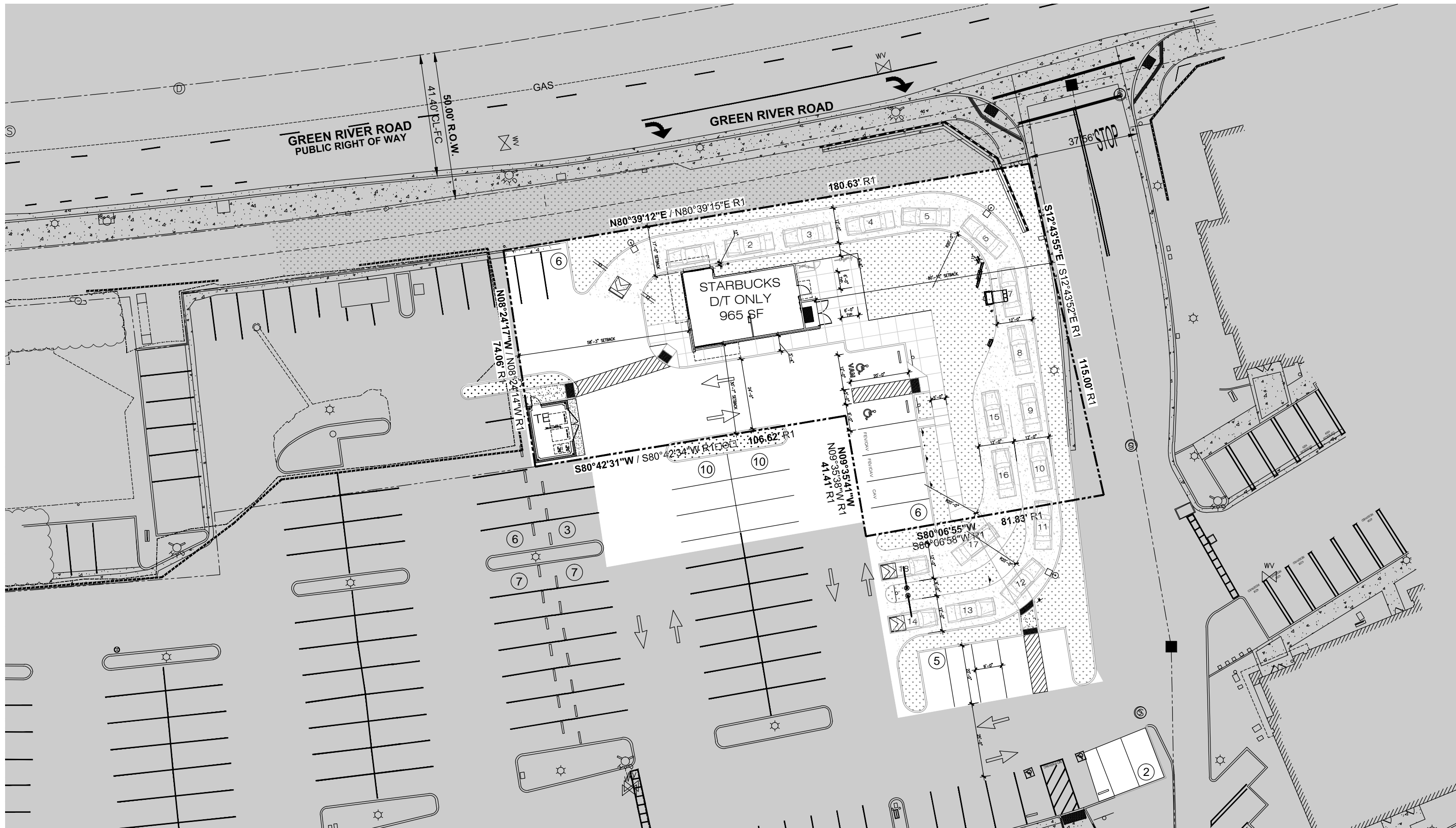
## DOMINGUEZ RANCH ROAD AND GREEN RIVER ROAD

### CORONA, CALIFORNIA

**SITE PLAN**  
 Scale: 1/16" = 1'-0"  
 February 13, 2023

**EXHIBIT**

P:\21-138-Corona-SEC Green River Rd & Dominguez Ranch  
 \Design\Site\2138-Corona-SitePlan 220213.dwg  
 The design and drawings are the property of BICKEL GROUP, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL GROUP © 2017.



**BICKEL GROUP**  
**ARCHITECTURE**  
 BICKEL GROUP INCORPORATED  
 3600 BIRCH STREET, SUITE 120  
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 www.bickelgrp.com

# STARBUCKS

DOMINGUEZ RANCH ROAD AND GREEN RIVER ROAD  
 CORONA, CALIFORNIA

## EXHIBIT 6 SITE PLAN

Scale: 1" = 30'-0"  
 April 11, 2023

P:\21\21350 - Corona, SEC Green River Rd & Dominguez Ranch  
 Rd\CD\21350 - Site Plan- Dual Drive-Thru Option 2.dwg

The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL GROUP © 2017.



April 20, 2023

Via Email Only

Planning and Housing Commission, City of Corona  
400 South Vicentia Ave.  
Corona, CA 92882

Planning and Development, City of Corona  
400 South Vicentia Ave.  
Corona, CA 92882

**RE: 4300 Green River Road / Proposed Starbucks Drive-Through and Walk-Up Only  
Conditional Use Permit – CUP 2021-0004**

Dear Honorable Planning Commissioners and Planning Staff:

As you know, the owner, Green River Coffee Company, at the above-mentioned address has filed a Conditional Use Permit (“CUP”) application to allow an approximately 966 square-foot drive-through and walk-up window (with no interior and/or exterior seating) coffee shop (Starbucks) within the existing Green River Promenade Shopping Center.

As part of this CUP application process, it has been a pleasure to work with Planning Staff and the Commissioners. Throughout the process, Planning Staff has been supportive, responsive, and professional; and, the Commissioners have provided great feedback and insight regarding any potential issues and/or concerns. As a result of the meetings with Planning Staff and the two (2) public hearings with the Commission (in February and April of this year), we are providing additional and detailed information regarding the project in advance of the next scheduled Planning Commission hearing so that you may have time to fully review. We welcome any questions, feedback, and/or if you would like to meet on-site to review and discuss the project. Again, we are excited for Starbucks to open and operate within the City of Corona and appreciate the support received from the City and nearby business owners and operators.

As a result of the last Planning Commission hearing, on Monday April 10, 2023, we wanted to take an opportunity to clearly present the project details and address your questions. As discussed in more detail below, the site plan for the proposed Starbucks has been re-designed in order to address the questions and concerns voiced by the Commissioners; specifically, the site plan proposed by Starbucks, as enclosed, depicts an 18-car drive-through queuing (rather than the originally proposed 14-car drive-through queuing). Additionally, the parking for the proposed Starbucks (along with the parking for the existing Shopping Center) is more than adequate and will properly serve the needs and demands of the visitors and employees of the Center. Lastly, the close of the first drive-aisle entrance will result in a clearer path of safe travel for vehicles, the additional queuing for the drive-through, and a reduction in cut-through vehicular traffic within the existing Shopping Center.

**18-Car Drive-Through Queuing:**

The Corona Municipal Code (“CMC”) requires six (6) stacking spaces past the menu board and Starbucks operations requires a minimum of seven (7) cars stacked from the pick-up window to the menu board. Therefore, thirteen (13) cars stacked is required in the drive-through. As originally proposed, the design of the drive-through was to accommodate a queuing of 14 cars; however, in response to the Commissioners concerns, the site plan has been re-designed (and resubmitted) to allow for 18 cars to stack in the drive-through queue. In order to accomplish this large number of

cars in the drive-through, the infiltration system is being changed from a bio-infiltration basin to a design that utilizes pervious pavement along with a dual-entry lane in the drive-through. We also looked more closely at the Grand Terrace Starbucks, as recommended, and attempted to design this drive-through more in line with the Grand Terrace location; as a result, we were actually able to secure an 18-car queuing at this location, as opposed to the the 17-car stacked in the queue at the Grand Terrace location.

As demonstrated by the queuing surveys, the 18-car queuing system will more than meet the expected demand of drive through customers. Specifically, the analysis indicated the following:

Weekday (Thursday: 6:00 am – 9:00 am; 11:00 am – 1:00 pm; 4:00 pm – 6:00 pm)

- On average, a queue of 7 vehicles in the drive-through lane can be expected during the morning, midday, and evening peak hours
- 85 percent of the drive-through customers will not wait in a line longer than 12 vehicles
- 95 percent of the drive-through customers will not wait in a line longer than 14 vehicles

Weekend (Saturday: 7:00 am – 9:00 am; 11:00 am – 1:00 pm)

- On average, a queue of 9 vehicles in the drive-through lane can be expected during the morning and midday peak hours
- 85 percent of the drive-through customers will not wait in a line longer than 14 vehicles
- 95 percent of the drive-through customers will not wait in a line longer than 17 vehicles

With a queuing of 18-cars, the newly proposed site plan and drive-through is compliant with the Corona Municipal Code and will certainly serve the demands of drive-through customers, as evidenced by the queuing surveys. As the November 11, 2021 Traffic Impact Assessment noted, “the 85<sup>th</sup> percentile queue is generally the industry standard utilized when designing/sizing the length of the proposed drive-through lane”; and, thus, here, the 18-car queuing provides more than enough demand for potential drive-through customers. Moreover, this newly proposed site plan addresses the concerns from the Commissioners as it allows for a much greater number of cars in the drive-through queue and utilizes a dual-entry lane, as requested and desired.

**Parking at the Proposed Starbucks and Existing Green River Promenade Shopping Center:**

The City requires, pursuant to the Corona Municipal Code, 1 parking space per 375 square feet of floor area for General Retail and Office uses. As a result, based upon the approximate square footage of this proposed Starbucks (966 square-feet), three (3) parking spaces are required; however, Starbucks will provide eight (8) parking spaces on the parcel. Further, as detailed by Planning Staff, a total of 452 parking spaces are required in the Shopping Center; however, there will actually be a surplus of seven (7) additional parking spaces as a total of 459 parking spaces will be provided.

Moreover, as the April 25, 2022 Updated Parking Demand Analysis found through conducting parking surveys, the “site experienced a weekday (Thursday) peak parking demand of 129 vehicles (49% utilization) within the entire site at 4:00 PM and a weekend (Saturday) peak parking demand of 125 vehicles (47% utilization) within the entire site at 12:00 PM.” As such, the parking at the Shopping Center will not be negatively impacted by the proposed Starbucks as parking remains adequate (and, in reality, parking is in surplus of the requirements under the Corona Municipal Code and the needs of the existing Center) as evidenced by the parking counts and photographs.

Further, with respect to parking for employees, the property owner for Green River Promenade Shopping Center, through the Rules and Regulations for all leases at the property, reserves the right to require or make changes relative to the location of where employees are designated to park,

which includes, but is not limited to requiring employees to park in the rear of the Shopping Center. However, to date, we are informed that the property owner has not had to enforce any such requirement because parking has not been impacted at the Shopping Center; but, if ever impacted, the property owner reserves such right.

**Removal of First Drive-Aisle Entrance:**

As mentioned during the last Planning Commission hearing earlier this month, there were questions and/or concerns regarding the closure of the first drive-aisle entrance into the Shopping Center from Green River Road. Specifically, coming off Green River Road, there is an entrance to the parcel +/- 128 feet from Green River Road and there is another entrance to the parcel another +/- 72 feet past the first entrance.

The site plan proposes to close off the first entrance (approximately 128 feet from Green River Road) in order to allow a longer stacking/queue in the drive-through lane. Closing off this entrance is consistent with appropriate site access design by maximizing the throating, which eliminates unsafe conflicting movements within the main site access drive aisle, and also helps to direct traffic to the rest of the center and provide a clearer path of drive traffic to the Shopping Center and office buildings on the other side. Further, the closure of this first drive aisle will result in far less cut-through traffic within the Shopping Center, which has been a concern for the property owner, as the property owner has even contemplated closing off this drive-aisle regardless of the proposed Starbucks development. Notably, the second drive-aisle (approximately 72 feet past the first entrance) contains speed bumps along the path of travel whereas the first drive-aisle does not, and unfortunately, it has become common place for drivers to utilize the first drive-aisle to cut through the Shopping Center (and avoid speed bumps) in an effort to avoid any traffic on Green River Road. Of course, this poses a safety concern and thus, the elimination of this first drive-aisle entrance not only provides a clearer path of travel, but a safer path of travel as well.

**Trash Enclosure:**

At the last Planning Commission hearing, there was also a comment and/or question regarding the proposed location of the trash enclosure at the site. In order to address this comment, multiple locations were evaluated for the location of the trash enclosure and the final location was determined based upon the following rationale:

- o The existing location and size of the trash enclosure meets the Health Code requirements as well as Starbucks operational requirements
- o The existing location of the trash enclosure results in a ideal length of travel for Starbucks employees (i.e., an employee does not have to travel a long distance)
- o The existing location of the trash enclosure is on main aisle in order to allow for necessary and easy trash pickup
- o An accessible (and safe) path of travel from the store to the trash enclosure is required and the existing location of the trash enclosure meetings this requirement

In sum, the proposed location of the trash enclosure best serves the needs of the proposed business and meets the Health Code requirements related to location and size.

Lastly, as demonstrated at the prior Planning Commission hearing, both through public testimony and Planning Staff's report regarding calls and letters submitted, there is a great deal of support from the community for this proposed Starbucks. In fact, all outreach to the existing tenants at Green River Promenade Shopping Center has been positive and people are anxiously awaiting the approval and ultimate opening of the proposed Starbucks. The Starbucks will serve existing business owners and operators as well as visitors and residents in the area. Further, with the site



plan changes, as recommended by the Planning Commission, and implemented by the Applicant, the use will be desirable and provide a benefit to the City.

Again, we appreciate the opportunity to work with Planning Staff and the Planning Commission to bring a great operator to the City of Corona.

At the Planning Commission meeting on Monday, May 8, 2023, which we understand to be the date that the Planning Commission will hear this item, we will have the following subject matter experts available to answer any additional questions and concerns:

Pad A Property Owners:	Chuck Levine and Rich Gebele
Shopping Center Owner:	Orion Wise
Starbucks District Manager:	Jihad Abdullah
Starbucks Store Development Manager:	Thomas Driessen
Traffic Engineer:	Kiel Maberry
Bickel Group Architecture:	Kate Curtin Chloe Watson

Thank you for your time and consideration. We look forward to continuing the conversation at the May 8, 2023 Planning Commission meeting and we respectfully request that the Planning Commission approve this Conditional Use Permit application.

Sincerely,

Kate Cizek Curtin, AIA | Project Manager

**bg** | **Bickel Group Architecture**

Bickel Group Incorporated

3600 Birch Street, Suite 120 | Newport Beach, CA 92660

P: 949.757.0411 x230 | D: 949.239.7843 | kcurtin@bickelgrp.com



**Green River Promenade/SDO Business Park Parking Analysis**  
4/19/2023

<b>Green River Promenade Commercial Center (4300 Green River)</b>					
Suite	Tenant	Floor Area (SF)	Use	Parking Requirement	Required Parking
101	Maiz Cocina - Indoor	2,009	Restaurant	1/125	16.07
	Maiz Cocina - Patio	778	Restaurant	1/125	6.2
102	Happy Hour Saloon	1,199	Restaurant	1/125	9.59
103	Choco Bakery	1,214	Bakery/Restaurant	1/125	9.71
104	Mac Star Computers	1,200	Retail	1/375	3.2
105	Green River Dentistry	1,200	Dentist	1/375	3.2
106	Blackburns	1,200	Catering	1/375	3.2
107	J Sushi	3,000	Restaurant	1/125	24
108	Sheheidas Place	2,222	Office	1/375	5.92
111	Big Al's Pizza	2,750	Restaurant	1/125	22
112	Night in Heaven	1,146	Retail	1/375	3.06
113	Classy Nails & Spa	1,146	Nail salon	1/375	3.05
114	Hanson Physical Therapy	1,141	Medical	1/375	3.05
115	One Stop Liquor	1,320	Retail	1/375	3.52
116	Donut Shop	950	Take-out	1/375	2.53
117	Royal Cleaners	1,930	Cleaners	1/375	5.14
118	Thai E-San Cuisine	1,350	Restaurant	1/125	10.8
109A	Corona Hills Fitness	5,776	Gym	1/150	38.51
109B	Romp-O-Rama	9,998	Commercial Recreation	1/375	26.66
Pad A	Starbucks	966	Restaurant/Café	1/375	2.57
Pad B	Copperlocks	2,243	Restaurant	1/125	17.94
<b>Total Required</b>					<b>219.92</b>
<b>Total Provided</b>					<b>231</b>

<b>76 / Circle K</b>					
Address	Tenant	Floor Area (SF)	Use	Parking Requirement	Required Parking
4350	76 Gas Station & Circle K	2,800	Convenience Store	1/250	11.2
			Gas Canopy	3 Spaces Minimum	3
<b>Total Required</b>					<b>14.2</b>
<b>Total Provided</b>					<b>13</b>

<b>Sierra Del Oro Business Park (See Notes)</b>					
Address	Tenant	Floor Area (SF)	Use	Parking Requirement	Required Parking
4264	Dental	4,695	Dental	1/375	12.52
4254	Rehau	4,169	Office	1/375	11.12
4230	Vacant	6,479	Office	1/375	17.28
4234	Vacant	6,807	Office	1/375	18.15
4238	Vacant	7,513	Office	1/375	20.03
4226	Mortgae Lending	7,145	Office	1/375	19.05
4222	Mission Financial	6,607	Office	1/375	17.62
4218	Staffing	6,333	Office	1/375	16.88
4214	Vacant	6,447	Office	1/375	17.19
4210	Vacant	6,019	Office	1/375	16.05
4190	Green River Escrow	7,991	Office	1/375	21.31
4180	St. Christopher	15 employees & 160 patrons	Adult Daycare	1 per 10 patron plus 1 per employee	31
<b>Total Required</b>					<b>218.2</b>
<b>Total Provided</b>					<b>213</b>

Total No. of Existing Spaces Provided (Before Starbucks)	<b>476</b>
No. of Spaces Removed For Starbucks	<b>-40</b>
No. of Spaces Replaced By Starbucks	<b>21</b>
<b>Total No. of Spaces PROVIDED With Starbucks</b>	<b>457</b>
<b>Total No. Spaces REQUIRED With Starbucks</b>	<b>452</b>
<b>Surplus</b>	<b>5</b>

**Notes:**

- The 213 spaces provided for the SDO Business Park includes 11 spaces which are located on the St. Christopher Adult Daycare parcel (4180 Green River Rd) and 202 spaces which are located within the business park site (4190-4264 Green River Rd).
- Any request or modification to parking that requires additional parking in the SDO Business Park site requires approval from the Green River Promenade commercial center.

**EXHIBIT 9**



Dear Planning Commissioners,

My name is Orion and I'm with CIN. We handle the property management for 4300 Green River Road (Green River Promenade, the retail center adjacent to the new proposed Starbucks). **We are supportive of this new Starbucks**, what it means to bring them in as a new business at our center, and showing that we have come such a long way since 2013! I'm emailing to help the owners of the site complete their development. After I heard about the February planning commission continuance despite full staff support, years of planning, and lots of pre-discussion and approval in concept with the City, I figured I'd voice support more formally to help them in this process, as I have with the last 15 new businesses to Corona we've helped get open for business since 2013, bringing in both jobs, AND providing much needed services for the local community. I've since been informed the developers are trying to set up meetings directly here, but just in case I don't get the chance to speak with each of you personally, I was told the below 3 points were the main concerns of the planning commission, so I wanted to offer my feedback on them in advance:

- If you have concerns or questions around the community impact of the site, I am happy to explain the detailed history of the site, on how we have worked the better part of a decade to turn what was a run down 65% vacant center with 3 dirt lots that businesses didn't want to look at into a 100% occupied property with built out pad sites attracting national chains.
- If you have concerns or questions around competition within our property, I am happy to explain our process and why it has worked for us more than other properties in the area, and how we became supportive of this site for a Starbucks. This is not the first, nor likely the last time we will have to navigate having business that compete on some share of their products, but just like we got our Maiz Cocina's liquor license years after they opened for business in a way that didn't jeopardize Happy Hour Saloon's business, I could show that we do not make these decisions lightly, and we consider a lot of data in arriving at our conclusions.
- If you have concerns or questions around traffic impact, I could explain why this might actually help alleviate the cut thru traffic we have experienced for years from people who race through the speed bumps we installed to save 5 minutes turning left from Dominquez Ranch Rd. instead of just continuing on Green River to the 91, or address other parking related site concerns.

As a property management firm, we understand the burden of your job here. You are responsible for balancing constrained resources with imperfect information against many competing interests, all of which complain when they don't get what they want, and few of which appreciate you when they do. **I would just like to say that we do appreciate the hard work you do, and we look forward to working with you to help make Corona a better place to live and work.**

Best Regards,

**Orion Wise**  
Portfolio Manager  
Capital Investment Network, Inc.  
BRE #01919398  
Office (714) 960-0400  
Cell (714) 469-9287  
Email: [Orion@cin-inc.net](mailto:Orion@cin-inc.net)

**EXHIBIT 10**

## Rafael Torres

---

**From:** West Corona Dentistry <westcoronadentistry@gmail.com>  
**Sent:** Wednesday, April 5, 2023 12:40 PM  
**To:** Rafael Torres  
**Subject:** Starbucks- Green River Promenade

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from westcoronadentistry@gmail.com. [Learn why this is important](#)

**[CAUTION]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon: We are tenants of Green River Promenade. 4264 Green River Rd #102 Corona Ca 92878. We support the Starbucks project going forward as it would lead to more traffic for our business and increase more business to this center. Starbucks peak hours 6:30am-8:30am do not present a problem for my clients as our office start time is at 8:30am. Please reconsider this request.

Best Regards,

Alba Rocha  
Office Manager

George Nguyen DDS  
Business Owner

--




4264 Green River Rd. Ste. 102  
Corona, Ca 92880  
P (951)340-0200  
F (951)278-9858

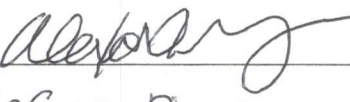
# EXHIBIT 11

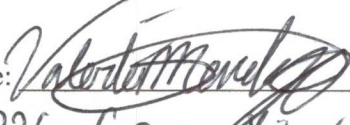
**PETITION IN SUPPORT OF PROPOSED STARBUCKS WALK-UP AND DRIVE-  
THROUGH ONLY (No Interior/Exterior Seating)  
4300 Green River Road**

I understand that the property owner for the undeveloped pad, located at 4300 Green River Road, has applied for a Conditional Use Permit in order to have a Starbucks with walk-up and drive-through services only (no interior/exterior seating) at this location.

This will be a benefit to our community and will provide additional business to the existing tenants located in the Green River Promenade Commercial Center. By signing this Petition, I am supporting the Applicant's request for a Conditional Use Permit and respectfully request that the Planning Commission approve the project.

Date: 4/20 Signature:  Printed Name: Marcelita Santiago  
Address (street, city): 4226 Green River Phone number: 951-268-6168

Date: 4/20 Signature:  Printed Name: Alexah Hernandez  
Address (street, city): 4226 Green River Phone number: 951-268-6168

Date: 4/20 Signature:  Printed Name: Valeria Mendoza  
Address (street, city): 4226 Green River Phone number: (951) 338-9075

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_


Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_


**EXHIBIT 12**

**PETITION IN SUPPORT OF PROPOSED STARBUCKS WALK-UP AND DRIVE-  
THROUGH ONLY (No Interior/Exterior Seating)  
4300 Green River Road**

I understand that the property owner for the undeveloped pad, located at 4300 Green River Road, has applied for a Conditional Use Permit in order to have a Starbucks with walk-up and drive-through services only (no interior/exterior seating) at this location.

This will be a benefit to our community and will provide additional business to the existing tenants located in the Green River Promenade Commercial Center. By signing this Petition, I am supporting the Applicant's request for a Conditional Use Permit and respectfully request that the Planning Commission approve the project.

Date: 4/20/23 Signature:  Printed Name: Milton Economy  
Address (street, city): 4330 Green River Rd Phone number: 949 929 2651  
Corona CA 92880

Date: 4/20/23 Signature:  Printed Name: Lynne Davis  
Address (street, city): 4901 Green River Rd Phone number: 951-281-9515  
Corona CA 92880

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

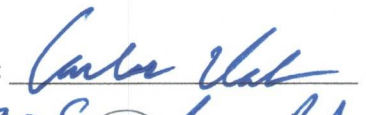
Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

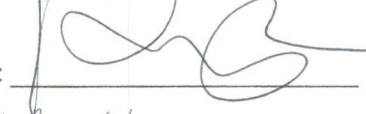
**PETITION IN SUPPORT OF PROPOSED STARBUCKS WALK-UP AND DRIVE-  
THROUGH ONLY (No Interior/Exterior Seating)  
4300 Green River Road**

I understand that the property owner for the undeveloped pad, located at 4300 Green River Road, has applied for a Conditional Use Permit in order to have a Starbucks with walk-up and drive-through services only (no interior/exterior seating) at this location.

This will be a benefit to our community and will provide additional business to the existing tenants located in the Green River Promenade Commercial Center. By signing this Petition, I am supporting the Applicant's request for a Conditional Use Permit and respectfully request that the Planning Commission approve the project.

Date: 4/20/23 Signature:  Printed Name: Sanjay Sobti  
Address (street, city): 4230 Green River Rd Corona, CA 92627 Phone number: 951-317-095

Date: 4/24/23 Signature:  Printed Name: Carlos Vazquez  
Address (street, city): 7230 Green River Rd Corona CA Phone number: 951 371-2227

Date: 04/20/23 Signature:  Printed Name: Lourdes Ruiz  
Address (street, city): 11910 Pine St. Phone number: (951) 205-2254

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

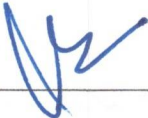
Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

**PETITION IN SUPPORT OF PROPOSED STARBUCKS WALK-UP AND DRIVE-  
THROUGH ONLY (No Interior/Exterior Seating)  
4300 Green River Road**

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This will be a benefit to our community and will provide additional business to the existing tenants located in the Green River Promenade Commercial Center. By signing this Petition, I am supporting the Applicant's request for a Conditional Use Permit and respectfully request that the Planning Commission approve the project.

Date: 4/24/13 Signature:  Printed Name: Al Len  
Address (street, city): \_\_\_\_\_ Phone number: 714-329-5676

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_


Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

**PETITION IN SUPPORT OF PROPOSED STARBUCKS WALK-UP AND DRIVE-  
THROUGH ONLY (No Interior/Exterior Seating)  
4300 Green River Road**

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This will be a benefit to our community and will provide additional business to the existing tenants located in the Green River Promenade Commercial Center. By signing this Petition, I am supporting the Applicant's request for a Conditional Use Permit and respectfully request that the Planning Commission approve the project.

Date: 4/20/23 Signature:  Printed Name: Alba Rocha  
Address (street, city): 4264 Green River Rd #102 Phone number: 951.340.0200  
Corona Ca

Date: 4/20/23 Signature:  Printed Name: Adela Gonzalez  
Address (street, city): \_\_\_\_\_ Phone number: 909-881-2460

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

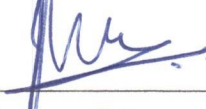
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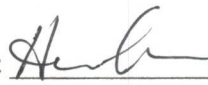
**PETITION IN SUPPORT OF PROPOSED STARBUCKS WALK-UP AND DRIVE-  
THROUGH ONLY (No Interior/Exterior Seating)  
4300 Green River Road**

I understand that the property owner for the undeveloped pad, located at 4300 Green River Road, has applied for a Conditional Use Permit in order to have a Starbucks with walk-up and drive-through services only (no interior/exterior seating) at this location.

This will be a benefit to our community and will provide additional business to the existing tenants located in the Green River Promenade Commercial Center. By signing this Petition, I am supporting the Applicant's request for a Conditional Use Permit and respectfully request that the Planning Commission approve the project.

Date: 4/20/23 Signature:  Printed Name: Vincent Kelle  
Address (street, city): 4360 Green River #115 Phone number: 909-496-5248

Date: 4/20/23 Signature:  Printed Name: Teresa Quezada  
Address (street, city): 4300 Green River #117 Phone number: (951) 278-3626

Date: 4/20/23 Signature:  Printed Name: HEATHER FRAIJO  
Address (street, city): 4300 GREEN RIVER RD Phone number: (951) 354-5888  
SUITE 112

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

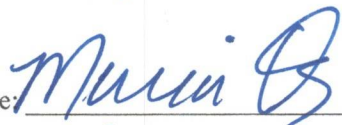


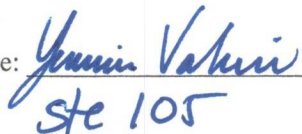
**PETITION IN SUPPORT OF PROPOSED STARBUCKS WALK-UP AND DRIVE-  
THROUGH ONLY (No Interior/Exterior Seating)  
4300 Green River Road**

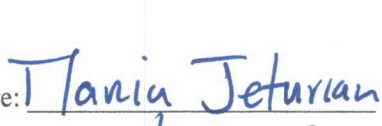
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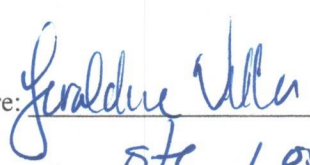
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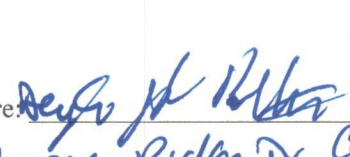
Date: 4/20/23 Signature:  Printed Name: SAM Hilala  
Address (street, city): 104 Phone number: \_\_\_\_\_

Date: 4/20/23 Signature:  Printed Name: Maria Quiroz  
Address (street, city): 4300 Green River Rd Ste 105 Phone number: \_\_\_\_\_

Date: 4/20/23 Signature:  Printed Name: Yesenia Valencia  
Address (street, city): ste 105 Phone number: \_\_\_\_\_

Date: 4/20/23 Signature:  Printed Name: Tania Jaturan  
Address (street, city): ste 105 Phone number: \_\_\_\_\_

Date: 4/20/23 Signature:  Printed Name: Yeraldine Villa  
Address (street, city): ste 105 Phone number: \_\_\_\_\_


Date: 4/20/23 Signature:  Printed Name: Douglas Rethers  
Address (street, city): Cooper Ridge Dr. Commer. Phone number: \_\_\_\_\_

**PETITION IN SUPPORT OF PROPOSED STARBUCKS WALK-UP AND DRIVE-  
THROUGH ONLY (No Interior/Exterior Seating)  
4300 Green River Road**

I understand that the property owner for the undeveloped pad, located at 4300 Green River Road, has applied for a Conditional Use Permit in order to have a Starbucks with walk-up and drive-through services only (no interior/exterior seating) at this location.

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Date: 20 APR 23 Signature:  Printed Name: Andrew Perez  
Address (street, city): 4300 Green River Rd, Corona Phone number: (951) 432-7107

Date: 04/20/23 Signature:  Printed Name: P. B. TIERREZ  
Address (street, city): 4300 GREEN RIVER #109B Phone number: 951-432-7707

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

**From:** [REDACTED]  
**To:** [Rafael Torres](#)  
**Subject:** Starbucks green river promenade  
**Date:** Tuesday, April 11, 2023 9:43:29 AM

---

You don't often get email from [REDACTED] [Learn why this is important](#)

**[CAUTION]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We would not like to starbucks to open there. We have already a bakery place in the center. And we fill that will be a conflict.

Thank you,

**EXHIBIT 13**

12/28/2022 2:56:02 PM F:\NEW PROJECTS\redits only\4 Green River & Dominguez Ranch\12-28-2022\93272-001-Green River & Dominguez Ranch -3rd City Submittal\_12-28-22.rvt

**WALL BLOCKING KEY**

SYMBOL	ITEM	WEIGHT	HEIGHT A.F.F.	APPROX. WIDTH
A	WORKROOM HAND SINK	128 LBS (58 KG)	36" TO 40" (915MM TO 1015MM)	30" (760MM) BEHIND SINK
B	SHELVES ABOVE COMPARTMENT SINK	200 LBS (91 KG)	48" TO 76" (1220MM TO 1930MM)	96" (2440MM) CENTERED ABOVE COMPARTMENT SINK
C	UPPER WIRE SHELVES	BLOCKING SPECIFICATION TO BE PROVIDED BY VENDOR		
D	SHELVES AT MANAGER'S DESK	300 LBS (136 KG)	32" TO 96" (810MM TO 2440MM)	48" (1220MM) 3/4 (19MM) ACX PLYWOOD, CENTERED ON SHELVES
E	EQUIPMENT RACK AT MANAGER'S DESK	300 LBS (136 KG)	44" TO 96" (1120MM TO 2440MM)	28" (710MM) 3/4 (19MM) ACX PLYWOOD, CENTERED ON RACK
F	DT CABINET	BLOCKING SPECIFICATION FOR CBE METAL SHELVES. REFER TO VENDOR'S SPECIFICATION AND DETAILS.		
G	RESTROOM GRAB BARS	200 LBS (91 KG)	30" TO 36" (760MM TO 915MM)	60" (1525MM) AROUND WATER CLOSET
H	RESTROOM HAND SINK	200 LBS (91 KG)	COMMERCIAL INSTALLATION REQUIRES CONCEALED ARM CARRIER. REFER TO MFR'S SPECIFICATION.	
I	UPPER CBE SHELVING	BLOCKING SPECIFICATION FOR FRENCH CLEATING SYSTEM. REFER TO DETAILS.		
J	WATER FILTRATION SYSTEM	250 LBS (113 KG)	40 1/2" TO 46 1/2" (1030MM TO 1180MM)	32" (810MM) BEHIND STATION

**INTERIOR WALL LEGEND**

- 1 EXISTING WALL TO REMAIN
- 2 NEW INTERIOR WALL TO 0'-6" ABOVE CEILING  
20 GA 3 5/8" METAL STUDS 16" O.C. WITH 5/8" MOISTURE RESISTANT GWB ON BOTH SIDES TO MINIMUM 6" ABOVE CEILING. DRYWALL SCREWS @ 10" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- 3 NEW FULL HEIGHT PLUMBING WALL  
20 GA 5 3/8" METAL STUDS 16" O.C. WITH 5/8" MOISTURE RESISTANT GYPSUM BOARD ON BOTH SIDES. SECURE MOISTURE RESISTANT GYPSUM BOARD TO STUDS WITH DRYWALL SCREWS AT 10" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- 4 NEW PLUMBING WALL TO 0'-6" ABOVE CEILING  
20 GA 5 3/8" METAL STUDS 16" O.C. WITH 5/8" MOISTURE RESISTANT GYPSUM BOARD ON BOTH SIDES TO MINIMUM 6" ABOVE CEILING. SECURE MOISTURE RESISTANT GYPSUM BOARD TO STUDS WITH DRYWALL SCREWS AT 10" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

**GENERAL NOTES**

- A GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT.
- B GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT ANY WALL ATTACHMENT AND/OR SIGNAGE.
- C IF EXISTING EXTERIOR ENTRANCE THRESHOLD EXCEEDS MINIMUM BARRIER FREE PROVISION OF THE CODE, REMOVE AND REPLACE WITH ACCESSIBLE THRESHOLD. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:12.
- D ALL DIMENSIONS ARE TO FINISHED FACE UNLESS SHOWN OR NOTED OTHERWISE.
- E INSTALL MOISTURE RESISTANT GREEN BOARD ON BACKBAR WALL PER PROJECT MANUAL.
- F ALL DOORS SHALL BE 32" (815MM) MINIMUM CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION UNLESS OTHERWISE NOTED.
- G SEE SHEET A601 FOR EXTERIOR DOOR AND WINDOW SCHEDULES.
- H STARBUCKS VENDOR TO PROVIDE DOOR HARDWARE COMPONENTS AND GC TO INSTALL.
- I VERIFY ALL EXISTING DOORS, HARDWARE AND FRAMES MEET STARBUCKS AND/OR CODE REQUIREMENTS.
- J PROVIDE FIRE EXTINGUISHERS AS NOTED ON THE APPROVED PLANS FROM THE CITY.
- K SEE STRUCTURAL FOR KNEE WALL BRACING.
- L SEE SHEET A501 FOR BUILDING DETAILS.
- M REFER TO SHEET I104 FOR FLOOR FINISHES.



**STARBUCKS**  
2401 UTAH AVENUE SOUTH  
SEATTLE, WASHINGTON 98134  
(206) 318-1575

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STARBUCKS TEMPLATE VERSION: 12/21/2022



**URBAN DWELL ARCHITECTS**  
ADDRESS: 43180 BUSINESS PARK DR. SUITE 203 TEMECULA, CA 92590  
PHONE: (714)331-6114  
EMAIL: info@urbandwellarchitects.com



**3RD CITY SUBMITTAL 12-28-2022**

PROJECT NAME:  
**GREEN RIVER & DOMINGUEZ RANCH**  
PROJECT ADDRESS:  
**DOMINGUEZ RANCH RD AND GREEN RIVER RD CORONA, CA**

STORE #: 69011  
PROJECT #: 93272-001  
ISSUE DATE: 10-30-2022  
DESIGN MANAGER: KIMBERLY ROSKY  
PRODUCTION DESIGNER: YOUSITINA SOBYH  
CHECKED BY: MAIKEL FARAGALLA

Revision Schedule			
Rev	Date	By	Description

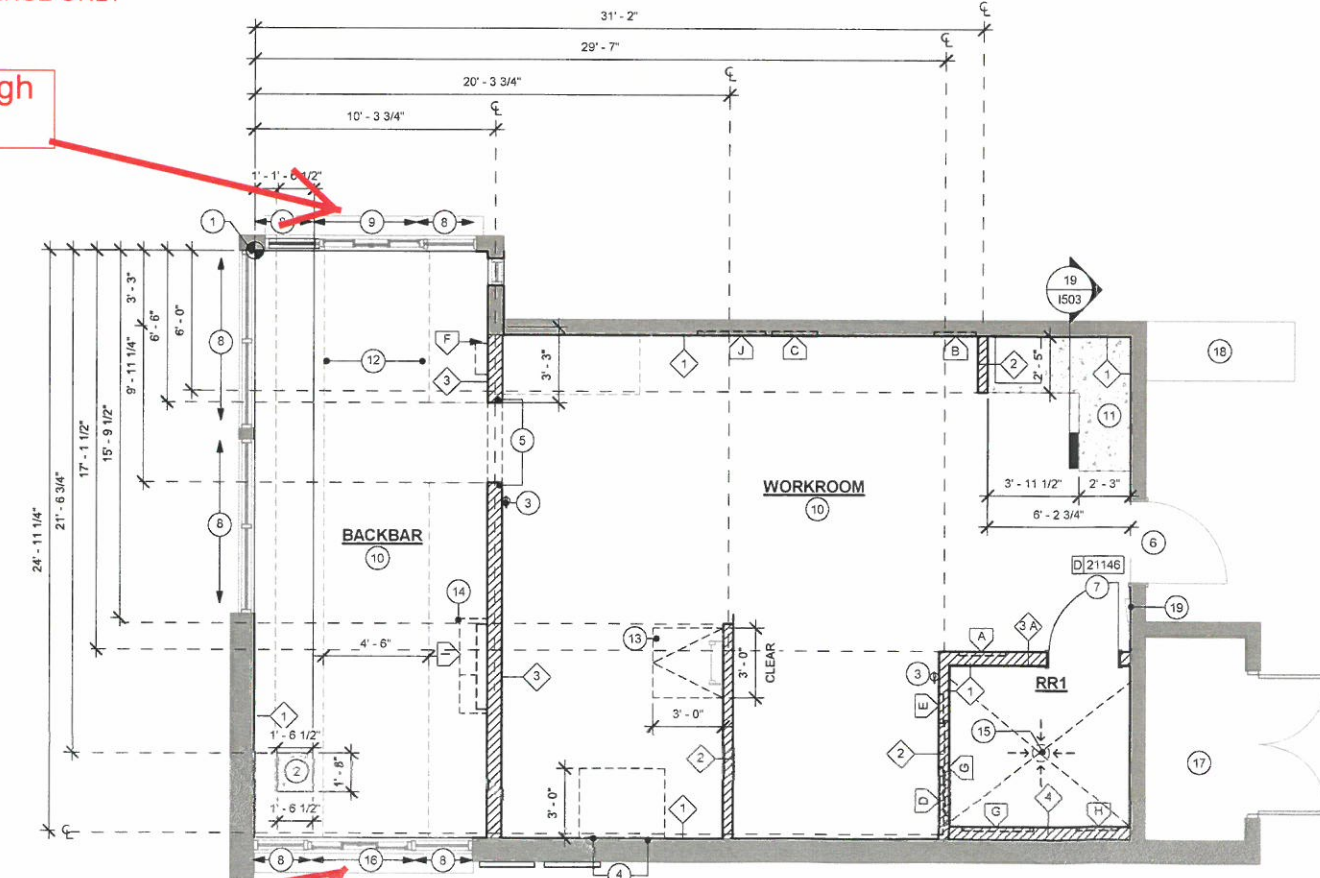
SHEET TITLE:  
**BUILDING FLOOR PLAN**

SCALE: AS SHOWN

SHEET NUMBER:

\*\*\* T.I. BY OTHERS FOR REFERENCE ONLY \*\*\*

Drive-Through Window



Walk-Up Window

**KEYNOTES**

- 1 DIMENSION CONTROL DATUM POINT
- 2 (N) GC TO PROVIDE & INSTALL 6" CONCRETE CURB AT SAFE CABINET, NOT TOE KICK. CURB TO RECEIVE TILE BASE.
- 3 FIRE EXTINGUISHER LOCATION
- 4 (E) ELECTRICAL PANELS. MAINTAIN MINIMUM CLEARANCE AS REQUIRED BY CODE. SEE ELECTRICAL PLANS.
- 5 ALIGN FACE OF FINISHED WALL
- 6 (E) 42"X84" EXIT DOOR TO REMAIN, UNDER SHELL PERMIT.
- 7 INSTALL NEW DOOR AS INDICATED. SEE SCHEDULES FOR DOOR AND HARDWARE TYPE FOR MORE INFORMATION SEE SHEET I602.
- 8 (E) STOREFRONT, ENTRANCE/EXIT DOOR TO REMAIN, UNDER SHELL PERMIT.
- 9 (E) DRIVE THRU WINDOW TO REMAIN, UNDER SHELL BUILDING PERMIT. WINDOW OPENING SHALL NOT EXCEED 432 SF.
- 10 (N) PROVIDE BLOCKING AS REQUIRED TO SUPPORT ANY WALL ATTACHMENTS. REFER TO WALL BLOCKING KEY.
- 11 GC TO PROVIDE AND INSTALL 10" CONCRETE CURB FOR R.O. SYSTEM AND MOP SINK. REFER TO PLUMBING DRAWINGS FOR MOP SINK SPECIFICATIONS.
- 12 OUTLINE OF COUNTERTOPS PER CASEWORK MANUFACTURER AT BACKBAR. REFER TO CASEWORK SHEETS FOR MORE INFORMATION.
- 13 36" (915 MM) CLEAR FOR ROOF LADDER ACCESS
- 14 DASH LINE INDICATED UPPER STORAGE AND SHELVES. SEE SHEET I102C FOR MORE DETAILS AND INFORMATION.
- 15 SLOPE FLOOR SLAB TO SANITARY WASTE FLOOR DRAIN 1/8" PER 1'-0" OF RUN
- 16 (E) WALK-UP WINDOW TO REMAIN, UNDER SHELL BUILDING PERMIT. WINDOW OPENING SHALL NOT EXCEED 432 SF.
- 17 (E) SWITCH GEAR CLOSET TO REMAIN UNDER SHELL PERMIT.
- 18 BIKE LOCKER
- 19 (E) LIGHTING CONTROL PANEL. MAINTAIN MINIMUM CLEARANCE AS REQUIRED BY CODE. SEE ELECTRICAL PLANS.

**GENERAL LEGEND**

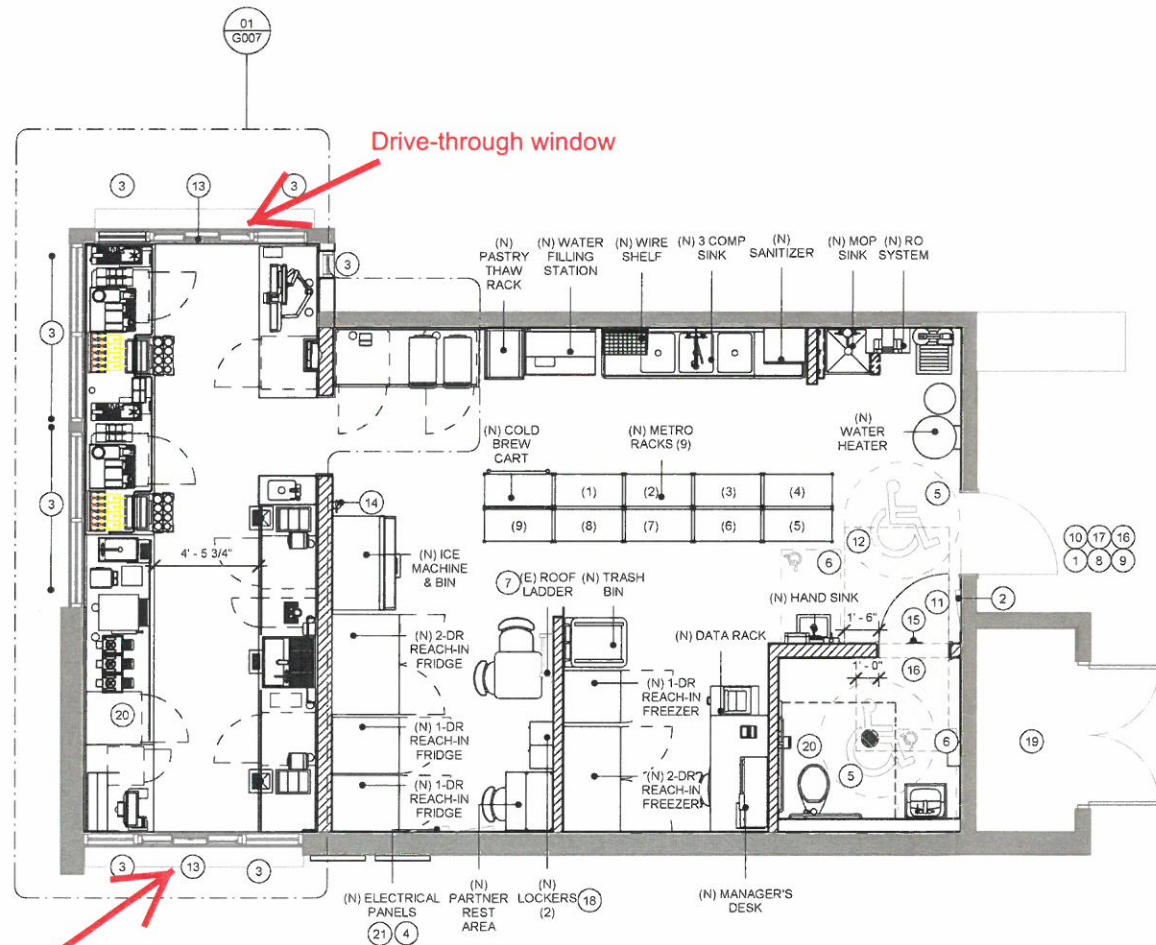
- NEW FULL HEIGHT WALL
- NEW PARTIAL HEIGHT WALL
- EXISTING WALL
- WALL BLOCKING CALL-OUT

1ST FLOOR - BUILDING FLOOR PLAN Scale: 1/4" = 1'-0" 01

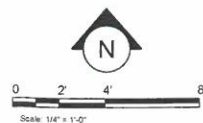


**EXHIBIT 14**

\*\*\* T.I. BY OTHERS FOR REFERENCE ONLY \*\*\*



1ST FLOOR - COMPOSITE PLAN  
Scale: 1/4" = 1'-0"



COMPOSITE PLAN GENERAL NOTES

- A. EXISTING ACCESSIBILITY COMPLIANT PATH OF TRAVEL TO REMAIN.
- B. ALL THRESHOLD AND FLOORING MATERIAL TRANSITIONS TO MEET ACCESSIBILITY REQUIREMENTS ON G009.
- C. ALL DOORS CLEARANCES PER DETAIL 1/G009, U.O.N.
- D. CONTRACTOR TO VERIFY EXISTING SITE ACCESSIBILITY COMPLIANCE WITH 2019 EDITION OF CBC.
- E. IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS OF THE LAW, HE/SHE SHALL REQUIRE COMPLETE, DETAILED PLANS TO THE PLANNING AND BUILDING DEPARTMENT FOR FURTHER REVIEW. PLANS MUST CLEARLY SHOW ALL EXISTING NON-COMFORMING CONDITIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC) AND PROPOSED MODIFICATIONS OF THE DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS.
- F. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS MUST BE SUBMITTED TO THE BUILDING DIVISION AND APPROVED BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS INSTALLED.

ACCESSIBILITY KEYNOTES

- 1. EXISTING LEVEL LANDING THRESHOLD TO REMAIN. SEE 4/G009.
- 2. LIGHTING CONTROL PANEL.
- 3. EXISTING STOREFRONT AND/OR EXIT DOOR. WINDOWS ARE FIXED/ INOPERABLE EXCEPT FOR THE DRIVE THRU WINDOW.
- 4. ELECTRICAL PANELS LOCATION, MAINTAIN MINIMUM CLEARANCE AS REQUIRED BY CODE, SEE ELECTRICAL DRAWINGS.
- 5. 60" DIAMETER CLEAR FOR WHEELCHAIR ACCESS.
- 6. 30" x 48" CLEAR FLOOR FOR WHEELCHAIR ACCESS.
- 7. EXISTING ROOF LADDER. ALIGN WITH ROOF ACCESS HATCH OPENING.
- 8. GC TO POST INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- 9. EXISTING DOOR TO REMAIN UNDER SHELL PERMIT.
- 10. PROVIDE CLEAR MANUEVERING SPACES PER DETAIL 1/G009.
- 11. NEW DOOR. SEE DOOR SCHEDULES SHEET #602 FOR MORE INFORMATION.
- 12. MAINTAIN CLEARANCE ON PUSH AND PULL SIDES OF DOOR ACCORDING TO 2010 ADA STANDARDS 404.2.4.1 AS INDICATED.
- 13. EXISTING DRIVE THRU, PICK-UP AND WALK-UP WINDOW WITH AIR CURTAIN ABOVE TO REMAIN.
- 14. (N) FIRE EXTINGUISHER - TYPE 2A10BC PER CFC 906.
- 15. TACTILE RESTROOM UNISEX SIGN PER DETAIL 3/G010.
- 16. TACTILE EXIT SIGN PER DETAIL 13/G009.
- 17. GC TO POST SIGN THAT READS "NO SMOKING" PER CAL GREEN SECTION 5.
- 18. WHERE LOCKERS ARE PROVIDED, AT LEAST 5%, BUT NOT FEWER THAN ONE OF EACH TYPE, SHALL COMPLY WITH SECTION 11B-811.
- 19. EXISTING SWITCH GEAR CLOSET UNDER SHELL PERMIT.
- 20. P.O.S. HANDOFF PLANES ARE 2'-10" AFF FOR WHEELCHAIR ACCESSIBILITY AND TO COMPLY WITH CBC 11B-220.2 POINT OF SALE DEVICES. SEE INTERIOR ELEVATIONS.
- 21. (E)THE ELECTRICAL PANELS.



**STARBUCKS**  
2401 UTAH AVENUE SOUTH  
SEATTLE, WASHINGTON 98134  
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STARBUCKS TEMPLATE VERSION: 0201.10.22



**URBAN DWELL ARCHITECTS**  
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3RD CITY SUBMITTAL 12-28-2022

PROJECT NAME:  
**GREEN RIVER & DOMINGUES RANCH**

PROJECT ADDRESS:  
**DOMINGUEZ RANCH RD AND GREEN RIVER RD CORONA, CA**

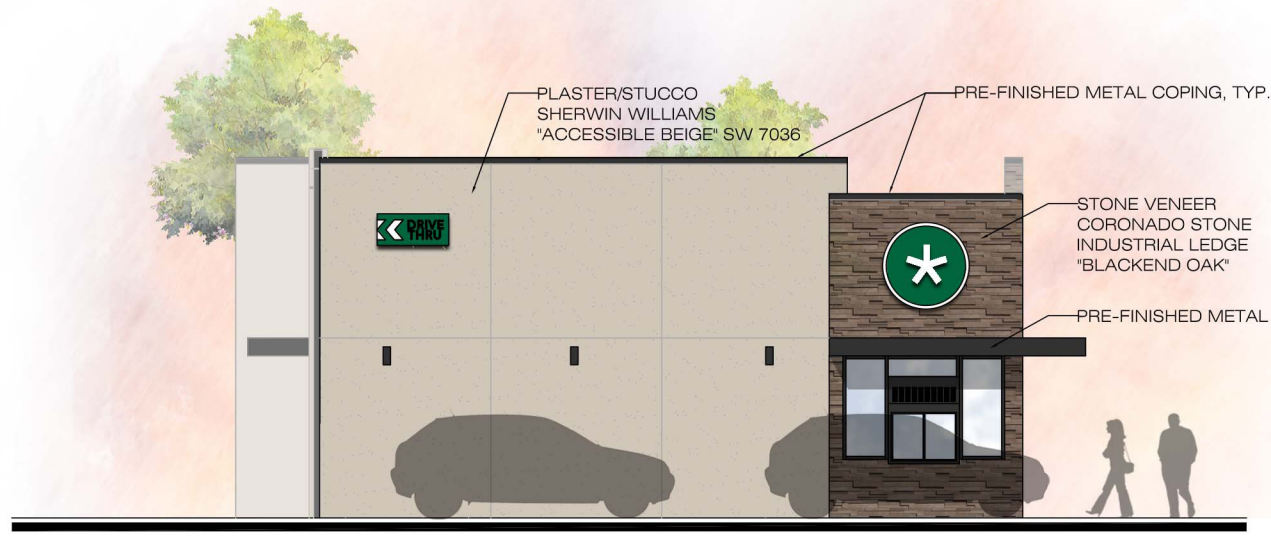
STORE #: 69011  
PROJECT #: 93272-001  
ISSUE DATE: 10-30-2022  
DESIGN MANAGER: KIMBERLY ROSKY  
PRODUCTION DESIGNER: YUUSTINA SOBYH  
CHECKED BY: MAIKEL FARAGALLA

Revision Schedule			
Rev	Date	By	Description

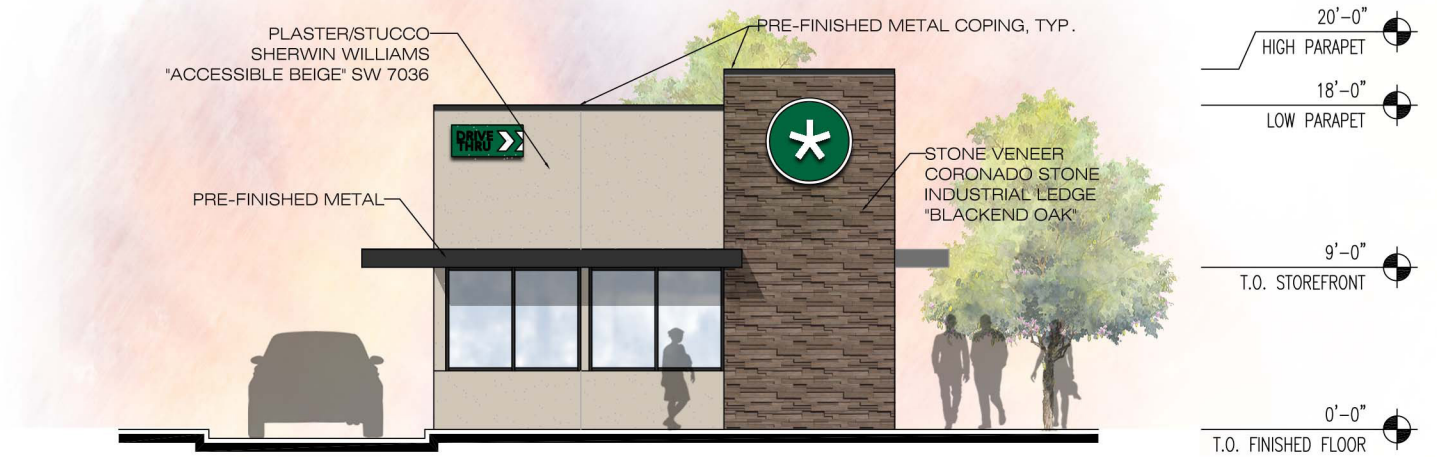
SHEET TITLE:  
**COMPOSITE PLAN**

SCALE: AS SHOWN

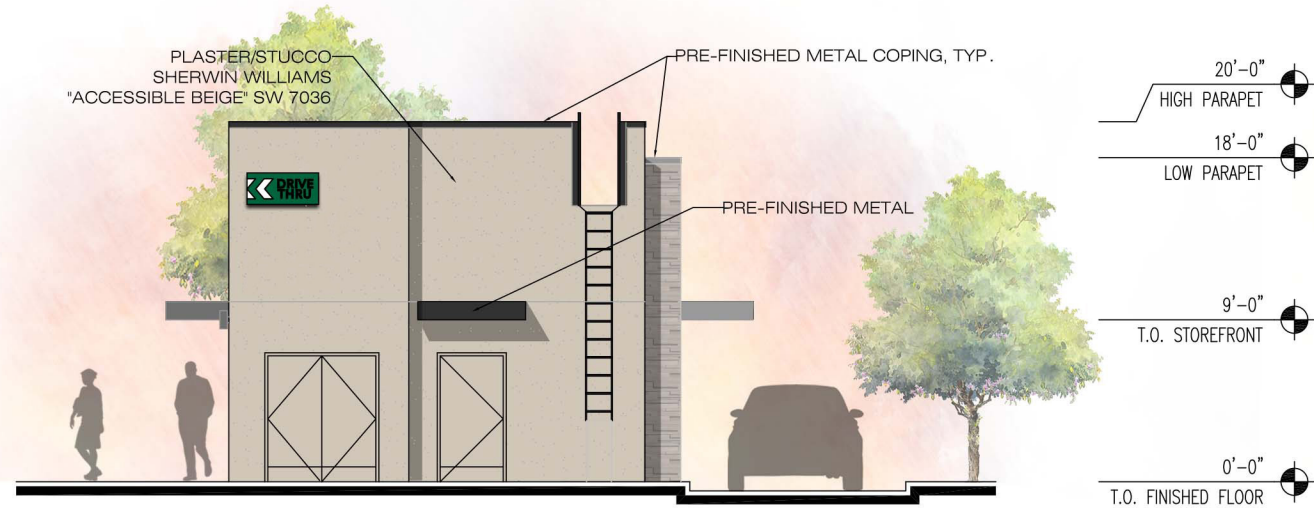
SHEET NUMBER:  
**G006**



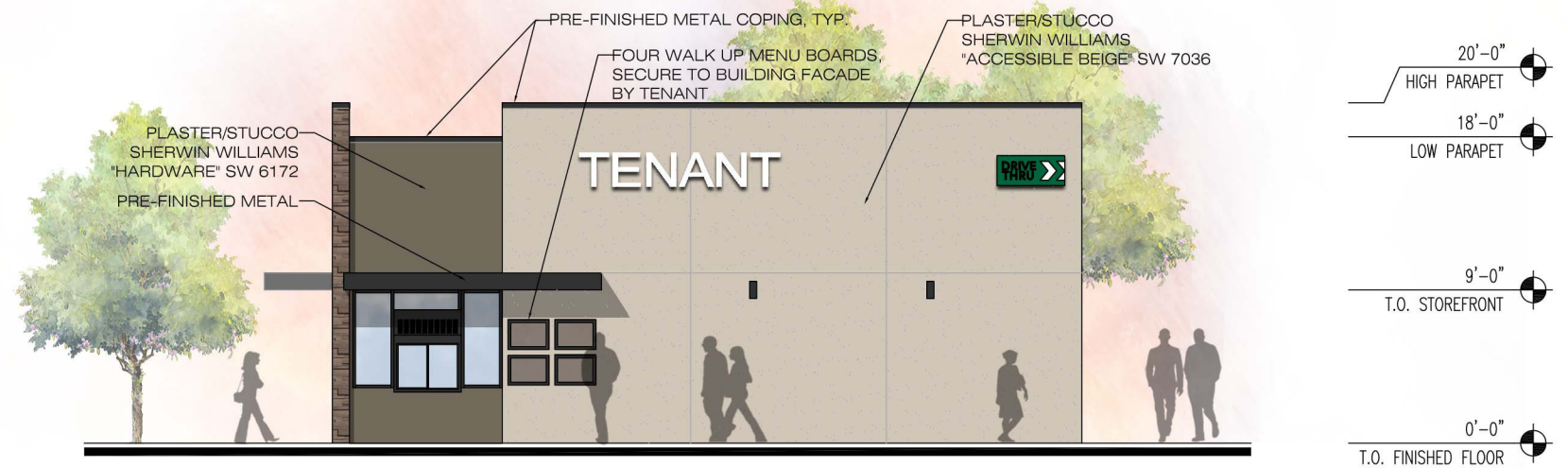
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



**BICKEL GROUP  
ARCHITECTURE**  
BICKEL GROUP INCORPORATED  
3600 BIRCH STREET, SUITE 120  
NEWPORT BEACH, CA 92660  
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www.bickelgrp.com

# STARBUCKS

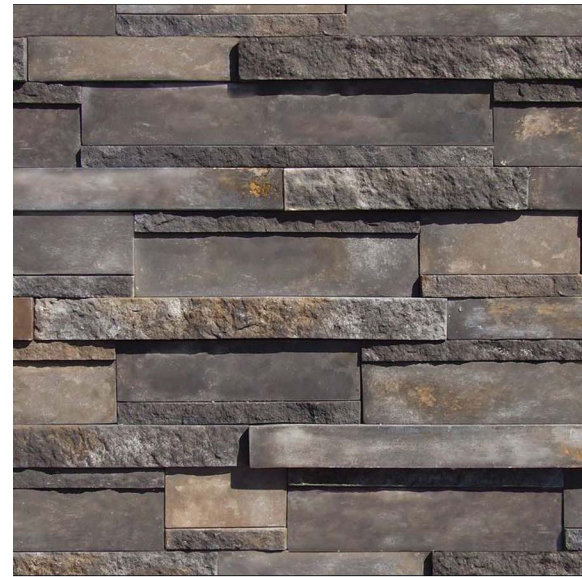
DOMINGUEZ RANCH ROAD AND GREEN RIVER ROAD  
CORONA, CALIFORNIA

## ELEVATIONS

Scale: 3/32" = 1'-0"  
September 06, 2022

**EXHIBIT 15**

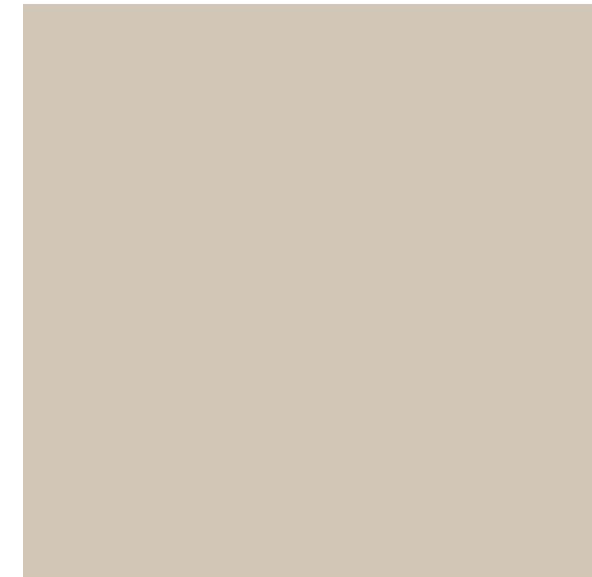
Project: 211105 - Corona, SEC Green River Rd & Dominguez Ranch Road  
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CORONADO STONE  
ELEMENT LEDGESTONE  
MOUNT VERNON



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SHERWIN WILLIAMS  
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HARDWARE  
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www.bickelgrp.com

# STARBUCKS

DOMINGUEZ RANCH ROAD AND GREEN RIVER ROAD  
CORONA, CALIFORNIA

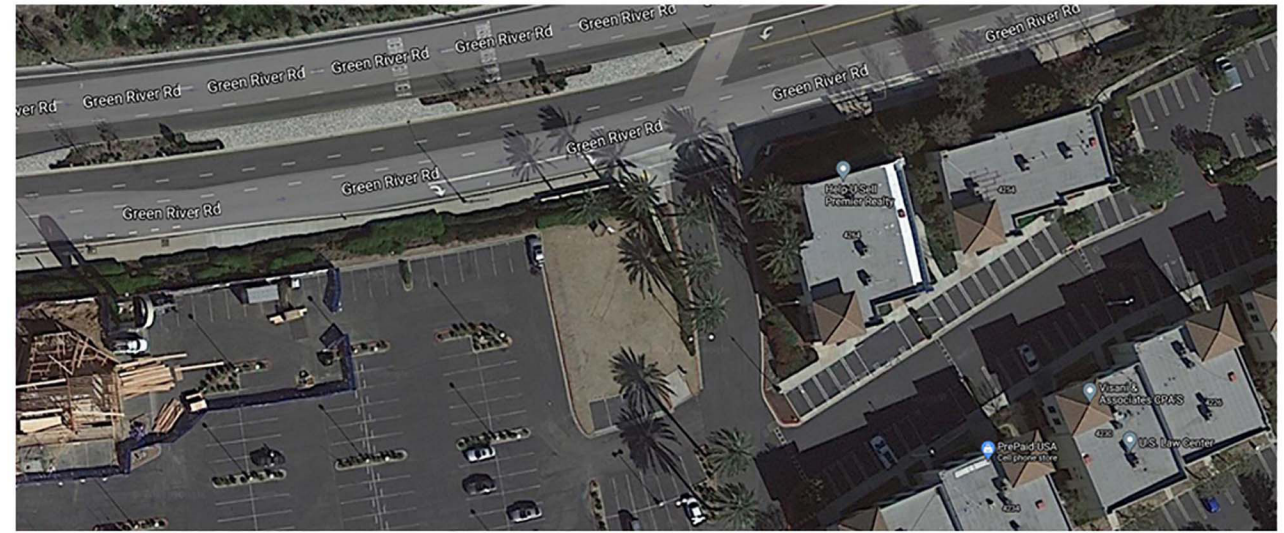
## EXHIBIT 16

### MATERIAL BOARD

November 18, 2021

P:\21\21350 - Corona, SEQ Green River Rd & Dominguez Ranch Rd\Design\Elevations\21350 Elevation 211105.dwg

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 www.bickelgrp.com

# STARBUCKS

DOMINGUEZ RANCH ROAD AND GREEN RIVER ROAD  
 CORONA, CALIFORNIA

## EXHIBIT 17

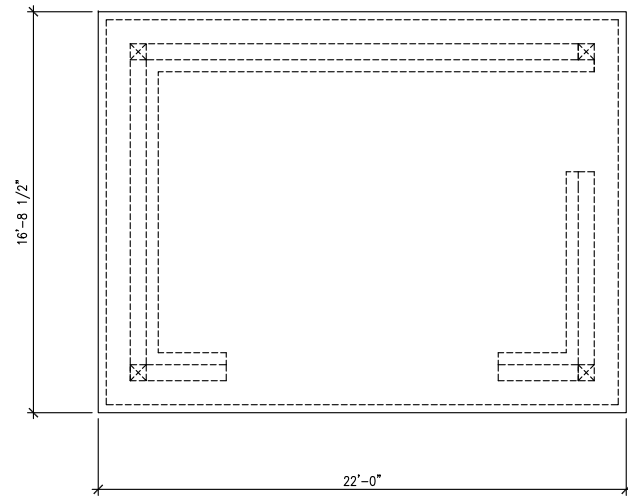
SITE PHOTOS

November 18, 2021

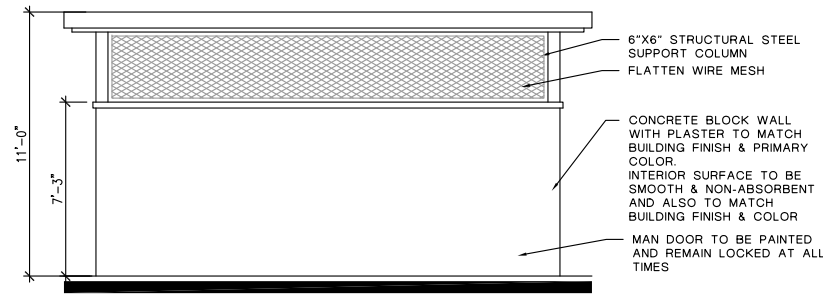
P:\21\21350 - Corona, SEC Green River Rd & Dominguez Ranch  
 Rd\Design\Site\21350 Site Plan 211028.dwg

The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL GROUP © 2017.

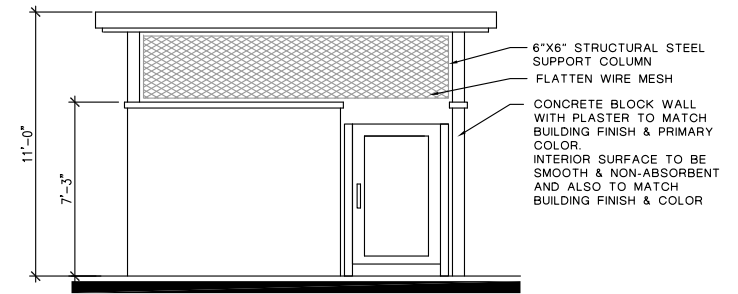




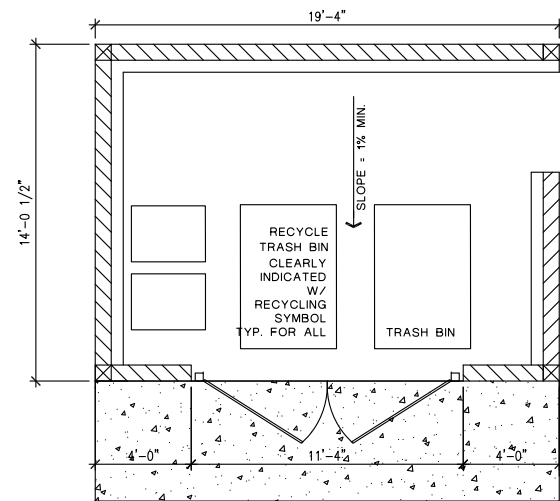
ROOF PLAN



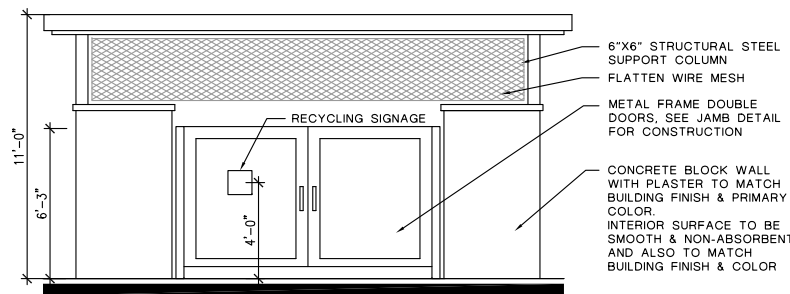
WEST ELEVATION



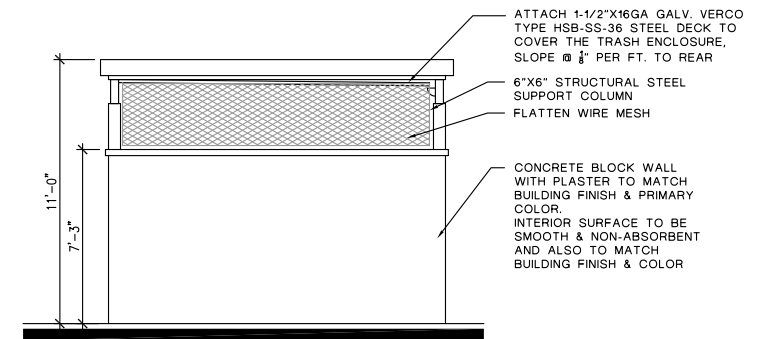
NORTH ELEVATION



FLOOR PLAN



EAST ELEVATION



SOUTH ELEVATION



**BICKEL GROUP  
ARCHITECTURE**  
BICKEL GROUP INCORPORATED  
3600 BIRCH STREET, SUITE 120  
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www.bickelgrp.com

# STARBUCKS

DOMINGUEZ RANCH ROAD AND GREEN RIVER ROAD  
CORONA, CALIFORNIA

## EXHIBIT 18

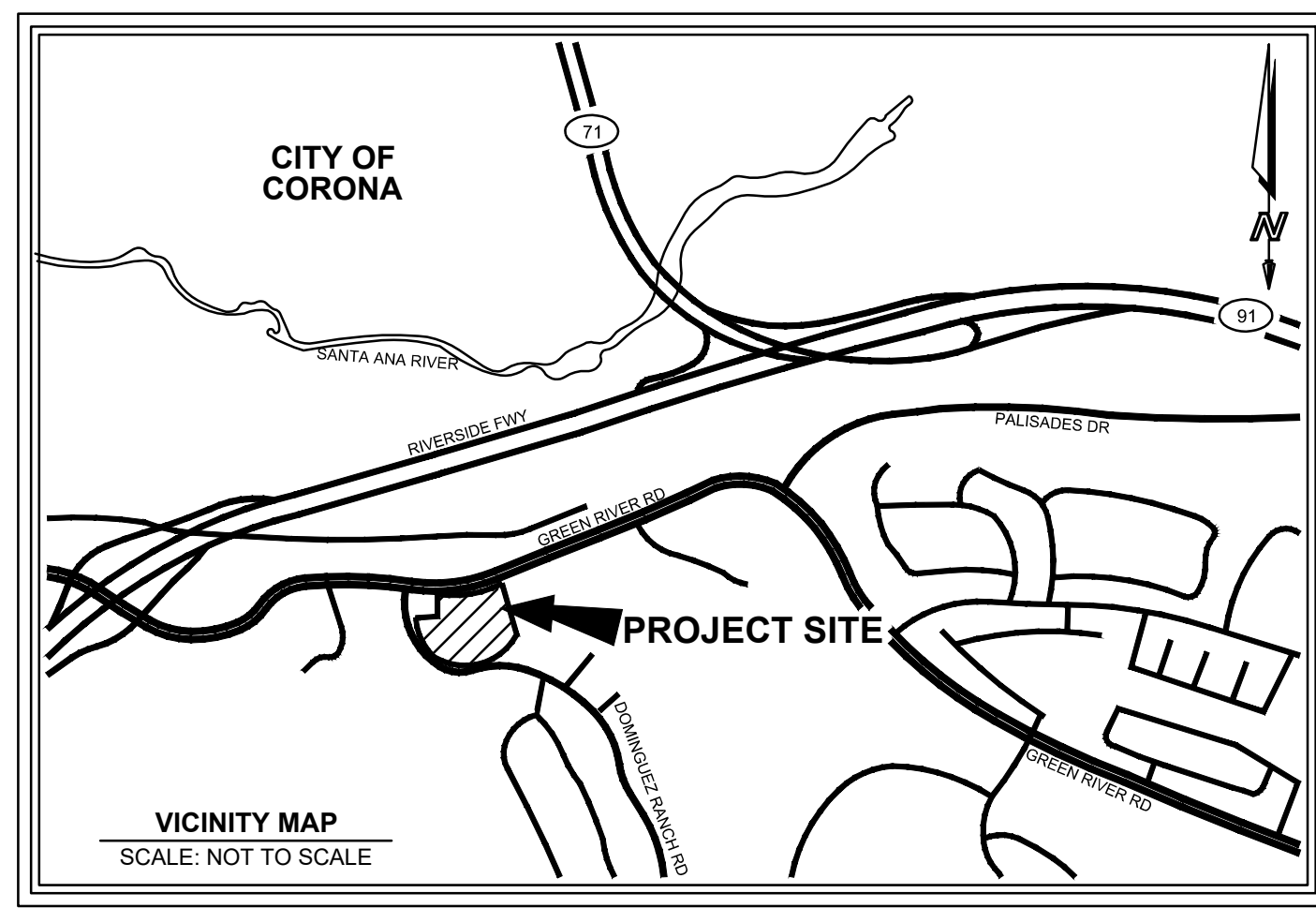
### TRASH ENCLOSURE

Scale: 1/8" = 1'-0"

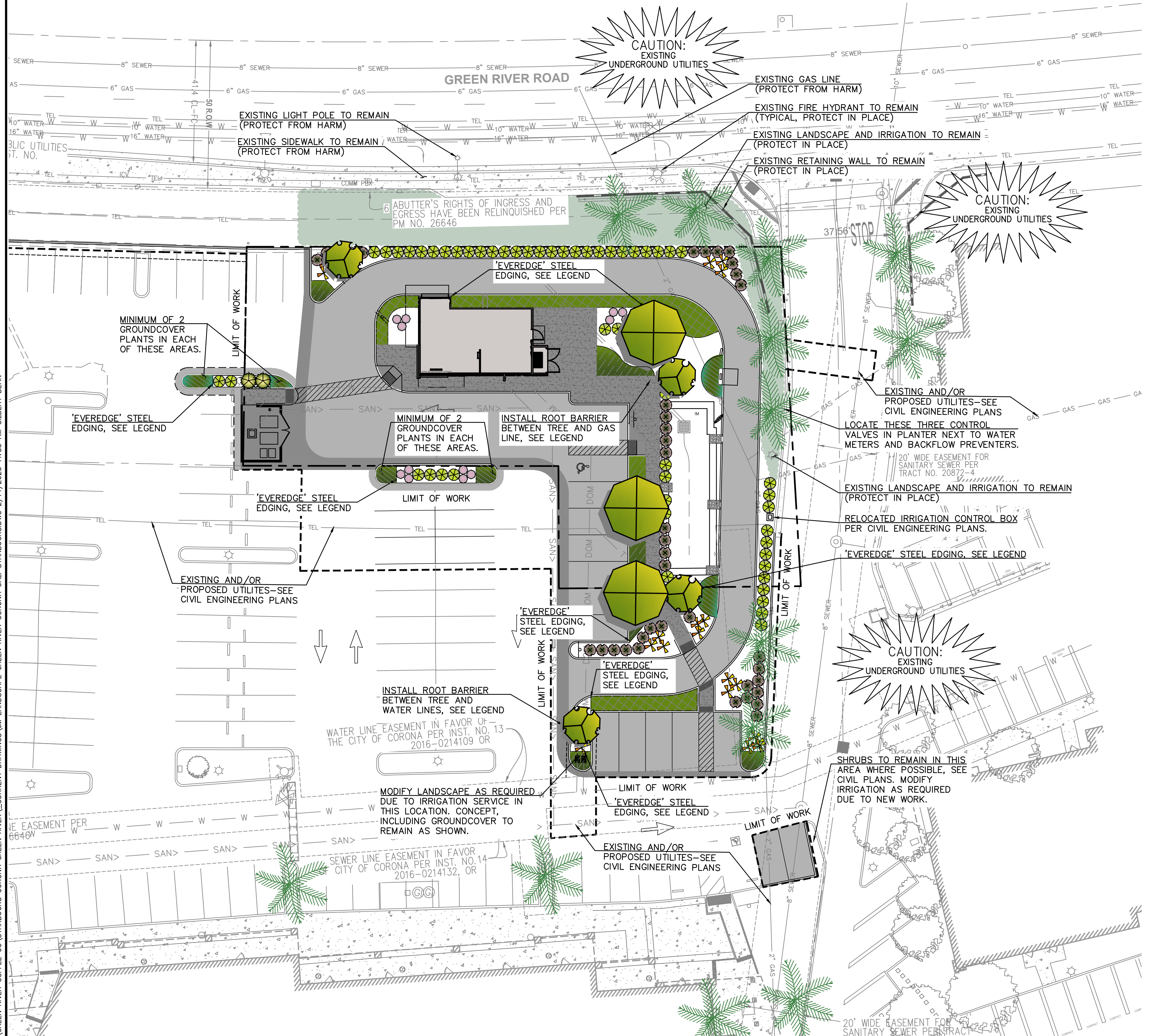
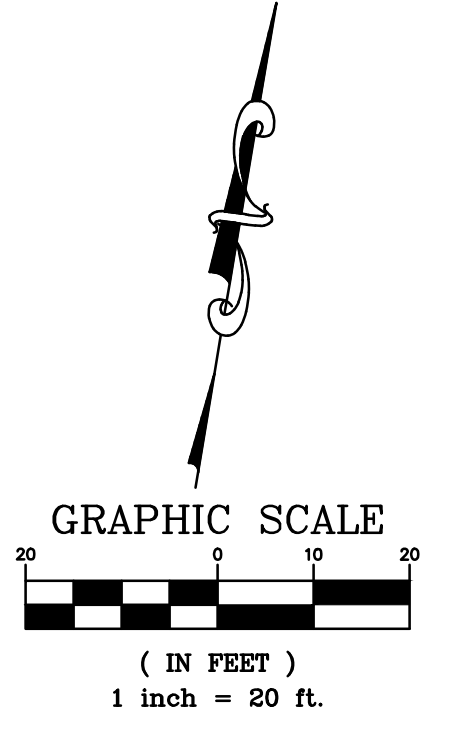
May 4, 2022

P:\21\21350 - Corona, SEC Green River Rd & Dominguez Ranch Rd\Design\Elevations\21350 Trash Enclosure.dwg

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- GENERAL NOTES:**
1. LANDSCAPE PLANS AND INSTALLATION SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
  2. OTHER THAN MODERATE WATER USE REQUIREMENTS FOR THE CRAPE MYRTLE, ALL OTHER PLANTS SPECIFIED ARE LOW WATER USE.
  3. ALL ABOVE GROUND UTILITIES AND TRASH ENCLOSURE SHALL BE SCREENED WITH SHRUBS OR OTHER APPROVED ARCHITECTURAL OR LANDSCAPE TREATMENT, EXCEPT POSSIBLY BACKFLOW DEVICE.
  4. ALL PLANTING AREAS SHALL BE DRESSED WITH A 3" LAYER OF MULCH, EXCEPT GROUNDCOVER PLANTED FROM FLATS WHERE MULCH DEPTH SHALL BE 1-1/2".
  5. ALL LANDSCAPING INSTALLED AS A RESULT OF THESE PLANS SHALL BE PERMANENTLY MAINTAINED.
  6. RHUS LANCEA MUST HAVE A STRONG CENTRAL LEADER AT THE TIME IT IS PURCHASED.



**LEGEND:**

SYMBOL	SCIENTIFIC NAME	COMMON NAME	CONTAINER	FLWR.COLOR	QTY	WUCOLS REGION 4
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**EXISTING TREES**

- EXISTING PALMS TO REMAIN (SOME SHOWN FOR REFERENCE)
- EXISTING TREES TO REMAIN (SHOWN FOR REFERENCE)

**TREES (SIZES PER AGENCY REQUIREMENTS)**

- LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE 15 GALLON WHITE 3 MODERATE
- RHUS LANCEA (MALE) SEE GENERAL NOTES AFRICAN SUMAC 24" BOX RED 3 LOW

**SHRUBS (SIZES PER AGENCY REQUIREMENTS)**

- CALLISTEMON 'LITTLE JOHN' DWARF CALLISTEMON 5 GALLON RED 41 LOW
- HESPERALOE PARVIFLORA RED YUCCA 1 GALLON RED 25 LOW
- MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS 1 GALLON PINK 21 LOW
- RHUS LENTII PINK-FLOWERING SUMAC 15 GALLON PINK 6 LOW
- SALVIA CLEVELANDII 'WINNFRED GILMAN' CLEVELAND SAGE 5 GALLON BLUE-PURPLE 62 LOW

**EXISTING LANDSCAPE, GROUND COVER, MULCH AND MISCELLANEOUS**

- LANTANA MONTEVIDENSIS TRAILING LANTANA FLATS @ 2' O.C PURPLE 585 SF LOW TRIANGULARLY SPACED
- MYOPORUM PARVIFOLIUM MYOPORUM FLATS @ 4' O.C WHITE 205 SF LOW TRIANGULARLY SPACED
- ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST' ROSEMARY 1 GAL @ 4' O.C LIGHT BLUE 745 SF LOW TRIANGULARLY SPACED
- EXISTING LANDSCAPE TO REMAIN
- CEDAR MULCH OR AGENCY AND CLIENT APPROVED EQUAL, (MIN. 3" DEPTH W/ WEED BARRIER FABRIC) SEE GENERAL NOTES BELOW REGARDING DEPTH.
- EVEREDGE STEEL EDGING (GARDEN RING WHERE NOTED) LINEAR FEET PER PLAN

NOTE: INSTALL CUTEX COPPER COMPOSITE ROOT BARRIER, BY GEOFABRICS WHERE NOTED, CONSULT WITH MANUFACTURER FOR INSTALLATION REQUIREMENTS AND LOCATION PER SITE CONDITIONS  
 GEOFABRICS CONTACT: PHONE: 1(816)305-3160  
 EMAIL; SALES@GEOFABRICS.COM

**LANDSCAPE TABULATION**

TOTAL LANDSCAPE AREA:	4,872 S.F.
TOTAL PROPOSED TREES:	6

**WATER CONSERVATION STATEMENT**

THE PROPOSED LANDSCAPING IS LOCATED IN THE GREEN RIVER PROMENADE SHOPPING CENTER. ALL PLANT MATERIAL SPECIFIED IS APPROPRIATE FOR THE LOCATION INCLUDING BASED ON THE LOCAL CLIMATE AND THEIR ADAPTABILITY TO DROUGHT SITUATIONS. MAJORITY OF THE PLANT MATERIAL IS FROM THE CITIES PLANT LIST, WITH OTHER PLANTS BER WUCOLS MATERIAL LIST APPROPRIATE FOR THE AREA AS NOTED ABOVE. NO HIGH WATER USE PLANT MATERIALS ARE SPECIFIED.

THE IRRIGATION SYSTEM INCORPORATES USE OF DRIP IRRIGATION APPROPRIATE FOR THE PLANT SELECTION AND SPACING, WITH TREES ON SEPARATE VALVES FROM OTHER PLANT MATERIAL. TREES WITH DIFFERENT WATER USES CLASSIFICATIONS WILL ARE ON SEPARATE IRRIGATION VALVES. RAIN SHUT DEVICE ALONG WITH AUTOMATIC CONTROLLER IS SPECIFIED ON THE IRRIGATION SYSTEM.



**EXHIBIT 19**

**JM CIVIL**  
 1101 Central Expressway South  
 Suite 215  
 Allen, TX 75013  
 Ph. 214-491-1830  
 John Measels, PE  
 CIVIL ENGINEER



**STARBUCKS**  
 4300 GREEN RIVER ROAD  
 CORONA, CALIFORNIA 92880  
**ENTITLEMENT PLANS**

PROJECT NO.	DATE	DESCRIPTION	BY	CHECKED BY	ISSUE DATE
JM-GR21000	08/22/22	INITIAL SUBMITTAL	GPK		
	11/23/22	FOURTH SUBMITTAL	GPK		
	01/20/23	FIFTH SUBMITTAL	GPK		
					01/20/23

**COLORED PLANTING PLAN**  
**L 100**

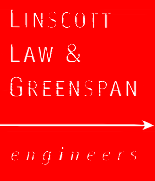
J:\GREEN RIVER COFFEE\STARBUCKS CORONA GREEN RIVER\CURRENT DRAWINGS\JM LANDSCAPE GREEN RIVER CORONA CALL STARBUCKS.DWG 2/14/2023 11:55 AM GILBERT BEAN



n:\4400\2214467 - green river promenade starbucks, corona.dwg\4467 f-a.dwg LDP 11:07:20 02-14-2023 agular

SOURCE: BICKEL GROUP ARCHITECTURE

**FIGURE A**



\* (A) = STAFF/DRIVE THRU SIGN



**KEY**  
 \* (B) = STAFF/DRIVE THRU SIGN



**TRAFFIC MANAGEMENT PLAN**  
 GREEN RIVER PROMENADE STARBUCKS, CORONA

**EXHIBIT 20**

**Parking Counts  
Green River Promenade, Corona**

Time Began	Thursday 10-07-21		Saturday 10-09-21	
	Supply = 264		Supply = 264	
	Parking Counts	Percent Utilization	Parking Counts	Percent Utilization
8:00 AM	39	15%	41	16%
9:00 AM	37	14%	51	19%
10:00 AM	62	23%	73	28%
11:00 AM	79	30%	117	44%
12:00 PM	106	40%	<b>125</b>	<b>47%</b>
1:00 PM	115	44%	124	47%
2:00 PM	90	34%	107	41%
3:00 PM	91	34%	115	44%
4:00 PM	<b>129</b>	<b>49%</b>	102	39%
5:00 PM	124	47%	110	42%
6:00 PM	124	47%	118	45%
7:00 PM	115	44%	111	42%
8:00 PM	86	33%	89	34%
9:00 PM	52	20%	86	33%

**EXHIBIT 21**

### Spot Parking Counts Green River Promenade, Corona

Time Began	Saturday 04-22-23		Thursday 04-27-23	
	Supply = 259		Supply = 259	
	Parking Counts	Percent Utilization	Parking Counts	Percent Utilization
8:00 AM	-	-	-	-
9:00 AM	-	-	-	-
10:00 AM	-	-	-	-
11:00 AM	125	48%	-	-
12:00 PM	113	44%	-	-
1:00 PM	134	52%	-	-
2:00 PM	-	-	-	-
3:00 PM	-	-	-	-
4:00 PM	-	-	98	38%
5:00 PM	-	-	137	53%
6:00 PM	-	-	142	55%
7:00 PM	-	-	-	-
8:00 PM	-	-	-	-
9:00 PM	-	-	-	-



## 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: 400 S. Vicentia Avenue, #120 Corona, CA 92882</p> <p>Telephone: (951) 736-2262</p>
<p><input checked="" type="checkbox"/> County Clerk (Riverside)</p> <p>Address: 2724 Gateway Drive, Riverside, CA 92507</p>	

1. Project Title:	<b>CUP2021-0004</b>
2. Project Applicant:	<b>Jessica Steiner, Bickel Group Architectural</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>Southeast corner of Green River Road and Dominguez Ranch Road: APN 101-440-019</b>
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Conditional Use Permit 2021-0004 (CUP2021-0004) is a application to allow a drive-through and walk-up window coffee shop (Starbucks) within an existing commercial center located at the southeast corner of Green River Road and Dominguez Ranch Road in the Neighborhood Commercial District of the Sierra Del Oro Specific Plan.
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:	Jessica Steiner, Bickle Group Architecture 3600 Birch Street, Suite 120 Newport Beach, CA 92660
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 checked="" type="checkbox"/> Categorical Exemption. State type and section number:	<b>Class 3 (New Construction or Conversation of Small Structures); State CEQA Guidelines Section 15303(c)</b>

(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 type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	The project is exempted from environmental review under the California Environmental Quality Act (CEQA) because the project qualifies as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) per Section 15303(c) of the State Guidelines for CEQA and Section 3.27 of the City's Local CEQA Guidelines. The project consists of a new 966-square-foot coffee shop with drive-through and walk-up services only (no indoor seating), within an existing commercial center.

10. Lead Agency Contact Person: Telephone:	Rafael Torres, Assistant Planner (951) 736-2262
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 checked="" type="checkbox"/> No <input 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: April 10, 2023	

\_\_\_\_\_  
Signature

Date: May 8, 2023

\_\_\_\_\_  
Name

Title: Assistant Planner

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.