



Staff Report

File #: 23-0177

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 03/20/2023
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

APPLICATION REQUEST:

CUP2022-0005: A Conditional Use Permit application to allow for a nonprofit organization, ABC Hopes, to conduct recreational, social, and educational programs for persons with disabilities in the M-2 (General Manufacturing) zone, located at 1831 Commerce Street, Suite 103. (Applicant: Katie Moore of ABC Hopes, Inc., 1831 Commerce Street, Suite 103, Corona, CA 92878)

RECOMMENDED ACTION:

That the Planning and Housing Commission find the project exempted from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and adopt Resolution No. 2606 GRANTING CUP2022-0005, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 26.14 acres
Existing Zoning: M-2 (General Manufacturing)
Existing General Plan: GI (General Industrial)
Existing Land Use: Industrial Development
Proposed Land Use: Office Space with recreational area
Surrounding Zoning / Land Uses:
N: Railroad Right-of-Way / BNSF Railway
E: M-1 and M-2 zones / Industrial buildings
S: M-1 zone / Industrial buildings
W: M-3 zone / Industrial buildings

BACKGROUND

ABC Hopes (applicant) is a 501 c3 non-profit organization whose mission is to empower persons with intellectual disabilities, so that they can contribute to society in a positive manner. ABC Hopes is seeking approval of a Conditional Use Permit (CUP) to establish a recreational facility in a 5,017

square foot tenant space located at 1831 Commerce Street, Suite 103. The program is designed to provide its members programs that develop recreational, social, and educational/life skills. The applicant's proposal includes administrative offices and open floor spaces that will be used for recreational activities, such as group exercise and dance classes.

The property is zoned M-2 (General Manufacturing), which permits office use "by right"; and Section 17.92.030 of the Corona Municipal Code (CMC) allows commercial recreation facilities in any zone with approval of a conditional use permit (CUP). The CMC does not specifically define commercial recreational facilities, but rather includes it with other establishments that involve the assemblage of people. While the applicant's use will have limited occupancy, based on the nature of the non-profit business, the activities are consistent with a what is typically considered a commercial recreation facility, due to physical activities occurring in an indoor space.

On September of 2022, the applicant formally submitted a conditional use permit application (CUP2022-0005) to the City, which was reviewed by staff at the Project and Environment Review Committee (PRC) meeting on September 29, 2022. At that time the City deemed the application incomplete because application materials were missing. The applicant submitted the required items, and the application was deemed complete on February 23, 2023.

PROJECT DESCRIPTION

Site Plan

The proposal is located on a large 26.14 acres property, which has been developed with two warehouse buildings (110 and 120 N. Maple Street) and three multiple-tenant buildings (140 and 170 Maple Street, and 1831 Commerce Street). The suite to be occupied by ABC Hopes is at 1831 Commerce Street, which is situated on the easternmost portion of the property.

The site currently has vehicular access from (4) four existing driveways on N. Maple Street. These driveways are shared among all tenants within the property.

Floor Area

The tenant space for ABC Hopes is 5,017 square feet in size, and includes a lobby area, offices, restrooms, and an open recreational activity space. A 1,378 square feet portion of the recreational area will be improved with "horse stall" floor mats, which are large anti-skit mats typically made from recycled rubber. The remainder of the recreational area will have wood flooring and total 1,643 square feet. The suite has four doors at the rear for egress purposes.

Operations

ABC Hopes is a local non-profit organization and offers various activities and programs for persons with intellectual disabilities aged 14 years and above. The recreational activities include exercise programs that provide personal and small group exercise classes, dance classes and various health and wellness workshops. Additionally, an afterschool program will be provided at the facility. The afterschool program will offer social, educational and life skill activities.

ABC Hopes proposes the following operational hours at 1831 Commerce Street:

- Administrative Offices - 8:30 AM to 5:00 PM, Monday-Friday
- Recreation Activities/Afterschool Program - 4:00 PM to 7:00 PM, Monday- Thursday

The number of staff members and patrons during the administrative hours are anticipated to be no more than 13 people. The number of staff members and patrons during the hours of recreation activities will be 36 (30 patrons and 6 staff members).

There are three other businesses in the same building as ABC Hopes. These businesses operate Monday through Friday and close at 5:00 PM, at the latest. The recreation activities and afterschool program will occur mostly during the center's off-peak hours. Due to their disabilities members of the ABC Hopes programs do not drive. Members are driven to the facility and are either dropped off or the parents stay during the program hours. In either case, the proposed use is not expected to impact the site's shared parking.

Parking

The property contains surface parking around the three multi-tenant buildings and two warehouse buildings. The two warehouse buildings are occupied by a manufacturing business (Dart Container Corporation), and have their own parking lots, which are fenced off from the multiple tenant buildings. Staff researched Dart Container's parking requirements and determined that the manufacturing buildings are parked separately from the multi-tenant buildings. The businesses within the multi-tenant buildings share 210 parking spaces.

The multi-tenant buildings on the property were built between 1992 and 1993 and are allowed to use the parking requirements that were in effect at the time of their construction, which were the following:

- 1 space per 300 square feet of office floor area (1:300 ratio)
- 1 space per 500 square feet of manufacturing floor area (1:500 ratio)

ABC Hopes intends to have 2,662 square feet of office space and 2,135 square feet of recreational space. The office area is subject to the entitled office parking ratio of 1:300. The recreation area is subject to the city's current parking requirement for "fitness and wellness studio" which is 1:250 (one space per 250 square feet of recreation floor area). Based on these requirements, the applicant's use requires 18 parking spaces.

The parking tabulation for ABC Hopes and the other tenants within the property, with the exception for Dart Container, are provided on the site plan (Exhibit 3). The parking tabulation incorrectly shows a 1:150 ratio for the recreational area for ABC Hopes suite, instead of 1:250. This will be corrected during the plan-check process. In total, the uses in the center require 172 parking spaces. As there are 210 parking spaces, the property has adequate parking spaces to serve ABC Hopes and the other existing tenants.

AIRPORT LAND USE COMPATIBILITY PLAN

All properties within the proximity of the Corona Municipal Airport are subject to the 2004 Riverside County Airport Land Use Compatibility Plan (ALUCP). The purpose of the ALUCP is to promote compatibility between the airport and surrounding land uses. The Riverside County ALUCP is

adopted and managed by the Riverside County Airport Land Use Commission (ALUC). However, ALUC's authority to review development projects for ALUCP consistency has been delegated to the City of Corona.

The proposed project is located within Zone D of the ALUCP. The ALUCP's Table 2A identifies compatibility criteria for projects located within Zone D. The compatibility criteria are as follow:

- a) Nonresidential properties are subject to a maximum intensity limit of an average of 100 persons per acre, or a single-acre limit of 300 people.
- b) Highly noise-sensitive outdoor non-residential uses are prohibited.
- c) Projects are prohibited when they result in hazards to flight, including physical, visual, and electronic forms of interference.
- d) Objects or structures over 70 feet in height require review by the ALUCP.
- e) Children's schools, hospitals, and nursing homes are discouraged.
- f) A deed notice must be recorded for each parcel associated with any discretionary and use action.

For criteria "a", the project site's average intensity limit was determined by taking the combined maximum occupancy limit of 2,493.36 persons for all five buildings and dividing it by the acreage of the property (26.14 acres). The result is 95.38 persons per acre, which is below the ALUCP's maximum allowable average intensity limit of 100 persons per acre (Exhibit 7). The project also does not exceed the single-acre limit of 300 people because the subject building (1831 Commerce) has a maximum occupancy limit of only 99.21 persons within a "squared" acre as shown in Exhibit 7.

As for the remaining criteria ("b" through "f"), the project is either capable of meeting the criteria or the criteria is not applicable to the proposed use.

ENVIRONMENTAL ANALYSIS

Per Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of establishing programs for persons with disabilities within an existing building. All operations and activities will be contained entirely inside the building, and there is no expansion proposed to the building. Therefore, there is no possibility that the proposal will have any significant adverse effect on the environment. The Notice of Exemption is attached as Exhibit 8.

FISCAL IMPACT

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

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning and Development Department has not received any response from the public regarding the proposed project.

STAFF ANALYSIS

ABC Hopes is a local non-profit organization that specializes in life skills programs and recreational programs that support the quality of life for persons with special needs. Per Section 17.92.030 of the CMC, recreational facilities are allowed in any zone in the City with an approved Conditional Use Permit. All activities associated with the project will be contained inside the building. There are no sensitive land uses within the area as the site is surrounded by industrial and office uses.

The property is fully improved, and the building can accommodate the proposed use. There is adequate vehicular access and on-site circulation on the property. The 210 parking spaces are adequate to accommodate the facility and other on-site businesses, as demonstrated in the parking analysis for the project.

Approval of CUP2022-0005 contributes to General Plan Goal LU-1.1 and LU-1.2, which promotes a mixture of land uses throughout the City and minimize the need for travel to surrounding communities for goods and services:

LU-1.1: Accommodates uses that support the diverse needs of Corona's residents, including opportunities for living, commerce, employment, recreation, education, culture, entertainment, civic engagement, and social and spiritual activity that are in balance with natural open spaces.

LU-1.2: Emphasize the development of uses that sustain Corona as a cohesive, distinct, and self-sustaining community and minimize the need for residents to travel to surrounding communities for retail goods, services, and employment.

Therefore, the Planning and Development Department recommends approval of CUP2022-0005, based on the findings below and the recommended conditions of approval attached as Exhibit 4.

FINDINGS OF APPROVAL FOR CUP2022-0005

1. A Notice of Exemption has been prepared pursuant to Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA), because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of establishing programs for persons with disabilities within an existing industrial building. All operations and activities will be contained entirely inside the building and there will be no expansion proposed to the building. Therefore, there is no possibility that the proposal will have any significant adverse effect on the environment.
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 CUP2022-0005 for the following reason:
 - a. *The project will not be detrimental to the public health, safety, convenience or general welfare, and will be in harmony with various elements and objectives of the City's General Plan because the project will establish a recreational facility for persons with disabilities on*

an already developed property that was designed to meet or exceed the applicable development standards of the underlying zone. No additional on-site or off-site improvements are required with this proposal. The proposed use is compatible with the surrounding industrial land uses, and the property has adequate parking to meet the anticipated parking requirements of the proposed use.

3. The proposal is consistent with the General Plan for the following reasons:

- a. The project furthers the intent of General Plan Goal PR-2 by accommodating active recreational programs that are responsive to the diverse needs and interests of Corona's residents and visitors of all ages and abilities.*
- b. The project furthers the intent of General Plan Goal LU-1 and LU-2 by providing a community that contains a diversity of land uses that supports the needs and high quality of life for its residents and minimize the need to travel to surrounding communities for goods and services.*

4. The proposal is consistent with the M-2 (General Manufacturing) Zone for the following reason:

- a. The project is consistent with the M-2 zone because the use is permitted in the M-2 zone with the approval of a conditional use permit. Furthermore, the use will be contained entirely within an existing building, which is capable of providing the necessary space for recreational activities without conflict to the surrounding industrial and office uses on the property and in the surrounding area.*

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. 2606
- 2. Locational and zoning map
- 3. Project Plan
- 4. Conditions of Approval
- 5. Site Photos
- 6. Applicant's letter dated January 9, 2023
- 7. ALUCP Intensity Limits Calculations
- 8. Environmental Documentation

Case Planner: Rafael Torres (951) 736-2262



RESOLUTION NO. 2606

APPLICATION NUMBER: CUP2022-0005

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A NONPROFIT ORGANIZATION, ABC HOPES, TO CONDUCT RECREATIONAL, SOCIAL, AND EDUCATIONAL PROGRAMS FOR PERSONS WITH INTELLECTUAL DISABILITIES LOCATED AT 1831 COMMERCE STREET, SUITE 103 IN THE M-2 (GENERAL MANUFACTURING) ZONE. (APPLICANT: ABC HOPES)

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 the Conditional Use permit to allow for a nonprofit organization, ABC Hopes, to conduct recreational, social, and educational programs for persons with intellectual disabilities located at 1831 Commerce Street, Suite 103 in the M-2 (General Manufacturing) zone.

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUP2022-0005 on March 20, 2023, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA) and Section 3.27 of the City of Corona Local Guidelines for Implementing CEQA, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of establishing programs for persons with intellectual disabilities within an existing building. All operations and activities will be contained entirely inside the building, and there is no expansion proposed to the building. Therefore, there is no possibility that the proposal will have any significant adverse effect on the environment.

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

EXHIBIT 1

Municipal Code Section 17.92.110 do exist in reference to CUP2022-0005 based on the evidence presented to the Commission during said hearing; and

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 CUP2022-0005, 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 15301 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. CUP2022-0005 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. A Notice of Exemption has been prepared pursuant to Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA), because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of establishing programs for persons with intellectual disabilities within an existing industrial building. All operations and activities will be contained entirely inside the building and there will be no expansion proposed to the building. Therefore, there is no possibility that the proposal will have any significant adverse effect on the environment.
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 CUP2022-0005 for the following reason:
 - a. *The project will not be detrimental to the public health, safety, convenience or general welfare, and will be in harmony with various elements and objectives of the City’s General Plan because the project will establish a recreational facility for persons with intellectual disabilities on an already developed property that was designed to meet or exceed the applicable development standards of the underlying zone. No additional on-site or off-site improvements are required with this proposal. The proposed use is compatible with the surrounding industrial land uses, and the property has adequate parking to meet the anticipated parking requirements of the proposed use.*
3. The proposal is consistent with the General Plan for the following reasons:
 - a. *The project furthers the intent of General Plan Goal PR-2 by accommodating active recreational programs that are responsive to the diverse needs and interests of Corona’s residents and visitors of all ages and abilities.*

- b. The project furthers the intent of General Plan Goal LU-1 and LU-2 by providing a community that contains a diversity of land uses that supports the needs and high quality of life for its residents and minimize the need to travel to surrounding communities for goods and services.*
4. The proposal is consistent with the M-2 (General Manufacturing) Zone for the following reason:
 - a. The project is consistent with the M-2 zone because the use is permitted in the M-2 zone with the approval of a conditional use permit. Furthermore, the use will be contained entirely within an existing building, which is capable of providing the necessary space for recreational activities without conflict to the surrounding industrial and office uses on the property and in the surrounding area.*

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 20th day of March, 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 20th day of March, 2023, and was duly passed and adopted by the following vote, to wit:

AYES:

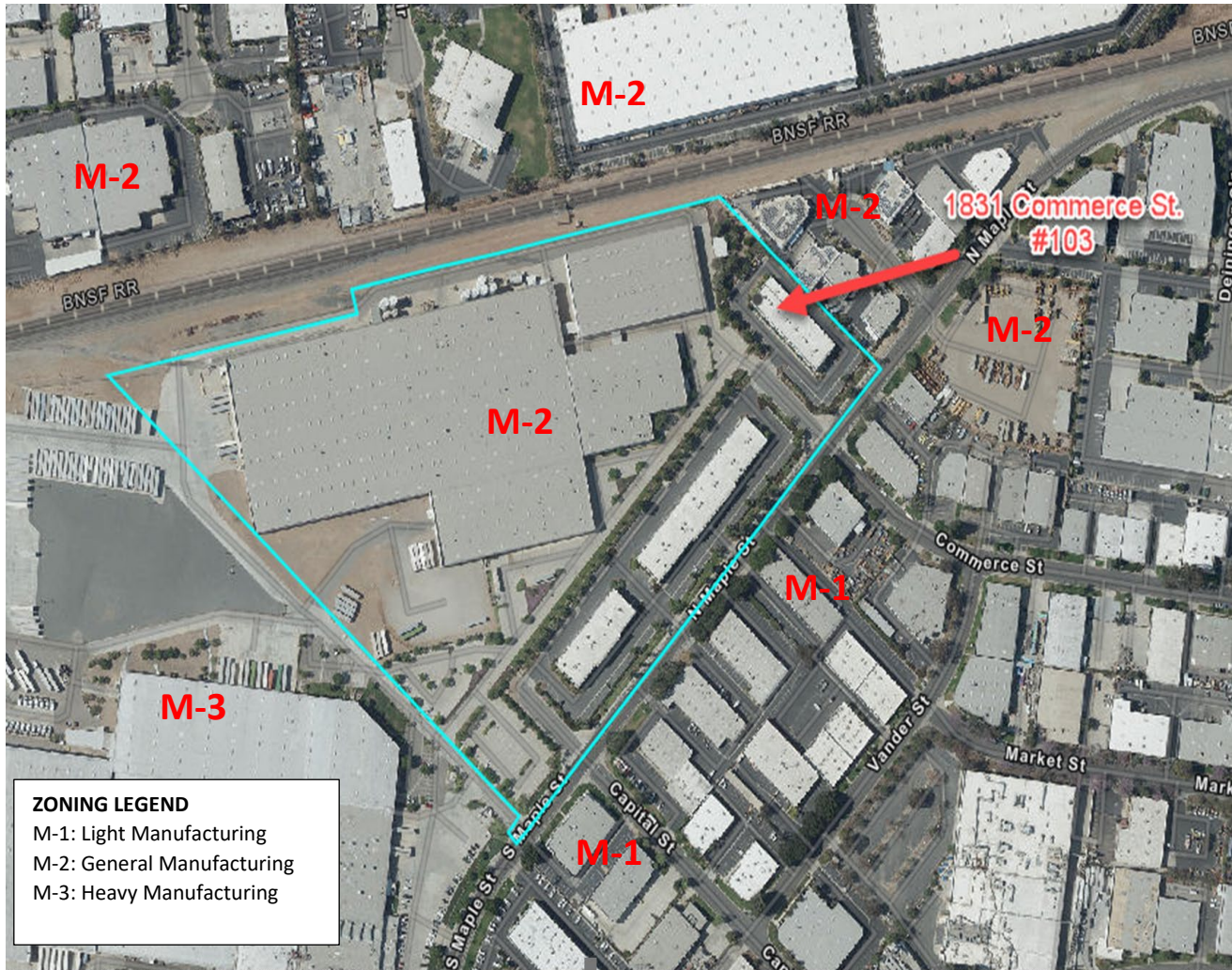
NOES:

ABSENT:

ABSTAINED:

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

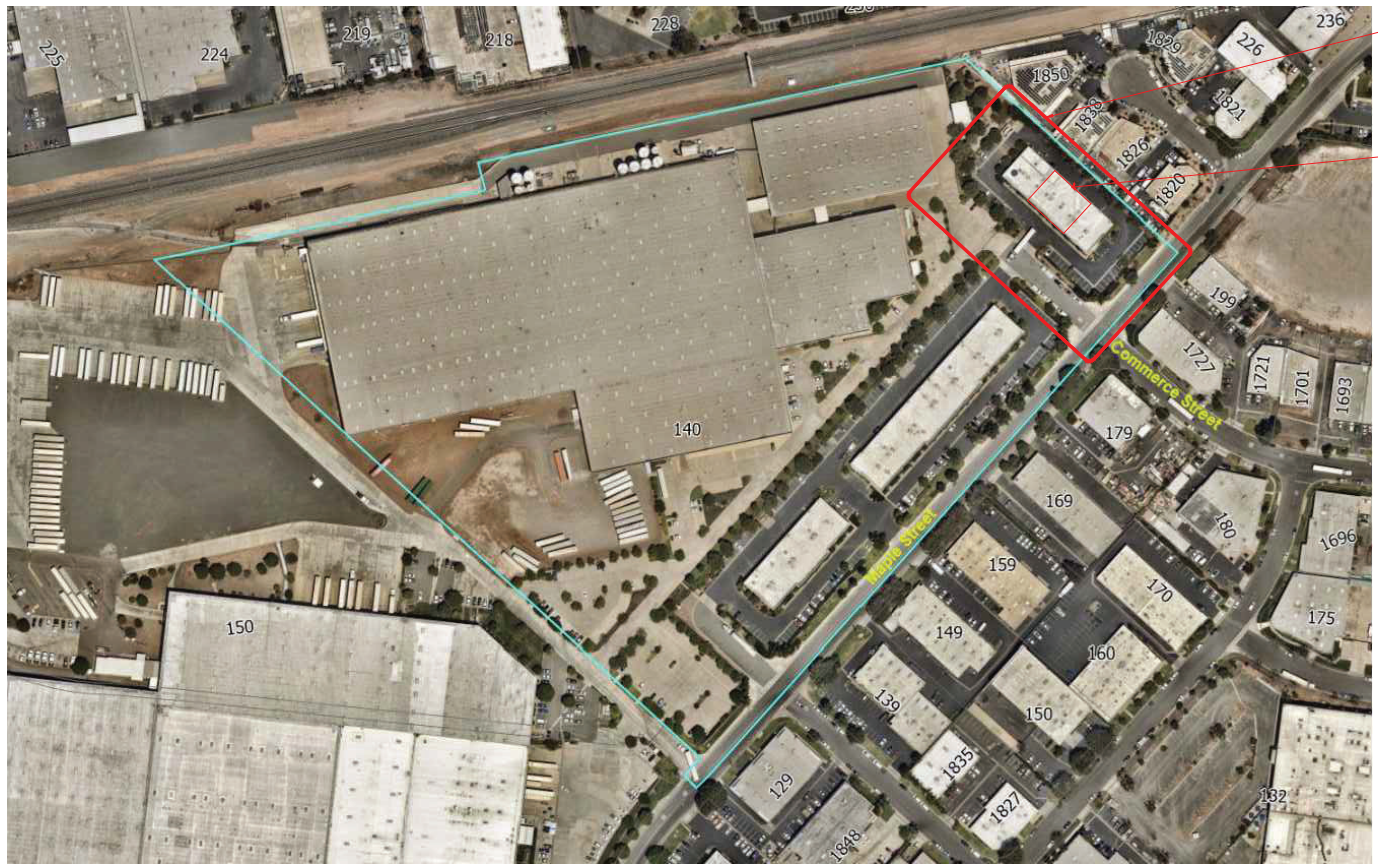
AERIAL & LOCATIONAL MAP



CUP2022-0005
1831 Commerce Street,
Suite 103



EXHIBIT 2



KEYNOTES

- 1. TENANT SPACE (SUITE 103).

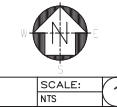
SYMBOL LEGEND

— PROPERTY LINE

SHEET INDEX

ARCHITECTURAL SHEETS

- A1.00 - AERIAL EXHIBIT
- A1.01 - SITE PLAN
- A1.02 - ENLARGED SITE PLAN
- A1.03 - REFERENCE FLOOR PLAN
- A1.04 - EGRESS PLAN



CONSULTANT:

PROJECT ADMINISTERED BY:

PROJECT NAME:

ABC HOPES
1831 COMMERCE ST. SUITE 103
CORONA, CA 92880

ISSUE INFORMATION:

DATE:	INFORMATION:

SHEET INFORMATION:

STK PROJECT NO.: 480-01-22
SCALE: AS NOTED
DATE: AUGUST 24, 2022
PLOT DATE: -
DRAWING NAME:

SEAL:

SHEET TITLE:

AERIAL EXHIBIT

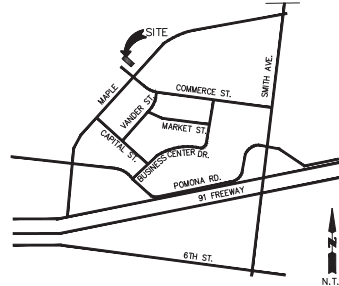
SHEET NO.:

A1.00

AERIAL VIEW EXHIBIT

- APPLICANT:**
KATE MOORE
ABC HOPES, INC.
1831 COMMERCE ST. SUITE 103
CORONA, CA 92878
PHONE: 951.226.9447
EMAIL: KATE@ABC-HOPES.COM
OWNER:
DART CONTAINER CORP. OF CALIF.
CONTACT: MARSHA ZIMMERMAN
500 HOGSBACK RD.
MISO, MI 48854
PHONE: 517.236.7687
EMAIL: MZIMMERMAN@DARTINTERESTS.COM
- EXHIBIT PREPARER:**
STK ARCHITECTURE, INC.
42095 ZENO DRIVE, SUITE A15
TEMECULA, CA 92590
PHONE: 951.226.9110
EMAIL: IFRINALDI@STKINC.COM
- ASSESSOR'S PARCEL NUMBER (APN):**
101-110-018
SITE ADDRESS:
1831 COMMERCE ST. SUITE 103
CORONA, CA 92878
- TITLE OF EXHIBIT:** CONDITIONAL USE PERMIT (CUP) -MAJOR
DATE EXHIBIT PREPARED: AUGUST 24, 2022
REVISED: JANUARY 09, 2023

VICINITY MAP



SITE AND BUILDING INFORMATION

SITE INFORMATION:
PROJECT LOCATION: 1831 COMMERCE ST. SUITE 103
CORONA, CA 92878

ASSESSOR'S PARCEL NUMBERS:
101-110-018

ZONING:
M2/O (GENERAL MANUFACTURING)

LAND USE DESIGNATION:
G (GENERAL INDUSTRIAL)

LOT SIZE:
26.14 ACRES

BUILDING ANALYSIS:
BUILDING 1 (SUITE 103 LOCATION)

OCCUPANCY GROUP(S):
B

TYPE OF CONSTRUCTION:
II-B

FIRE SPRINKLERS:
YES

STORIES:
1 STORY

HEIGHT:
25'-4"

FLOOR AREA:
13,474 SF

ALLOWABLE AREA ANALYSIS

TYPE OF CONSTRUCTION: II-B

OCCUPANCY GROUPS AND AREAS (BUILDING 1)		
SUITE #	OCCUPANCY	AREA (SF)
101	F1 (MANF.)	3168
	B (OFFICE)	1056
103	B (OFFICE)	3687
	B (EXERCISE)	1330
106	B (OFFICE)	2112
107	S2 (STORAGE)	2121
TOTAL:		13,474 SF

AREA TOTALS IN BUILDING 1 PER OCCUPANCY GROUP
 F1 (MANUFACTURING): 3168 SF
 B (OFFICE): 8185 SF
 S2 (STORAGE): 2121 SF

TOTAL: 13,474 SF

ALLOWABLE AREA PER CBC (II-B CONSTRUCTION)
 F1 (MANUFACTURING): 62,000 SF (MAXIMUM)
 B (OFFICE): 92,000 SF (MAXIMUM)
 S2 (STORAGE): 104,000 SF (MAXIMUM)

PROJECT DESCRIPTION:
THE PROPOSED PROJECT LOCATED IN SUITE 103 AT 1831 COMMERCE ST., CORONA CA IS TO SERVE AS A MEETING AND ACTIVITY SPACE FOR MEMBERS OF THE ABC HOPES COMMUNITY. ABC HOPES' MISSION IS TO EMPOWER PERSONS WITH INTELLECTUAL DISABILITIES TO CONTRIBUTE TO SOCIETY IN A POSITIVE MANNER BY GIVING THEM OPPORTUNITIES THAT DEVELOP THEIR SOCIAL, PHYSICAL AND EDUCATIONAL/LIFE SKILLS.

EXHIBIT 3

KEYNOTES

1. TENANT SPACE (SUITE 103).
2. (C) TRASH ENCLOSURE
3. (C) DIESEL FUEL POWER GENERATOR AND ENCLOSURE

SYMBOL LEGEND

— PROPERTY LINE

AREA DENSITY CALCULATIONS

LOCATION/AREA	AREA SF	AREA & PERCENTAGE
BUILDING 1 (EXISTING)	13,437 SF	
BUILDING 2 (EXISTING)	30,000 SF	
BUILDING 3 (EXISTING)	16,000 SF	
BUILDING 4 (EXISTING)	487,000 SF	
TOTAL BUILDING SF.	546,437 SF	



SITE PLAN

PARKING ANALYSIS (PER CMC 17.76.030)

BUILDING 1 PARKING ANALYSIS
 1831 COMMERCE ST., CORONA, CA 92860
REQUIRED PARKING (SUITE 103 - ABC HOPES)
 1 SPACE FOR EVERY 300 SF - OFFICE SPACE
 1 SPACE FOR EVERY 150 SF - EXERCISE AREA
CALCULATIONS:
 2,662 SF/300 SF (OFFICE SPACE) = 9 SPACES
 2,135 SF/150 SF (EXERCISE AREA) = 14 SPACES
TOTAL: 24 SPACES
REQ. PARKING (SUITE 101 - ALTA MANUFACTURES)
 1 SPACE FOR EVERY 300 SF - OFFICE
CALCULATIONS:
 9168 SF/500 SF (MANUFACTURING) = 7 SPACES
 1056 SF/300 SF (OFFICE) = 4 SPACES
TOTAL: 11 SPACES
REQ. PARKING (SUITE 106 - STONINGTON PROPERTIES)
 1 SPACE FOR EVERY 300 SF - OFFICE SPACE
CALCULATIONS:
 2112 SF/300 SF (OFFICE SPACE) = 8 SPACES
TOTAL: 8 SPACES

BUILDING 2 PARKING ANALYSIS (CMC 17.76.030)
 170 N. MAPLE, CORONA, CA 92860
REQUIRED PARKING (SUITE 112 & 113 - AERO)
 1 SPACE FOR EVERY 500 SF - MANUFACTURING
 1 SPACE FOR EVERY 300 SF - OFFICE
CALCULATIONS:
 3465 SF/500 SF (MANUFACTURING) = 7 SPACES
 1155 SF/300 SF (OFFICE) = 4 SPACES
TOTAL: 11 SPACES
REQ. PARKING (SUITE 111 - ASHLEY CRAIG PET)
 1 SPACE FOR EVERY 500 SF - MANUFACTURING
CALCULATIONS:
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES
 578 SF/300 SF (OFFICE) = 2 SPACES
TOTAL: 6 SPACES
REQ. PARKING (SUITE 108 - ALTA GEOTECH. INC.)
 1 SPACE FOR EVERY 300 SF - OFFICE
CALCULATIONS:
 578 SF/300 SF (OFFICE) = 2 SPACES
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES
TOTAL: 6 SPACES
REQ. PARKING (SUITE 106/107 - DAIRY FARMERS OF AMERICA)
 1 SPACE FOR EVERY 300 SF - OFFICE
 1 SPACE FOR EVERY 500 SF - MANUFACTURING
CALCULATIONS:
 1155 SF/300 SF (OFFICE) = 4 SPACES
 3465 SF/500 SF (MANUFACTURING) = 7 SPACES
TOTAL: 11 SPACES
REQ. PARKING (SUITE 105 - RENEWAL ENERGY PARTNERS)
 1 SPACE FOR EVERY 300 SF - OFFICE
 1 SPACE FOR EVERY 500 SF - MANUFACTURING
CALCULATIONS:
 578 SF/300 SF (OFFICE) = 2 SPACES
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES
TOTAL: 6 SPACES
REQUIRED PARKING (SUITE 104 - PURE PLUMBING)
 8 SPACES FOR CONTRACTOR STORAGE
CALCULATIONS:
 2310 SF (6 SPACES REQUIRED) = 6 SPACES
REQUIRED PARKING (SUITE 103 - SEMETRA)
 1 SPACE FOR EVERY 300 SF - OFFICE
 1 SPACE FOR EVERY 500 SF - MANUFACTURING
CALCULATIONS:
 578 SF/300 SF (OFFICE) = 2 SPACES
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES
TOTAL: 6 SPACES
REQ. PARKING (SUITE 102 - CLOVER MILL GRAPHICS)
 1 SPACE FOR EVERY 300 SF - OFFICE
CALCULATIONS:
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES
 578 SF/300 SF (OFFICE) = 2 SPACES
TOTAL: 6 SPACES
REQ. PARKING (SUITE 101 - BLACKSTONE BUILDERS INC.)
 1 SPACE FOR EVERY 300 SF - OFFICE
 1 SPACE FOR EVERY 500 SF - MANUFACTURING
CALCULATIONS:
 578 SF/300 SF (OFFICE) = 2 SPACES
 1732 SF/500 SF (MANUFACTURING) = 4 SPACES
TOTAL: 6 SPACES

BUILDING 3 PARKING ANALYSIS
 140 N. MAPLE, CORONA, CA 92860
REQUIRED PARKING (SUITE 107 - VACANT)
 1 SPACE FOR EVERY 300 SF - OFFICE
CALCULATIONS:
 1722 SF/300 SF (OFFICE) = 6 SPACES
 574 SF/300 SF (OFFICE) = 2 SPACES
TOTAL: 8 SPACES
REQUIRED PARKING (SUITE 106 - MANUFACTURING EXEC. INSL.)
 1 SPACE FOR EVERY 500 SF - MANUFACTURING
CALCULATIONS:
 1722 SF/500 SF (MANUFACTURING) = 4 SPACES
 574 SF/300 SF (OFFICE) = 2 SPACES
TOTAL: 6 SPACES
REQUIRED PARKING (SUITE 105 - VACANT)
 1 SPACE FOR EVERY 300 SF - OFFICE
CALCULATIONS:
 1722 SF/300 SF (MANUFACTURING) = 6 SPACES
 574 SF/300 SF (OFFICE) = 2 SPACES
TOTAL: 8 SPACES
REQUIRED PARKING (SUITE 104/103 - MAESTRO SIGN STUDIO)
 1 SPACE FOR EVERY 500 SF - MANUFACTURING
 1 SPACE FOR EVERY 300 SF - OFFICE
CALCULATIONS:
 3444 SF/500 SF (MANUFACTURING) = 7 SPACES
 1148 SF/300 SF (OFFICE) = 4 SPACES
TOTAL: 11 SPACES
REQ. PARKING (SUITE 102 - AMERICAN IRON RENTAL)
 1 SPACE FOR EVERY 300 SF - OFFICE
 1 SPACE FOR EVERY 500 SF - MANUFACTURING
CALCULATIONS:
 574 SF/300 SF (OFFICE) = 2 SPACES
 1722 SF/500 SF (MANUFACTURING) = 4 SPACES
TOTAL: 6 SPACES
REQ. PARKING (SUITE 101 - HARMONY PRODUCTIONS)
 1 SPACE FOR EVERY 300 SF - OFFICE
 1 SPACE FOR EVERY 500 SF - MANUFACTURING
CALCULATIONS:
 574 SF/300 SF (OFFICE) = 2 SPACES
 1722 SF/500 SF (MANUFACTURING) = 4 SPACES
TOTAL: 6 SPACES
PARKING REQ. (BUILDING 3): 41 PARKING SPACES

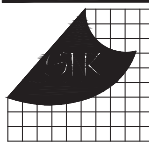
PROVIDED PARKING
 STANDARD 8'X18' SPACES = 202
 STANDARD ACCESSIBLE SPACES = 4
 VAN ACCESSIBLE SPACES = 4
TOTAL = 210

REQ. PARKING FOR ALL 3 BUILDINGS:
 178 PARKING SPACES

PARKING REQ. (BUILDING 2): 88 SPACES

PARKING SUMMARY:
 WE HAVE 210 PARKING SPACES INCLUDING ACCESSIBLE PARKING STALLS. PER THE PARKING ANALYSIS PROVIDED ABOVE WE ARE REQUIRED TO HAVE 178 PARKING SPACES.
 OVERALL THERE IS A SURPLUS OF 32 PARKING STALL ABOVE WHAT IS REQUIRED FOR THE 3 BUILDINGS.

SCALE:
 1"=60'-0"



4800 DAVIS DR., WILMINGTON, CA 95693-0000-190
 Phone: 916 264-0111 Fax: 916 264-0100 Email: info@abc-hopes.com

CONSULTANT:

PROJECT ADMINISTERED BY:

PROJECT NAME:

ABC HOPES
 1831 COMMERCE ST., SUITE 103
 CORONA, CA 92860

ISSUE INFORMATION:

DATE:	INFORMATION:

SHEET INFORMATION:

STK PROJECT NO.: 480-01-22
 SCALE: AS NOTED
 DATE: AUGUST 24, 2022
 PLOT DATE:
 DRAWING NAME:

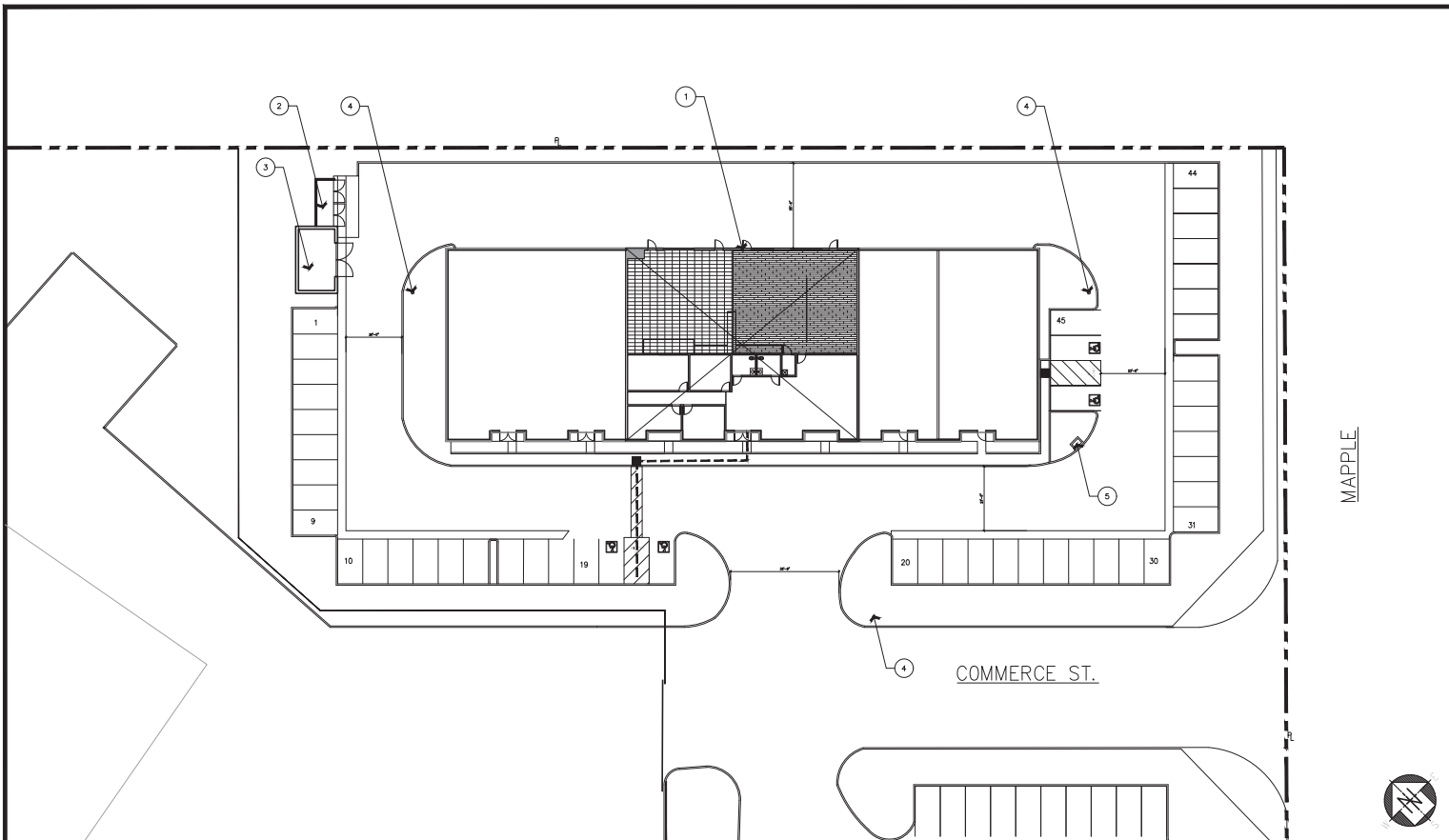
SEAL:

SHEET TITLE:

SITE PLAN

SHEET NO.:

A1.01

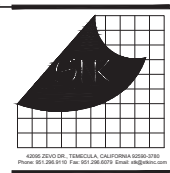


KEYNOTES

1. (E) TENANT SPACE (SUITE 103 IN BUILDING 1)
TOTAL SQUARE FOOTAGE: 5,017 SF.
2. (E) TRASH ENCLOSURE
3. (E) BACK-UP GENERATOR AND ENCLOSURE
4. (E) FIRE HYDRANT
5. (E) MAIL BOX

SYMBOL LEGEND

- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE



CONSULTANT:

PROJECT ADMINISTERED BY:

PROJECT NAME:

ABC HOPES
1831 COMMERCE ST. SUITE 103
CORONA, CA 92880

ISSUE INFORMATION:

DATE:	INFORMATION:

SHEET INFORMATION:

STK PROJECT NO.: 480-01-22
SCALE: AS NOTED
DATE: AUGUST 24, 2022
PLOT DATE: -
DRAWING NAME:

SEAL:

SHEET TITLE:

ENLARGED SITE PLAN

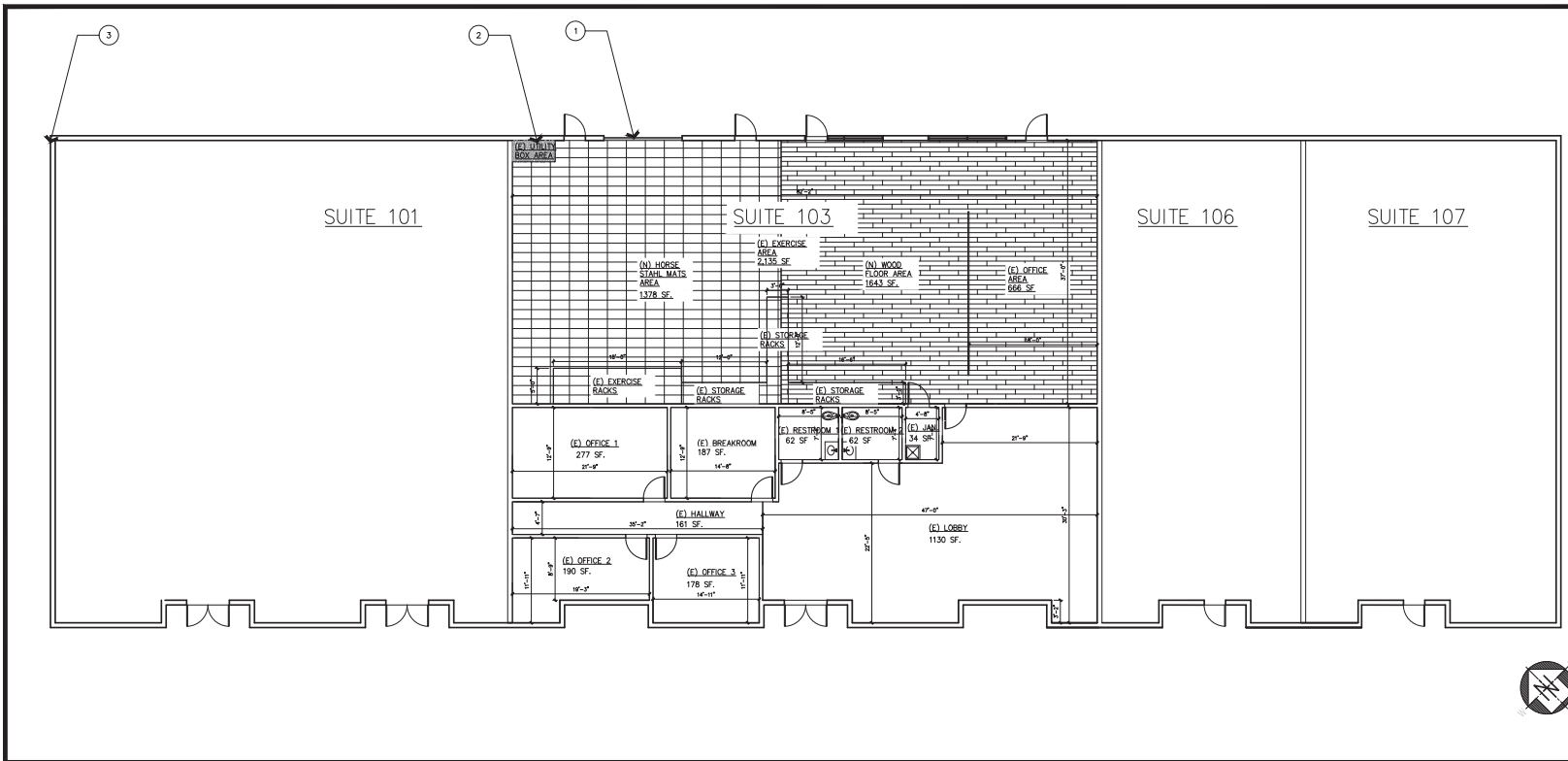
SHEET NO.:

A1.02

ENLARGED SITE PLAN

SCALE: 1"=20'-0" 1

1. **APPLICANT**
KATIE MOORE
ABC HOPES, INC.
1831 COMMERCE ST. SUITE 103
CORONA, CA 92878
PHONE: 951.296.9447
EMAIL: KATEMOORE@ABCHOPES.COM
 - OWNER**
DART CONTAINER CORP OF CALIF.
CONTACT: MARSHA ZIMMERMAN
500 HOSSACK RD.
MADISON, WI 53703
PHONE: 517.236.7687
EMAIL: MZIMMERMAN@DARTINTERESTS.COM
 - EXHIBIT PREPARER**
STK ARCHITECTURE, INC.
42095 ZEVO DRIVE, SUITE A15
TEMECULA, CA 92590
PHONE: 951.296.9110
EMAIL: TITR@STKARCH.COM
 2. **ASSESSOR'S PARCEL NUMBER (APN)**
101-110-018
SITE ADDRESS
1831 COMMERCE ST. SUITE 103
CORONA, CA 92878
 3. **TITLE OF EXHIBIT:** CONDITIONAL USE PERMIT (CUP) - MAJOR
 4. **DATE EXHIBIT PREPARED:** AUGUST 24, 2022
- PROJECT DESCRIPTION:**
THE PROPOSED PROJECT LOCATED IN SUITE 103 AT 1831 COMMERCE ST., CORONA CA IS TO SERVE AS A MEETING AND ACTIVITY SPACE FOR MEMBERS OF THE ABC HOPES COMMUNITY. ABC HOPES' MISSION IS TO EMPOWER PERSONS WITH INTELLECTUAL DISABILITIES TO CONTRIBUTE TO SOCIETY IN A POSITIVE MANNER BY GIVING THEM OPPORTUNITIES THAT DEVELOP THEIR SOCIAL, PHYSICAL AND EDUCATIONAL/LIFE SKILLS.

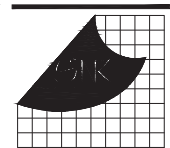


KEYNOTES

1. (E) ROLL-UP DOOR
2. (E) ELECTRICAL PANEL
3. (E) ELECTRIC METER
4. (E) MAIL BOX

SYMBOL LEGEND

- (N) WOOD FLOORING
- (N) HORSE STAHL MATTS
- (E) CONCRETE FINISH



4205 ZEVO DR., TEMECULA, CALIFORNIA 92592
 Phone: 951.236.9110 Fax: 951.236.9100 Email: info@stka.com

CONSULTANT:

PROJECT ADMINISTERED BY:

PROJECT NAME:

ABC HOPES
 1831 COMMERCE ST. SUITE 103
 CORONA, CA 92880

ISSUE INFORMATION:

DATE:	INFORMATION:

SHEET INFORMATION:

STK PROJECT NO.: 480-01-22
 SCALE: AS NOTED
 DATE: AUGUST 24, 2022
 PLOT DATE: _____
 DRAWING NAME: _____

SEAL:

SHEET TITLE:

REFERENCE FLOOR PLAN

SHEET NO.:

A1.03

FLOOR PLAN

1. APPLICANT: KATIE MOORE, ABC HOPES, INC., 1831 COMMERCE ST. SUITE 103, CORONA, CA 92878. PHONE: 951.236.9447. EMAIL: KATEMOORE@ABCHOPES.COM
- OWNER: DART CONTAINER CORP OF CALIF., CONTACT: MARSHA ZIMMERMAN, 500 HOOBACK RD., MANSO, MI 48854. PHONE: 517.236.7687. EMAIL: MZIMMERMANN@DARTINTERESTS.COM
- EXHIBIT PREPARER: STK ARCHITECTURE, INC., 4205 ZEVO DRIVE, SUITE A15, TEMECULA, CA 92590. PHONE: 951.236.9110. EMAIL: TPINALDI@STK.COM
2. ASSESSOR'S PARCEL NUMBER (APN): 101-110-018. SITE ADDRESS: 1831 COMMERCE ST. SUITE 103, CORONA, CA 92878.
3. TITLE OF EXHIBIT: CONDITIONAL USE PERMIT (CUP) - MAJOR
4. DATE EXHIBIT PREPARED: AUGUST 24, 2022

PROJECT DESCRIPTION:
 THE PROPOSED PROJECT LOCATED IN SUITE 103 AT 1831 COMMERCE ST., CORONA, CA IS TO SERVE AS A MEETING AND ACTIVITY SPACE FOR MEMBERS OF THE ABC HOPES COMMUNITY. ABC HOPES MISSION IS TO EMPOWER PERSONS WITH INTELLECTUAL DISABILITIES TO CONTRIBUTE TO SOCIETY IN A POSITIVE MANNER BY GIVING THEM OPPORTUNITIES THAT DEVELOP THEIR SOCIAL, PHYSICAL, AND EDUCATIONAL/LIFE SKILLS.

PLUMBING FIXTURES COUNT ANALYSIS

PLUMBING FIXTURE COUNT ANALYSES PER 2019 CPC TABLE A

1. OCCUPANCY LOAD BASED ON GROUP GROUP B

USE	GROUP	SQUARE FOOTAGE	OCC. LOAD FACTOR SQ. FT./OCC.*	OCCUPANCY
OFFICES AND EXERCISE AREAS	B	5,017	200	26

*BASED ON THE [BSC, DSA-SS & DSA-SS(C)] OCCUPANT LOAD FACTOR "TABLE A" FOUND IN THE 2019 CALIFORNIA PLUMBING CODE

TOTAL OCCUPANTS PER CPC TABLE "A": 26 OCCUPANTS (13 FEMALE) (13 MALE)

REQUIRED PLUMBING FIXTURES - SUITE 103

REQUIREMENT PLUMBING FIXTURES FOR GROUP B	GROUP B (MALE: 13 FEMALE: 13)				
	WC	URINALS	LAVS	DRINKING FOUNTAIN	SERVICE SINK
M: 1 PER 50	M: 1 PER 100	M: 1 PER 75	M & W: 1 PER 150	1 SERVICE SINK OR LAUNDRY TRAY	
W: 1 PER 15		W: 1 PER 50			
MALE	1	1	1	1	1
FEMALE	1	N/A	1		
FEMALE	1	N/A	1	1	1
MALE	1	1	1		
TOTAL REQUIRED PLUMBING FIXTURES	WC	URINALS	LAVS	DRINKING FOUNTAIN	SERVICE SINK
FEMALE	1	N/A	1	0	1
MALE	1	0	1	0	1

PLUMBING FIXTURES NOTES

1. WATER DISPENSER TO BE PROVIDED IN LIEU OF DRINKING FOUNTAIN.

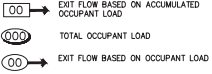
SCALE: 1/8"=1'-0" 1



SUITE 103 OCCUPANT LOAD					
AREA (INTERIOR)	OCCUPANCY GROUP	MAIN ACCESSORY, NON-SEPARATED, SEPARATED	OCCUPANCY LOAD FACTOR SF/OCCUPANT*	AREA	OCCUPANTS
LOBBY	B	MAIN	150 GROSS	1130 SF.	8
OFFICE 1	B	MAIN	150 GROSS	277 SF.	2
OFFICE 2	B	MAIN	150 GROSS	190 SF.	2
OFFICE 3	B	MAIN	150 GROSS	178 SF.	2
BREAKROOM	B	MAIN	150 GROSS	187 SF.	2
JANITOR	S	ACCESSORY	N/A	34 SF.	N/A
WAREHOUSE (TRAINING AND SKILL DEVELOPMENT AREA)**	B	MAIN	50 GROSS	2135 SF.	43
OFFICE AREA	B	MAIN	150 GROSS	666 SF.	5
TOTAL					64

*PER CBC 304.1 BUSINESS GROUP (TRAINING AND SCHOOL DEVELOPMENT)
 **PER TABLE 1004.5 "MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT" OF THE 2019 CALIFORNIA BUILDING CODE

EGRESS SYMBOLS

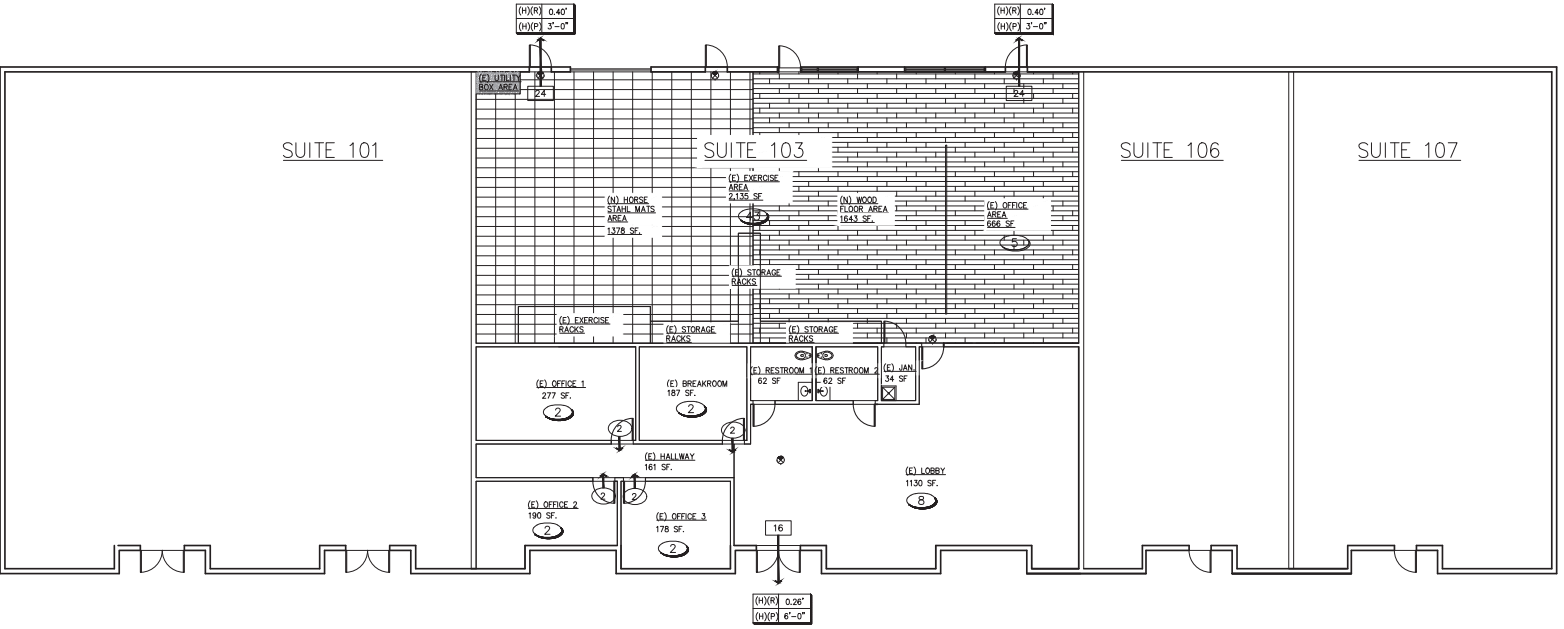


EXIT LOAD CALCULATION KEY

SYMBOL	REMARKS
(H)	CALCULATED HORIZONTAL EXIT WIDTH (FEET) EXIT LOAD X 0.2/12
(P)	EXIT WIDTH PROVIDED
(R)	EXIT WIDTH REQUIRED

LEGEND

● EXISTING LIGHTED EXIT SIGN



CONSULTANT:

PROJECT ADMINISTERED BY:

PROJECT NAME:

ABC HOPES
 1831 COMMERCE ST. SUITE 103
 CORONA, CA 92880

ISSUE INFORMATION:
 DATE: INFORMATION:

SHEET INFORMATION:
 STK PROJECT NO.: 480-01-22
 SCALE: AS NOTED
 DATE: AUGUST 24, 2022
 PLOT DATE:
 DRAWING NAME:
 SEAL:

SHEET TITLE:

EGRESS PLAN

SHEET NO.:

A1.04



Project Conditions

City of Corona

Project Number: CUP2022-0005

Description: **CUP FOR ABC HOPES-PROGRAMS FOR PERSONS WITH DISSABILITIES**

Applied: **9/8/2022**

Approved:

Site Address: **1831 COMMERCE ST 103 CORONA, CA 92880**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **KATIE MOORE**

Parent Project:

1831 COMMERCE STREET, UNIT 103 CORONA CA, 92878

Details: **CUP TO ALLOW THE USE OF A NON-PROFIT ORGANIZATION ABC HOPES TO CONDUCT RECREATIONAL, SOCIAL, AND EDUCATIONAL PROGRAMS FOR PERSONS WITH DISSABILITIES AT 1831 COMMERCE STREET SUITE 103 IN THE M-2 ZONE.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Dana Andrews
<p>1. 1. At time of plan submittal, construction documents shall be prepared in accordance with current applicable Codes & Standards. Licensed design professional shall confirm Occupancy Group & Use will work for Mixed Use occupancies.</p> <ul style="list-style-type: none"> A. Provide an Allowable Area analysis that justifies the change of occupancy. B. Provide dimensions of each space/room. C. Clarify Use & provide occupant load for each space/room D. Provide the Total Occupant Load for the proposed facility. E. Provide an Egress Analysis F. Show an accessible path from rear exits to public way. <p>2. Access, sanitary facilities, and parking shall comply with current CA Code of Regulations Title 24, CBC 11B Accessibility To Public Buildings requirements.</p> <p>Show landings/sidewalk & accessible path from rear exits of building to public way.</p> <p>3. 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.</p> <p>4. Upon tenant improvement plan check submittal there may be additional Building Department requirements.</p> <p>5. Provide Plumbing Facilities requirements per CPC Section 422.0; provide Table 422.1 on front of Plans.</p>	
PLANNING	Rafael Torres
<p>1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</p>	



Project Conditions

City of Corona

PLANNING	Rafael Torres
<ol style="list-style-type: none"> 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. 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) ordinances, including the payment of all required fees. 5. Any changes to the applicant's hours of operation during the weekdays or weekends shall be submitted in writing to the Planning & Development Department for review and may be subject to a modification of the conditional use permit. 6. An increase in the number of employees or patrons for the business or an increase in number of parking spaces needed to accommodate the business, shall require review and approval from the Planning and Development Department. 7. Applicant shall correct the parking ratio for the recreation area to 1:250 at building plancheck. 	
PUBLIC WORKS	Noe Herrera
<ol style="list-style-type: none"> 1. Sewer Capacity Fees are assessed based on the use of space and square footage. Refer to the Corona Utilities Dept. Sewer Capacity Fee Schedule. Credit shall apply based on the purchase of previous sewer capacity for this space. Fire backflow replacement requirement and sewer fees shall be assessed at building plan submittal. 	

Photographs of Site and Surrounding Area

RE: Major CUP -1831 Commerce St. Suite 103 Corona, CA 92880

ABC Hopes

8/22/2022

Southwest Elevation (Front Elevation)



Northwest Elevation (Side Elevation 1)



EXHIBIT 5

Northeast Elevation (Rear Elevation)



Southeast Elevation (Side Elevation 2)



ABC HOPES

ALL BECAUSE CHRISTOPHER HOPES INC.

January 9, 2023

RE: ABC Hopes CUP -1831 Commerce St., Corona, CA 92878

ABC Hopes Suite 103 Operations Statement

To whom it may concern,

The project proposed in Suite 103 at 1831 Commerce St., Corona, CA 92878 is to serve as a meeting and activity space for members of the ABC Hopes community. ABC Hopes is a 501 c3 non-profit organization whose mission is to empower persons with intellectual disabilities to contribute to society in a positive manner by giving them opportunities that develop their social, physical, and educational/life skills. The program is geared toward persons with disabilities. We serve persons with Down syndrome, varying levels of Autism, and many other beautiful souls with disabilities. Each of our participants are supervised throughout the fitness class and/or after school enrichment program by a parent/guardian, and/or staff member. At this time, we are not providing services to persons with mal adaptive behaviors, including but not limited to:

disruptive, destructive, aggressive, or significantly repetitive behaviors.

When I first created ABC Hopes, I had a vision in mind of creating a "glorified YMCA" style space for our persons with special needs can come do activities, hang out a bit, get healthy and just be themselves in a safe comfortable environment. We are not a day care service; we are not a day program. Our participants come to our facility for their fitness classes, Extra Innings enrichment classes, volunteer activities, etc. They do not come for full days at a time. Each of our participants are capable of going to and from the restroom with no help, or minor assistance which is provided by a staff member.

Suite 103 will serve as office space and recreational activity space. The recreational activities to be performed include exercise programs which will offer personal and small group exercise classes, dance classes, and various health and wellness workshops. Additionally, an "after school" program called ABC Hopes Extra Innings which will offer social, educational and life skill activities. The anticipated occupancy of members at any time will be 15 persons, not to exceed 30 persons should there be multiple programs or activities occurring at the same time (such as an exercise program and Extra Innings program).

Overall, there are a total of 12 staff members associated with the ABC Hopes program. At any given time the maximum number of staff members in suite 103 will be 6 people.

Our exercise classes are limited to a maximum of 10 participants at a time, including any parents who wish to join. Understanding the importance of small class sizes, for our instructors and coaches to be able to spend time with each athlete during a workout, we cap the classes at a smaller number. With the assistance and involvement of parents and volunteers in class, our coaches are supported, which also provides optimal success for everyone attending. Our coaching staff bring a variety of experience and

EXHIBIT 6

ABC HOPES

ALL BECAUSE CHRISTOPHER HOPES INC.

backgrounds including personal and group training, Adaptive Physical Education, dance, yoga, and other fitness certifications.

The ABC Hopes Extra Innings program is designed to fill a need in our community for persons with intellectual disabilities to participate in educational enrichment activities. For so long ABC Hopes has touched upon the fitness, wellness, and community service aspect; now is the time to bring another piece to the overall empowerment of persons with intellectual disabilities. Many persons with intellectual disabilities are no longer in school after the age of 21, some may attend day programs, while others do not attend any programs. With the support of a CNUSD Adult Transition teacher, local business partnerships, and additional staff, we are creating an opportunity for incredible overall growth. Patrons for the program are 14+ years old.

All recreational activities will occur during off-peak hours from other businesses in the center. Please note members of ABC Hopes do not drive, many are driven to the facility and dropped off. This provides parents or caretakers some alone time or time to run an errand, etc. This further reduces parking spaces needed for the portion of the facility being used for recreational activity purposes.

We intend to meet parking requirements by sharing existing parking with the adjacent 2 buildings and their tenants. Overall, the 3 buildings and their tenants require 198 parking spaces per off-street parking requirements set by the Corona Municipal Code (CMC 17.76.030). The existing off-street parking provided is 210 parking spaces which include 8 accessible parking stalls and 202 regular parking stalls on site. Our tenant space consists of 2,662 sqf of office space (1:250 parking ratio), and 2,135 sqf of recreational space (1:150 Parking Ratio) which results in a parking requirement of 26 parking stalls (11 for office space and 15 for recreational activity space). Parking Calculations for all tenants in the 3 buildings is found in the Site Plan Provided as part of the Conditional Use Permit (CUP).

Suite 101 is occupied by Allied Manufacturers Inc, a business that develops machined components and plastic parts for aerospace applications. Their hours of operation are Monday thru Friday 7:30AM to 4:30PM, closed on Saturday and Sunday.

Suite 106 is occupied by Stonington Properties, a real estate management office. Their office hours are not set, varying Monday thru Friday 9AM to 4PM, closed on Saturday and Sunday.

Suite 107 is occupied by Precise Construction Renovations (PCR), is a premier general construction firm specializing in apartment complex renovations and tenant improvements for commercial properties. Their hours of operation are Monday thru Friday 8AM to 5PM, closed on Saturday and Sunday.

ABC Hopes' administrative office hours are 8:30AM to 5:30PM, Monday thru Friday. The hours of operation for recreation activities are 4PM to 7PM Monday thru Thursday. The number of staff members and patrons during administrative hours will not exceed 13 people. The number of combined

ABC HOPES

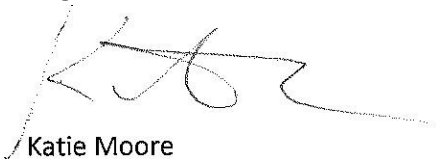
ALL BECAUSE CHRISTOPHER HOPES INC.

staff members and patrons during hours of recreation activities (off-peak hours) will be 36 (30 patrons and 6 staff members). If parents or guardians do not participate in the exercises classes they are welcome to stay. There won't be a designated sitting area for parents that do not participate in the exercises, but chairs will be provided and placed in a way that will allow for patrons to safely observe recreational activities. Due to the recreational activities always changing the chair locations will not be fixed. No administrative work or recreational activities will take place on weekends thus the facility will be closed.

The property owner is Dart Interests, LLC and contact is Marsha Zimmerman, Vice President Asset Manager. The property manager is Hiffman National, offices are based in Los Angeles. Our Senior Property Manager is Melissa Gregory and our Property Assistant is Christina Anguiano. Dart Interests has authorized our business hours of operation outline.

As we come up on the 10-year Anniversary of establishing ABC Hopes, it is time we have our own facility here in Corona. We know the services we provide are needed and wanted in the community. Currently many of our families commute to surrounding cities to seek out services and programs for our population. Approval of our Conditional Use Permit would grant us the access needed to make the necessary changes and begin offering additional services we cannot currently provide for our families. This is just the beginning of what is to come with continued growth and expansion of programs and activities for our community. We are excited for the opportunities ahead and better serving Corona. Thank you for your support!

Regards,



Katie Moore

Executive Director and Founder ABC
Hopes, Inc.

Katiemoore@abchopes.com

951-217-7223

CUP2022-0005 (ABC Hopes)

Zone D (Non-Residential Average Acre Intensity Limit Calculation)

Building 1 (1831 Commerce Street)	Building 2 (170 N. Maple Street)
Building Square Footages and Uses	Building Square Footages and Uses
13,437 square feet (s.f.) = Office & Manufacturing: 11,302 s.f. (see footnote) Recreational: 2,132 s.f (see footnote)	30,000 square feet (s.f.) = Office & Manufacturing: 27,690 s.f. Recreational: 2,310 s.f.
Occupant Load Factor Based on Occupancy Group	Occupant Load Factor Based on Occupancy Group
Office: 1 person per 200 s.f. (1:200) Manufacturing: 1 person per 200 s.f. (1:200) Recreational Space: 1 person per 50 s.f. (1:50)	Office: 1 person per 200 s.f. (1:200) Manufacturing: 1 person per 200 s.f. (1:200) Recreational Space: 1 person per 50 s.f. (1:50)
Intensity Formula (Square-Foot of Use / Occupant Load Factor)	Intensity Formula (Square-Foot of Use / Occupant Load Factor)
Office & Manufacturing 11,302 / 200 = 56.51 persons	Office & Manufacturing 27,690 / 200 = 138.45 persons
Recreational 2,135 / 50 = 42.7 persons	Recreational 2,310 / 50 = 46.2 persons

Building 3 (140 N. Maple Street)	Building 4 & 5 (110 & 120 N. Maple Street)
Building Square Footages and Uses	Building Square Footages and Uses
16,000 square feet (s.f.) = Office & Manufacturing: 16,000 s.f.	425,900 square feet (s.f.) = Office & Manufacturing: 425,900 s.f.
Occupant Load Factor Based on Occupancy Group	Occupant Load Factor Based on Occupancy Group
Office: 1 person per 200 s.f. (1:200) Manufacturing: 1 person per 200 s.f. (1:200)	Office: 1 person per 200 s.f. (1:200) Manufacturing: 1 person per 200 s.f. (1:200)
Intensity Formula (Square-Foot of Use / Occupant Load Factor)	Intensity Formula (Square-Foot of Use / Occupant Load Factor)
Office & Manufacturing 16,000 / 200 = 80 persons	Office & Manufacturing 425,900 / 200 = 2,129.5 persons

Total Occupancy for Project Site = **2,493.36 persons**

Acreage of Project Site = **26.14 acres**

2,493.36 (Total Occupancy) / 26.14 (Acreage of Property) = 95.38 people per acre

Conclusion: 95.38 people per acre is less than Zone D's average acre intensity limit of 100 persons per acre.

Footnote: Floor areas include suite for ABC Hopes (CUP2022-0005)

EXHIBIT 7

CUP2022-0005 (ABC Hopes)

Zone D (Non-Residential Single-Acre Intensity Limit Calculation)



Single-Acre Intensity limit: 300 persons/acre

Project's Occupancy limit within the single acre: **99.21 person**

Project complies with the 300 persons per acre threshold.



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:	CUP2022-0005
2. Project Applicant:	Katie Moore, ABC Hopes
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):	1831 Commerce Street #103: APN 101-110-018
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Conditional Use Permit 2022-0005 (CUP2022-0005) is a application to allow for a nonprofit organization, ABC Hopes, to conduct recreational, social, and educational programs for person with disabilities in the M-2 (General Manufacturing) zone.
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:	Katie Moore, ABC Hopes 1831 Commerce Street, Suite 103 Corona, CA 92878
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:	Class 1 (Existing Facilities); State CEQA Guidelines Section 15301

(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 1 categorical exemption (Existing Facilities) per Section 15301 of the State Guidelines for CEQA. The project consists of establishing programs for person with disabilities within an existing industrial building. All operations and activities will be contained entirely inside the building and there will be no expansion proposed to the building.

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: March 20, 2023	

Signature

Date: [Click to enter date](#)

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.