



Staff Report

File #: 23-0657

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 8/21/2023

TO: Honorable Chair and Commissioners

FROM: Planning and Development Department

APPLICATION REQUEST:

V2022-0001 (CONTINUED): Variance from Section 17.74.040(A) of the Corona Municipal Code to allow for an increase in sign area for a proposed off-site directional sign for the Los Arcos Plaza, located at 161-191 N. McKinley Street. (Applicant: Kerry Batres, Inland Signs Inc., on behalf of CPI Properties, LLC).

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2611 APPROVING V2022-0001, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 5.3 combined acres

Existing Zoning: Support Commercial (SC) within Planning Area 7A of the Northeast Corona Specific Plan (SP81-2)

Existing Land Use: Commercial center

Surrounding Zoning/Land Use:

N: 91 Freeway and beyond that SC / Commercial Center

E: Limited Commercial Industrial (LCI) within the Northeast Corona Specific Plan / Parking Area and Vacant Lot

S: SC within the Northeast Corona Specific Plan / Commercial Center

W: SC within the Northeast Corona Specific Plan / Commercial Center

BACKGROUND

On June 26, 2023, the Planning and Housing Commission conducted a public hearing on V2022-0001 to review a proposed off-site pylon sign. During the public comment period the applicant expressed interest in modifying the off-site sign to include directional signage to the Los Arcos Plaza. The Commission discussed the project, closed the public hearing, and continued the item to the July 24, 2023, Planning and Housing Commission hearing.

Since the July 24, 2023, Planning and Housing Commission hearing was cancelled due to a lack of quorum, this item was automatically continued to the August 7, 2023 public hearing. The applicant requested a continuance to the August 21, 2023, Planning and Housing Commission meeting to provide adequate time to submit a modified proposal and for staff to review proposed modifications.

The applicant, Inland Signs on behalf of CPI Properties, has modified Variance 2022-0001 (V2022-0001) from an off-site pylon sign advertising tenants at the Los Arcos center (which is not permitted per Chapter 17.74 Signs) to an off-site directional sign. V2022-0001 therefore is a request by the applicant to vary from the provisions of Corona Municipal Code Section 17.74.040(A), which limits directional signs to a maximum of six square feet in area per sign. The applicant's request is to allow an off-site directional sign which exceeds the six square foot maximum sign area. The directional sign will serve as a wayfinding sign to the Los Arcos Plaza commercial center, located at 161-191 N. McKinley Street, on a parcel of land that will be separated from the shopping center. The subject parcel will be created due to the construction of the McKinley Grade Separation project.

The McKinley Grade Separation Project area extends from the 91 Freeway to the north, to Magnolia Avenue to the south. The project will construct a bridge on McKinley Street that will span over the Burlington Northern Santa Fe Railroad (BNSF) line and Sampson Avenue. The Los Arcos Plaza is located on the east side of McKinley Street and the north side of Sampson Avenue, which is immediately in front of the future bridge and a future road (Loop Road) that will connect McKinley Street to Sampson Avenue. Refer to Exhibits 2 and 3. Construction of the bridge is currently underway and is expected to be completed by the summer of 2024.

The City is currently in negotiations with CPI Properties to acquire the southwest portion of the Los Arcos Plaza, which is needed to construct Loop Road and a future water detention basin. The water detention basin is located between the bridge and Loop Road and is where the applicant wants to construct their directional sign for the shopping center. A copy of the City's construction drawing for the basin is provided as Exhibit 6. Loop Road will eventually become part of the City's public right-of-way and the water detention basin will eventually become City property.

The applicant has also submitted a separate application, Specific Plan Amendment 2022-0006, which is being processed concurrently. The amendment proposes changes to the Northeast Corona Specific Plan's sign regulations, which would allow an increase to the height, sign area and maximum number of advertised tenants on freeway and street-oriented pylon signs. The amendment to the Specific Plan has no bearing on the proposed off-site directional sign, and therefore is independent of this variance request. The applicant's proposed Sign Plan for the on-site and off-site signs is provided in Exhibit 5.

PROJECT DESCRIPTION

Variance 2022-0001 is an application to vary from Section 17.74.040(A) of the Corona Municipal Code to allow for an increase in sign area for an off-site directional sign for the Los Arcos Plaza. The directional sign is proposed to be located on a future remnant parcel separate from the shopping center that will be created as a result of the construction of the McKinley Grade Separation project. The remnant parcel will not be part of the Los Arcos Plaza and will be owned by the City.

Per Section 17.74.040 (Exemptions): *The provisions and regulations of this chapter and title shall not apply to the following signs, nor shall the area of such signs be counted toward the maximum allowable sign area for any premises or use.*

(A) Directional sign. The city has a compelling interest in permitting directional signs in order to promote traffic safety. Signs used to give directions to traffic or pedestrians or to give instructions as to special conditions shall not exceed a total of six square feet in area per sign and shall be permitted on-site in addition to the other signs listed in this section.

Directional signs are allowed either off-site or on-site. Per CMC 17.74.040(A), when directional signs are placed on-site the sign area of the directional sign shall not be counted toward the maximum allowed sign area for the property.

Per the applicant's request letter, Exhibit 4, the variance is being requested in order to construct a 40-foot-high off-site directional sign on a parcel that would be separate from the Los Arcos Plaza and from the businesses located within the center. The proposed directional sign is shown to the west of the Los Arcos Plaza, across Loop Road. The sign is designed to be V-shaped, depicting the Los Arcos Plaza name and directions to the center. The total sign area is 77 square feet per side. The applicant is requesting a variance to exceed the code's maximum allowable directional sign area of 6 square feet by 71 square feet. Details for the off-site directional sign are shown on the applicant's Sign Plan (Exhibit 5). Note that the applicant's Sign Plan and request letter incorrectly indicate the sign area to be 45 square feet per side. This is because the applicant did not include the 32-square-foot sign area for the Los Arcos Plaza name into the total sign area per side.

Exhibit 5 identifies the locations of the off-site and on-site signs proposed for the center. Sign #2 is the off-site sign requested under this variance application (V2022-0001). Signs #1, #3, and #4 are all on-site signs, and not associated with this request.

ENVIRONMENTAL ANALYSIS

The project qualifies as a Class 11 categorical exemption under Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) and Section 3.27 of the City of Corona adopted Local Guidelines for Implementing CEQA. The project is a variance from the Corona Municipal Code (CMC) to allow for minor alterations in the development standards for signage, which will accommodate a new directional sign for the Los Arcos center. The proposed change involves a negligible expansion of use from what was already authorized by the CMC, and therefore, there is no possibility that the proposed changes to the sign standards will have a significant 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 project.

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 amendment.

STAFF ANALYSIS

The purpose of a variance, per Corona Municipal Code (CMC) Section 17.96.010, is as follows:

"17.96.010 - Purpose.

When in the establishment of zones certain properties are included which cannot enjoy the same possibilities for usage that other parcels in the same zone do, thus causing practical difficulties and unusual hardships because of some physical problems, such as size of lot, shape of lot, slope of terrain or condition of the soil, a variance may be issued to permit the subject properties the rights and privileges generally allowed in the zone. The variances shall be limited to modifications in property development standards such as height, yards, setbacks and coverage. A variance may not be issued to permit a use not specifically listed in any zone."

There are special circumstances applicable to this project based on the construction of the McKinley Street bridge, including, but not limited to, the acquisition of a portion of the Los Arcos Plaza site adjacent to McKinley Street, the new street right-of-way configuration of Loop Road via McKinley Street, and the construction of a solid concrete support wall for the grade separation bridge adjacent to McKinley Street. Since the center is expected to be impacted by the McKinley Grade Separation Project, the increased sign area of the proposed off-site directional sign is appropriate so that the directions can be easily seen by the public.

The Planning and Development Department, therefore, recommends approval of V022-0001 subject to the findings below and the recommended Conditions of Approval in Exhibit 7.

FINDINGS FOR APPROVAL OF V2022-0001

1. A preliminary exemption assessment has been conducted by the City of Corona and it shows that this project does not require further environmental assessment because the project qualifies as a Class 11 Categorical Exemption under the CEQA Section 15311 (Accessory Structures), as the project consists of the construction of an accessory sign structure related to an existing commercial property.
2. The strict application of the terms of the zoning regulations from which the Variance is being sought deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification because of the following special circumstances applicable to the property related to size, shape, topography, location or surroundings:
 - a. *The subject site will be impacted by the McKinley Grade Separation Project, which requires the acquisition of a portion of the Los Arcos project site that is adjacent to McKinley Street and the ultimate construction of a solid concrete support wall for the grade separation bridge adjacent to McKinley Street, which will obstruct the visibility of the center from the street. The proposed increase in the sign area of the directional sign is warranted so that the directions can be easily seen by the public.*
3. The approval of V2022-0001 does not constitute the granting of special privilege inconsistent

with the limitations upon other properties in the vicinity and zone in which subject property is located for the following reason:

a. The subject site is being altered from its original condition to accommodate additional right-of-way dedication to support the alignment of the grade separation on McKinley Street, which will result in the center no longer having frontage on McKinley Street. Visibility into the Los Arcos center will further be reduced with the development of Loop Road and the ultimate construction of a solid concrete support wall for the grade separation bridge along McKinley Street.

4. The Variance will not adversely affect property and the use thereof in the vicinity of the subject property or the public health, safety and general welfare for the following reason:

a. The proposed off-site directional sign is meant to direct traffic to the Los Arcos center and is not located in a manner that would impede vehicular access near the center. Therefore, the variance does not adversely affect surrounding property, nor does it negatively impact the public's health, safety, and general welfare.

PREPARED BY: ROCIO LOPEZ, CONSULTING PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2611
2. Locational and Zoning Map
3. Proposed Off-Site Directional Sign Map
4. Applicant's Letter (dated 8-7-23)
5. Directional Sign Plan
6. Kimley Horn Plan - Remnant Parcel (dated 10-24-21)
7. Conditions of Approval
8. Environmental Documentation

Case Planner: Rocio Lopez (951) 736-2293



RESOLUTION NO. 2611

APPLICATION NUMBER: V2022-0001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A VARIANCE FROM SECTION 17.74.040(A) OF THE CORONA MUNICIPAL CODE TO ALLOW FOR AN INCREASE IN SIGN AREA FOR A PROPOSED OFF-SITE DIRECTIONAL SIGN FOR THE LOS ARCOS PLAZA, LOCATED AT 161-191 N. MCKINLEY STREET. (APPLICANT: KERRY BATRES, INLAND SIGNS INC., ON BEHALF OF CPI PROPERTIES)

WHEREAS, the application to the City of Corona, California, for a Variance under the provisions of Chapter 17.96 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for a Variance from Section 17.74.040(A) of the Corona Municipal Code to allow for an increase in sign area for a proposed off-site directional sign for the Los Arcos Plaza, located at 161-191 N. McKinley Street; and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for V2022-0001 on June 26, 2023, as required by law and continued the application to July 24, 2023; and

WHEREAS, the Planning and Housing Commission cancelled the public hearing on July 24, 2023 for lack of a quorum and continued all items on the agenda to the next scheduled meeting on August 7, 2023; and

WHEREAS, the Planning and Housing Commission held a public hearing on August 7, 2023 and continued the public hearing for V2022-0001 to August 21, 2023; and

WHEREAS, the Planning and Housing Commission held a public hearing for V2022-0001 on August 21, 2023; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15311 of the State CEQA Guidelines and Section 3.27

EXHIBIT 1

of the City of Corona Local Guidelines for Implementing CEQA because there is no possibility that the activity may have a significant effect on the environment.

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Variance as set forth in Corona Municipal Code Section 17.96.020 do exist in reference to V2022-0001 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve V2022-0001 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 V2022-0001, 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 15311 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. Variance Findings. Pursuant to Corona Municipal Code (“CMC”) Section 17.96.020 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:

FINDINGS FOR APPROVAL OF V2022-0001

1. A preliminary exemption assessment has been conducted by the City of Corona and it shows that this project does not require further environmental assessment because the project qualifies as a Class 11 Categorical Exemption under the CEQA Section 15311 (Accessory Structures), as the project consists of the construction of an accessory sign structure related to an existing commercial property.
2. The strict application of the terms of the zoning regulations from which the Variance is being sought deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification because of the following special circumstances applicable to the property related to size, shape, topography, location or surroundings:
 - a. *The subject site will be impacted by the McKinley Grade Separation Project, which requires the acquisition of a portion of the Los Arcos project site that is adjacent to McKinley Street and the ultimate construction of a solid concrete support wall for the grade separation bridge adjacent to McKinley Street, which will obstruct the visibility of the center from the street. The proposed increase in*

the sign area of the directional sign is warranted so that the directions can be easily seen by the public.

3. The approval of V2022-0001 does not constitute the granting of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located for the following reason:
 - a. *The subject site is being altered from its original condition to accommodate additional right-of-way dedication to support the alignment of the grade separation on McKinley Street, which will result in the center no longer having frontage on McKinley Street. Visibility into the Los Arcos center will further be reduced with the development of Loop Road and the ultimate construction of a solid concrete support wall for the grade separation bridge along McKinley Street.*

4. The Variance will not adversely affect property and the use thereof in the vicinity of the subject property or the public health, safety and general welfare for the following reason:
 - a. *The proposed off-site directional sign is meant to direct traffic to the Los Arcos center and is not located in a manner that would impede vehicular access near the center. Therefore, the variance does not adversely affect surrounding property, nor does it negatively impact the public's health, safety, and general welfare.*


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 Variance.

Adopted this 21st day of August, 2023.



Matt Woody, 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 21st day of August, 2023, and was duly passed and adopted by the following vote, to wit:

AYES: Vernon, Alexander, Sherman, Siqueland

NOES: Woody

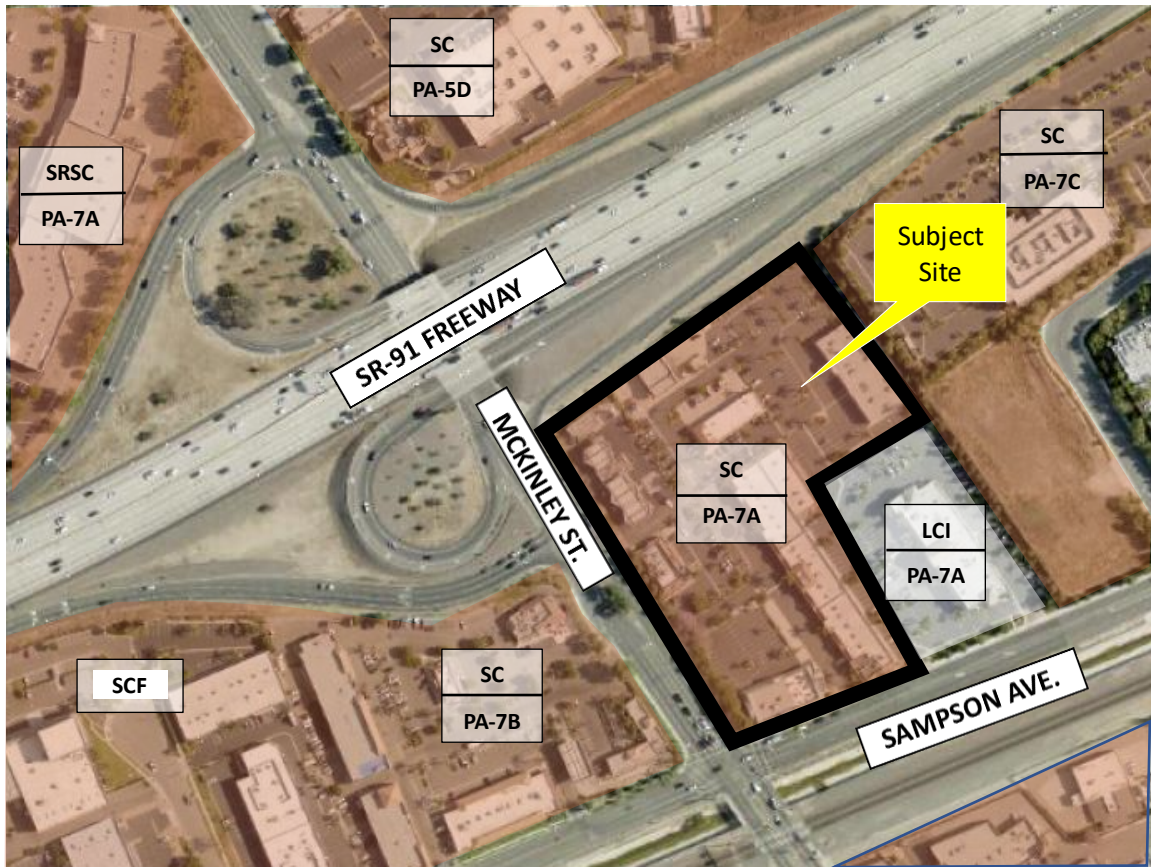
ABSENT:

ABSTAINED:



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

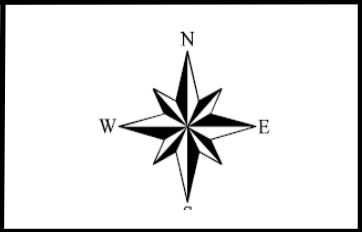
LOCATIONAL & ZONING MAP



Zoning Legend:
SC: Support Commercial
SRSC: Subregional Shopping Center
SCF: Support Commercial Freeway
LCI: Limited Commercial-Industrial



V2022-0001
LOS ARCOS PLAZA
161-191 N. MCKINLEY ST.





Proposed Off-Site Sign Map



EXHIBIT 3



**1715 S. Bon View Ave
Ontario, Ca 91761
Bus: 909-923-0006
Fax: 909-923-0037
Website: Inlandsigns.com**

Aug 7, 2023

City of Corona
400 S. Vicentia Ave
Corona, Ca 92882
Attn: Planning & Housing Commission

Re: Variance Justification for Los Arcos Plaza: 161-191 N. McKinley Street

On behalf of CPI Properties, Inland Signs Inc. requests a variance from Chapter 17.74, Section 17.74.040, subsection (A) of the Corona Municipal Code (CMC) which reads:

17.74.040 Exemptions.

The provisions and regulations of this chapter and title shall not apply to the following signs, nor shall the area of such signs be counted toward the maximum allowable sign area for any premises or use.

(A) Directional sign. The city has a compelling interest in permitting directional signs in order to promote traffic safety. Signs used to give directions to traffic or pedestrians or to give instructions as to special conditions shall not exceed a total of six square feet in area per sign and shall be permitted on-site in addition to the other signs listed in this section.

The subject site is located within the Support Commercial (SC) District of Planning Area 7A within the Northeast Corona Specific Plan (SP81-2). CPI Properties is requesting a deviation from Section 17.74.040(A) to allow an off-site directional sign which exceeds the code maximum of six square feet in area per sign. The off-premise directional sign will be located on a future remnant parcel separate from the shopping center that will be created as a result of the construction of the McKinley Grade Separation Project.

CPI Properties has been made aware that the initial submitted signage with anchor tenants, which is similar to the existing signage on McKinley, is subject to a municipal code amendment. Therefore, CPI Properties will continue with the

EXHIBIT 4

alternative off – premise sign request via V2022-0001. CPI Properties is in the process of applying for a separate Municipal Code Amendment to include two (2) anchor tenants at a later date.

The Variance is justified due to the impacts which the McKinley grade separation and bridge will have on motorists visibility into the center's tenant store fronts. The grade separation project has impacted the Los Arcos Plaza by taking a large portion of the property where anchor tenants were situated and significantly decreasing visibility and accessibility to the center. As a result of the grade separation, the existing center's pylon sign along McKinley Street will also be removed.

We are proposing a 40-foot-high off-premise directional sign with 90 overall square foot sign area (45 square feet per two sides). This letter requests a Variance from this section as a result of the forced removal of the existing center's pylon sign to accommodate the McKinley Street bridge project. The proposed off-site directional sign will provide more visibility with the grade separation, since the separation will elevate McKinley St. over Sampson Ave. The shopping center is located further back from McKinley St. and the elevated road will further block the shopping center frontage view. Our client is proposing the sign be place in the open area between Loop Road and McKinley St. as a lot of the property area has been lost due to the additional of Loop Road.

We ask the city to take into consideration the new bridge work along McKinley Street and the impact it will have on current tenants and the visibility needed to drive business to their stores.

Thank you,

Kerry Batres, Inland Signs Inc.

Bus: 909-923-0006

Contact@Inlandsigns.com

LOS ARCOS PLAZA

SIGN#1
D/F ILLUMINATED
PYLON SIGN

SIGN#3
55' PLYON SIGN;
L-SHAPED

SIGN#2
D/F ILLUMINATED
"V-SHAPED"
DIRECTIONAL SIGN

SIGN#4
S/F ILLUMINATED
MONUMENT SIGN



NEW DEVELOPMENT RENDER; NTS

EXISTING RETAIL CENTER
REPOSITIONING;
MCKINLEY ST & SAMPSON AVE
CORONA, CA



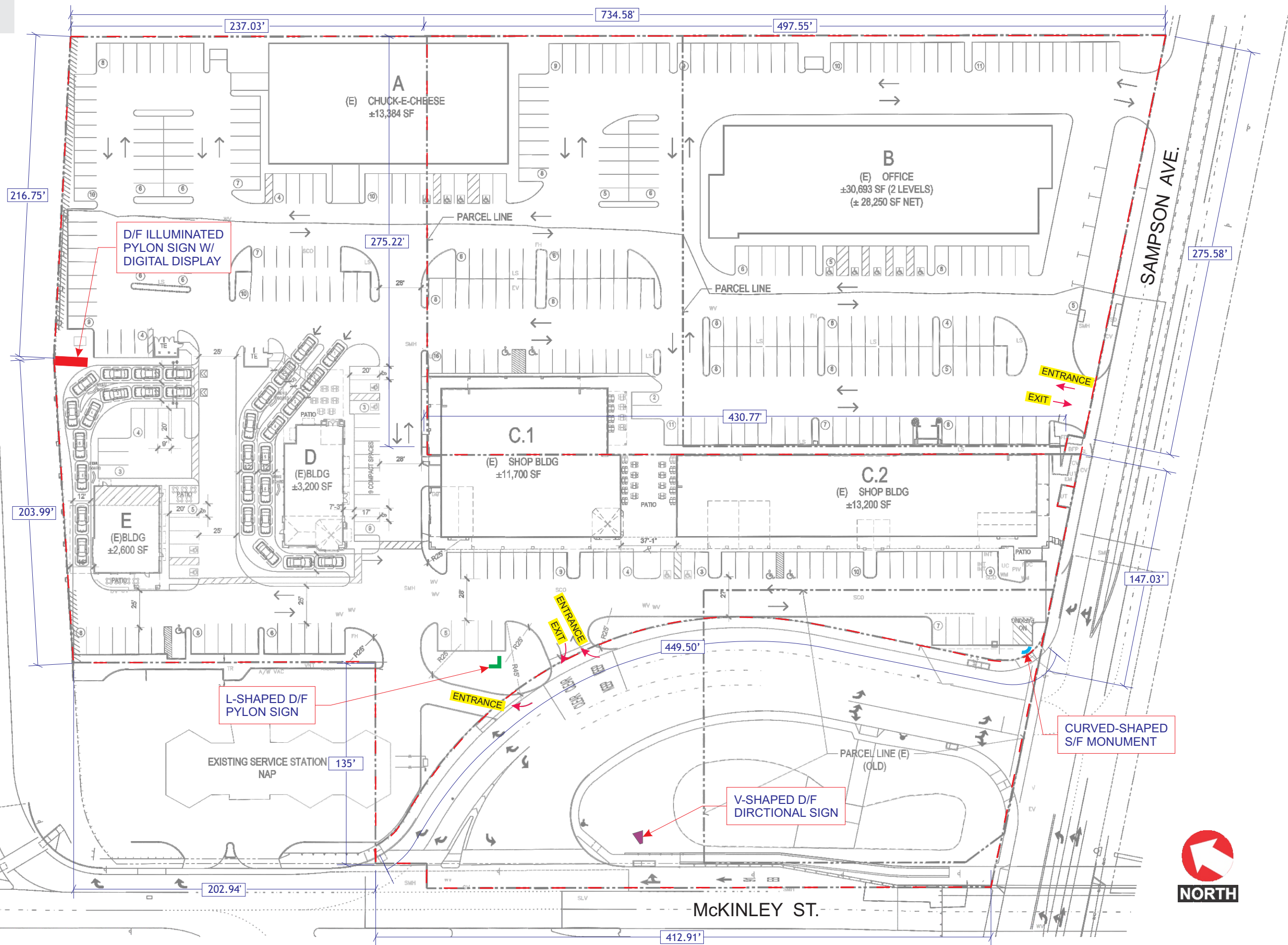
VICINITY MAP; NTS



AERIAL PHOTO / SITE PLAN - CORNER OF MCKINLEY ST. & SAMPSON AVE.

NOT TO SCALE

LOS ARCOS PLAZA



LEGEND

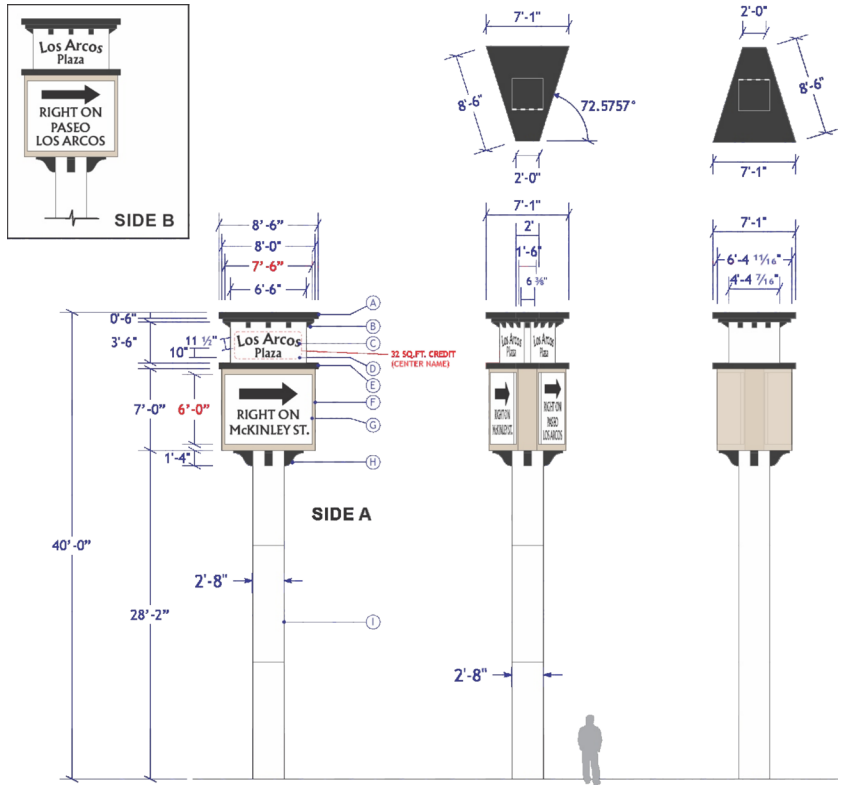
- PROPERTY LINE
- DOUBLE FACED PYLON SIGN W/ DIGITAL DISPLAY
- 55' PYLON SIGN L-SHAPED
- V-SHAPED DOUBLE FACED DIRECTIONAL SIGN
- CURVED SHAPED SINGLE FACED MONUMENT SIGN



PLOT PLAN

SCALE: 1/64" = 1'-0"

LOS ARCOS PLAZA



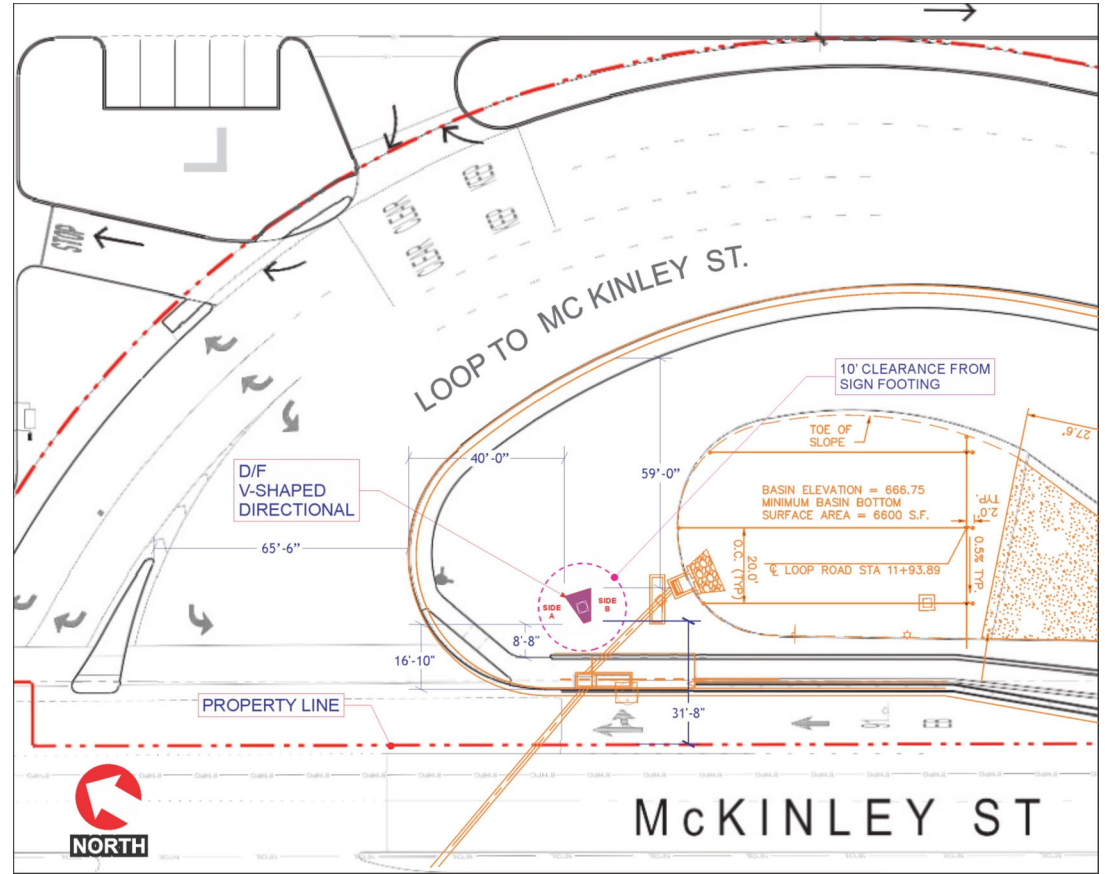
ILLUMINATED; D/F DIRECTIONAL SIGN 45 SQ.FT. FRONT VIEW BACK VIEW ②

SCALE: 3/32" = 1'-0"
SIGN #2

- A. ALUMINUM TOPPER; CLADDING PAINTED TO MATCH BUILDING ACCENTS. (COLOR TBD)
- B. ALUM. CORNICE ACCENTS; CLADDING PAINTED TO MATCH BUILDING ACCENTS (COLOR TBD)
- C. FRONT-LIT INTERNALLY ILLUMINATED CHANNEL LETTERS. WHITE ACRYLIC FACES DECORATED W/ 3M TRANSLUCENT VINYL FILM; (COLOR TBD.)
- D. ALUMINUM CABINET; CLADDING PAINTED TO MATCH BUILDING COLOR.(COLOR TBD).
- E. ALUMINUM ACCENTS; PAINTED TO MATCH.
- F. ALUMINUM CABINETS; PAINTED TO MATCH BUILDING ACCENTS; (COLOR TBD.)
- G. ALUMINUM PAN FACES; 4" DEEP W/ ROUTED OUT DIRECTIONAL COPY W/ 1/2" TRANSLUCENT WHITE PUSH-THRU ACRYLIC LETTERS. DECORATED W/ 3M TRANSLUCENT VINYL. (COLOR TBD.)
- H. ALUM. CORNICE ACCENTS; CLADDING PAINTED TO MATCH BUILDING ACCENTS (COLOR TBD)
- I. ALUMINUM CLADDING; POLE COVERS. PAINTED TO MATCH BUILDING ACCENT. COLOR TBD.

***NOTE; DIRECTIONAL SIGN
SIDE A IS GRABBING THE ATTENTION OF THE
VEHICLES EXISTING THE EAST BOUND FREEWAY OFF RAMP**

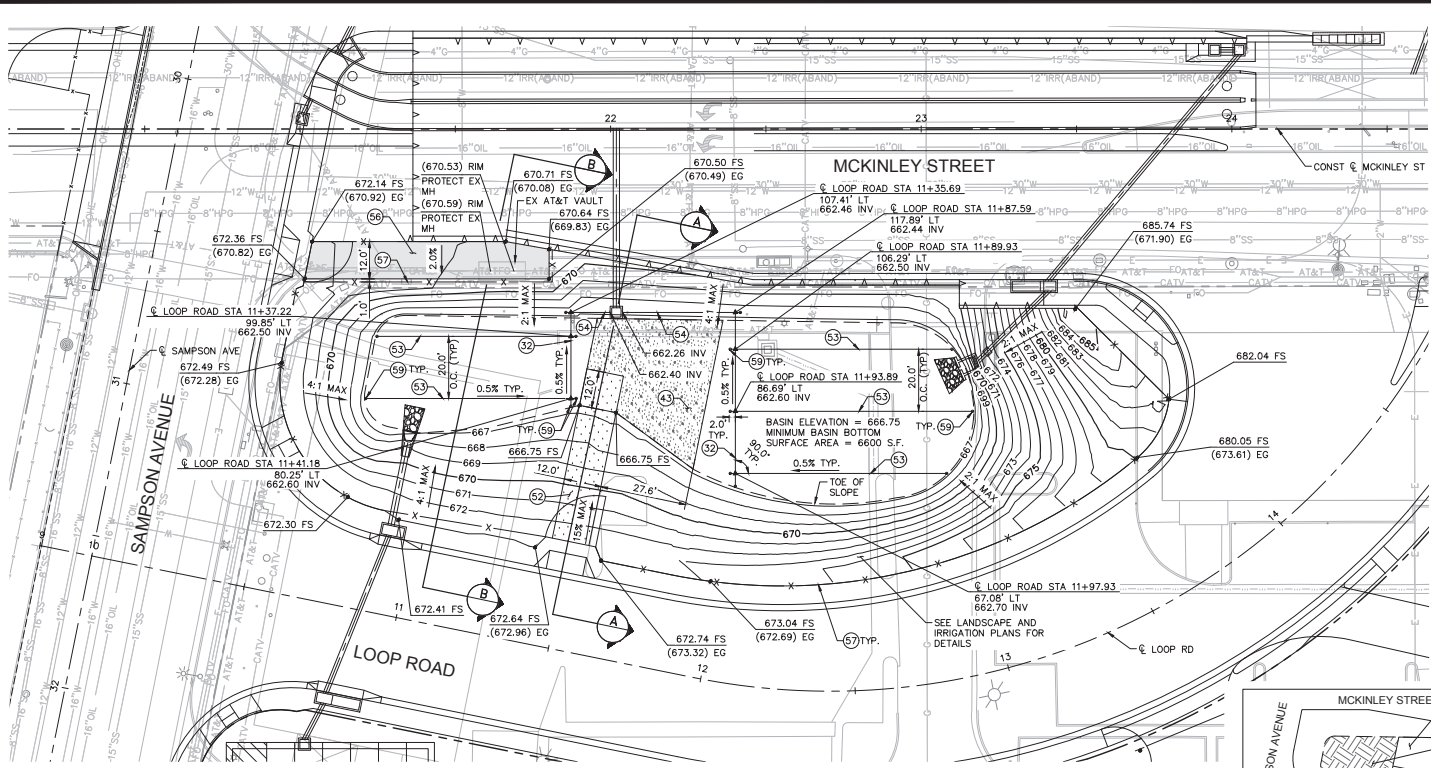
SIGN #2 UNDER A SEPARATE APPLICATION AND SUBJECT TO SEPARATE APPROVAL



SCALE: 1/32" = 1'-0"

PROPOSED;
COLOR SCHEDULE

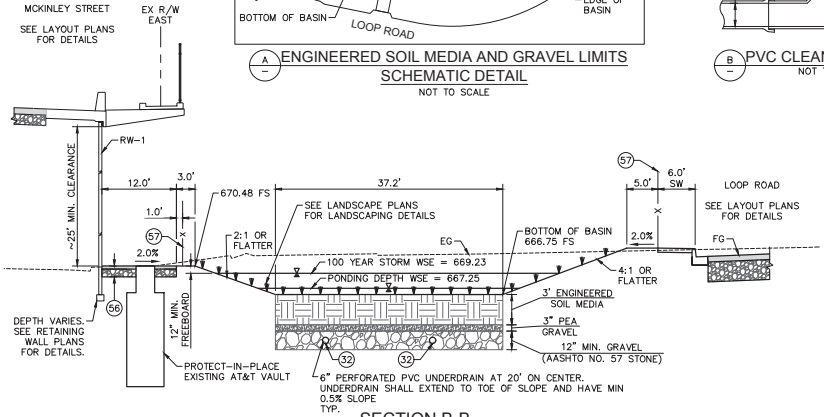
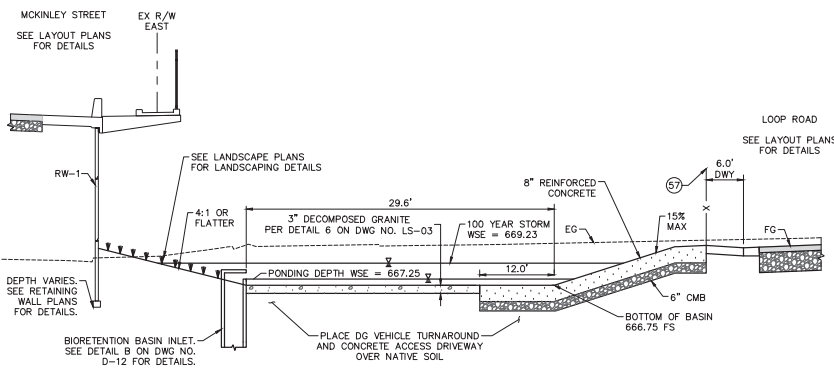
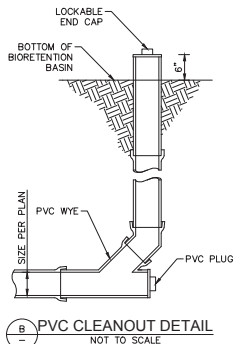
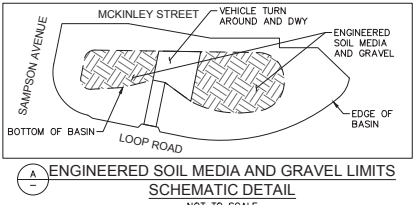
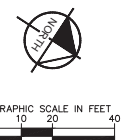
BLACK MAGIC SW 6991	RIVERS EDGE SW 7517	WHITE
------------------------	------------------------	-------



LEGEND

---	CENTERLINE	▨	ASPHALT CONCRETE PAVEMENT (SECTION PER PLAN)
---	EXISTING RIGHT OF WAY	▨	PROPOSED PCC IMPROVEMENTS
---	PROPOSED RIGHT OF WAY	▨	DECOMPOSED GRANITE
---	PROPOSED MAJOR CONTOUR	▨	ENGINEERED SOIL MEDIA
---	PROPOSED MINOR CONTOUR	▨	PEA GRAVEL
---	PROPOSED TOE OF SLOPE	▨	GRAVEL (AASHTO NO. 57 STONE)
---	PROPOSED CURB AND GUTTER	▨	CMB
---	PROPOSED RETAINING WALL		
X	PROPOSED FENCE		

- DRAINAGE CONSTRUCTION NOTES**
- 42 FURNISH AND INSTALL 6-INCH PVC (SCH 40 DRAINAGE PIPE).
 - 43 CONSTRUCT VEHICULAR TURN AROUND AREA WITH 3" DECOMPOSED GRANITE. SEE PLANS FOR DIMENSIONS.
 - 44 CONSTRUCT 8" REINFORCED CONCRETE PAVEMENT OVER 6" CMB. CONSTRUCT CONCRETE PAVEMENT JOINTS PER REVISED CALTRANS STD. PLAN RSP P4 AND RSP P5A. USE D=0.75" FOR DETERMINATION OF LONGITUDINAL BAR REINFORCEMENT SPACING.
 - 45 CONSTRUCT 6" PERFORATED PVC UNDERDRAIN AT 20' ON CENTER WITH A MINIMUM 0.5% SLOPE WITHIN GRAVEL LAYER.
 - 46 FURNISH AND INSTALL 8-INCH PVC (SCH 40 DRAINAGE PIPE).
 - 47 CONSTRUCT 0.25' AC OVER 0.67" CMB.
 - 48 CONSTRUCT CHAIN LINK FENCE AND GATE PER 2012 SPWCC STD 600-3.
 - 49 CONSTRUCT PVC CLEANOUT PER DETAIL B ON THIS SHEET.



Designed by DK	Drawn by DK	Checked by RL	Date	By	REVISIONS	App'd
PLANS PREPARED UNDER SUPERVISION OF						
Date	11/17/2021	DARREN J. ADRIAN	No.	53031	01/17/21	ISSUE FOR CONSTRUCTION

BASIS OF BEARINGS
THIS PROJECT IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS). ZONE 11, 1983 NAD, (1991.35 EPOCH), UTM DERIVED.

BENCH MARK
ELEVATIONS ARE BASED ON THE CITY OF CORONA BENCHMARK #C-113, A 2" BIRSS BIRM STAMPED "C-113", SET IN THE TOP OF CURB, LOCATED 9' NORTH OF THE CORNER OF THE NORTHWESTERLY CORNER OF THE INTERSECTION OF SAMPSON AVE AND MCKINLEY ST. ELEVATION = 670.387 FEET (INDIVIDUAL).

Approved By: Public Works
Savit Khatwafu
City Engineer
R.C.E. No. 62019

CITY OF CORONA MCKINLEY STREET GRADE SEPARATION
DRAINAGE PLANS
BIORETENTION BASIN GRADING PLAN

Draw ID: 19-0425
D-14
Sh 167 of 345

EXHIBIT 6



Project Conditions

City of Corona

Project Number: V2022-0001

Description: **VARIANCE TO EXCEED SIGN AREA OF OFF-SITE SIGN**

Applied: **8/10/2022**

Approved:

Site Address: **161 N MCKINLEY ST CORONA, CA 92879**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **INLAND SIGNS INC / KERRY BATRES**

Parent Project:

1715 S BON VIEW AVENUE ONTARIO CA, 91761

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Dana Andrews
	<ol style="list-style-type: none"> 1. At time of plan submittal, construction documents shall be prepared in accordance with current applicable Codes & Standards. 2. Submit five (5) complete sets of plans including a site plan, elevations, electrical plans, structural plans and calculations, energy compliance sheets and soils report. 3. Plans shall included a list of any required structural observations and special inspections and per CBC Sections 1704 and 1705.
PLANNING	Rocio Lopez
	<ol style="list-style-type: none"> 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. 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 variance 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 variance 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, permit, or variance granted shall be deemed to have lapsed. 4. Prior to construction of the subject signs proposed by V2022-0001, the Applicant shall obtain a sign permit from the Planning and Development Department and a building permit from the Building Division.



Project Conditions

City of Corona

PUBLIC WORKS	Maria Miranda
<ol style="list-style-type: none">1. Placement of directional sign and footings, within drainage basin, shall be installed with a minimum 10 feet separation from the edge of any storm drain facility. Approval of sign location and details of footing installation will be done through a Building Permit.2. 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.3. The ongoing maintenance of the sign shall be the responsibility of the applicant/shopping center owner. An agreement between the city and applicant for the off-site directional sign shall be done through the eminent domain proceedings.	



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 (Public Planning and Development Agency) Department</p> <p>Address: 400 S. Vicentia Avenue</p> <p>Telephone: (951) 736-2262</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name)</p> <p>Address: 2724 Gateway Drive Riverside, CA 92507</p>	

1. Project Title:	Variance (V2022-0001)
2. Project Applicant:	Kerry Batres, Inland Signs Inc. (for CPI Properties, LLC), 1715 S. Bon View Ave. Ontario, CA 91761
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):	Los Arcos Plaza located at the northeast corner of McKinley Street and Sampson Avenue (APNs: 172-420-002; 004 and 005)
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Variance from Section 17.74.040(A) of the Corona Municipal Code to permit an increase in sign area for a proposed off-site directional sign for a 4.4 acre commercial center.
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:	Kerry Batres, Inland Signs Inc. (for CPI Properties, LLC), 1715 S. Bon View Ave. Ontario, CA 91761
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 11 categorical exemption under Section 15311 (Accessory Structures) of the State Guidelines for the California Environmental Quality Act (CEQA) and Section 3.27 of the City of Corona adopted Local Guidelines for Implementing CEQA.
(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 qualifies as a Class 11 categorical exemption under Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) and Section 3.27 of the City of Corona adopted Local Guidelines for Implementing CEQA. The project is a variance from the Corona Municipal Code (CMC) to allow for minor alterations in the development standards for signage, which will accommodate a new directional sign for the Los Arcos center. The proposed change involves a negligible expansion of use from what was already authorized by the CMC, and therefore, there is no possibility that the proposed changes to the sign standards will have a significant effect on the environment.

10. Lead Agency Contact Person: Telephone:	Rocio Lopez, Consulting Planner (951) 736-2293
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: August 21, 2023	

Signature

Date:

Rocio Lopez
Name

Title: Planning Consultant

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.