



CITY OF CORONA

PLANNING AND HOUSING COMMISSION

STAFF REPORT

AGENDA ITEM: E-1

MEETING DATE: March 6, 2017

APPLICATION REQUEST: **CUP16-010:** A conditional use permit application to construct a new 3,074 square foot drive-through restaurant/commercial retail building in the Commercial Retail (CR) designation of the North Main Street Specific Plan (SP99-01) on Building Pad 6 in the Main Street Metro Project.

PROJECT LOCATION: 480 N. Main Street

APPLICANT: Watermarke Properties, Inc.
410 North Main Street
Corona, CA 92880

RECOMMENDED ACTION: *That the Planning and Housing Commission adopt Resolution No. 2493 **GRANTING CUP16-010**, based on the findings contained in the staff report and conditions of approval.*

PROJECT SUMMARY

Conditional Use Permit 16-010 (CUP16-010) is a conditional use permit application to construct a new 3,074 square foot drive-through restaurant located on the northwest corner of North Main Street and Metro Way in the Commercial Retail (CR) designation of the North Main Street Specific Plan (SP99-01). Drive-through restaurants are permitted in the CR designation with a conditional use permit. The new drive-through restaurant shown as Building Pad 6 on Exhibit A1, is part of a larger proposal known as the Main Street Metro Project, submitted by Watermarke Properties, for the redevelopment of an existing commercial center on 14.03 net acres, the project features 464 multi-family residential units and 77,256 square feet of new commercial and retail storefronts. The overall plans for the center were reviewed under a separate submittal as Precise Plan 12-005 (PP12-005); therefore, CUP16-010 is solely for the review of the drive-through restaurant.

The architecture of the drive-through restaurant reflects a modern architectural design that the applicant proposed as part of the overall center. The building has cement plaster walls accented with cement board lap siding. The facades have recessed storefront windows with protruding walls, aluminum reveals with decorative metal awnings. The design of the building and overall center provides an updated and attractive look for the site, and it facilitates the expressed intent of the North Main Street

EXHIBIT 5

Specific Plan to create a vibrant, revitalized area where people can live, recreate and benefit from transit opportunities in their everyday lives.

The conceptual landscape design for the drive-through restaurant features a plant palette with twelve different types of trees, palms and a variety shrubs and groundcover. The new landscaping is drought tolerant and includes the installation of a new water efficient irrigation system.

The overall site design of the drive-through restaurant complies with the development standards of the CR designation of the North Main Street Specific Plan. The proposed use is consistent with the site's General Plan designation of General Commercial, which accommodates various commercial uses. The project overall is consistent with the policies of the General Plan which promote a diversity of land uses to serve the community.

PERTINENT FACTS

Area of Property:	0.7 acres
Existing Zoning:	CR (Commercial Retail) designation, North Main Street Specific Plan (SP99-01)
Existing General Plan:	GC (General Commercial)
Existing Land Use:	Vacant pad previously containing a restaurant building
Proposed Land Use:	Drive-through restaurant
Surrounding Land Uses/Zoning:	N: Artisan at Main Street Apartments - North Main Phase 1 multi-family and commercial/ UDR and CR of SP99-01 E: Commercial development/ CR of SP99-01 S: North Main Phase 2a Multi-family residential/ UDR of SP99-01 W: North Main Phases 2b and 2c multi-family and commercial/ MU of SP99-01

BACKGROUND

The Main Street Metro Project is the second phase of the overall plan to redevelop the west side of North Main Street into higher intensity land uses that feature a mix of multi-family residential and commercial. Phase 2 was approved for the development of 14.03 net acres located on the west side of North Main Street between Blaine Street and Rincon Street. The proposal features 464 multi-family residential units across the site with up to 77,256 square feet of commercial floor area in both freestanding buildings

and as in-line commercial as a mixed use component with the residential development. Phase 2 was reviewed as PP12-005 and approved by the Planning and Housing Commission on August 12, 2013.

At the time PP12-005 was approved, the applicant anticipated keeping the Mantra Building, which was approved in 2003; however, as development of the site progressed, it was determined that the best use of the site was to demolish the building. The 7,642 square foot building previously occupied by the Mantra Restaurant was demolished in 2016. The applicant is proposing to replace it with a smaller 3,074 square foot dual tenant building consisting of a 1,845 square foot drive-through restaurant and a 1,229 square foot retail space (Exhibit C), which is the purpose of CUP16-010.

PROJECT DESCRIPTION

CUP16-010 is an application to establish a drive-through restaurant on Building Pad 6 of the Main Street Metro Project located in the Commercial Retail land use designation of the North Main Street Specific Plan. The following headings address the site layout, architecture, landscaping and parking associated with the development proposal.

Site Layout

As shown in Exhibits A1 and A2, the restaurant building (Building Pad 6) is located on the east perimeter of the commercial center adjacent to Main Street and Metro Way. The building is 3,074 square feet in area and has a drive-through lane, which wraps around the building. Entrance into the drive-through lane is located at the northeast corner of the building. The drive-through lane is 11 feet wide on the straight sections and 12 feet wide on the curved portions and can accommodate up to 11 vehicles with six (6) stacking spaces provided from the menu board, meeting the minimum requirement of the Corona Municipal Code.

Two new 12-foot wide by 25-foot deep loading spaces and trash enclosures are provided on the north side of the building to serve the restaurant and retail tenant. The loading space complies with the minimum dimensions required for loading spaces under the Corona Municipal Code. The trash enclosure will be constructed of decorative masonry and topped with a trellis or solid cover.

The building is plotted on the site to comply with the development standards of the North Main Street Specific Plan in terms of building setback. Said specific plan prescribes a minimum building setback of 10 feet from the property line adjacent to Main Street. As shown by the applicant's site plan, the new building is capable of providing more than the minimum setback distance required by the specific plan.

Architecture

The architectural design of the Building 6 restaurant is shown in Exhibits D1-D2. The illustration depicts a dual tenant building with cement plaster walls accented with cement board lap siding. The facades have recessed storefront windows with protruding walls, aluminum storefront frames, aluminum reveals and decorative metal

awnings. The colors proposed for Building 6 are a light beige color called Futton for the cement plaster walls, a blue-grey color called Refuse for the cement board lap siding and a dark grey color called Iron Ore for the metal awnings. The building is approximately 32 feet in height. The design of the building reflects a modern architectural design that is consistent with the design of the larger Main Street Metro Project. Furthermore, Section 5.0 of the North Main Street Specific Plan establishes design guidelines for development within the specific plan area. The guidelines state that Commercial Retail development should be energetic and visually stimulating with diversity of form and design. As shown by the project plans, the proposed architectural style does not conflict with this architectural concept for North Main Street.

Landscaping and Fencing

Exhibit E illustrates the landscape plans for Buildings 6 and 7 within the Main Street Metro Project. The landscaping associated with Building 6 features a variety of trees, palms, shrubs and groundcover, which are consistent with the landscape plans for the overall center. The majority of the trees are shown in 24-inch box size with others shown as 36-inch box or greater in size with maturity expected in three to ten years. Furthermore, to ensure compliance with the Corona Municipal Code and the City's Commercial Landscape Design Guidelines as they pertain to water efficient plant materials and irrigation, the landscape plans for the center have to be approved by the Community Development Department prior to the issuance of any building permits.

Signage

A sign program for the Main Street Metro Project was reviewed as part of companion application Precise Plan 12-005 (PP12-005), which consists of building identification monument signs and electronic art displays. At this time, there are no details for the exterior building signage; therefore, any new building signage proposed for Building Pad 6 is subject to the commercial signage standards established by the North Main Street Specific Plan and CMC Chapter 17.74 (Signs). All new signs will be reviewed by the Community Development Department prior to installation for compliance with the applicable sign codes.

ACCESS AND PARKING

Access to Building Pad 6 is provided via the Main Street Metro Project, which has five driveways, two located on Harrison Street, one primary entrance on Main Street and two on Rincon Street. The proposed drive-through is part of the overall project that was comprehensively designed to be integrated into the center with shared access and parking. Building Pad 6 contained a 7,642 square foot restaurant building which was demolished and is being replaced with a smaller 3,074 square foot dual tenant building consisting of a 1,845 square foot drive-through restaurant and a 1,229 square foot retail space. Building Pad 6 is required to provide parking based on the City's parking requirement for restaurants which is calculated at a ratio of one parking space for every 100 square feet of floor area and retail which is calculated at a ratio of one parking space for every 200 square feet of floor area. Therefore, the previous building was required to provide 77 parking spaces and the proposed building is required to provide

25 parking spaces, which are significantly fewer spaces given that the building is a lot smaller. The Main Street Metro Project overall is capable of accommodating 875 parking spaces. Table A summarizes the parking requirements for Building Pad 6.

Table A
Parking Requirement for Building 6 (480 N. Main Street)

Building	Use	Building Area	Parking Ratio	Required Parking
Previous Mantra Restaurant Building	Restaurant	7,642 s.f.	1:100	77
Proposed Drive-through Restaurant/Commercial Building	Restaurant	1,845 s.f.	1:100	19
	Commercial	1,229 s.f.	1:200	6
TOTAL REQUIRED PARKING				102
TOTAL PROVIDED PARKING				875

Additionally, as stated in companion application PP12-005, the North Main Specific Plan provides for the potential for shared parking subject to a Shared Parking Analysis prepared by a registered traffic engineer, which was prepared by Urban Crossroads (July 9, 2013). Shared parking is defined as parking space that can be used to serve two or more individual land uses without conflict or encroachment.

ENVIRONMENTAL DETERMINATION

Per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.20 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because it qualifies as a Class 32 (In-Fill Development Projects) categorical exemption (Exhibit G).

PUBLIC NOTICE

A public notice of 10 days was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News newspaper and posted at the project site. As of the preparation of this staff report, staff has received no response from the public regarding the project.

STAFF ANALYSIS

The project proposed under CUP16-010 will result in the establishment of a drive-through restaurant, which is compatible in terms of use and site design with the plans proposed for the Main Street Metro Project. The use is also appropriate for the North Main Street corridor that contains various commercial uses including other drive-through restaurants. The pad has been designed to comply with the development standards of the Commercial Retail designation, and the architectural design includes high quality materials and colors that are attractive and compatible with the site and surrounding area. The Main Street Metro Project is capable of providing the number of parking spaces to meet the parking requirement of the restaurant. The landscaping enhances

the drive-through restaurant and is consistent with the overall landscape plans for the Main Street Metro Project.

Development of the drive-through restaurant proposed by CUP16-010 will help provide goods and services to Corona residents, without having to travel outside of the city to obtain such goods and services. Therefore, CUP16-006 helps implement the General Plan goals and policies to provide and maintain a range of commercial goods and services to meet the needs of Corona's residents. Therefore, based on the following findings and the conditions of approval attached as Exhibit B, CUP16-010 is recommended for approval.

FINDINGS OF APPROVAL **FOR CUP16-010**

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.20 of the City's Local CEQA Guidelines. The project is a proposal to establish a drive-through restaurant within Building Pad 6 of the Main Street Metro Project. Furthermore, the project is in an area where all public services and facilities are available to allow for maximum development permissible under the General Plan, and the area in which the project is located is not environmentally sensitive as the project site is a fully developed and existing commercial center surrounded by existing developments.
2. CUP16-010 addresses all of the conditions necessary to granting a conditional use permit as set forth in Section 17.92.110 of the Corona Municipal Code for the following reasons:
 - a. *The proposal will not be detrimental to the public health, safety, convenience and general welfare, and will be in harmony with the various elements and objectives of the City's General Plan because the project meets or exceeds the development standards for properties in the Commercial Retail designation of the North Main Street Specific Plan and provides adequate vehicular access.*
 - b. *The proposed land use is not detrimental to other existing and permitted uses in the general area of the project site because the site is being developed per the development standards prescribed by the Commercial Retail designation of the North Main Street Specific Plan and the Corona Municipal Code. The project also relates properly to existing and proposed streets because it is appropriately located along a major arterial and secondary streets which are fully improved to safely serve the site and the surrounding community.*
 - c. *The proposed use complies with the development standards of the Commercial Retail designation of the North Main Street Specific Plan and Corona Municipal Code in terms of building setbacks, building height, parking, and landscaping.*

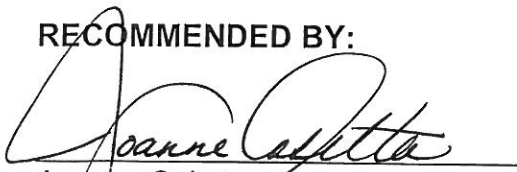
3. The proposed drive-through restaurant is consistent with the City's General Plan for the following reasons:

- a. *The proposed drive-through restaurant is consistent with the site's General Plan land use designation of General Commercial, which accommodates the development of commercial projects.*
- b. *The project is consistent with General Plan Policy 1.18.9 which encourages the renovation or rehabilitation of existing buildings, developments, and shopping centers located along the North Main Street corridor.*
- c. *The project is consistent with General Plan Policy 1.4.4 by promoting the adaptive re-use of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.*
- d. *The project complies with General Plan Policies 1.11.1, 1.11.2, 1.11.3 by encouraging, promoting, and maintaining a range of retail commercial goods and services to serve the needs of the Corona's residents.*
- e. *The project fulfills General Plan Policy 1.11.5 by reinvesting in a declining shopping center with an emphasis on new retail uses that serve adjacent neighborhoods and contribute to the overall vitality of the center.*

FISCAL IMPACT

The applicant has paid all the required application processing fees.

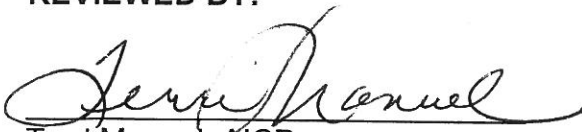
RECOMMENDED BY:


Joanne Coletta
Community Development Director

PREPARED BY:


Lupita Garcia
Assistant Planner

REVIEWED BY:


Terri Manuel, AICP
Planning Manager

EXHIBITS

1. Locational and Zoning Map
2. Exhibit A1 - Site Plan of Commercial Center
3. Exhibit A2 - Detailed Site Plan of Building Pad 6
4. Exhibit B - Conditions of Approval
5. Exhibit C - Floor Plan
6. Exhibits D1-D2 - Elevations for Building Pad 6
7. Exhibit E - Landscape Plan
8. Exhibit F - Applicant's letter dated February 13, 2017 describing the project
9. Exhibit G - Environmental Document

Case Planner: Lupita Garcia, Assistant Planner / (951) 736-2262



RESOLUTION NO. 2493

APPLICATION NUMBER: CUP16-010

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A NEW 3,074 SQUARE FOOT DRIVE-THROUGH RESTAURANT/COMMERCIAL RETAIL BUILDING IN THE COMMERCIAL RETAIL (CR) DESIGNATION OF THE NORTH MAIN STREET SPECIFIC PLAN (SP99-01) ON BUILDING PAD 6 IN THE MAIN STREET METRO PROJECT LOCATED AT 480 N. MAIN STREET.

WHEREAS, the application to the City of Corona, California, for a conditional use permit under the provisions of Chapter 17.92, Title 17, of the Corona Municipal Code, made by Watermarke Properties, has been duly submitted to said City's Planning and Housing Commission for decision and granted on March 6, 2017, as required by law; and


WHEREAS, after close of said hearing, the Planning and Housing Commission by formal action, found that all the conditions necessary to grant a conditional use permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP16-010 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from CEQA pursuant to Section 15061 (b) (3) of the State CEQA Guidelines and Section 3.07 of the City of Corona Local Guidelines for Implementing CEQA because there is no possibility that the activity may have a significant effect of the environment.

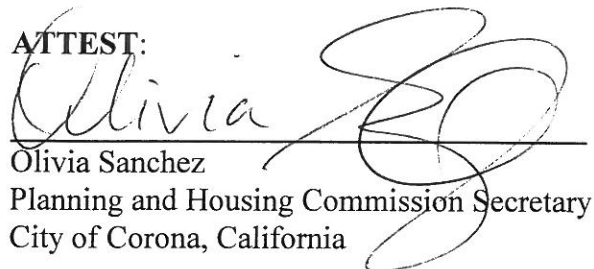
NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in an adjourned regular session assembled this 6th day of March, 2017, that the aforesaid application for a conditional use permit is hereby granted in accordance with Exhibit A and subject to the attached conditions.

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 6th day of March, 2017.


Kirk D. Bennett, Vice Chair
Planning and Housing Commission
City of Corona, California

ATTEST:


Olivia Sanchez
Planning and Housing Commission Secretary
City of Corona, California

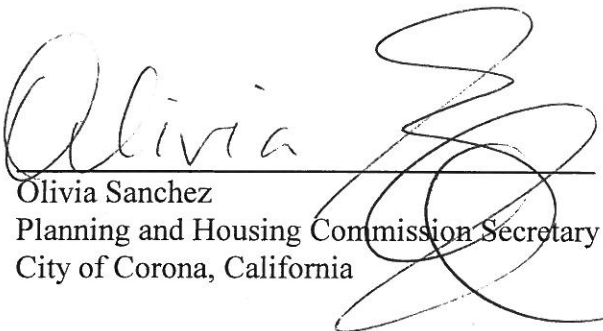
I, Olivia Sanchez, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 6th day of March, 2017, and was duly passed and adopted by the following vote, to wit:

AYES: Bennett, Norton, and Ruscigno,

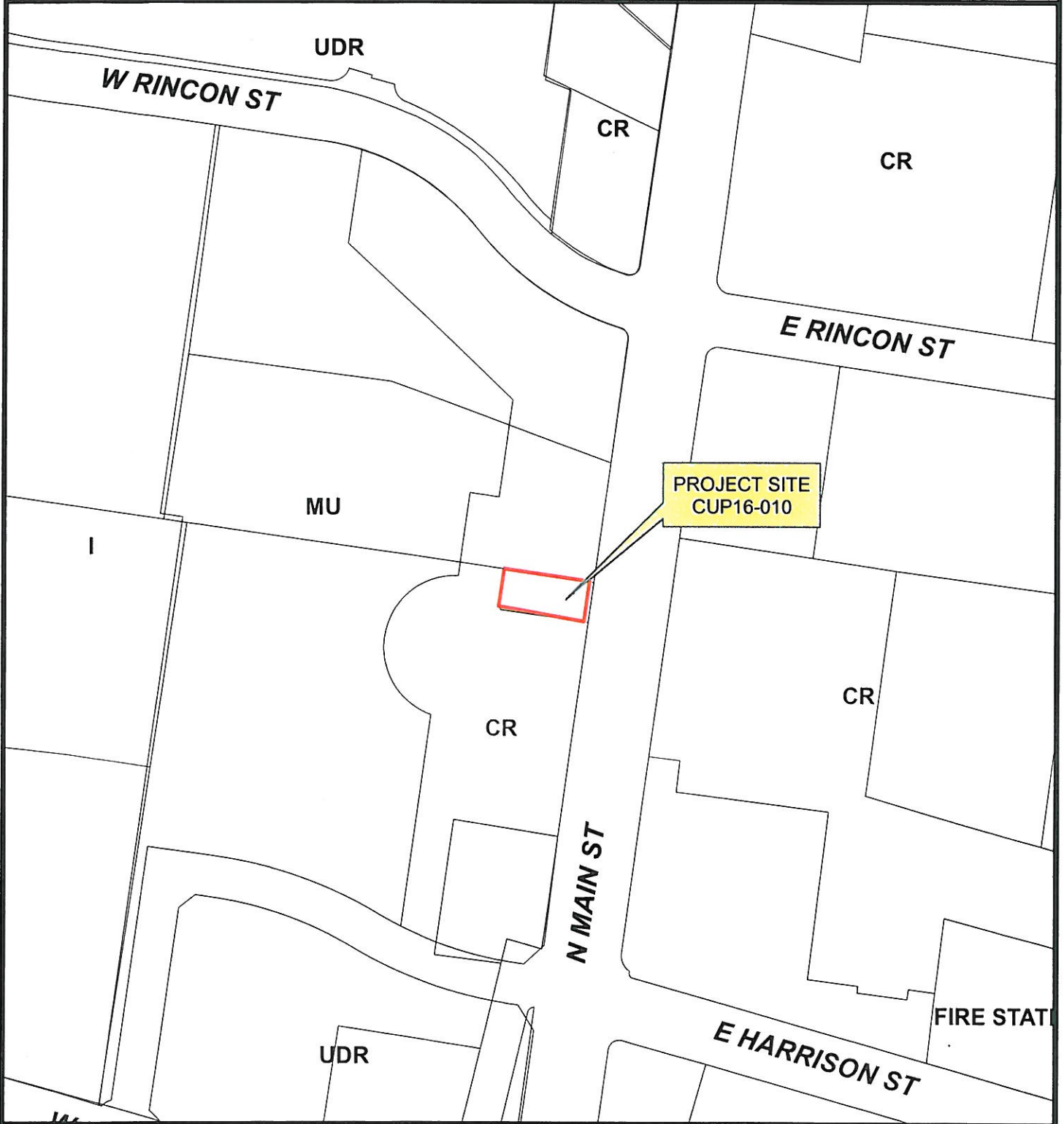
NOES: None

ABSENT: Carrillo and Jones

ABSTAINED: None


Olivia Sanchez
Planning and Housing Commission Secretary
City of Corona, California

LOCATIONAL MAP



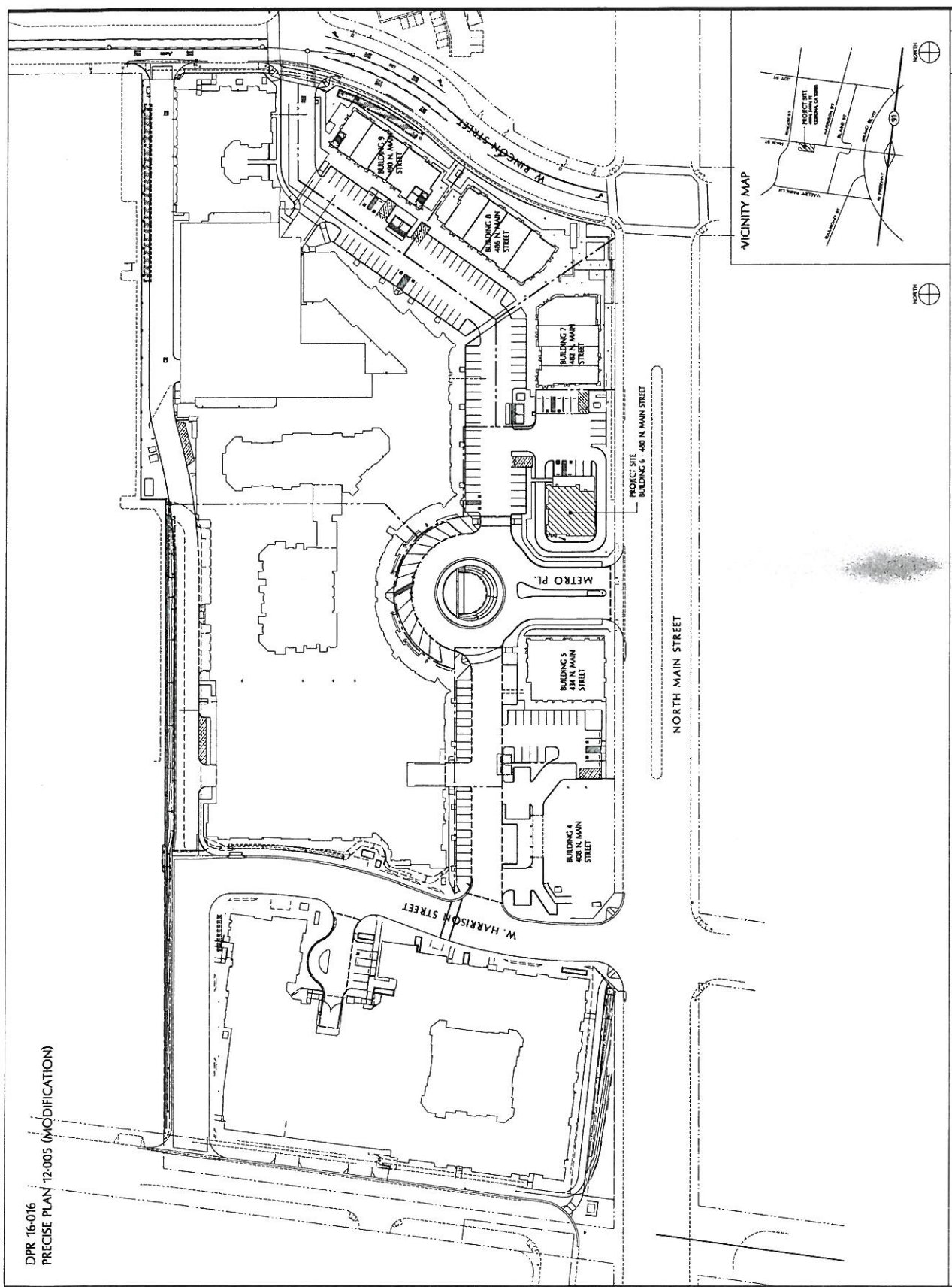
Date: 02/10/2017

CUP16-010
480 N. MAIN STREET



EXHIBIT 1

DPR 16-016
PRECISE PLAN 12-005 (MODIFICATION)



OVERALL SITE PLAN SCALE 1"=50'-0" 1

1801 Jambon Lane
Napa, CA 94640
(951) 371-2057
(951) 371-5974 FAX
www.hcandd.com

PROJECT NO. 16-016

CONTRACT NO. 12-005

CONTRACT NAME

PREPARED FOR:

WATERMARK PROPERTIES, INC.
410 NORTH MAIN STREET
CORONA, CA 92880

PROJECT LOCATION:

MAIN STREET METRO - BUILDING 6
400 NORTH MAIN STREET
CORONA, CA 92880

DATE: 10/1/16

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

PROJECT NO. 16-016

CONTRACT NO. 12-005

CONTRACT NAME

OVERALL SITE PLAN

SCALE: 1"=50'-0"

DATE: 10/1/16

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

EXHIBIT A1

DPR 16-016
PRECISE PLAN 12-005 (MODIFICATION)

PROJECT INFO

PROJECT NAME: CORONA METRO BUILDING 6
PROJECT LOCATION: MAIN STREET
ZONING: COMMERCIAL RETAIL OF SPIN-1
ASSASSOR'S PARCEL NUMBER: 10-200-005 AND PORTIONS OF 10-200-006 AND 10-200-007
TYPE OF CONSTRUCTION: N/A
PROPOSED OCCUPANCY: A-2 (1A)
PROPOSED BUILDING AREA: 5,074 S.F.
PROPOSED BUILDING HEIGHT: 35'-4" (ONE STORY)

PARKING REQUIREMENTS

PARKING PER 100 S.F. OF GROUND AREA:
PREVIOUS RESTAURANT (HARDEN) 1043 S.F. (86%)
16 SPACES 16.43

AREA OF PROPOSED BUILDING & RESTAURANT (TOTAL):
1044 S.F.
1,024 S.F.
5,074 S.F.

PARKING REQUIRED PROPOSED FOR BUILDING & RESTAURANT (TOTAL):
16 SPACES 16.43
3 SPACES 3.17
19 SPACES 19.60

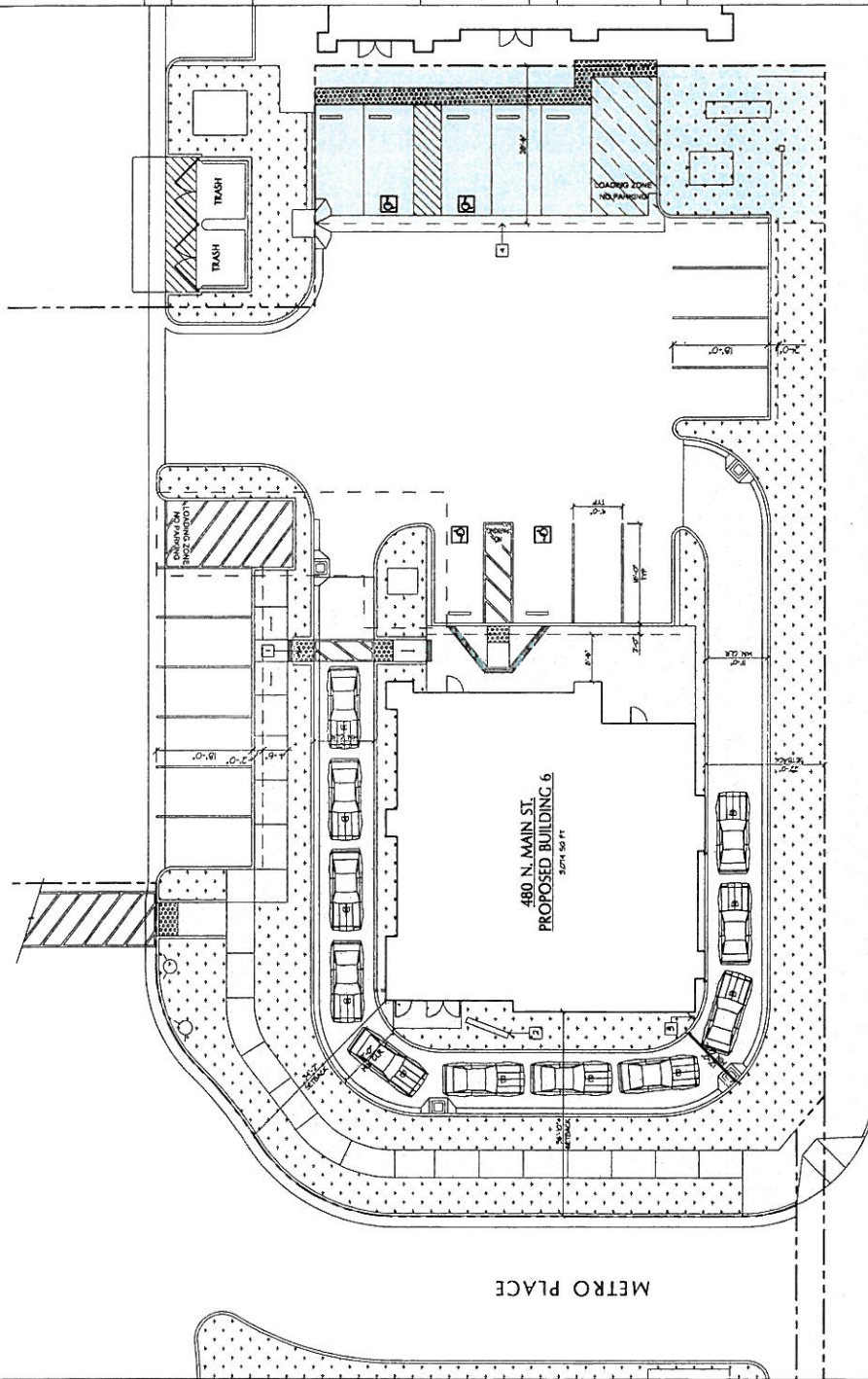
NOTE: PARKING IS PROVIDED WITHIN THE CONTEXT OF THE OVERALL CONTEXT.

ALLOWABLE BLDG AREA

ALLOWABLE BLDG AREA: 6,000 S.F.
PER CITY TABLE 50A: 5,074 S.F.
PROPOSED BUILDING AREA: 5,074 S.F.

KEYNOTES

1. TRUNCATED DORIES TYPE
2. PROPOSED HOLE BOARD LOCATION
3. ROLLBACK TYPICAL OF 2
4. NON-BUILDABLE EXISTENT FOR BUILDING 1



NORTH MAIN STREET



SITE PLAN SCALE 1/8"=1'-0" 1

HC&D
ARCHITECTS

3001 Lupton Lane
Norco, CA 92860
(951) 371-0057
(951) 371-5924 FAX

ARCHITECTS INC.

CONSULTING INC.

CONSULTING

PREPARED FOR:

WATERMARK PROPERTIES,
INC.
410 NORTH MAIN STREET
CORONA, CA 92880

PROJECT LOCATION:

MAIN STREET METRO -
BUILDING 6
400 NORTH MAIN STREET
CORONA, CA 92880

THIS PLAN IS PREPARED FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HC&D ARCHITECTS.

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT		
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		
6	REVISIONS		
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10	REVISIONS		

DATE: 10/1/16
SITE PLAN

Drawn by: JH
Checked by: JH
Scale: A1.01

6

EXHIBIT A2



CITY OF CORONA
400 South Vicentia Avenue
Corona, CA 92882
(951) 736-2262

Conditions Of Approval For Project CUP16-010

Applicant: DAN HINSON
1801 LAMPTON LANE
NORCO, CA 92860

Phone: 951-371-2057

Location: 480 N. MAIN ST. CORONA, CA 92880

Application Date: 12/13/2016

Building Department:

- 1BL-001 Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements per the 2016 California Building Code.
- 1BL-002 Provide a trash enclosure which meets the design criteria of Waste Management and the Community Development Department. The trash enclosure shall be constructed per the city standards, a copy of which can be obtained at the Building Division. A Building Permit is required and can be issued as part of the initial Building Permit if included at the time of submittal.
- 1BL-003 Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays. C.M.C. 15.02.120.
- 1BL-004 Sites subject to parcel line adjustments shall reflect the existing parcel lines and the proposed parcel lines and the distances to the structure accordingly. No permits will be issued by the Building Division until the recordation of such adjustments is received by the Public Works Department.
- 1BL-005 Roofing material shall be Class A. C.M.C. 15.07.070
- 1BL-006 Fire Resistance Rating of Exterior Walls shall be based on C.B.C Table 602.
- 1BL-007 The Maximum Area of Exterior Wall Openings shall be per the 2016 California Building Code Table 705.8. An elevation of all sides indicating the location of protected/unprotected openings based on the fire separation distance shall be provided as well as the vertical separation of openings per C.B.C. Section 705.8.5 where applicable.
- 1BL-008 Provide an Allowable Area Calculation for the proposed structure based on C.B.C. 506.2.1 through 506.2.4 and Section 506.3.

- 1BL-009 Means of Egress: The construction documents shall show in sufficient detail the location, size and character of all portions of the means of egress in compliance with the provisions of C.B.C. Chapter 10.
- 1BL-010 Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from Building Division.
- 1BL-011 Submit five *(5) complete sets of architectural plans and/or (5) sets of booklets if the following documents are applicable to your project: DPR Comments, Mitigation Monitoring Reporting Plans or Conditions of Approval.
- Plot Plan
Foundation Plan
Floor Plan
Structural Framing Plan
Accessibility Plan
Exit Study Plan
Green Building Compliance Plan and Documentation
Energy Compliance Plan including compliance and mandatory measures forms
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.
- *If the Department of Water & Power is providing you with electrical service, an additional set of plans will be required at the time of submittal. Please contact Tom Koper at (951) 279-3604 for service verification.
- 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.
- Mechanical Plan including duct layout and sizing
- A maximum of 4 buildings on one site may be submitted for departmental review on a complete set of architectural plans.
- Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Public Works Department. Landscape plans shall be approved prior to the issuance of any Building Permits.
- Provide a letter of intent describing the proposed operation and the manufacturers listing of all new equipment. If the equipment is unlisted third party testing and approval is required prior to the permit being finalized. Please contact the Building Official for approval of the company responsible for the listing of equipment during the plan check process.
- 1BL-012 If your project has an EIR or Mitigated Negative Declaration, the Mitigation Measures and Monitoring Plan shall be printed in booklet form and submitted in equal numbers as architectural sets. All features shall be clearly identified on the plans.
- If your project is required to have a Noise Study, the compliance forms shall be a printed in booklet format and as part of the architectural submittal set. All features shall be clearly identified on the plans.

- 1BL-013 Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.
- 1BL-014 Upon tenant improvement plan check submittal there may be additional Building Division requirements.
- 1BL-015 Occupancy fees shall be paid in accordance to the City's adopted fee schedule and at the time the building permit is issued.
- 1BL-016 Separate permits are required for all fences, walls and paving.
- 1BL-017 Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Division counter.
- 1BL-018 All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.
- 1BL-019 Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Division.

Fire Department:

- 1FR-001 Place Fire Department DPR comments on plans as general notes.
- 1FR-002 Plans shall show a minimum drive width of 28 feet.
- 1FR-003 Provide plans for two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs. GVW during all phases of construction.
- 1FR-004 Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).
- 1FR-005 Any overhead obstruction such as the second story of a building, porte cochere, etc., that intrudes into the required clear width of fire vehicle access drives shall provide a minimum clear height of fifteen (15) feet unless otherwise approved by the Fire Chief.
- 1FR-006 Modify the site plan to provide an all weather access within 150 feet of portions of exterior walls of the first story of the building as measured by an unobstructed route around the exterior of the building.
- 1FR-007 A KNOX box or KNOX padlock shall be provided for the building (s) and any existing or proposed perimeter gating/fence as prescribed by the Fire Marshal. Applications for KNOX boxes or KNOX padlocks are available at knox.com.
- 1FR-008 A minimum fire flow of 3000 gpm shall be provided for commercial structures.
- 1FR-009 The fire service waterline shall be looped and provided with two (2) separate points of connection if over 500 lineal feet.
- 1FR-010 Fire hydrants are to be spaced a maximum 250 feet apart.
- 1FR-011 Private on-site fire hydrants shall be designed and installed in accordance with NFPA standards 24 and 13 and city standards. Private fire hydrants shall be painted rustoleum red or equivalent. Plans shall be submitted through the Building Division for approval.

- 1FR-012 Plans of new or modifications to existing fire protection, detection, alarm or monitoring systems shall be reviewed and approved by the Corona Fire Department prior to installation.
- 1FR-013 Provide Class A roofing material.
- 1FR-014 Trash enclosures in excess of 1.5 cubic yards shall not be located within five (5) feet of combustible construction or building openings.
- 1FR-015 At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.
- 1FR-016 A specific address, assigned by the City of Corona, shall be provided for each building. Address must be illuminated during all hours of darkness. See Premise Identification Standard at discovercorona.com
- 1FR-017 Fire extinguishers shall be provided. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet.
- 1FR-018 Obtain the following fire department permit(s): Place of Assembly
- 1FR-019 Storage, use and dispensing of materials shall comply with the current editions of the California Fire & Building Codes.
- 1FR-020 Schedule Certificate of Occupancy inspection/building final inspection prior to occupancy of this structure/ improvement area.
- 1FR-021 A sign showing the occupant load limit(s) shall be posted in a conspicuous place near the main exit from the room.
- 1FR-022 A detailed seating plan shall be submit to the Fire Department for review and approval.

Community Development Department:

- 1PL-001 The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.
- 1PL-002 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 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. 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.

- 1PL-003 The DPR Comments and Conditions of Approval shall be incorporated onto all future building plans.
- 1PL-004 The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.
- 1PL-005 This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, within two (2) years after the effective date thereof, and 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.
- 1PL-006 All signage shall be constructed in accordance with the commercial signage standards established by the North Main Street Specific Plan and CMC Chapter 17.74 (Signs).
- 1PL-007 Prior to the first certificate of occupancy, all on-site landscaping shall be installed.
- 1PL-008 All new trash enclosures shall be constructed of decorative masonry and topped with a decorative trellis or solid cover.
- 1PL-009 The applicant shall work with staff to explore the expansion of the outdoor patio area utilizing up to two parking spaces. [ADDED AT THE PLANNING COMMISSION MEETING, DATED MARCH 6, 2017.]

Public Works Department:

1. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
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. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar with permanent black ink only and wet-signed by a registered civil engineer or other registered/licensed professional as required.

4. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.
5. In the event that off-site right-of-way or easements are required for City of Corona master plan facilities required of the project and these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.
6. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
7. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
8. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
 - (a) Removal of spoils, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
9. All handling of solids waste, recyclables and/or construction & demolition debris during all phases of construction and post construction shall conform to the City of Corona Municipal Code, Title 8, Chapter 8.20.80, as well as conform to applicable Federal, State and local laws, rules, regulations, ordinances and all provisions.
10. Prior to issuance of a building permit, the developer, his successors, or assigns shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
 - a) All missing or deficient street facilities along N. Main Street.
 - b) All missing or deficient drainage facilities.
 - c) All required grading, including erosion control.
 - d) All required sewer, water and reclaimed water facilities.
 - e) All required landscaping.

GRADING

11. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36, unless otherwise approved by the Public Works Director.
12. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.
13. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad (rough grade and soils) certifications and compaction test reports for the subject lots where building permits are requested.
14. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans that includes Water Quality Control facilities.

NPDES/WQMP

15. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
16. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
17. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific revised WQMP are constructed and operational.

DRAINAGE

18. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
19. Prior to approval of improvement or grading plans, the plans submitted by the applicant shall address the following:
 - a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
 - b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow.
 - c) All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.

STREETS

20. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.

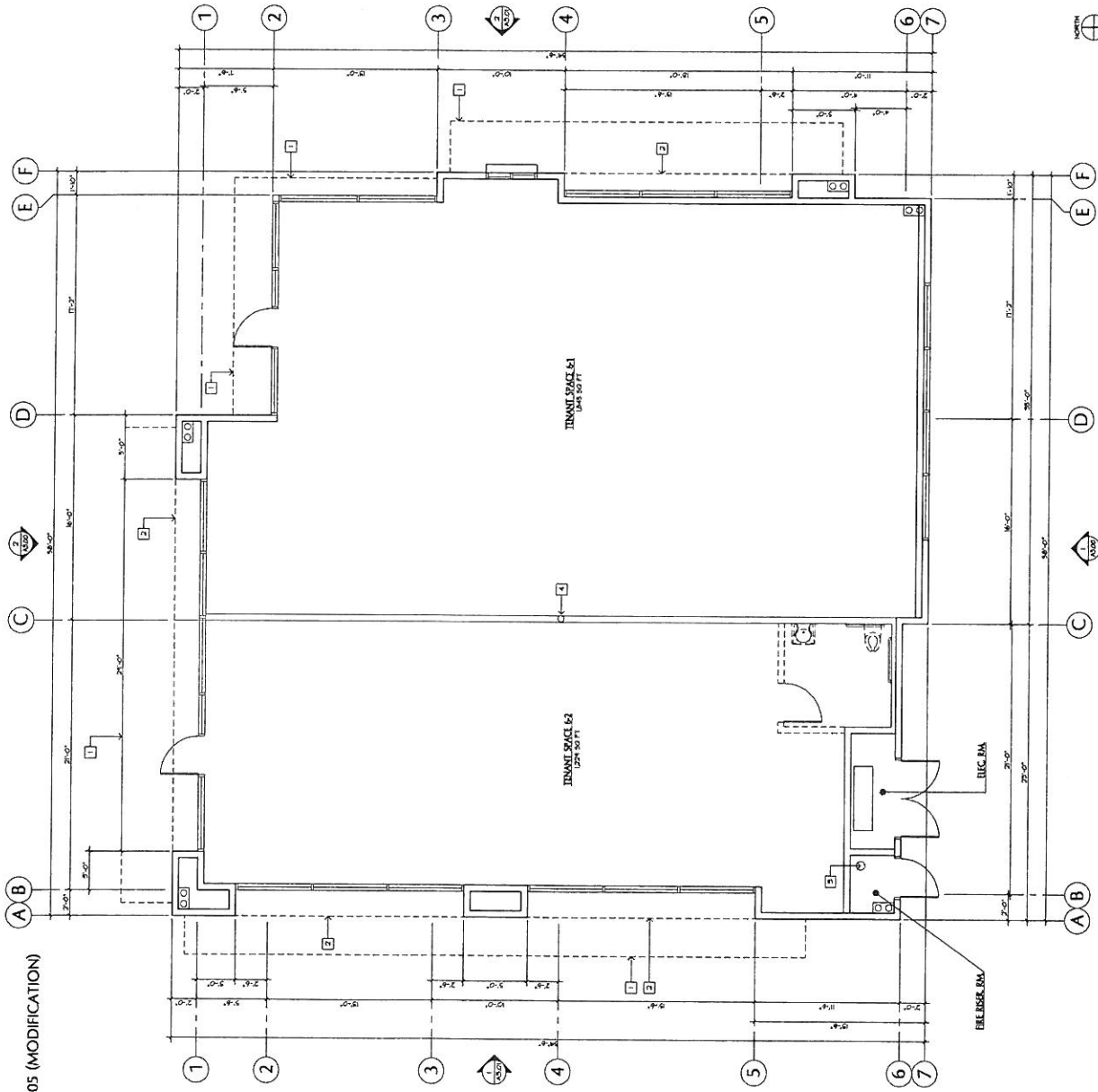
**DEPARTMENT OF WATER AND POWER, MAINTENANCE, PARKS AND LANDSCAPE
MAINTENANCE**

21. All the sewer and water design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the General Manager of the Department of Water and Power or his official designee.
22. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.
23. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and/or easements.
24. Prior to building permit issuance, the developer shall construct or guarantee the construction of a fire service and double detector check assembly in the right-of-way or within a public utility easement.
25. Prior to building permit issuance, the developer shall replace or guarantee the replacement of the existing reduced pressure principle backflow device in the right-of-way or in a public utility easement if the existing device is not per current standards.
26. Prior to building permit issuance, the developer shall abandon the existing sewer lateral and construct or guarantee the construction of a new sewer lateral.
27. The applicant shall dedicate easements for all public water, reclaimed water and sewer facilities needed to serve the project in accordance the Department of Water and Power standards and to the satisfaction of the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.
28. Prior to issuance of any building permits a domestic water and fire flow system shall be approved by the Department of Water and Power and constructed by the developer, to the satisfaction of the Department of Water and Power and Fire Chief.
29. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
30. Fire Hydrants shall be a maximum 250 feet apart or as directed by the Fire Department.
31. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.
32. All onsite and parkway landscaping shall be planted with California friendly plant pallet.
33. Manhole rim elevations shall be lower than all pad elevations immediately downstream; otherwise a back flow prevention valve will be required.
34. Static pressures exceeding 80 psi require an individual pressure regulator.
35. Reclaimed water shall be used for grading of the site. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.

DPR 16-016
PRECISE PLAN 12-005 (MODIFICATION)

KEYNOTES

- 1 LINE OF MARKING ABOVE
- 2 LINE OF SOFFIT ABOVE
- 3 FINE RISER
- 4 STRUCTURAL COLUMN
- 5 ROOF DRAIN AND OVERFLOW



FLOOR PLAN 1

HC&D
ARCHITECTS

3001 Lupton Lane
Norco, CA 92860
(951) 371-3057
(951) 371-5924 FAX
ARCHITECTS S&A

CONSULTANT S&A

CONSULTANT

WATERMARK PROPERTIES,
INC.
410 NORTH MAIN STREET
CORONA, CA 92880

PROJECT LOCATION
MAIN STREET METRO -
BUILDING 6
460 NORTH MAIN STREET
CORONA, CA 92880

PROJECT LOCATION

PROJECT LOCATION

PROJECT LOCATION

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Sheet No. 15
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Drawing Title
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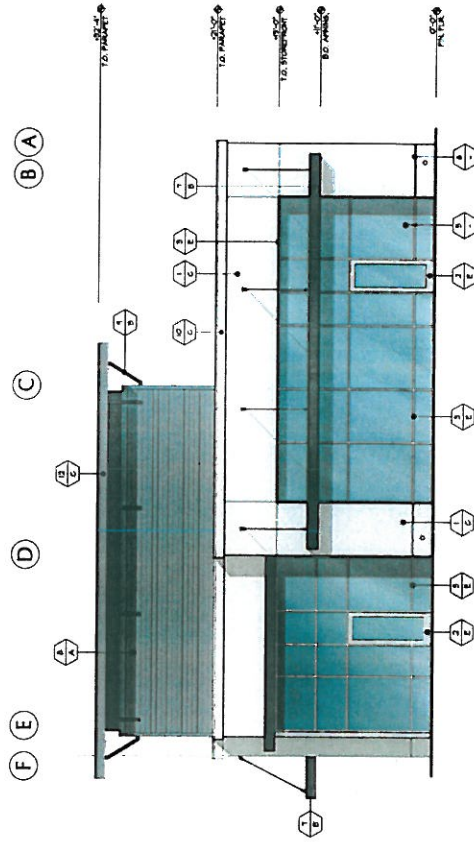
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FLOOR PLAN

EXHIBIT

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DPR 16-016
PRECISE PLAN 12-005 (MODIFICATION)

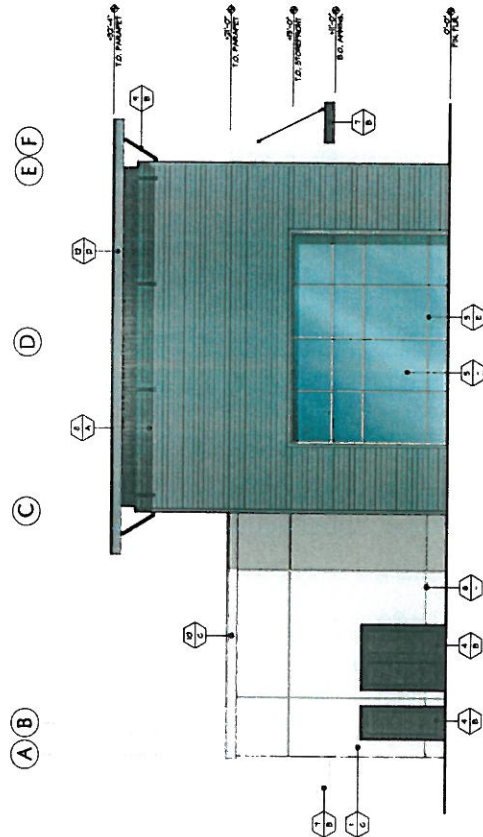


BUILDING ELEVATION - NORTH

SCALE
3/8" = 1'-0"

FINISHES

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BUILDING ELEVATION - SOUTH

SCALE
3/8" = 1'-0"

FINISHES

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HC&D
ARCHITECTS

1801 Laramie Lane
Napa, CA 94558
(916) 371-3037
(916) 371-9804 FAX

CONTRACT NO.

CONTRACT NO.

CONTRACT NO.

WATERMARK PROPERTIES, INC.
410 NORTH MAIN STREET
CORONA, CA 92620

MAIN STREET METRO - BUILDING 6
410 NORTH MAIN STREET
CORONA, CA 92620

PROJECT LOCATION

DATE: 10/1/16

BY: [Signature]

CHECKED BY: [Signature]

DATE: 10/1/16

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PROJECT LOCATION

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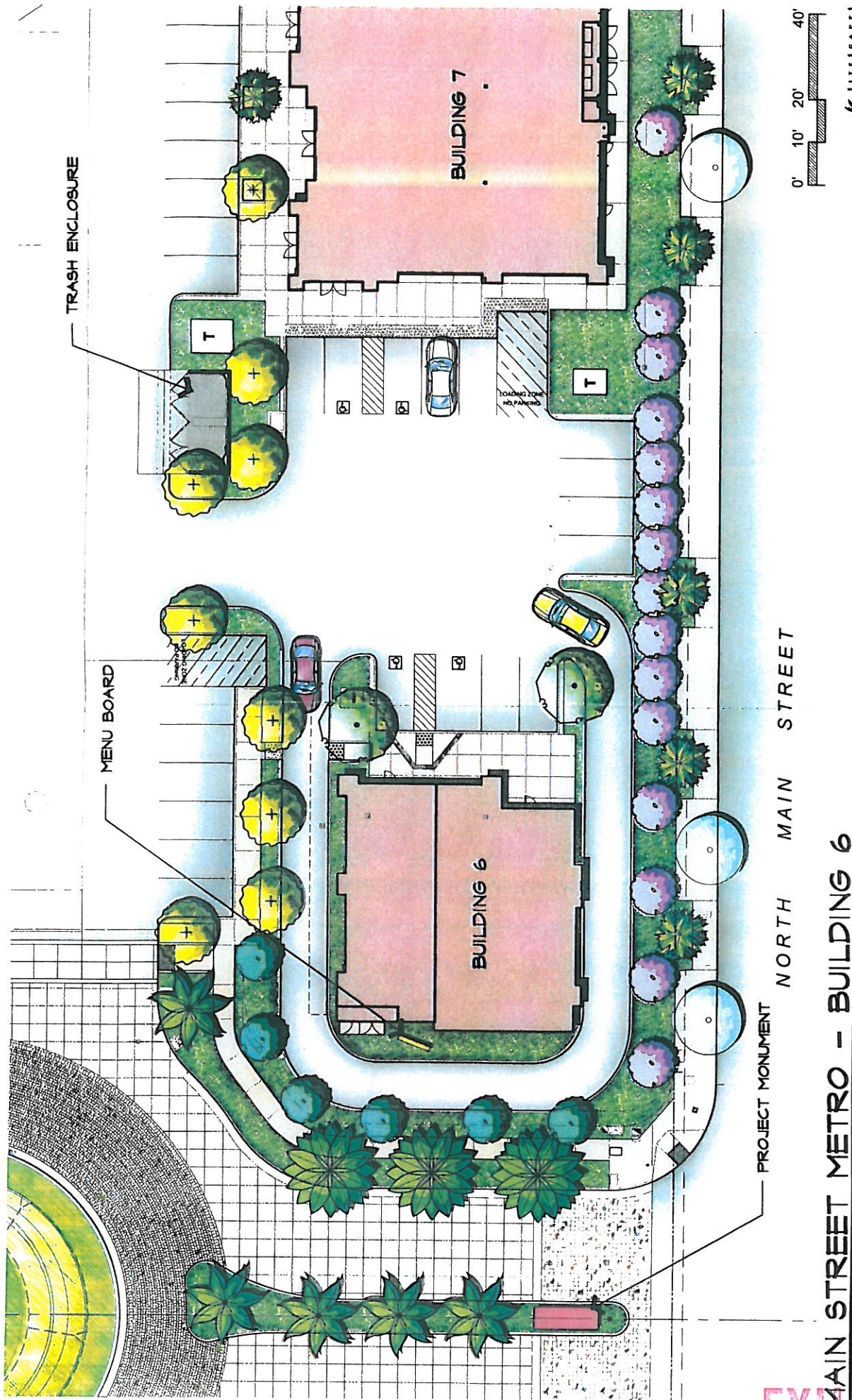
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EXHIBIT D2



11/15/2017
JOB NO 13-041
JAN 27-17

MAIN STREET METRO - BUILDING 6

PROJECT MONUMENT

NORTH MAIN STREET

BUILDING 7

BUILDING 6

TRASH ENCLOSURE

MENU BOARD

LOADING ZONE
NO PARKING



City of Corona, CA
Planning Division

February 13, 2017

Application for Conditional Use Permit
Project Information

HC&D Architects is submitting an application to the City of Corona and requesting approval for the construction of a shell building consisting of 3,074 square feet with drive thru lane and presents the following project information for your consideration:

Project Description

The proposed structure is part of the approved "Main Street Metro" project and located at the north side of the main project entrance. The proposed structure consists of a total building area of 3,074 square feet to serve two tenant spaces one of which will be served by the proposed drive thru lane.

The building Pad is situated within the Main Street Metro project at the North side of the main entrance along Main Street. The proposed layout consists of 14 parking stalls adjacent to the structure with the balance of the required parking being provided with the parking structures. The drive thru lane provides for larger than normal car stacking with room for 12 cars.

The enclosed application is presented for your consideration. HC&D Architects requests a favorable determination and approval to construct the proposed shell building. Please contact me at (951) 371-2057 ext. 229 or hinson@hcanddarchitects.com if you should have any questions or requests for additional information.

Respectfully submitted,
Dan Hinson, Project Architect



CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project:

CUP16-010 is a conditional use permit application to construct a new 3,074 square foot drive through restaurant/commercial retail building in the CR (Commercial Retail) designation of the North Main Street Specific Plan (SP99-01) on Building Pad 6 in the Main Street Metro project located at the northwest corner of North Main Street and Metro Way.

Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: Dan Hinson
Address: 1801 Lampton Lane
Norco, CA 92860
Telephone No.: (951) 371-2057

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.
☐ B. The project is a Ministerial Project.
☐ C. The project is an Emergency Project.
☐ D. The project constitutes a feasibility or planning study.
☒ E. The project is categorically exempt: **Class 32, State CEQA Guidelines §15322, In-Fill Development Projects because the project qualifies as a class 32 Exemption for Infill Development projects that are consistent with General Plan and zoning, occurs within the city limits on a site of no more than five acres surrounded by urban areas, contains no habitat for wildlife, does not result in significant environmental effects, and can be served adequately by all required utilities and public services.**
☐ F. The project is a statutory exemption. Code section number:
☐ G. The project is otherwise exempt on the following basis:
☐ H. The project involves another public agency which constitutes the lead agency. Name of Lead Agency:

Date: April 5, 2017

Lupita Garcia
Lupita Garcia, Assistant Planner
Lead Agency Representative



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPARTMENT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: CUP16-010
2. Project location (specific): 480 N. Main Street W. Sixth Street Corona, CA 92880 (APN: 119-290-053)
3. a. Project location - City of Corona
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project: CUP16-010 is a conditional use permit application to construct a new 3,074 square foot drive through restaurant/commercial retail building in the CR (Commercial Retail) designation of the North Main Street Specific Plan (SP99-01) on Building Pad 6 in the Main Street Metro project.
5. Name of public agency approving project: City of Corona
6. 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:

Dan Hinson
1801 Lampton Lane
Norco, CA 92860

7. Exempt Status (check one):
 - a. ☐ Ministerial Project
 - b. ☐ Not a project
 - c. ☐ Emergency project
 - d. ☒ Categorical Exemption. State type and class number: Class 32, State CEQA Guidelines § 15332.
 - e. ☐ Declared Emergency
 - f. ☐ Statutory Exemption. State code section number:
 - g. ☐ Other: Explain:

8. Reasons why the project is exempt:

CUP16-010 is exempt per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.20 of the City's Local CEQA Guidelines, this Notice of Exemption has been prepared for the project because it qualifies as a Class 32 Exemption for Infill Development projects that are consistent with the General Plan and zoning, occurs within the city limits on a site of no more than five acres surrounded by urban uses, contains no habitat for wildlife, does not result in significant environmental effects, and can be served adequately by all required utilities and public services.

9. Contact Person/Telephone No.: Lupita Garcia / (951) 736-2293
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: April 5, 2017

Signature: Lupita Garcia
Lupita Garcia, Assistant Planner
Lead Agency Representative