



Agenda Report

File #: 17-1109

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 10/9/2017

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PP16-016: Precise Plan application to review the site plan and architecture of a 730 square foot restaurant with a drive-through service on 1.37 acres in the C-2 (Restricted Commercial) Zone (located on the south side of Ontario Avenue, approximately 100 feet west of State Street, Corona) (Applicant: Tahir Salim of Salim Development).

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2504 **DENYING PP16-016** based on the findings contained in the staff report.

PROJECT SITE SUMMARY

Area of Property: 1.37 acres
Existing Zoning: C-2 (Restricted Commercial)
Proposed Zoning: C-3 (General Commercial) via CZ16-007
Existing General Plan: GC (General Commercial)
Existing Land Use: Single family structure
Proposed Land Use: Drive-through restaurant (and self-service drive through car wash via CUP16-009)

Surrounding Land Uses:

N: Commercial services\ Commercial designation of the El Cerrito Specific Plan (SP91-2).
E: Single family residences\ R1-8.4 (Single Family Residential) zone.
S: Single family residence\ R1-8.4 (Single Family Residential) zone.
W: Commercial services\ C-3 (General Commercial) zone.

BACKGROUND

The 1.37-acre project site currently contains a single family residence built in 1942. The zoning of the site is C-2 (Restricted Commercial) which was established on the property in 1978 via CZ78-14. The applicant initially inquired about changing the zoning of the property in late 2015 with a conceptual

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

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

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

PROJECT DESCRIPTION

The proposed development consists of a 730 square foot restaurant with a drive-through service window. The building is designed to have walk-up window service with outdoor seating and drive-through window service. No indoor seating was included in the building design.

Site Layout

As shown in Exhibit A, the restaurant building is one of two buildings proposed to be located on the 1.37 acres. The drive-through restaurant would be located at the westerly portion of the site near the property line and set back approximately 120 feet from the front property line. The drive through lane would originate on the east side of the building near the northeast corner and circulate westward around the building. The menu order board is proposed to be located to the rear of the building on the south side with the pick-up window on the east side. The looped design of the drive-through lane could accommodate up to 11 vehicles from the pick-up window with six stacking spaces provided from the menu board.

The restaurant building does not contain an indoor dining area. Instead it would have two walkup order windows, one on the north side of the building and the second on the west side of the building.

An outdoor dining area of 196 square feet is shown on the north side of the building.

The loading zone for deliveries would be located to the south of the building beyond the drive-through lane with the trash enclosure being adjacent. The trash enclosure would have a trellis cover.

Architecture

As demonstrated in Exhibit D, the building is designed to have a modern eclectic style architecture. The building's exterior is proposed with a smooth plaster finish with diamond pattern scoring, a pitched A-frame metal canopy and a corrugated metal tower. The roof of the pitched metal canopy would be standing seam metal. The colors of the building are intended for the proposed user of the building, which is Weinerschnitzel. The façades of the building are proposed to be painted a deep red color with one pop-out wall on the west elevation painted a yellow gold color. The metal portions of the building would be gray.

ACCESS, CIRCULATION AND PARKING

The subject site takes access from Ontario Avenue with the driveway access restricted to right-in and right-out turn movements. Corona Municipal Code Chapter 17.76.030 prescribes parking for restaurants at the ratio of one space per 100 square feet of floor area, including any outdoor dining. The restaurant building with the 196 square feet of outdoor dining would require 10 parking spaces. Because the drive-through restaurant is intended to share space on the site with a proposed self-service car wash, the access and parking would be reciprocal for both uses. However, the required parking spaces for the restaurant are primarily located to the north of the building for ease of access.

If approved, the applicant would be required to construct all missing public improvements along Ontario Avenue adjacent to the project site, including all curb, gutter, sidewalk, and landscape parkway improvements. The applicant would also be responsible for constructing a raised median on Ontario Avenue across from the site's frontage. The median would prevent left-in and left-out turn movements to and from the project site.

Per the traffic study prepared for the proposed project, including the car wash, the trip distribution pattern associated with the proposed drive-through restaurant and self-service drive-through car wash shows 70% of the daily trips exiting the site making a U-turn at the intersection of State Street and Ontario Avenue to either get back on Interstate 15 or go westbound on Ontario Avenue with the other 30% going eastbound on Ontario Avenue. Inbound traffic coming westbound on Ontario Avenue shows 30% of the vehicles making a U-turn in the center median turn-pocket on Ontario Avenue before the I-15 northbound ramp and Ontario Avenue intersection.

The proposed project is expected to generate 985 daily trips with 58 trips produced in the AM peak hours and 93 trips produced in the PM peak hours. Of the four nearby intersections studied, the intersection at State Street and Ontario Avenue currently operates at an unacceptable level of service of LOS F. With the proposed project, the intersection would continue to operate at LOS F. The intersection is not controlled by a traffic signal and the future improvement to this intersection is a five-phase traffic signal. The improvement is part of the city's master planned improvements in which the city collects a fee from development to cover the cost of the improvement. The combined project is responsible for 48.3% of the fair share cost of the traffic signal warranted at this intersection. Because the traffic signal would be warranted with the proposed project, the developer would be responsible for constructing the signal with this development. The traffic signal would improve the level of service to LOS B.

Landscaping and Fencing

Exhibit E illustrates the overall landscape plan for the center. The landscaping associated with the drive-through restaurant entails approximately 19,000 square feet of landscape area featuring a variety of trees, flowering shrubs and groundcover. Three different types of trees are proposed along the north, south and west perimeters along with eight different shrub types. The trees would consist of Chinese Flame, Crape Myrtle and Chilean Mesquite trees all in 24-inch boxes. The shrubs would be planted in one and five-gallon containers. Additionally, the setback areas would contain a variety of trees, shrubs and groundcover. The conceptual landscape plan indicates the use of water conserving irrigation consistent with the City's Landscape Design Guidelines. 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 would be subject to approval by the Community Development Department prior to the issuance of building permits.

Fencing and walls

The project site is currently enclosed with chain link fence along the north and west perimeters and a wood fence on the east and south perimeters. The applicant proposes to construct a six-foot high decorative block wall along the east and south perimeters adjacent to the residential properties.

Signage

At this time, the applicant is not proposing freestanding signage for the project. All signage will be reviewed at the time of plan check in accordance with Section 17.74 of the Corona Municipal Code.

ENVIRONMENTAL ANALYSIS

In accordance with Section 21080 (b)(5) of the California Public Resources Code, projects that a public agency rejects or disapproves are exempt from the California Environmental Quality Act (CEQ) and thus are not required to prepare an initial study or adopt a negative declaration or EIR. If the Planning and Housing Commission disagrees with staff's recommendation to deny the change of zone and precise plan and would like to further consider approval of the project, an initial study would need to be prepared to determine potential environmental impacts and mitigation measures associated with the proposed project prior to it being considered for possible approval. Therefore, no environmental analysis is being considered with CZ16-007, PP16-016 and CUP16-009 as the recommendation by staff is to deny the proposed projects.

FISCAL IMPACT

The applicant has paid all the required application processing fees.

PUBLIC NOTICE AND COMMENTS

A 20-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, staff has received correspondence from some of the residents on State Street opposing the project.

STAFF ANALYSIS

The drive-through restaurant is not consistent with the C-2 zone as restaurants with a drive-through service are not permitted. The applicant submitted a change of zone application requesting the zoning of the project site be changed from C-2 to the C-3 zone in order to accommodate drive-

through services. The change of zone application, CZ16-007, is being reviewed and considered prior to the review of PP16-016. Staff is recommending denial of CZ16-007 to the Planning and Housing Commission. Therefore, PP16-016 is also being recommended for denial because the drive-through service is not permitted in the current C-2 zone.

FINDINGS FOR THE DENIAL OF PP16-016

1. In accordance with Section 21080 (b)(5) of the California Public Resources Code, projects that a public agency rejects or disapproves are exempt from the California Environmental Quality Act (CEQ) and thus are not required to prepare an initial study or adopt a negative declaration or EIR. If the Planning and Housing Commission disagrees with staff's recommendation to deny CZ16-007 and would like to further consider approval of the project, an initial study would need to be prepared to determine potential environmental impacts and mitigation measures associated with the proposed project prior to it being considered for possible approval. Therefore, no environmental analysis is being considered with CZ16-007 and PP16-016 as the recommendations by staff is to deny the proposed project.
2. The findings for approval of a Precise Plan as set forth in Section 17.91.070 of Corona Municipal Code cannot be made in reference to PP16-016 for the following reasons:
 - a. *PP16-016 is consistent with the General Commercial land use designation of the General Plan because this designation is established on properties that are zoned C-2, C-3 and other similar commercial zones in specific plans.*
 - b. *PP16-016 does not comply with the C-2 (Restricted Commercial) Zone, as restaurants with a drive-through service are not permitted in the C-2 Zone pursuant to CMC Section 17.33.030.*
 - c. *In accordance with Section 21080 (b)(5) of the California Public Resources Code, projects that a public agency rejects or disapproves are exempt from the California Environmental Quality Act (CEQA) and thus are not required to prepare an initial study or adopt a negative declaration or EIR. Therefore, no environmental analysis is being considered with PP16-016 as the recommendation by staff is to deny the proposed project because the proposed use is not permitted in the C-2 zone.*
 - d. *The site is of a sufficient size and configuration to accommodate the design and scale of the proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibit A of this report. However, the drive-through restaurant use associated with PP16-016 is not permitted in the C-2 zone and therefore not consistent with the zoning of the property.*
 - e. *The design, scale and layout of the proposed development will unreasonably interfere with the use and enjoyment of the existing and future neighboring developments because the drive-through restaurant use associated with PP16-016 is not permitted in the C-2 zone. Therefore, PP16-016 is considered to have a negative impact on the health, safety and welfare of the neighboring uses because the use is not consistent with the zoning of the property.*
 - f. *The architectural design of the proposed development is not compatible with the character of*

the surrounding neighborhood, as the building has modern eclectic architecture that is different from the Mediterranean style used on the commercial properties to the west and north. Although the project would enhance the visual character of the neighborhood by improving a vacant undeveloped property, it will not provide harmonious development in relation to the other commercial properties.

- g. The design of the proposed development will not provide a desirable environment for its occupants and visiting public or the adjacent neighbors because the modern eclectic architecture of the proposed building is dramatically different from the Mediterranean style buildings established to the west and north of the project and thus the proposed materials, texture and color of the proposed development is not aesthetically appealing for the occupants, visiting public or the adjacent residential neighborhood.*
3. The proposal is not consistent with the C-2 (Restricted Commercial) Zone for the following reason:
- a. In accordance with CMC Section 17.33.030, restaurants with a drive-through service are not permitted in the C-2 zone; therefore, PP16-016 is not consistent with the zoning of the project site.*

PREPARED BY: LUPITA GARCIA, ASSISTANT PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS:

1. Resolution No. 2504
2. Locational and zoning map
3. Exhibit A - Site plan
4. Exhibit B - Project conditions
5. Exhibit C - Floor plans
6. Exhibit D - Elevations
7. Exhibit E - Landscape plans
8. Exhibit F - Conceptual grading plans
9. Exhibit G - Applicant's letter dated November 29, 2016
10. Exhibit H1-H4 - Correspondence in support of project
11. Exhibit I - Email from Mr. and Mrs. Ortega opposing project
12. Exhibit J - Correspondence from State Street residents opposing project.

Case Planner: Lupita Garcia (951) 736-2262



RESOLUTION NO. 2504

APPLICATION NUMBER: PP16-016

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DENYING A PRECISE PLAN FOR A 730 SQUARE FOOT DRIVE-THROUGH RESTAURANT ON 1.37 ACRES LOCATED ON THE SOUTH SIDE OF ONTARIO AVENUE, APPROXIMATELY 100 FEET WEST OF STATE STREET IN THE C-2 (RESTRICTED COMMERCIAL) ZONE. (APPLICANT: TAHIR SALIM OF SALIM DEVELOPMENT).

WHEREAS, the application to the City of Corona, California, for a Precise Plan under the provisions of Chapter 17.91 in the Corona Municipal Code, has been made by Tahir Salim of Salim Development, has been duly submitted to said City's Planning and Housing Commission for decision on October 9th, 2017, as required by law; and

WHEREAS, after close of said hearing, the Commission by formal action, found that all the findings necessary to granting a Precise Plan as set forth in Corona Municipal Code Section 17.91.070 cannot be made in reference to PP16-016 based on the evidence presented to the Commission during said hearing; and

WHEREAS, in accordance with Section 21080 (b)(5) of the California Public Resources Code, projects that a public agency rejects or disapproves are exempt from the California Environmental Quality Act (CEQA) and thus are not required to prepare an initial study or adopt a negative declaration or EIR. If the Planning and Housing Commission disagrees with staff's recommendation to deny PP16-016 and would like to further consider approval of the project, an initial study would need to be prepared to determine potential environmental impacts and mitigation measures associated with the proposed project prior to it being considered for possible approval. Therefore, no environmental analysis is being considered with PP16-016 as the recommendation by staff is to deny the proposed project

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a regular session assembled this 9th day of October, 2017, that the aforesaid application for a Precise Plan is hereby denied for the following reasons:

1. The findings for approval of a Precise Plan as set forth in Section 17.91.070 of Corona Municipal Code cannot be made in reference to PP16-016 for the following reason(s):

a. *PP16-016 is consistent with the General Commercial land use designation of the General Plan because this designation is established on properties that are zoned C-2, C-3 and other similar commercial zones in specific plans.*

b. *PP16-016 does not comply with the C-2 (Restricted Commercial) Zone, as restaurants with a drive-through service are not permitted in the C-2 Zone pursuant to CMC Section 17.33.030.*

c. *In accordance with Section 21080 (b)(5) of the California Public Resources Code, projects that a public agency rejects or disapproves are exempt from the California Environmental Quality Act (CEQ) and thus are not required to prepare an initial study or adopt a negative declaration or EIR. Therefore, no environmental analysis is being considered with PP16-016 as the recommendation by staff is to deny the proposed project because the proposed use is not permitted in the C-2 zone.*

d. *The site is of a sufficient size and configuration to accommodate the design and scale of the proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibit A of this report. However, the drive-through restaurant use associated with PP16-016 is not permitted in the C-2 zone and therefore not consistent with the zoning of the property.*

e. *The design, scale and layout of the proposed development will unreasonably interfere with the use and enjoyment of the existing and future neighboring developments because the drive-through restaurant use associated with PP16-016 is not permitted in the C-2 zone. Therefore, PP16-016 is considered to have a negative impact on the health, safety and welfare of the neighboring uses because the use is not consistent with the zoning of the property.*

f. *The architectural design of the proposed development is not compatible with the character of the surrounding neighborhood, as the building has modern eclectic architecture that is different from the Mediterranean style used on the commercial properties to the west and north. Although the project would enhance the visual character of the neighborhood by improving a vacant undeveloped property, it will not provide harmonious development in relation to the other commercial properties.*


g. *The design of the proposed development will not provide a desirable environment for its occupants and visiting public or the adjacent neighbors because the modern eclectic architecture of the proposed building is dramatically different from the Mediterranean style buildings established to the west and north of the project and thus the proposed materials, texture and color of the proposed development is not aesthetically appealing for the occupants, visiting public or the adjacent residential neighborhood.*

2. The proposal is not consistent with the C-2 (Restricted Commercial) Zone for the following reason:

a. *In accordance with CMC Section 17.33.030, restaurants with a drive-through service are not permitted in the C-2 zone; therefore, PP16-016 is not consistent with the zoning of the project site*

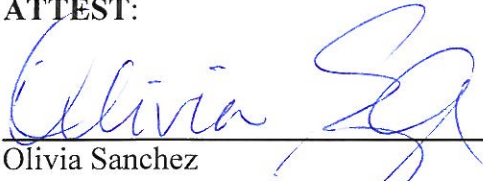
BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Precise Plan.

Adopted this 9th day of October, 2017.



Yolanda Carrillo, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:



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

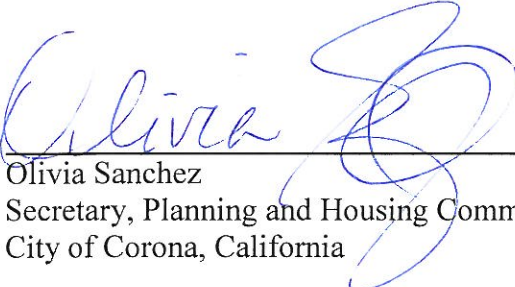
I, Olivia Sanchez, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 9th day of October, 2017, and was duly passed and adopted by the following vote, to wit:

AYES: Carrillo, Bennett, Jones, Norton, and Ruscigno

NOES: None

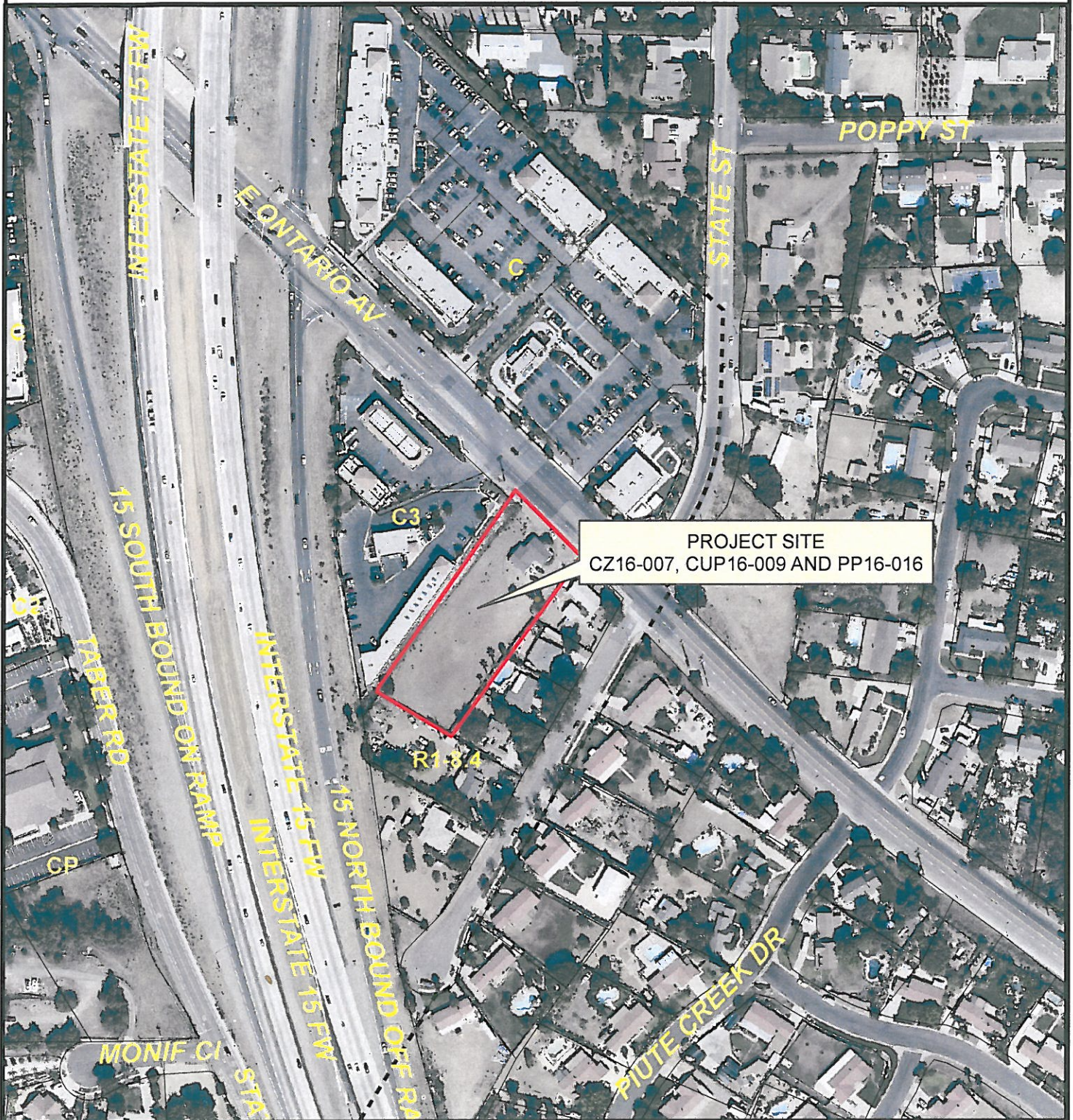
ABSENT: None

ABSTAINED: None



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

AERIAL MAP

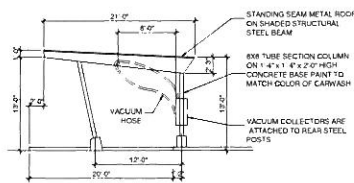
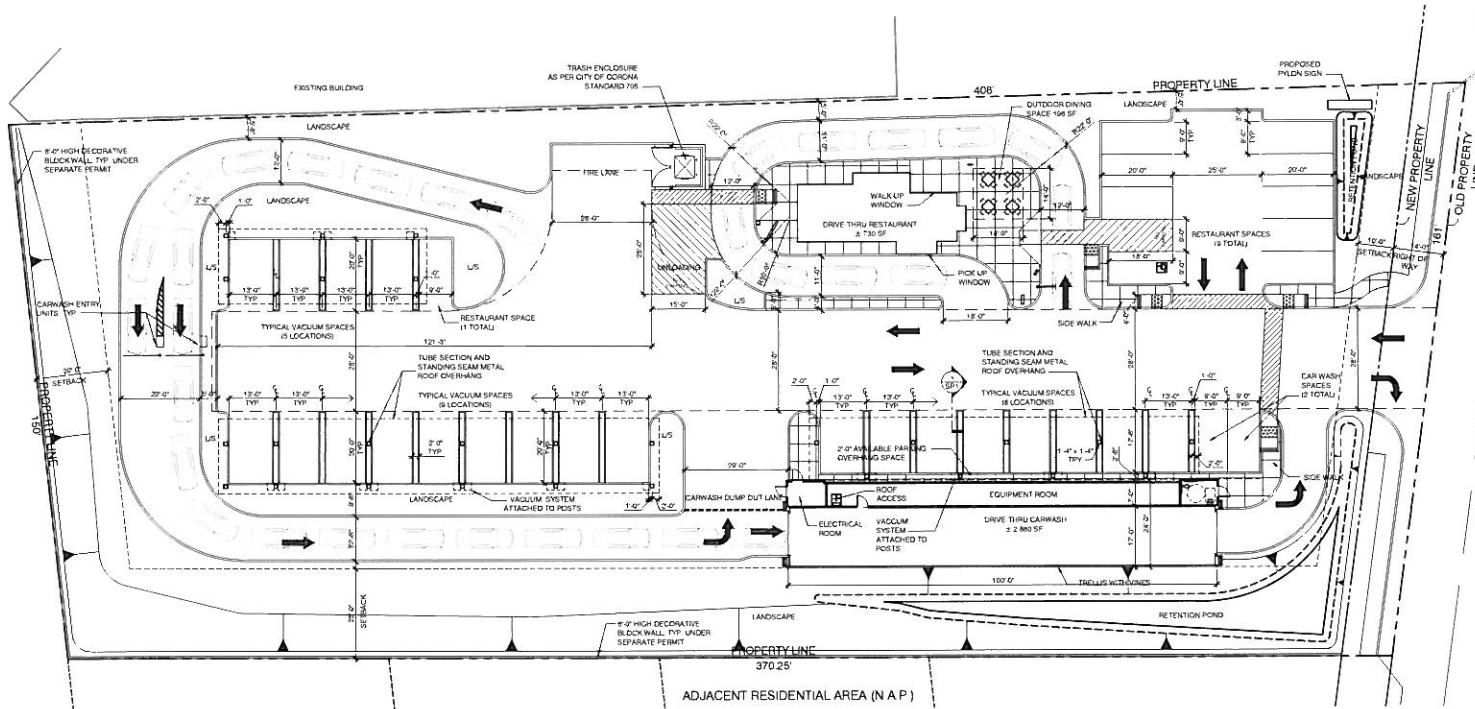


Date: 09/05/2017

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



DEVELOPMENT PLAN REVIEW NUMBER
DRP16 010



1. VACUUM CANOPY DETAIL

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

DRIVE THRU RESTAURANT

CORONA, CALIFORNIA

SITE PLAN - SP1

SCALE: 1/16" = 1'-0"

0' 4' 8' 16' 32' 64'



1646 EAST ONTARIO AVENUE
CORONA, CA 92881

SITE SUMMARY

ASSESORS PARCEL NUMBER 120-280-005

LAND +/- 1.34 AC +/- 60,083 S.F.

BUILDING AREAS COMBINED: +/- 3,610 S.F.

LAND/BUILDING RATIO: 15.64/1

BUILDING COVERAGE: 5.93 %

PARKING REQUIRED :

WIENERSCHNITZEL RESTAURANT (1/100 S.F.)	8 SPACES
OUTDOOR DINING (1/100 S.F.)	2 SPACES
CAR WASH	2 SPACES
TOTAL	12 SPACES

PARKING PROVIDED :

WIENERSCHNITZEL RESTAURANT	8 SPACES
OUTDOOR DINING	2 SPACES
CAR WASH	2 SPACES
TOTAL (INCLUDES ACCESSIBLE SPACE)	12 SPACES

TOTAL VACUUM SPACES 21 SPACES



VICINITY MAP
N.T.S.



DATE 07/20/2017
MCG JOB # 15 871 01

DATE	REVISIONS
06/28/2017	REVISIONS PER CITY COMMENTS
07/20/2017	REVISIONS PER CITY COMMENTS

© MCG ARCHITECTS 2012. ALL RIGHTS RESERVED.
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

111 Pacific, Suite 280
Irvine, California 92618
T 949.553.1117 F 949.474.7056
mccarchitecture.com



SM



COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

DATE: October 9, 2017

TO: Planning and Housing Commission

FROM: Community Development Department

SUBJECT: Project Conditions for PP16-016

Project conditions for PP16-016 are being provided for informational purposes. The use associated with PP16-016 is not in compliance with the Corona Municipal Code, as restaurants with a drive-through service are not permitted in the C-2 zone pursuant to CMC Section 17.33.030. If the zoning of the project site was changed to allow drive-through restaurants, the project conditions would be applicable to PP16-016.



Project Conditions

City of Corona

Project Number: PP16-016

Description: PP FOR A 730 SQ FT DRIVE THRU RESTAURA

Applied: 12/6/2016

Approved:

Site Address: 1649 E ONTARIO AV CORONA, CA

Closed:

Expired:

Status: APPLIED

Applicant: SALIM DEVELOPMENT

Parent Project:

1307 W. SIXTH ST, SUITE 202 CORONACORONA ,92882

Details: FULL DESCRIPTION: PP FOR A 730 SQ FT DRIVE THRU RESTAURANT BUILDING ON 1.37 ACRES.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
<ol style="list-style-type: none">1. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.2. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.3. Roofing material shall be Class A.4. Exterior walls shall be constructed of the required fire rating in accordance with U.B.C. Table 5-A.5. Openings in exterior walls shall be protected in accordance with U.B.C. Table 5-A.6. Provide smoke and heat venting which comply with the 1997 U.B.C. Sec 906 in Building(s).7. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.8. 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.9. Upon tenant improvement plan check submittal there may be additional Building Department requirements.10. Separate permits are required for all fences, walls and paving.11. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.12. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.13. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.14. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance15. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance	
FIRE	
<ol style="list-style-type: none">1. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.2. Plans shall show a minimum drive width of 28 feet.3. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the Fire Department counter. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction.4. Dead end access drives shall not exceed one hundred fifty (150) feet in length.5. Provide turn-around for access drive(s) meeting Fire Department standards/approval.6. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).7. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.	



Project Conditions

City of Corona

FIRE	
	<ol style="list-style-type: none"> 8. 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. 9. 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. 10. Meet with Corona Fire Department to determine locations of red curbing and signage by fire hydrants, fire department connections, and designated fire lanes on site. 11. A minimum fire flow of 3000 gpm shall be provided. 12. The fire service waterline shall be looped and provided with two (2) separate points of connection. 13. Fire hydrants are to be spaced a maximum 250 feet apart. 14. Provide Class A roofing material. 15. A fire facilities fee of \$231.00 per acre is required per Corona Municipal Code Section 3.36.030 and must be paid prior to building permit issuance. 16. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 17. A specific address, assigned by the City of Corona, shall be provided for each building as specified by the fire department address standard which can be obtained at the fire department counter at City Hall. Address must be illuminated during all hours of darkness. 18. Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet. 19. Storage, use and dispensing of materials shall comply with tables 3-D \u0026 3-E of the Uniform Fire Code and Articles 79, 80 and 81 of the Uniform Fire Code 1997 Editions. 20. At no time shall fire hydrants or fire lanes be blocked by building material storage.
PLANNING	
	<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.



Project Conditions

City of Corona

PLANNING	
	<ol style="list-style-type: none"> 3. This Precise Plan hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof within two (2) years after the construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed. 4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees. PP16-016 is not consistent with the C-2 Zone as restaurants with a drive-thru service are not permitted in the C-2 Zone. Project conditions are being provided for informational purposes in case the zoning of the project site is changed to allow drive-through restaurants. 5. All signage proposed for the project shall comply with the sign criteria in accordance with the Corona Municipal Code Chapter 17.74. Signs shall be submitted as a separate submittal for review and permitting over the public counter. 6. Fences and walls shall be submitted as a separate submittal for plan check. 7. The applicant shall, prior to issuance of a building permit, submit landscape architectural plans prepared by a licensed landscape architect to the Building Division for plan check. At the time of submittal, the applicant shall also submit a landscape and inspection deposit in the amount of \$5,000 to the Planning Division. This fee is separate from the Building Division's landscape plan check submittal fee. Any money left remaining from the deposit will be reimbursed to the applicant upon project completion. 8. All landscaping and fences and walls shall be constructed per the approved plans prior to issuance of a Certificate of Occupancy. 9. The DPR comments , Conditions of Approval and Mitigation Monitoring Plan (if applicable) shall be incorporated onto all future building plans. 10. 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. 11. This project is subject to Riverside County's MSCHP fee which shall be paid at the time of building permit issuance. 12. Loudspeakers for the order menu board are prohibited.
PUBLIC WORKS	
	<ol style="list-style-type: none"> 1. The following are the Public Works Department Conditions of Approval for this project which shall be satisfied at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Land Development Section. The applicant shall use the design standard and criteria listed below. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 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 subdivision will not unreasonably interfere with the use of any easement holder of the property. 3. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City. In the event that the developer requires the City's assistance to condemn said right-of-way or easements, the developer shall enter into an agreement with the City for the acquisition of said right-of-way or easements pursuant to Government Code Section 66462.5, and pay any and all costs, as determined by the City, associated with the condemnation process. 4. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances. 5. Prior to issuance of a Certificate of Occupancy, the engineer of record shall 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.



Project Conditions

City of Corona

PUBLIC WORKS

6. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code.
- In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
7. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
- a) All missing and/or deficient street facilities on Ontario Avenue including but not limited to curb and gutter, sidewalk, pavement and raised median
 - b) All missing and/or deficient drainage facilities on Ontario Avenue
 - c) All required grading, including erosion control.
 - d) All required sewer and water facilities.
 - e) All required landscaping.
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
 - g) All traffic signal improvements at the intersection of Ontario Avenue and State Street
8. 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.
9. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
10. 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.
11. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
12. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Public Works Department Land Development Section. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
13. Prior to approval of grading plans, erosion control plans shall be submitted and approved by the Public Works Department Land Development Section.
14. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDI # shall be displayed on the title sheet of the grading plans.
15. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.



Project Conditions

City of Corona

PUBLIC WORKS

16. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.
17. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
18. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
19. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
20. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
21. 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.
22. Prior to the issuance of a grading permit, a Final WQMP prepared in substantial conformance with the approved Preliminary WQMP shall be submitted to the Public Works Land Development Section for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
23. Prior to map recordation or issuance of a building permit, whichever occurs first, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
24. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
25. Prior to issuance of a Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
26. 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.
27. Prior to approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site. The study shall review the Q10 for capacity within the streets and Q100 for capacity within the right-of-way. If the study reflects that either of the two parameters are exceeded appropriate storm drain facilities shall be extended across the project frontage to provide proper protection.
28. Prior to approval of improvement plans, the improvement 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.
29. 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.
30. Prior to issuance of a building permit, the applicant shall offer for dedication all required street rights-of-way necessary to meet the Modified Major Arterial Roadway Standard to provide 54-foot half width dedication (14 feet dedication along project frontage on Ontario Avenue). Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.



Project Conditions

City of Corona

PUBLIC WORKS

31. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following: a) All local and/or major arterial highways' vertical and horizontal alignments shall be approved by the Director of the Public Works Department. b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans. c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director. d) All reverse curves shall have a minimum tangent of fifty (50) feet in length. e) Under grounding of existing and proposed utility lines. f) Street lights.
32. Prior to approval of improvement plans, the plans shall include improvements to Ontario Avenue to half width plus ten (10) additional feet past the centerline, including full structural depth, unless otherwise approved by the Public Works Director.
33. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.
34. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements fronting the project along Ontario Avenue including but not limited to, sidewalk, street paving to provide for 44-foot centerline to curb traveled way including raised median, curb and gutter, landscaping, drainage facilities, and undergrounding or relocation of power poles. The improvements shall extend to the west to tie into the adjacent property's easterly driveway.
35. Prior to release of public improvement security, the developer shall cause the civil engineer of record to submit a set of as-built plans for review and approval by the Public Works Department.
36. Prior to issuance of a Certificate of Occupancy, the developer shall complete the construction of a new 6-phase Master Planned signal at the intersection of Ontario Avenue and State street to the ultimate right of way and per the latest City of Corona and County of Riverside standards. The developer shall be entitled to available credit for this master plan improvement that can be applied towards the developer's Street & Traffic Signal Impact Fee obligation.
37. Prior to issuance of a Certificate of Occupancy, the developer shall install a raised median along Ontario Avenue to prevent left-in and left-out maneuvers in to and out of development. The median shall be constructed to allow an eastbound left turn pocket of a minimum of 125-feet on to State Street and allow a westbound left turn pocket of a minimum of 50-feet into adjacent westerly property.
38. Prior to issuance of a Certificate of Occupancy, the developer shall construct ITS elements to incorporate the new traffic signal at Ontario Avenue and State Street in to the City's Advanced Traffic Management System. These improvements include signal interconnect conduit from Ontario Avenue at I-15 northbound ramp to the new traffic signal at State Street, fiber optic signal interconnect cable into the existing Ontario Avenue fiber optic system, and a traffic monitoring camera at the intersection of Ontario Avenue and State Street. All ITS improvements shall be installed to the latest City of Corona standards.
39. The developer shall comply with all the requirements or recommendations in the approved Traffic Impact Analysis for the project dated June 28, 2016, prepared by Linscott Law & Greenspan and approved amendments thereto.
40. The following are the Departments of Water and Power, Maintenance, and Parks and Landscaping conditions for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the following comments shall be referred to Department of Water and Power. 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 Public Works and Department of Water and Power Directors.
41. 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. The developer shall receive water connection fee credits for the existing 5/8-inch water meter serving the existing single family residential home that will be demolished prior to development.
42. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a fire service with a double detector check assembly in the public right-of-way or within a public utility easement.
43. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way.



Project Conditions

City of Corona

PUBLIC WORKS

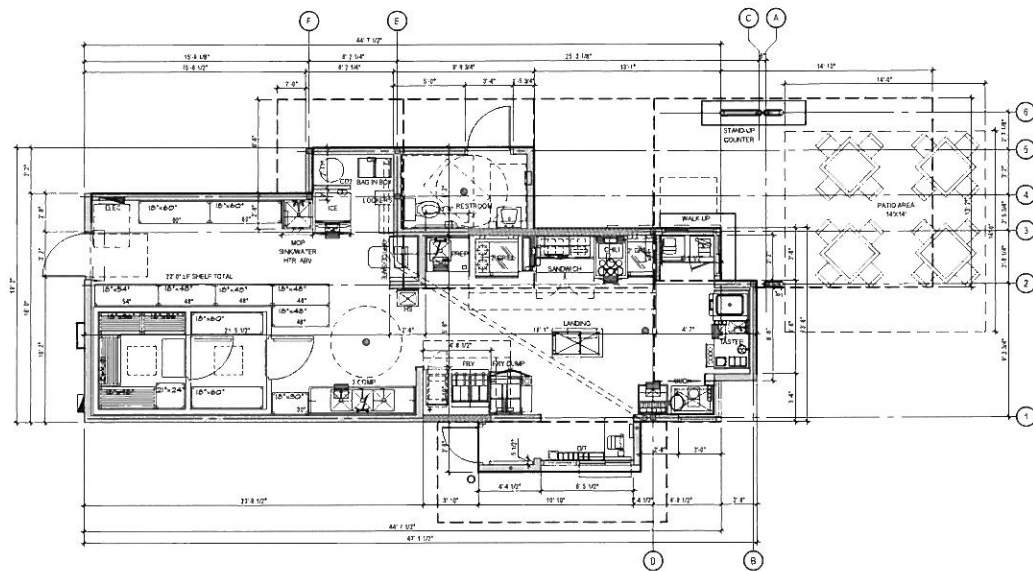
44. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a sewer lateral for each building.
45. Prior to building permit issuance, the applicant shall construct or guarantee the construction of an irrigation water service for the parcel with a reduce pressure principle backflow device (RBPF) in the public right-of-way or within a dedicated public utility easement.
46. Prior to approval of improvement plans, the applicant shall submit detailed sewer and water studies, prepared by a registered civil engineer, which shall be submitted to the Public Works Department Land Development Section for review and approval. The study shall analyze the existing and proposed sewer and water facilities. Results of the system analysis may require special construction for the sewer and water systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Public Works Department and the Department of Water and Power.
47. 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, reclaimed water line, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and/or easements.
48. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a domestic water service for each building with a reduce pressure principle backflow device (RBPF) in the public right-of-way or within a dedicated public utility easement.
49. Prior to building permit issuance, the applicant shall construct or guarantee the construction of an on-site public 8-inch gravity sewer main and manhole within a dedicated 20-foot wide public utility easement.
50. Prior to building permit issuance, the applicant shall relocate or guarantee the relocation of the existing on-site public 8-inch gravity sewer main to Ontario Avenue. Once the sewer main is relocated, the utility easement shall be vacated.
51. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.
52. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Department of Water and Power and Fire Chief.
53. 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.
54. 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.
55. Fire Hydrants shall be a maximum 250 feet apart or as directed by the Fire Department
56. Manhole rim elevations shall be lower than all pad elevations immediately downstream; otherwise a backflow prevention valve will be required.
57. Static pressures exceeding 80 psi require an individual pressure regulator.
58. Reclaimed water shall be used for any construction activity. 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.
59. The landscape plans for the parkway shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.
60. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.



Project Conditions

City of Corona

PUBLIC WORKS
<p>61. Street trees shall be a minimum 24" box size and installed per City Standard Plan no. 614-0. The City Street Tree Planting detail is to be included in all submitted landscape plans.</p> <p>62. All onsite and parkway landscaping shall be planted with California friendly plant pallet.</p> <p>63. Prior to building permit issuance, the applicant shall annex this project into a City of Corona Community Facilities District (CFD 2016-3) for the purpose of maintaining public landscaping. Street lights, and street maintenance within master planned street right-of-way and/or CFD easements. All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments) for operations and capital improvements. The developer shall be responsible for all costs incurred during annexation into the CFD.</p> <p>64. Prior to Building Permit issuance the applicant shall prepare a disclosure statement indicating that the property is within a Community Facilities District will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department.</p> <p>65. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.</p> <p>66. Upon construction or guarantee of construction of the Master Planned signal at Ontario Avenue and State Street, the developer shall be entitled to available credit for this master plan improvement that can be applied towards the developer's Street & Traffic Signal Impact Fee obligation</p>



WEINERSCHMITZEL

CORONA, CALIFORNIA

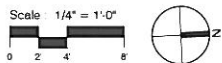
1646 EAST ONTARIO AVENUE
CORONA, CA 92881

DATE 07/20/2017
MOG JOB # 15.671.01

DATE	REVISIONS
06-28-2017	RESPONSE TO CITY COMMENTS
07-20-2017	RESPONSE TO CITY COMMENTS

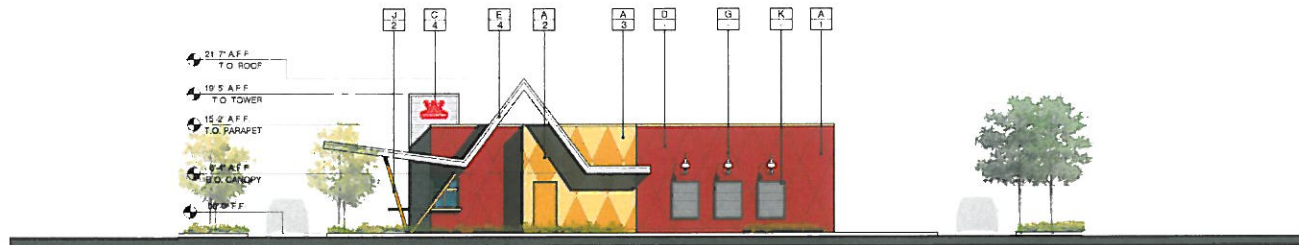
© MOG ARCHITECTS 2017. ALL RIGHTS RESERVED.
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

FLOOR PLANS



111 Pacific, Suite 280
Irvine, California 92618
949.553.1117 949.474.7058
mogarchitecture.com





WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

DRIVE THRU RESTAURANT

CORONA, CALIFORNIA

RESTAURANT EXTERIOR ELEVATIONS

Scale: 1/8" = 1'
0 4' 8' 16'

MATERIAL LEGEND

- A EXTERIOR PLASTER FINISH
- B METAL TRIM/CORNICHE
- C CORRUGATED METAL PANEL
- D PLASTER REVEAL, TYP
- E METAL CANOPY
- F METAL DOOR/FRAME
- G EXTERIOR LIGHT FIXTURE
- H ALUMINUM STOREFRONT
- J STRUCTURAL COLUMN
- K ADVERTISEMENT BOARD
- L SIGNAGE BY OTHERS
- M STANDING SEAM METAL ROOF

COLORS LEGEND

- 1 SW #005 'GYPSY RED'
- 2 SW #004 'BRITTLERUSH'
- 3 SW #005 'MIDDAY'
- 4 POLAR WHITE BY MCG

DATE 07/20/2017
MCO JOB # 15 671 01

DATE	REVISIONS
12-02-2016	RESPONSE TO CITY COMMENTS
07-20-2017	RESPONSE TO CITY COMMENTS

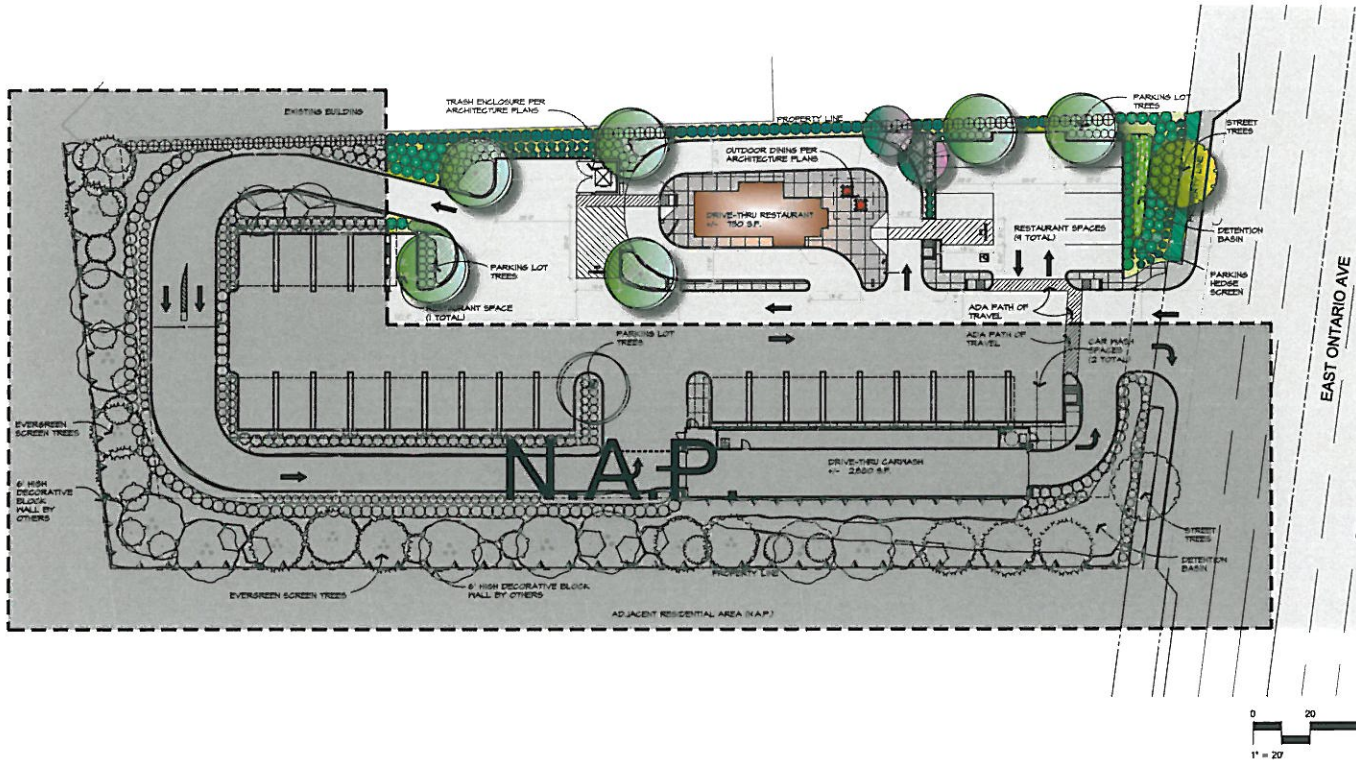
© MCG ARCHITECT'S 2017. ALL RIGHTS RESERVED.
NOTES: This information is confidential in nature and is subject to
adjustments pending further verification and Client, Architect, and
Governmental Agency approvals. No warranties or guarantees of
any kind are given or implied by the Architect.

1646 EAST ONTARIO AVENUE
CORONA, CA 92881

111 Pacific, Suite 280
Irvine, California 92618
T: 949.553.1117 F: 949.474.7056
mcgarchitecture.com



SM



SITE SUMMARY

ASSESORS PARCEL NUMBER 120-280-005

LAND: +/- 1.34 AC +/- 60,083 S.F.

BUILDING AREAS COMBINED: +/- 3,610 S.F.

LAND/BUILDING RATIO: 15.64/1

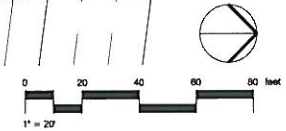
BUILDING COVERAGE: 5.93 %

PARKING REQUIRED :
WIENERSCHNITZEL RESTAURANT (1/100 S.F.) 8 SPACES
OUTDOOR DINING (1/100 S.F.) 2 SPACES

TOTAL 10 SPACES

PARKING PROVIDED :
WIENERSCHNITZEL RESTAURANT 8 SPACES
OUTDOOR DINING 2 SPACES

TOTAL (INCLUDES ACCESSIBLE SPACE) 10 SPACES



PLANT SCHEDULE WIENERSCHNITZEL

TREES	BOTANICAL NAME / COMMON NAME	CONT	SAL	FF	QTY
	Koeberlinia bipinnata / Chinese Flame Tree	24" Box	M		1
	Lagerstroemia indica 'Vivipara' / Crape Myrtle	24" Box	M		2
	Prosopis juliflora / Chilean Mesquite	24" Box	L		6
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	FF		QTY
	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	5 gal	L		48
	Breynia 'Nana' / Breynia	5 gal	L		10
	Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly	5 gal	L		50
	Rosa 'Hortlanda' 'Iceberg' / Iceberg Rose	5 gal	L		12
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	FF	SPACING	QTY
	Carex pansa / Sandstone Sedge	1 gal	M		164 sf
	Dianella tasmanica 'Variegata' / Flax Lily	1 gal	M	36" o.c.	64
	Rosa 'Flower Carpet Red' / Rose	5 gal	L	36" o.c.	25

POINT OF CONNECTION #1 PROJECT SITE TOTAL LANDSCAPE AREA: 4,253 S.F.

Wiener Schnitzel
TOTAL NON-IRRIGATED LANDSCAPE AREA: 0 S.F.
TOTAL IRRIGATED LANDSCAPE AREA: 4,253 S.F. (100% Annual Eto)

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
TOTAL MAWA = (Eto) x (D.F.) x (LA in Sq. Ft.) x (0.82) + (Eto) x (D.F.) x (LA in Sq. Ft.) x (0.82) = GALLONS PER YEAR FOR LA/SA

where:
MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration Appendix C (inches per year)
D.F. = Distribution Factor (inches per year)
LA = Landscaped Area (square feet)
0.82 = Conversion Factor (to gallons per square foot)
SA = Special Landscaped Area (square feet)

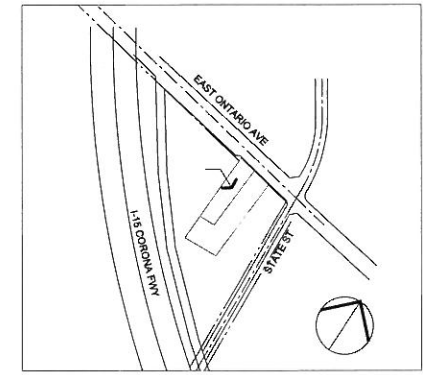
MAWA Calculations	Eto	D.F.	LA or SA (sq. ft.)	Conversion	MAWA (gallons per year)
MAWA for LA =	56.4	0.85	4,253	0.82	56,924
MAWA for SA =	56.4	1.0	0	0.82	0
Total MAWA =					56,924 Gallons per year for LA/SA

Estimated Applied Water Use

EAUWU = Eto x Kc x LA x 0.82 / E = Gallons per year

where:
EAUWU = Estimated Applied Water Use (gallons per year)
Eto = Reference Evapotranspiration Appendix C (inches per year)
Kc = Landscape Coefficient
LA = Landscaped Area (square feet)
0.82 = Conversion Factor (to gallons per square foot)
E = Irrigation Efficiency = IE x DU
IE = Irrigation Management Efficiency (100%)
DU = Distribution Uniformity of Irrigation Head

EAUWU Calculations	Eto	Kc	LA	Conversion	IE	EAUWU (gallons per year)
Special Landscaped Area	56.4	1.00	0	0.82	0.81	0
Cool Season Turf	56.4	1.00	0	0.82	0.81	0
Warm Season Turf	56.4	0.85	0	0.82	0.81	0
High Water Using Shrubs	56.4	0.90	0	0.82	0.81	0
Medium Water Using Shrubs	56.4	0.50	254	0.82	0.81	16,154
Medium Water Using Trees	56.4	0.50	72	0.82	0.81	1,678
Low Water Using Shrubs	56.4	0.30	2,913	0.82	0.81	10,729
Very Low Water Using Shrubs	56.4	0.20	0	0.82	0.81	0
Total EAUWU =			4,253			56,941 Gallons per year



VICINITY MAP

- ASSESSOR'S PARCEL NUMBERS

120-280-005

STREET FRONTAGE LENGTH

ONTARIO AVENUE = 160 LF

PROJECT SUMMARY

BUILDING AREA =	0.10 AC	7.4%
PAVEMENT AREA =	0.71 AC	51.5%
HARDSCAPE AREA =	0.00 AC	0.0%
LANDSCAPE AREA =	0.52 AC	37.5%
14-FT DEDICATION =	0.05 AC	3.6%
TOTAL NET AREA =	1.38 AC	100%

PARKING SUMMARY

PROVIDED PARKING:	
RESTAURANT PARKING SPACES =	13
CAR WASH PARKING SPACES =	2
VACUUM SPACES =	21
<hr/>	
TOTAL SPACES =	36

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 2 OF RECORD OF SURVEY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 4 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

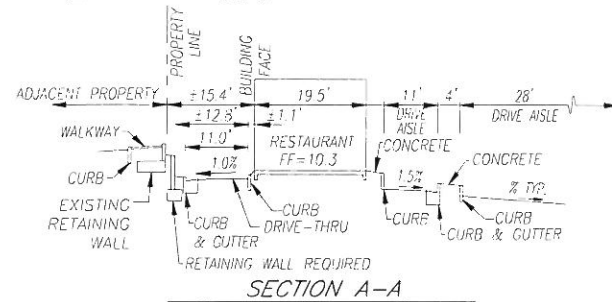
SCOPE OF WORK

THE SCOPE OF THIS PROJECT INCLUDES:

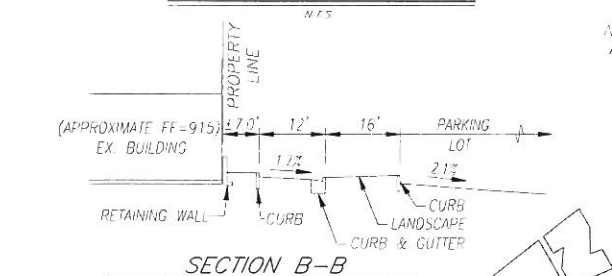
- DEMOLITION OF EXISTING BUILDING;
- CLEAR AND GRUB OF EXISTING LOT;
- GRADING AND SOIL COMPACTION FOR 2 BUILDING PADS;
- TRENCHING & CONSTRUCTION OF PROPOSED UTILITIES;
- CONSTRUCTION OF PROPOSED STRUCTURES, PARKING LOT, FENCES AND RETAINING/SCREEN WALLS
- OFFSITE IMPROVEMENTS INCLUDING AC PAVEMENT, PROPOSED MEDIAN, SIDEWALK & PARKWAY

EARTHWORK SUMMARY

CUT (UNADJUSTED)	4350 CY
FILL	50 CY
NET	4300 CY



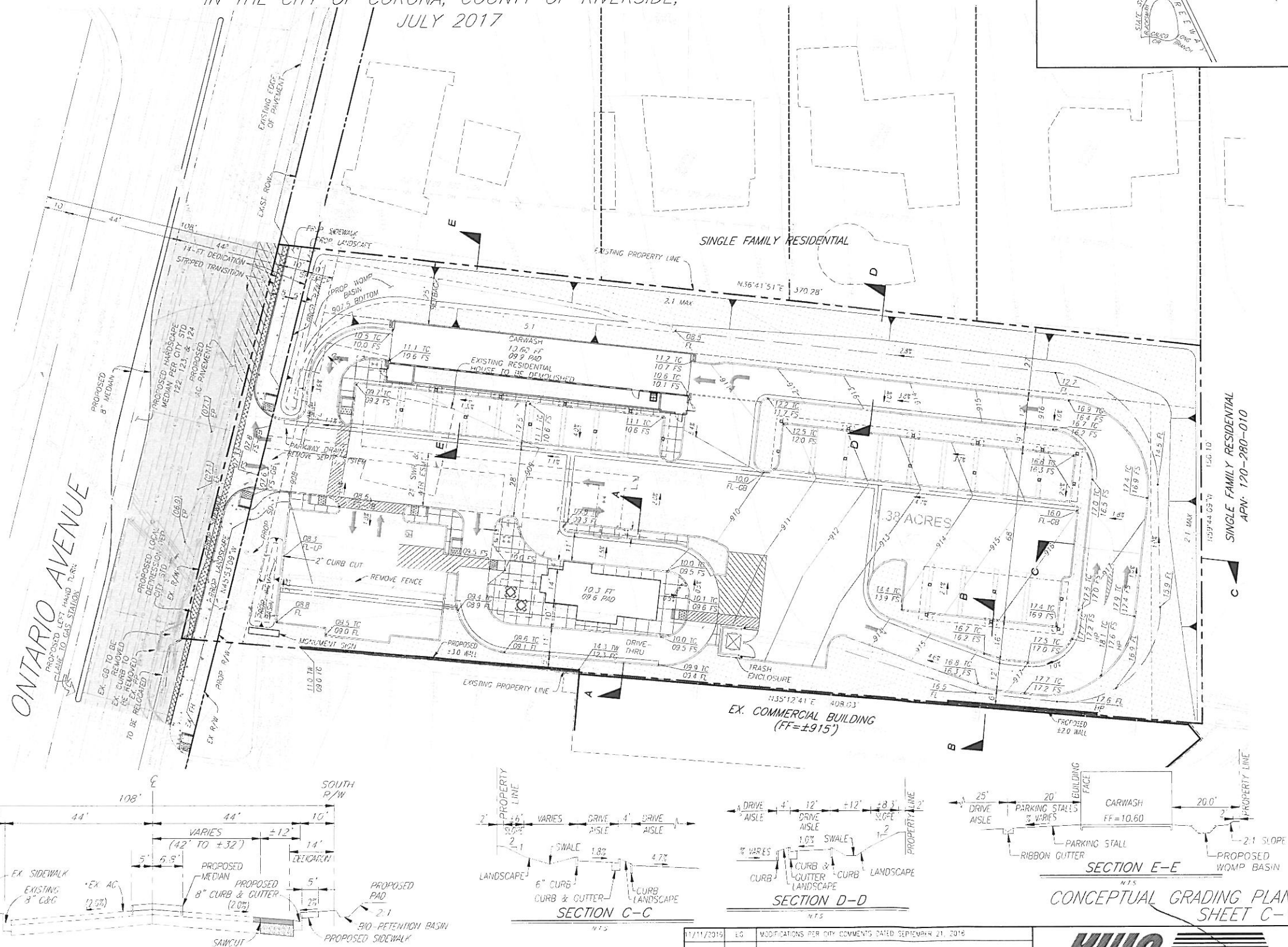
SECTION A-A



SECTION B-B



IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
 01 JUL 2017



CONCEPTUAL GRADING PLAN
SHEET C-1

11/17/2016	EG	MODIFICATIONS PER CITY COMMENTS DATED SEPTEMBER 21, 2016
Date	By	REVISIONS

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
580 COMPTON AVENUE, SUITE 100 • CORONA, CA 92681-3370 • 951-734-2150

November 29, 2016

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

Attention: Planning Department

Regarding: Precise Plan Application
1646 E. Ontario Avenue, Corona, CA
(DPR 16-010)

Ladies and Gentlemen:

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

A. Development Plan

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

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

B. Architecture and Site Plan

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

Strategically Engineering our Client's Vision

CORONA CARWASH – Scope of Work

11-29-2016

Page 2 of 3

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

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

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

C. Streets

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

D. Domestic Water

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

CORONA CARWASH – Scope of Work

11-29-2016

Page 3 of 3

E. Sanitary Sewer

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

F. Storm Drainage

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

G. Landscaping

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

H. Perimeter Fencing

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

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

Sincerely,

KWC ENGINEERS



Elaine Gilbert
Assistant Project Manager

April Burge: (Operations) 949-800-9246

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

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

S Kumar

Print Name

S Kumar

Signature

3/6/17

Date

April Burge: (Operations) 949-800-9246

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

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

S KUMAR

Print Name

S Kumar

Signature

3/6/2017

Date

April Burge: (Operations) 949-800-9246

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

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

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



Amir Makkawi

3-6-17

Date

April Burge (Operations): 949.800.9246

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

IS OK TO MY TO INCREASE BUS IN
CORONA 2306 STATE ST
92881

Guillermo Canillo
Signature

02-11-17
Date

Lupita Garcia

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

Hello Ms. Lupita Garcia

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

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

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

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

Veronica and Gabriel Ortega

[\(951\)213-5504](tel:9512135504)

Email pattyortega146@gmail.com



October 3, 2017

To Whom It May Concern:

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

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

Regards,

 , 
Yvette Guerrero & Louis A Cerda

Veronica & Gabriel Ortega

Signature

Address

X Debt W. Dean 19124 5th & St. Corona

X Mehdi Khosravi 19232 State St. Corona

X Kristina Magday 19200 State St Corona

X Lisa L. Brutt 19178 State St. Corona CA 92881

X Daniel Z. Monro 19098 State St. 92881
CORONA

X Vesna Stoga 2212 State St. Corona CA 92881

X Yvette Suen 2218 State St. Corona, CA

X

X

X

X

X

X

X