

Stadium Properties

November 08, 2017

Terri Manuel, Planning Manager
City of Corona Community Development Department
400 S. Vicentia Avenue
Corona, CA 92882

RE: Self Storage DPR2017-0115

Dear Ms. Manuel:

This letter addresses the project's scope of work and granting criteria for the following applications:

1. CUP Modification (DPR 2017-0115, original DPR15-026R): Conditional Use Permit Modification application to establish a self-storage facility to include approximately 80,470 square feet of storage space, as well as 6 recreational vehicle (RV) spaces.
2. PM (DPR 2017-0115): Parcel Map to merge existing assessor's parcels number 115-060-044, 115-060-046, 115-060-047, and 115-060-048 into one parcel as well as establish a legal lot for APN 115-060-050. Proposed street dedications and easements will be included on the Parcel Map.

A. Site Design

A self-storage facility is being proposed on a 2.52 Acres net site, located on the north side of Quarry Street, East of Rimpau Avenue and Third Street in the City of Corona. The property is not within a specific plan, and is zoned as Light Manufacturing (M1). The General Plan designated is Light Industrial (LI). The existing surrounding land uses are: north – flood control & self-storage, east – flood control, south – business park and west – business park and single family residential. Land development improvements will involve both offsite and onsite work. Street Improvements will be made to 3rd Street and Quarry Street in accordance to those specified in the project conditions of approval. Onsite land development will include the addition of two (2) adjoining storage buildings, RV parking, grading, paving, installation of wet and dry utilities, walkways, perimeter walls and fences, parking lot lighting, and one (1) trash enclosure.

B. Commercial Buildings

Architectural materials will include one color scheme with: flat metal ribbed seam roof, sand finish stucco, metal roll up doors, and CMU pilasters with elastomeric paint finish,

The project will have two (2) self-storage buildings. Buildings A & B will consist of approximately 601 storage units and 48 lockers combined. Additionally, the site will have 6 uncovered recreational vehicles (RV) parking spaces. The table below lists the floor plans being proposed, their respective size, as well as the number of units per building.

Building Space	Size (Sq. ft)	Units
'A'	52,664	375
'B'	27,156	226
Office	650	
Total	80,470	601

Note: office space will be located in Building 'A'

C. Open Space / Landscape

The proposed self-storage will have approximately 19,017 square feet of landscape area which will create a buffer from the right-of-way and boundary.

T (714) 444-4908

3151 Airway Avenue Suite H-3
Costa Mesa, CA 92626

F (714) 444-4928

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D. Parking

The project design includes 6 parking spaces outside of the main entry gate, and 3 spaces in the interior of the storage facility. The total paved area within the project site is approximately 49,828 square-feet.

E. Security

The proposed self-storage will have gated perimeter fencing surrounding the entire site with three (3) entry points. The main entry/exit being on 3rd Street, and a secondary entry/exit gates on Quarry Street.

F. Drainage / WQMP

There is currently an existing 24-inch storm drain line that collects runoff West of the property at 3rd Street, and comes through the property to join the existing Temescal Creek Channel. This existing 24-inch storm drain line will need to be relocated as shown on the conceptual utility plan. Runoff from the proposed development will be treated onsite before joining the existing 24-inch storm drain facility.

G. Sewer and Water

Sewer to the property will be provided via a private lateral through the property that connects to the existing 12-inch sewer adjacent to the channel just north of the property.

A domestic water meter and irrigation meter will be provided to serve the property from 3rd Street. Fire protection will be provided for Building 'A' from 3rd Street, and Building 'B' from Quarry Street. The waterline at Quarry Street will be upgraded from an existing 2-inch line to an 8-inch water main to provide onsite fire protection and looping.

Sincerely,

Victor Elia for

Jack Thomson