



Project Conditions

City of Corona

Project Number: CUP2017-0104

Description: CUP for a change of use from office to church

Applied: 7/31/2017

Approved:

Site Address: 1138 E SIXTH ST CORONA, CA 92879

Closed:

Expired:

Status: COMPLETE

Applicant: AREAN PARK/JESUS BAPTIST USA CONFERENCE

Parent Project:

16382 VILLAGE MEADOW DR. \ RIVERSIDE CA, 92503

Details:

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
<ol style="list-style-type: none"> Access, sanitary facilities, and parking shall comply with 2016 CBC Chapter 11B Requirements. Construct trash enclosures per city standards. May be obtained at Bldg. Dept. Counter. 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. Provide draft stops in attic areas not to exceed 1,000 sq ft per 2016 CBC Provide draft stops in attic areas in line with common walls. Roofing material shall be Class A. Exterior walls shall be constructed of the required fire rating in accordance with 2016 CBC Openings in exterior walls shall be protected in accordance with 2016 CBC Provide occupancy separation(s) in the building(s). The following building(s) are affected: Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Public Works Department. Landscape plans shall be approved prior to the issuance of any Building Permits. 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. Upon tenant improvement plan check submittal there may be additional Building Department requirements. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance Provide a complete path of travel for exiting from the A3 Sanctuary area. Use of intervening rooms shall be as per the 2016 CBC requirements for safe passage Provide a complete path of travel for exiting from the A3 Sanctuary area. Use of intervening rooms shall be as per the 2016 CBC requirements for safe passage 	



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FIRE	Cindi Schmitz
<ol style="list-style-type: none"> 1. 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. 2. 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. 3. Required fire code permits will be applied for and processed prior to final inspection and/or certificate of occupancy, Fire code permit application and all other guidelines are available at coronaca.gov. Apply for a Place of Assembly Permit. 4. FR-0098-Submit plans for a change of occupancy and show minimum compliance with all code requirements. A separate plan maybe required for a fire alarm system and alteration to the sprinkler system depending on the final occupant load factors. 	
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. 3. 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. 4. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this conditional use permit within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed. 5. All signage shall be constructed in accordance with the signage standards established by CMC Chapter 17.74 (Signs), and the Sign Regulations contained within the Downtown Corona Revitalization Specific Plan (SP98-01). 6. The applicant shall provide four additional parking spaces on the separate parking lot for a total of 38 parking spaces as depicted on the site plan attached as Exhibit A. 	
PUBLIC WORKS	
<ol style="list-style-type: none"> 1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. 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. 	



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PUBLIC WORKS

2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
3. All public improvement 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.
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. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
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 street facilities including crosswalk improvements along Seventh Street between the overflow parking lot and the project.
8. 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.
9. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department.
10. 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.
11. Prior to issuance of a Certificate of Occupancy, a crosswalk shall be constructed along Seventh Street between the overflow parking lot and the project. Adequate signage and striping shall be provided as well as ADA accessible ramps which shall be reviewed and approved by the Public Works Department.