



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Minutes - Final

Infrastructure Committee

MAYOR JASON SCOTT
COUNCIL MEMBER WES SPEAKE

ADVISORY MEMBER
PLANNING & HOUSING COMMISSIONER

Wednesday, May 1, 2019

8:00 AM

Council Board Room

1. Call To Order

The meeting was called to order by Vice Mayor Jim Steiner at 8:00 a.m. with Council Member Wes Speake. In addition to the Committee Members, the following individuals were in attendance:

Mitch Lansdell, Acting City Manager
Kerry Eden, Asst. City Mgr. /Admin Svcs. Dir.
Joanne Coletta, Com. Dev. Dir.
Nelson Nelson, Public Works Dir.
Tom Koper, Asst. Public Works Dir. Sandra Yang, Sr. Planner
Naomi Ramirez, Management Svcs. Asst.

Others Present:

Karen Alexander, Planning & Housing Commission
Tim Jones, Planning & Housing Commission
Tim Hawke, Strata Realty
Kendall Beas, Kaidence Group
Joe Morgan, Resident

2. Public Comments

None.

3. Agenda Items

- A. [19-0429](#) Update on the proposed development of a 1,800 square foot coffee shop located at 735 S. Main Street (northeast corner of Main Street and Eighth Street) and status of the project in relation to the city's Disposition and Development Agreement between the City and property owner.
(Community Development)
Action: Information & Discussion

Ms. Joanne Coletta, Community Development Director, provided the Committee an update on the proposed development of a Starbucks coffee

shop located on the northeast corner of Main Street and Eighth Street, which is part of the Corona Mall parking lot. The proposal features a 1,800 square foot building which includes on-site parking and a drive-through lane. Access to the site would be via existing driveways located on Eighth Street and Main Street which are shared with the tenants in the Corona Mall. The project proponent is currently processing entitlement applications and preparing technical studies including a parking analysis for the project as it would have shared parking with the Corona Mall tenants. Ms. Coletta also provided the project's history in relation to a Disposition and Development Agreement that was originally entered between the City and property owner in 2015. Initially, the owner of the subject property proposed developing the site for a coffee kiosk that would provide only drive-through services. The Council at that time, however, preferred the coffee shop to include walk-in services in addition to drive-through services. The agreement was later amended in 2018 to extend the performance deadlines for entitlement and construction because of the time it has taken to secure a tenant for the site. The drive-through establishment would require an amendment to the Downtown Corona Revitalization Specific Plan to allow drive-through establishments, which are not currently permitted in the Downtown District. The amendment can also be limited to allow drive-through establishments for coffee houses, but not for restaurants should the Council want to limit drive-through establishments in the Downtown zone.

Tim Hawke of Strata Realty and representative for the project described the efforts that have gone in designing the coffee shop to fit the site and in working with the Corona Historic Preservation Society on the architecture. In the initial stage of the project, he spoke to several potential tenants including Dunkin Donuts and Coffee Bean and Tealeaf, but Starbucks was the only company who expressed interest in occupying a building with walk-in services. Mr. Hawke indicated that he had discussed the proposal with the Corona Regional Medical Center located across the street and the use is supported by the hospital.

Council Member Wes Speake commented on the historical significance of the site's location as it is where the first Corona Fire Station and City Hall were located.

The Committee raised concerns regarding the project's impact to the existing Corona Mall parking lot layout and potential vehicle spillover from the drive-through lane into the adjacent streets.

Ms. Coletta responded that the project is not expected to impact the on-site circulation because the pad is isolated into the corner of Main Street and Eighth Street. Any vehicles traveling through the existing parking lot would

utilize the existing driveways on Main and Eighth and would not have to drive through the pad. With regard to drive-through spillover, any spillover would be contained within the center due to the entrance location of the drive-through lane.

Kendall Beas of Kaidence Group, representative for the project, added that the project's drive-through lane has a capacity for 13 vehicles and the average Starbucks drive-through has a capacity for eight vehicles. Ms. Beas also discussed the initial conceptual design that was created for the coffee shop which took into consideration the architecture of the church and Sunday school located across Main Street to the west of the project site. However, the design did not blend with the area so the architecture was revised to Spanish Colonial, which was a better fit and consistent with the guidelines in the specific plan. Nonetheless, the architecture can still be modified if necessary.

Council Member Speake acknowledged that the site's location, prominent street corner, makes the project difficult in terms of architecture because of the various buildings that currently or once existed in the area. He noted his preference to see the architecture blend less with the 1970's Spanish office building located east of the project site. Council Member Speake stated that the architecture should reflect more of the City's past and referenced the Sunday school, Carnegie Library, Corona Regional Hospital, and the original City Hall.

Mr. Hawke indicated that there is a lot of flexibility with the architecture and was open to making revisions, to the extent that the architecture would be more meaningful from a historical perspective while still complying with the architectural guidelines in the Downtown Corona Revitalization Specific Plan.

Overall, the Committee did not object to the proposal.

4. Adjournment

The meeting was adjourned at 8:30 a.m.