

Parking Study for Green River Promenade and Sierra Del Oro Business Park

REV 01/14/19

Applicable Notes:

The 11 buildings in the SDO business park adjacent to GRP are parked out. Any request or modification to parking that requires additional parking in that development requires approval of Green River Promenade because it affects parking via the reciprocal parking rights of the existing CCR/R's which Green River Promenade is the servicer of.

Green River Promenade					
Unit	Square Footage	Parking Ratio	Required Parking	User	Use Category
101	2,099	1/125	16.79	16.79	Restaurant
102	3,195	1/125	9.58	9.58	Happy Hour Saloon
103	3,214	1/125	9.58	9.58	General Retail and Office
104	3,200	1/200	6.00	6.00	Vacant (est. by 12/1/2018)
105	3,200	1/125	9.58	9.58	Medical/Dental
106	3,200	1/125	9.58	9.58	General Retail and Office
107	3,200	1/125	9.58	9.58	Restaurant
108	3,200	1/125	9.58	9.58	Restaurant
109	3,200	1/125	9.58	9.58	Restaurant
110	3,200	1/125	9.58	9.58	Restaurant
111	3,200	1/125	9.58	9.58	Restaurant
112	3,200	1/125	9.58	9.58	Restaurant
113	3,200	1/125	9.58	9.58	Restaurant
114	3,200	1/125	9.58	9.58	Restaurant
115	3,200	1/125	9.58	9.58	Restaurant
116	3,200	1/125	9.58	9.58	Restaurant
117	3,200	1/125	9.58	9.58	Restaurant
118	3,200	1/125	9.58	9.58	Restaurant
119	3,200	1/125	9.58	9.58	Restaurant
120	3,200	1/125	9.58	9.58	Restaurant

76 Gas Station/Circle K					
Unit	Square Footage	Parking Ratio	Required Parking	User	Use Category
NA	2,800	Special	14.00	76 Gas Station / Circle K	Special

Sierra Del Oro Business Park					
Unit	Square Footage	Parking Ratio	Required Parking	User	Use Category
101	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
102	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
103	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
104	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
105	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
106	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
107	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
108	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
109	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
110	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
111	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
112	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
113	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
114	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
115	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
116	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
117	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
118	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
119	4,800	1/200	24.00	Dental Health Corona	Medical/Dental
120	4,800	1/200	24.00	Dental Health Corona	Medical/Dental

GRP Parking Analysis		
Parking Provided	264.00	
Parking Required	241.23	
Additional Spaces Provided	22.77	

SDO Business Center Parking Analysis		
Parking Provided	203.00	
Parking Required	202.53	
Additional Spaces Provided	0.47	

76 / Circle K Parking Analysis		
Parking Provided	14.00	
Parking Required	14.00	
Additional Spaces Provided	0.00	

Reciprocal Parking Analysis		
Parking Provided	482.00	
Parking Required	457.58	
Total Additional Parking	24.42	

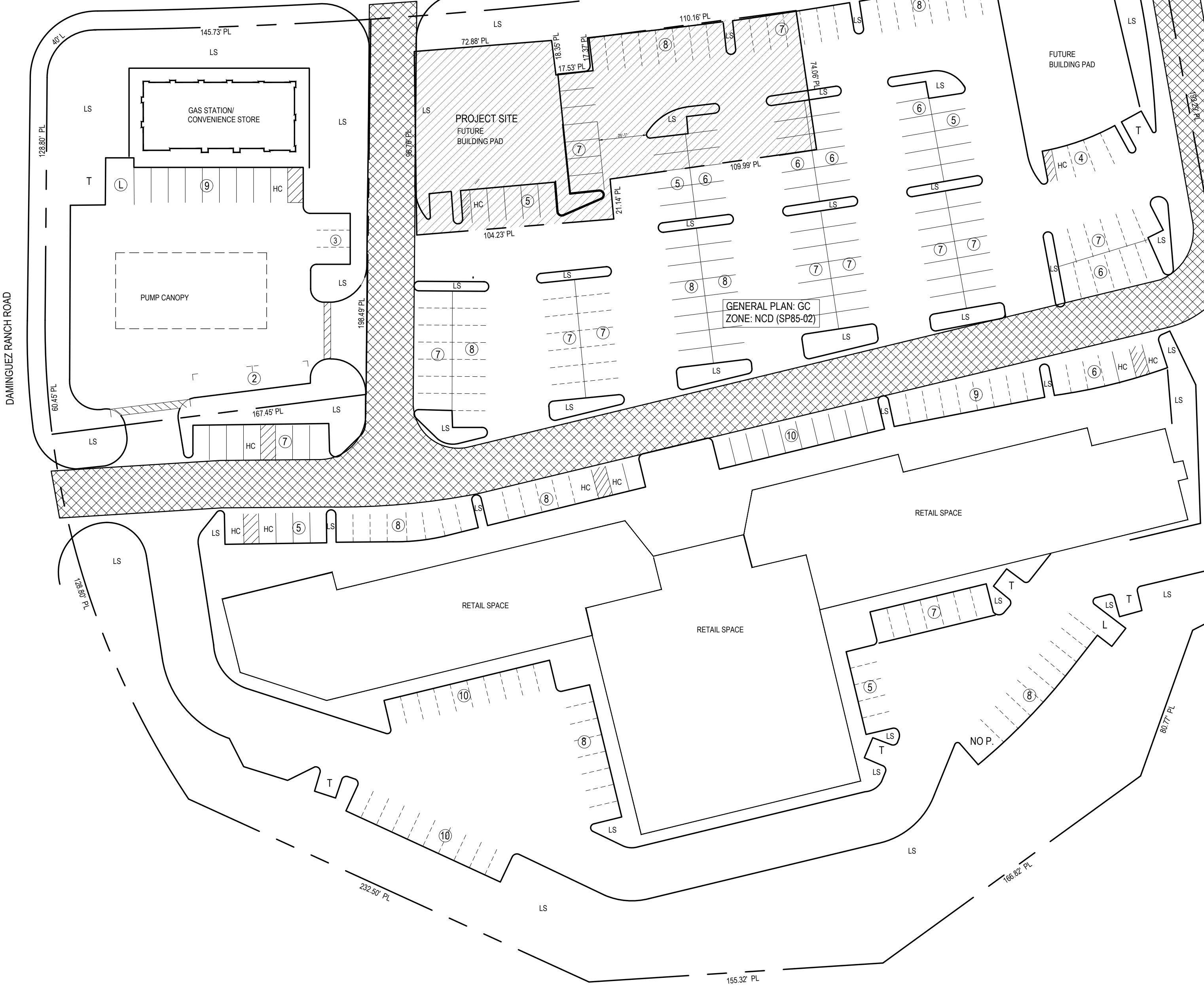
Post PAD 120 Construction Analysis		
Parking Provided	472.00	
Parking Required	457.58	
Total Additional Parking	14.42	

Post PAD 119 Construction Analysis		
Parking Provided	493.00	
Parking Required	457.58	
Total Additional Parking	35.42	

Normal Required Ratios		
Fast Food (new)	1/125	
Restaurant	1/125	
Car Wash	1/150	
Medical/Dental	1/200	
General Retail and Office	1/125	

Special Required Ratios		
Pivot Charter School uses 32 spaces total based on occupancy approved by city 6/30/15.		
76 / Circle K used 11 spaces for the store, and 3 for the service area, 14 total required, 15 provided.		

GREEN RIVER RD



PROJECT DATA:  
DESCRIPTION:  
DRIVE THRU RESTAURANT  
2243 SF

OWNER:  
MILTON ECONOMY  
1052 FLAGER RANCH RD.  
CORONA CA., 92881  
(949) 929-2651

ADDRESS:  
4300 GREEN RIVER RD  
CORONA, CA. 92882  
APN 101-440-017-4

ZONING:  
GENERAL PLAN: GC  
ZONING: NCD (SP85-02)  
(NEIGHBORHOOD COMMERCIAL DISTRICT)  
SIERRA DEL ORO SPECIFIC PLAN SP85-02  
NORTH: GENERAL PLAN: L1, ZONE M1  
SOUTH: GENERAL PLAN: OS, ZONE OS (SP85-02)  
EAST: GENERAL PLAN: GC, ZONE NCD (SP85-02)  
WEST: GENERAL PLAN: MU, ZONE MU2 (SP00-01)

PARKING:  
SPACES GREEN RIVER PROMENADE = 264  
SPACES CIRCLE K = 15  
SPACES SIERRA DEL ORO BUSINESS PARK = 203  
TOTAL SPACES = 482  
REQUIRED FORM PARKING ANALYSIS = 457  
THIS PROJECT WILL REMOVE SPACES = -10  
POST CONSTRUCTION OF PAD 120 = 472  
SEE ATTACHED PARKING STUDY

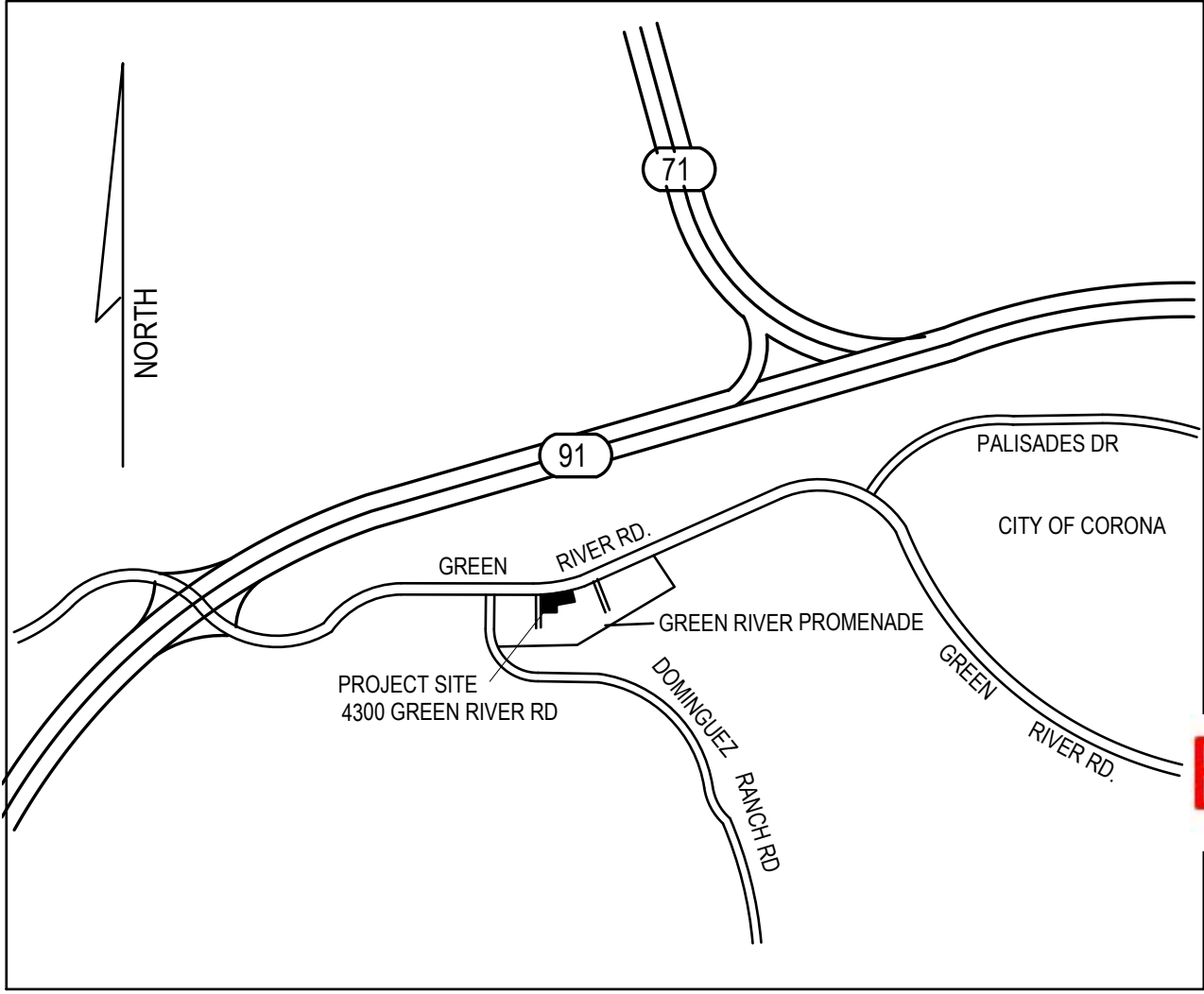
LOT AREA:  
LOT AREA: 17324.32 SF  
BUILDING FOOTPRINT  
AREA: 2243 SF = 12.6 % COVERAGE

ON SITE LANDSCAPING:  
LANDSCAPING: 2000 SF = 11 %

LEGAL DESCRIPTION:  
PARCEL1:  
THAT PORTION OF PARCEL "A" AS SHOWN ON  
LOT LINE ADJUSTMENT NO. 02-045, IN THE CITY OF CORONA  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EVIDENCED  
BY DOCUMENT RECORDED DECEMBER 31, 2002 AS INSTRUMENT  
NO. 02-799137 OF OFFICIAL RECORDS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY

SHEET INDEX

NO.	DESCRIPTION
A-1	COVER-(E) OVERALL SITE
A-2	OVER ALL SITE PROPOSED
A-3	SITE PLAN
A-4	SITE SECTIONS
A-5	SITE DETAILS
1	FLOOR PLAN
2	ELEVATIONS
3	ELEVATIONS
4	ROOF PLANS
5	RENDERINGS
L-1	LANDSCAPING



ARCHITECT:

DAVID YORK, ARCHITECT  
403 CALLE CAMPANERO  
SAN CLEMENTE, CA 92673  
(949) 887-8034 YORKARCH@YAHOO.COM

OWNER:

MILTON ECONOMY  
1052 FLAGER RANCH RD.  
CORONA CA., 92881  
(949) 929-2651

DRIVE THRU  
RESTAURANT

4300 GREEN RIVER RD  
CORONA, CA. 92882

COVER /  
EXIST.OVERALL SITE  
PARKING

SCALE:  
1" = 40.0'

A1

1 OF