



August 23, 2018

Via email: Lupita.Garcia@CoronaCA.gov

Ms. Lupita Garcia, Assistant Planner
City of Corona Community Development
400 S Vicentia Avenue, Ste 120
Corona, CA 92882

Dear Ms. Garcia:

Re: Proposed LA Fitness Club
1435 W. Sixth Street, Corona, CA
Applicant's Letter re Precise Plan Review Submittal

We are pleased to submit Applicant's Letter recapping our project as follows:

Proposed Land Use and Surrounding Uses

The site is zoned as C3 General Commercial which is intended for higher intensity commercial needs including convenient automobile access. Health/Fitness clubs are permitted by zone. The site is currently vacant and is located on the north side of Sixth Street, just east of Smith Avenue.

The proposed project is comprised of 4 parcels totaling approximately 5 acres. Working with Public Works, the LAF team recently adjusted the lot lines to create 2 parcels. The site is bounded by single-family residential to the north, commercial and vacant land to the east, W. 6th Street to the south, and existing commercial to the west. We share the northerly property line with six residential properties. One of our parcels is a residential "appendage parcel" that fronts on Pleasant View Avenue. This parcel will be improved to support drainage and will not be parked on or actively used.

Site Design, Parking & Access

We attempted to strike a balance with the building relatively close to the street, but with the majority of our parking in the front parking field where it's visible to view. The rear parking is available as overflow parking during peak days/times. The perimeter parking aisle around the building creates convenient access for emergency vehicles, especially fire trucks.

The site has been designed to accommodate an approximate 9,300 shop building in the south west corner fronting on Sixth Street. Given the conditions above, we made best effort to separate the driveways at Sixth Avenue. The site is gently sloping to the south. Coupled with our large, level footprint requirement, the grading solution was challenging. We are pleased that we were allowed to route our sewer to Pleasant View Avenue. This allowed us to minimize the amount of fill dirt and significantly reduce the height of the required 6' boundary wall facing the neighbors at our northerly property line.

Architecture and Materials

The entry elevation incorporates our national prototype design including a large glazed opening at the entry flanked by vertical tower elements incorporating our sign, corporate logo and "Longboard" simulated wood. Longboard is extruded aluminum with the highest quality powder coating. Additionally, it's LEED qualified with no painting, staining or long-term maintenance required. It will provide a lasting, high quality design look for many years. The entry elevation also incorporates six, repetitive "punched" openings that are highly articulated including suspended eyebrows. The other elevations incorporate a complimentary blend of varying CMU units in a similar color for a refined, sophisticated look. The rear elevation facing the residences incorporates either high, clerestory glazing or glass block to add interest while allowing light into the building while eliminating any views to the residential properties.

Landscaping

The landscape theme reflects a variety of colorful trees and shrubs that define the various exterior spaces within the property. Entry points have been highlighted with Palm Trees, while the parking area reflects a grove of light and airy canopy trees. The perimeter landscape has a mixture of trees and shrubs to screen and highlight the perimeter landscape treatment. The rear landscape treatment focuses on additional larger Trees and shrubs for residential privacy.

Re: Proposed LA Fitness Club

August 23, 2018

Page 3

Fencing

We have incorporated the code required 6' minimum high masonry wall separating our commercial parcels from the adjacent parcels to the north. Due to the sloping configuration of our site, the perimeter wall will be retaining approximately 4' of earth at the northwest corner of our property. This means that the 6' high wall on the LAF side will be a 10' wall on the homeowner side at this location. This is the point of maximum retainage/maximum wall height. The retainage approaches "0" at the northeast corner of the property.

Since our residential appendage parcel abuts other residential parcels, there is no requirement for fencing at this parcel. Related to the grading comments above, we have retaining walls of varying heights on both side property lines that abut adjacent commercial uses. As is typical for a commercial project there is no fencing at Sixth Ave.

Please let us know if there are additional questions.

Best Regards

A handwritten signature in blue ink, appearing to read 'Greg Gill', with a stylized flourish extending to the right.

Greg Gill, SRVP Development