



Project Conditions

City of Corona

Project Number: CUP2018-0014

Description: ESTABLISHMENT AND OPERATION OF A NEW PIVOT CHARTER SCHOOL

Applied: 10/23/2018

Approved:

Site Address: 700 N MAIN ST CORONA, 92880

Closed:

Expired:

Status: COMPLETE

Applicant: PIVOT CHARTER SCHOOL

Parent Project:

700 N. MAIN STREET CORONA CA, 92881

Details: CUP TO ESTABLISH AND OPERATE A 4,375-SQUARE FOOT PUBLIC CHARTER SCHOOL WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 700 N. MAIN STREET.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	<ol style="list-style-type: none">1. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.2. 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.3. Roofing material shall be Class A.4. Provide occupancy separation(s) in the building(s). The following building(s) are affected:5. 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.6. 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.7. Upon tenant improvement plan check submittal there may be additional Building Department requirements.8. Fees - a. Occupancy fee of \$255.00 at the time of permit per unit. b. Property Development Tax at \$960.00 per dwelling unit. c. Storm water drainage fee at \$0.13 per square foot for Residential/ \$0.025 per square foot for Commercial \u0026 Manufacturing. d. School Fees shall be paid prior to issuance of permit. Provide copy of receipt to the Building Department.9. Separate permits are required for all fences, walls and paving.10. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.11. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.12. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.13. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance14. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance
FIRE	<ol style="list-style-type: none">1. Process plans through the Building Department for a change of occupancy and all code requirements associated with this change.2. Submit separate detailed plans to the Building Department for review and approval of all fire systems.

EXHIBIT B



Project Conditions

City of Corona

FIRE	
3. FR-0098-Justify the basic allowable area for the change of occupancy.	
PLANNING	Harald Luna
<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. Any change in the hours of operation by the public charter school shall be disclosed in writing to the Community Development Department and is subject to the review and approval by the Community Development Department Director. 6. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Planning and Housing Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc. 7. Include the Conditional Use Permit (CUP2018-0014) number and other related application numbers on the upper left margin of all related future plans and applications submitted. 8. The Conditions of Approval shall be incorporated onto all future building plans. 9. The applicant shall ensure that the public charter school attendees vehicles do not block or otherwise impede the free movement of motorists, pedestrians, and bicyclists traveling within the commercial center and on the public rights-of-way and shall ensure motorists associated with the public charter school are not parking or stopping in areas where such action is prohibited. 10. As shown in Exhibit G, the first three parking spaces located directly to the north of Pivot Charter School tenant space and the six parking spaces located to the east of Pivot Charter School tenant space perpendicular to Main Street shall be reserved for student designated parking only to accommodate drop off and pick up during school hours of operation without interfering with customer parking. 11. Pivot Charter School staff shall park within the existing parking spaces located within the parking lot area on the west side of the property behind the main anchor tenant space as shown in Exhibit G. 	



Project Conditions

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PUBLIC WORKS

Chris Horn

1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application 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.
2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property.
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. Any construction work or staging in the public right-of-way shall require an encroachment permit from the Public Works Department and is subject to review of traffic control measures.
6. Prior to issuance of any encroachment permit, the applicant shall post sufficient security guaranteeing the repair of landscaping and public facilities in the public right of way if work is proposed, unless otherwise approved by the Public Works Director.
7. 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.

8. Erosion and sediment control Best Management Practices (BMPs) shall be implemented and maintained to minimize and/or prevent the transport of soil from the construction site.
9. Appropriate BMPs for construction related materials, wastes, spills, or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
10. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
11. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
12. Prior to issuance of a building permit, the developer shall pay all water and sewer fees, including but not limited to additional sewer capacity fees.