



TMS CONSORTIUM

Structural & Civil Engineering

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February 22, 2019

TO: City of Corona
Planning Department
400 So. Vicentia Avenue
Corona, CA 92882

ATTN: Joanne Coletta
Planning Director

Sandra Yang
Senior Planner

FROM: Tariq Shamma, SE, PE

RE: Main Street South Plaza
Specific Plan [SP91-1] Amendment to allow Day Care Facilities
for Parcels 2 & 3 of Tract Map No. 14363, Vesper Circle
APN#:113-360-051-4; 113-360-052-5; 113-360-054-7

Dear Ms. Coletta and Ms. Yang:

TMS Consortium (TMS), on behalf of Falcon International, Ltd., Owner and HRI Development, Applicant/Developer, proposes the development of the above mentioned property into a Day Care Facilities Project.

The site is located at the southern end of Vesper Circle cul-de-sac. Commercial/office Use exists on both sides of Vesper Circle and along Ontario Avenue. The site has 1.13± Acres net.

On the south and southwesterly property lines, exists the Buena Vista High School campus. On the West, the Peace Lutheran Church existing facilities is directly contiguous to the site. Professional Office complexes also exist northerly on both sides of Vesper Circle.

The RCFC Main Street Flood Channel runs along the eastern property line separating the project's site from the existing Von's major shopping complex. The channel R/W is 34 ft. wide. A 60 acre Public Park exists between Garretson/ Magnolia Avenue/Ontario Avenue and Santana Way. Kaiser Permanente Medical Facilities are located on Kellogg Avenue just north of Ontario Avenue.

EXHIBIT D

TO: Joanne Coletta
Sandra Yang

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February 22, 2019

RE: Specific Plan [SP91-1] Amendment to allow Day Care Facilities

HRI Development envisions providing indoor Day Care Facility with outdoor play area within the rear yard.

HRI Development proposes the construction of a one-story building of approximately 10,000 sq. ft. with approximately 12,500 sq. ft. outdoor play area and parking at the street level. Proposed total on-site parking is 46 spaces, which conforms to Municipal Code Section 17.76 requirement for day care facilities.

PROJECT'S PLANNING CONSIDERATIONS:

The Site is located within Sub-District Four of the Main Street South Plaza Specific Plan 91-1.

TMS reviewed SP91-1 guidelines regarding this Site and the various related conditions and requirements in particular Sections 4 and 6 and their adaptability to the Site within the guidelines of the new proposed Day Care Facilities.


The Site, being in the midst of the 68 acre plus Main Street Plaza Specific Plan, SP91-1, surrounded with existing professional office/commercial and institutional uses, lends itself fully to Day Care Facilities. Per Section 7.2.30, pedestrian oriented commercial uses were planned at Street edge of Vesper Circle cul-de-sac.

TMS also approached positively, Dr. Adams, Optometrist, located at 2205 Vesper Circle, regarding the proposed Day Care Facilities usage. He kindly fully supports the proposed project. He is willing to cooperate with the installation of common monument pole signage at the N.E. corner of Ontario Avenue and Vesper Circle.

Your positive approval of this proposed SP-91-01 Amendment will be much appreciated.

Sincerely,

TMS CONSORTIUM


Tariq Shamma, SE, PE
President

Enclosures

cc: HRI Development
Hamo Rostamian, President