



Agenda Report

File #: 19-0795

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 9/9/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

SPA2019-0002: Amendment to the Main Street South Plaza Specific Plan (SP91-01) to: 1) amend Table 4.2 (Permitted Land Uses) to permit day care facilities by right in the Sub-District Four designation, 2) amend Section 6.1.4 (a) to revise the required sidewalk width along Vesper Circle, and 3) amend Section 6.1.9 (c) to revise the monument signage regulations for the Sub-District Four designation. (Applicant: Hamo Rostamiam of HRI Development, 20 North Raymond, Suite 300, Pasadena, CA 91103).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL of SPA2019-0002** to the City Council, based on the findings contained in the staff report and conditions of approval.

BACKGROUND

SPA2019-0002 is a proposal by Hamo Rostamiam to amend Table 4.2 (Permitted Land Uses) of the Main Street South Plaza Specific Plan to permit daycare facilities by right in the Sub-District Four designation. Additionally, the sidewalk width requirement along Vesper Circle and the monument sign regulations under Sections 6.1.4 (a) and 6.1.9 (c), respectively, are being revised. The purpose of the amendment is to facilitate the potential development of a daycare facility on a vacant parcel located at the terminus of Vesper Circle, south of Ontario Street.

The applicant originally submitted the Specific Plan Amendment application to the city on March 26, 2019 which was reviewed by the Project and Environmental Review Committee on April 18, 2019. The application was finally considered complete on August 21, 2019 and cleared for public hearing before the Planning and Housing Commission on September 9, 2019. The reason city staff was not able to clear the project sooner for public hearing was because the project was required to complete the tribal consultation process with local Native American tribes pursuant to SB 18 and AB 52 legislative requirements. During this process, staff initially received interest from one tribe requesting consultation. However, the interested tribe determined that consultation was no longer necessary since the project was only a specific plan amendment and there is no project involved with the

proposed amendment at this time. The interested tribe formerly closed consultation on June 20, 2019. No other tribes engaged further with staff on the consultation process after the 90-day period which ended on August 21, 2019 which allowed the project to move forward to a public hearing.

PROPOSED SPECIFIC PLAN AMENDMENT

The primary purpose of amending the Main Street South Plaza Specific Plan is to allow daycare facilities within the Sub-District Four designation which is currently not permitted. Daycare facilities are permitted by right in Sub-Districts One, Two, Three, and Five and by minor conditional use permit in Sub-District Six. SPA2019-0002 will specifically broaden the uses allowed within Sub-District Four by allowing the use to be permitted by right. The amendment further includes various text changes throughout the specific plan document, as shown in Exhibits A1 through A4. New text is shown in red, and text to be deleted is shown in a strikethrough format. These changes are being made to coincide with the land use classification proposed for the Sub-District Four designation. A land use map for the Main Street South Specific Plan is attached as Exhibit C which depicts the areas that are designated as Sub-District Four. The following identifies the pages and describes the changes that are being amended.

- Page 26, Table 4.1, Land Use Program
- Page 30, Table 4.2, Permitted Land Uses
- Pages 51, Section 6.1.4 (a), Building Setbacks Sub Districts One through Five
- Page 55, Section 6.1.9 (c), Signage within Sub Districts Two through Four

Page 26, Table 4.1, Land Use Program

As shown in Exhibit A1, Table 4.1 shows the conceptual land uses for Sub-Districts One through Six. This page is being amended to include service type uses as a conceptual land use within the Sub-District Four designation.

Page 30, Table 4.2, Permitted Land Uses

As shown in Exhibit A2, Table 4.2 lists land use classifications that are permitted, permitted with a Conditional Use Permit or Minor Conditional Use Permit, permitted subject to approval by the Board of Zoning Adjustment (BZA), or not permitted in each of the six Sub Districts of the Specific Plan area. This page is being amended to permit daycare facilities by right within the Sub-District Four designation.

Page 51, Section 6.1.4 (a), Building Setbacks Sub Districts One through Five

As shown in Exhibit A3, Section 6.1.4 (a) incorrectly requires a 12-foot wide sidewalk along Vesper Circle. The sidewalk width is being amended to 5 feet to comply with the Public Works Department's sidewalk standard.

Page 55, Section 6.1.9 (c), Signage within Sub Districts Two through Four

As shown in Exhibit A4, Section 6.1.9 (c) contains the sign regulations for Sub District Two through Four. This section is being amended to increase the maximum allowable sign face area for monument signs from 32 to 40 square feet and to include the name of the shopping center. In addition, up to five tenants would be allowed on a monument sign. This would enable the applicant to construct a monument sign on the southeast corner of Vesper Circle and Ontario Avenue which is the location of a medical office building. The medical office building and future daycare which the applicant intends to develop on the adjacent parcel south of the medical office building would be able

to share a monument sign that provides the daycare some visibility from Ontario Avenue.

ENVIRONMENTAL ANALYSIS

Per Section 15061 (b) (3) of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because Section 15061 (b) (3) states that the project is exempted from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, a Notice of Exemption has been prepared and is attached as Exhibit E.

FISCAL IMPACT

The applicant paid \$4,885.00 in application processing fees for the specific plan amendment.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Community Development Department has not received any responses from the public regarding the amendment.

STAFF ANALYSIS

The project applicant has proposed this specific plan amendment in order to pursue a viable commercial project for a property located within the Sub-District Four designation of the Main Street South Plaza Specific Plan. The Community Development Department continually assess development standards to ensure quality growth and development and facilitate appropriate exposure for the city's various developments and businesses. The amendment provides commercial properties that are governed by the City's Main Street South Plaza Specific Plan an opportunity to increase visibility by allowing them to have a larger monument sign area with additional tenant panels. The amendment is consistent with General Plan Goal 1.4 which encourages strategic growth that preserves existing viable residential neighborhoods and commercial and industrial districts and targets new development to remaining vacant parcels that are environmentally suitable and can be supported by infrastructure and services and reuses appropriate properties to enhance their economic vitality and community livability. Additionally, the amendment is consistent with General Plan Policy 1.4.3 because it will facilitate the development of vacant land within the city on the periphery of existing development that complements the scale and pattern of existing uses. Therefore, SPA2019-0002 is being recommended for approval based on the following findings.

FINDINGS OF APPROVAL FOR SPA2019-0002

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no

possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.

2. The plan systematically implements and is consistent with the General Plan for the following reasons:
 - a. *The amendment is consistent with Land Use Policies 1.1.1 and 1.1.2 in that it supports the diverse needs of Corona's residents by accommodating uses that help sustain Corona as cohesive, distinct, and self-sustaining community, and minimize the need for Corona's residents to travel to surrounding communities for services and employment.*
 - b. *The amendment is consistent with Growth and Development Policy 1.4.3 as it would allow for the development of vacant lands within the City on the periphery of existing development that complements the scale and pattern of existing uses, protects development and population from natural hazards, and where it is logical and feasible to extend infrastructure improvements.*
 - c. *The amendment is consistent with Community Design Policy 2.3.3 which encourages working with private developers and property owners to develop on-site project signage for identification, traffic direction and wayfinding, and parking that complement the City's design program, where appropriate.*
3. The plan provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reason:
 - a. *SPA2019-0002 imposes a land use and development standards applicable to the Main Street South Plaza Specific Plan and Corona Municipal Code which will result in a project that is designed appropriately for the area.*
4. The plan provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries for the following reason:
 - a. *SPA2019-0002 is solely a text revision to the permitted land uses table, sign criteria and sidewalk width requirements and does not affect the infrastructure that has been planned, constructed or required as part of the Main Street South Plaza Specific Plan.*
5. The plan provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:
 - a. *SPA2019-0002 will allow for a daycare use within commercial properties that are otherwise permitted in adjacent commercial properties within the Main Street South Plaza Specific Plan. Additionally, the amendment will permit commercial properties to have monument signs with up to 40 square feet of sign area and five tenants. The proposed monument sign criteria is compatible with the surrounding commercial oriented districts within the Main*

Street South Plaza Specific Plan where monument signs are already permitted at a similar height.

6. The amendment is consistent with the following four findings under Section 8.2 of the Main Street South Plaza Specific Plan:
 - a. *The amendment is consistent with the City of Corona General Plan, South Corona Community Facilities Plan, and objectives of the Main Street South Plaza Specific Plan for the following reasons:*
 - i. *SPA2019-0002 supports General Plan Policy 1.4.3 because it facilitates the development of vacant land within the city on the periphery of existing development that complements the scale and pattern of existing uses by allowing day care facilities which is compatible with other commercial services allowed by the specific plan.*
 - ii. *SPA2019-0002 is consistent with the Commercial designation of the South Corona Community Facilities Plan under Section 3.1.5, which is intended to provide a wide range of commercial activities to serve the South Corona community as well as areas immediately north of Ontario Avenue because this area includes numerous residential neighborhoods that would benefit from day care services.*
 - iii. *SPA2019-0002 is consistent with the specific plan objectives under of the Main Street South Plaza Specific Plan under Section 2.1.2, which is to provide an economically viable shopping district with a mix of land uses that respond to market opportunities in South Corona, the city as a whole, and neighboring communities because it gives city residents access to specialized services.*
 - b. *The amendment provides adequate circulation to, from and within the Specific Plan Area.*
 - i. *SPA2019-0002 is solely a text revision which proposes to amend the permitted use table to allow daycare facilities by right in the Sub-District Four designation and the development standards pertaining to monument signs and sidewalk width requirements. The amendment does not change the circulation system within the specific plan boundary.*
 - c. *The amendment provides public service levels capable of adequately serving the Specific Plan Area.*
 - i. *SPA2019-0002 has no impact on the public service levels because the amendment is solely a text revision and there are other commercial service types of facilities that are allowed in the Sub-District Four designation of SP91-01, and the service levels of the land uses were adequately analyzed at the time of the adoption of the specific plan*
 - d. *The amendment does not disrupt or deplete public and private open space system.*
 - i. *SPA2019-0002 does not disrupt or deplete the public and private open space system of the Main Street South Plaza Specific Plan as the amendment does not include any revisions that would impact open space within the specific plan area.*

PREPARED BY: HARALD LUNA, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Exhibit A1 - Table 4.1, Land Use Program.
2. Exhibit A2 - Table 4.2, Permitted Land Uses.
3. Exhibit A3 - Section 6.1.4 (a), Building Setbacks Sub Districts One through Five.
4. Exhibit A4 - Section 6.1.9 (c), Signage within Sub Districts Two through Four.
5. Exhibit B - Conditions of Approval
6. Exhibit C - Land Use Map for Main Street South Plaza Specific Plan
7. Exhibit D - Applicant's letter dated February 22, 2019, explaining Specific Plan amendment request.
8. Exhibit E - Environmental Documentation.

Case Planner: Harald Luna (951) 736-2268

Main Street South Plaza Specific Plan
4.0 Land Use Plan

Table 4.1 LAND USE PROGRAM	
Main Street South Plaza Specific Plan	
(See Table 4.2 for detailed list of Permitted Land Uses.)	
Planning Sub District	Conceptual Land Use
1. Sub District One: Northwest	<ul style="list-style-type: none"> • Neighborhood Retail
2. Sub District Two: Southwest	<ul style="list-style-type: none"> • Professional and Medical Offices • Institutional • Financial Institutions • Senior Citizen Residential • Health Care Facility
3. Sub District Three: North Central	<ul style="list-style-type: none"> • Professional and Medical Offices • Institutional • Financial Institutions • Restaurants
4. Sub District Four: South Central	<ul style="list-style-type: none"> • Community Retail/<u>Services</u> • Specialty Retail • Financial Institutions • Restaurants
5. Sub District Five: East	<ul style="list-style-type: none"> • Community Retail • Specialty Retail • Financial Institutions • Restaurants
6. Sub District Six: North	<ul style="list-style-type: none"> • Neighborhood Retail • Restaurants

Main Street South Plaza Specific Plan
4.0 Land Use Plan

	Sub District One: Northwest	Sub District Two: Southwest	Sub District Three: North Central	Sub District Four: South Central	Sub District Five: East	Sub District Six: North
RETAIL (continued)						
Office supply store	P	P	P	P	P	NP
Paint store	P	NP	NP	P	P	P
Pet shop	P	NP	NP	P	P	P
Pharmacy or medical supplies	P	P	P	P	P	P
Sporting goods store	P	NP	NP	P	P	P
Tobacco store ²	MCUP	NP	NP	NP	MCUP	MCUP
SERVICE						
Barbershop	P	P	P	P	P	P
Beauty shop	P	P	P	P	P	P
Business college ¹	P	P	P	NP	NP	NP
Catering establishment	P	P	P	P	P	P
Clothes cleaning facility	P	NP	NP	NP	P	P
Commercial mail box, mailing center	P	P	P	P	P	P
Counseling service	P	P	P	P	P	P
Day care facilities	P	P	P	NP P	P	MCUP
Department store	NP	NP	NP	P	P	NP
Drugstore	P	P	NP	P	P	P
Financial institution (bank, savings and loan, credit union)	P	P	P	P	P	P
Health care or medical facility	NP	P	P	NP	NP	P
Health club or recreation Facility	P	P	NP	P	P	P
Medical and dental laboratory	NP	P	P	NP	NP	NP
Medical and dental offices	P	P	P	P	P	P
Playgrounds and courtyards	P	P	P	P	P	P
Photographer	P	P	P	P	P	P
Private school (pre-school – 8 th grade)	P	P	P	NP	NP	NP
Private school (9 th – 12 th grade)	P	P	P	NP	NP	NP
Secretarial services	P	P	P	P	P	NP
Shoe repair shop	P	NP	NP	P	P	P
Smoking lounge ³	MCUP	NP	NP	NP	MCUP	MCUP

¹ Not to exceed 50 students at any one time.

² Subject to the provisions of Chapter 5.19 of the Corona Municipal Code.

³ Subject to the supplemental development standards of Section 17.33.160 of the Corona Municipal Code.

Main Street South Plaza Specific Plan
6.0 Development Standards

6.1.4 Building Setbacks

a) Sub Districts One through Five

Each development shall have a 25 foot fully landscaped yard on the following public streets: Ontario Avenue, Main Street, and Montoya Drive. Magnolia Avenue shall have a fully landscaped yard of 20 foot for a 120 foot ROW and 25 foot for a 100 foot ROW. Off-street parking is not permitted with this yard area.

Within Sub District 1, the 25 foot full landscaped yard may be reduced at the discretion of the Planning Commission through the Precise Plan approval process.

There shall be no yard requirement on Vesper Circle ~~except for a five-foot wide sidewalk,~~ or There shall be no yard requirement on the proposed Focus Drive, except for a 12 foot wide sidewalk as required under Section 7.1.6 (e) of the Design Guidelines.

There are no side or rear yard requirements except where new development abuts a street or residential zone. A 20 foot landscape setback shall be provided on the commercial property when it abuts a residential zone. This setback may be waived by the Planning Commission, during the precise plan process, if the adjacent residential property is determined to have adequate buffering, such as a slope.

b) Sub District Six

Each development shall have a 25 foot landscape setback from Main Street and Ontario Avenue. The setback within this sub-district may be reduced to 15 feet along public streets if outdoor patio seating is provided on the building pad. Said area shall be defined by decorative paving and enclosed by a three foot high ornamental iron fence or garden wall. A five foot wide sidewalk shall also be maintained between the parking lot and areas designated for patio seating, if applicable. Off street parking is not permitted within this area.

There are no side or rear yard requirements except where new development abuts a street or residential zone. A 20 foot landscape setback shall be provided on the commercial property when it abuts a residential zone. This setback may be waived by the Planning Commission, during the precise plan process, if the adjacent residential property is determined to have adequate buffering, such as a slope.

6.1.5 Walls and Fences

The provisions of Chapter 17.70 of the Corona Municipal Code shall apply.

An opaque screen shall be installed along all exterior boundaries, other than streets, where the parcel abuts areas designated for residential use. Said screen shall consist of decorative materials and shall have a total height of not less than 6 feet.

Screening shall be no higher than 3 feet within 20 feet of the point of intersection of any vehicular access way and a street, sidewalk or other vehicular access way measured from the property line.

Main Street South Plaza Specific Plan
6.0 Development Standards

6.1.8 Loading and Storage Areas

- a. All loading and storage areas shall be shielded from view from commercial streets and residential uses by containment within a building or in an area enclosed by a wall a minimum of five feet in height. Materials and colors shall be consistent with that used for the principal structure.
- b. All loading activities in Sub District Six shall be oriented away from the adjacent residential neighborhood and internally oriented within the commercial center.
- c. All building operating mechanical equipment shall be screened from view.
- d. The provisions of Chapter 17.79 (Trash Enclosures) shall apply.

6.1.9 Signage

Signs shall be regulated and controlled as specified under Section 17.74 of the Corona Municipal Code, except for the following modifications. (Also see Section 7.5 of the Design Guidelines.)

- a. Signs shall contain only such subject matter which refers to the name of the establishment or to the goods and services (no brand names) sold on the premises on which the sign is located.
- b. The following sign types are permitted in the Specific Plan Area:
 - Projecting signs. Maximum area 4 square feet. Projecting signs must be at least 8 feet above walking surfaces.
 - Awning valence signs.
 - Window signs.
 - Monument signs. See Paragraph 6.1.9(c) below
- c. A monument sign identifying a shopping center group of shops shall be permitted along the parcel frontage adjacent to a public street. Monument signs are permitted within building setbacks. The signs shall not be located in a public right-of-way or on the Focus Drive, except at the entrances and shall meet the corner cut-off area provisions of CMC Section 17.70.050. Monument signs shall not exceed a height of 6 feet.

With Sub-District 1, a commercial center may install two monument signs not to exceed 9.5 feet in height, with a maximum area of 50 square feet per sign face; and one monument sign not to exceed 12 feet in height, with a maximum sign area of 75 square feet per sign face. The center name shall be placed on the sign, and up to three principal users may be advertised on each sign. A free standing building located on an individual parcel may utilize a single tenant monument sign not exceeding six feet in height and shall be located outside corner cut-off areas set forth in CMC Section 17.70.050. Additional monument signs may be approved by the Planning Commission in conjunction with a precise plan application.

Within Sub District 2-4, the maximum area of the sign message shall not exceed ~~32~~ 40 square feet per face and ~~may~~ shall contain ~~on~~ the name of the center and up to five tenants. Monument signs, except for structures



Project Conditions City of Corona

Project Number: SPA2019-0002

Description: SPA FOR THE LEARNING EXPERIENCE CHILD CARE CENTER

Applied: 3/26/2019

Approved:

Site Address: 2228 VESPER CIRCLE CORONA, CA 92879

Closed:

Expired:

Status: DPR OR PRC
SCHEDULED

Applicant: HRI DEVELOPMENT
20 NORTH RAYMOND AVE, SUITE 300 PASADENA CA, 91103

Parent Project:

Details:

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
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 applicant shall submit a screen check set of final revised exhibits with any refining corrections such as page numbers, table of contents, maps, and text within 15 days of the adoption of the amendment by City Council. The applicant shall work with staff to supply and replace the necessary replacement pages for the revised document within 30 days after clearance of the screen check revisions. The revised document must also be provided to the Community Development Department saved on a CD in a PDF format.	



TMS CONSORTIUM

Structural & Civil Engineering

807 E. Chase Drive, Corona, CA 92881 Phone (951)272-1710 Fax (951)272-0787
email: tmsconsortium@sbcglobal.net

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

-2-

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



CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project: SPA2019-0002

Application to amend the Main Street South Plaza Specific Plan (SP91-01) amending Table 4.2 (permitted Land Uses) to permit day care facilities by right in the Sub-District Four designation, Section 6.1.4 (a) to revise the required sidewalk width along Vesper Circle, and Section 6.1.9 (c) to revise the monument sign regulations for the Sub-District Four designation.

Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: Hamo Rostamian
Address: 20 North Raymond, Suite 300, Pasadena, CA 91103
Telephone No.: (626) 243-5288

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.
- ☐ B. The project is a Ministerial Project.
- ☐ C. The project is an Emergency Project.
- ☐ D. The project constitutes a feasibility or planning study.
- ☐ E. The project is categorically exempt:
- ☐ F. The project is a statutory exemption. Code section number:
- ☒ G. The project is otherwise exempt on the following basis:

SPA2019-0002 is exempt pursuant to *Section 15061 (b) (3) of the State Guidelines for the California Environmental Quality Act (CEQA)*, a Notice of Exemption has been prepared for the project because *Section 15061 (b) (3) states that the project is exempted from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that adopting this Ordinance will have a significant effect on the environment.*

☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: _____

Harald Luna, Associate Planner
Lead Agency Representative

EXHIBIT E



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPARTMENT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: SPA2019-0002
2. Project location (specific): N/A – Sub-District Four designation of the Main Street South Plaza Specific Plan (SP91-01)
3.
 - a. Project location - City of Corona
 - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

Application to amend the Main Street South Plaza Specific Plan (SP91-01) amending Table 4.2 (permitted Land Uses) to permit day care facilities by right in the Sub-District Four designation, Section 6.1.4 (a) to revise the required sidewalk width along Vesper Circle, and Section 6.1.9 (c) to revise the monument sign regulations for the Sub-District Four designation.
5. Name of public agency approving project: *City of Corona*
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: ***Hamo Rostamiam of HRI Development, 20 North Raymond, Suite 300, Pasadena, CA 91103.***
7. Exempt Status (check one):
 - a. ☐ Ministerial Project
 - b. ☐ Not a project
 - c. ☐ Emergency project
 - d. ☐ Categorical Exemption. State type and class number:
 - e. ☐ Declared Emergency
 - f. ☐ Statutory Exemption. State code section number:
 - g. ☒ Other: *See below explanation.*
8. Reasons why the project is exempt:

SPA2019-0002 is exempt pursuant to Section 15061 (b) (3) of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because Section 15061 (b) (3) states that the project is exempted from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that adopting this Ordinance will have a significant effect on the environment.
9. Contact Person/Telephone No.: Harald Luna, Associate Planner (951) 736-2268
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: _____

Signature: _____
Harald Luna, Associate Planner Manager
Lead Agency Representative