



Agenda Report

File #: 19-0963

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 11/12/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PPM2019-0006: Proposal to amend precise plan PD-69-2 to allow for freestanding parcel identification signs within the Village Grove Plaza located at 1240-1296 Border Avenue in the Planned Community Development zone. (Opt Village Grove, LLC, 6400 s. Fiddlers Green Circle, Suite 1820, Greenwood Village, CO, 80111).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend to the City Council the adoption of a resolution **GRANTING PPM2019-0006** based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 4.46 acres

Existing Zoning: PCD (Planned Community Development)

Existing General Plan: GC (General Commercial)

Existing Land Use: Shopping center

Proposed Land Use: Shopping center

Surrounding Zoning/Land Uses:

N: PCD/Multifamily attached residences

E: PCD/Multifamily attached residences

S: PCD/Multifamily attached residences

W: Single Family Residential zoning within the Brookwood General Development Plan Amendment (GDPA) 85-1/Single family detached residences

BACKGROUND

The property owner of the Village Grove Plaza located at 1240-1296 Border Avenue is requesting approval to construct three freestanding parcel identification signs for the shopping center. The center is bordered by three streets and currently has no parcel identification signs that provide visibility for the businesses within the center. The new sign program proposes one 15-foot high pylon

sign and two 6-foot high monument signs. One sign is proposed on each street frontage.

The shopping center was originally approved in 1970 under precise plan PD-69-2 and later amended by Resolution No. 75-51 in May 1975 (Exhibit C). The resolution established development standards, permitted uses, and signage criteria for the shopping center and contained a provision under Section I (4)(e) that prohibited the shopping center from having freestanding signs. While the reason for this provision is not exactly clear, it was likely done for the benefit of the nearby residences because of the potential glare from having internally illuminated signs along the center's street frontages. As shown in the attached aerial exhibit attached as Exhibit 2, existing residences adjacent to the project site are located along the rear of the property with other residences located across streets Via Del Rio, Via Santiago and Border Avenue which sides and front the project site. The residences located across Via Del Rio and Via Santiago have a distance of just over 90 feet from the project site with the residences located across Border Avenue having a distance of 110 feet.

In January 2019, the owner's representative from Tait & Associates reached out to the Community Development Department staff seeking information on how to lift this provision in order to allow the center to have freestanding signs. The property owner has indicated that signage visible from the center's street frontages is critical in attracting and maintaining tenants within the center. Staff researched and discussed the matter with the City Attorney and it was determined that the appropriate avenue would be for the owner to process a precise plan modification application to introduce the center's signage program and have it adopted by resolution. The owner recently repainted the center in a brown and tan color scheme to give it a fresh and update appearance and is proposing to establish a sign program for the freestanding signs that would be architecturally compatible with center's appearance. The proposed freestanding signs would help the center have a more dated and cohesive look.

PROJECT DESCRIPTION

Per the existing resolution (Reso. No. 75-51), all signage for the shopping center shall comply with the signage regulations for the city's C-2 commercial zone per Corona Municipal Code Chapter 17.74, except for freestanding signs which are not permitted. The proposed sign program for the center's freestanding signs have been designed to comply with the requirements of the city's C-2 zone as governed by the CMC and are proposed to have ground mounted lighting for illumination instead of internal illumination. One freestanding sign per street frontage up to a maximum height of 15 feet is allowed for commercial properties. Additionally, the size of each sign is based on one square foot of sign area per one lineal foot of lot frontage (1:1 ratio) up to 200 square feet.

The sign program is attached as Exhibit A. Pylon sign A is 15 feet high located at the southeasterly corner of the project site adjacent to the intersection of Border Avenue and Via Del Rio. The sign area is 28.32 square feet. The size of Sign A was determined using the site's lineal street frontage on Border Avenue. The lineal foot of lot frontage along Border Avenue is approximately 411 feet and the proposed sign area is well below the allowed square footage of 200 square feet.

Signs B and C are both monument style signs and identical in height and size. The signs are 6 feet in height with a sign area of 14.52 square feet. Sign B is proposed at the northeasterly corner of the site adjacent to the intersection of Border Avenue and Via Santiago and the size was determined using the street frontage on Via Santiago. The center's lineal footage on Via Santiago is approximately 350 feet. Sign C is proposed at the center's southwesterly driveway located on the Via Del Rio frontage. The center's lineal frontage on Via Del Rio is approximately 410 feet. Therefore, the size of the sign

area of both monument signs are below the allowed square footage of 200 square feet.

All three signs are proposed within existing landscape planters located on site and will not impact the shopping center's driveways, drive aisles, or parking spaces. Also, to ensure that the signs will not impair a driver's line-of-sight at the driveways, the signs are being placed outside of the applicable corner cut-off areas as required under Sections 17.70.030 and 17.70.050 of the Corona Municipal Code.

Each sign is designed to advertise up to four tenants within the center and the name of the shopping center in a vertical lettering design. The signs are supported by a base or posts and have a decorative trim along the top of the sign cabinet. The signs' brown color scheme matches the existing brown and beige colors of the existing buildings within the center. Due to the surrounding residences across the streets, no internal illumination is proposed within the sign cabinets. Instead, the signs will be externally illuminated by ground-mounted lighting. Each sign will be equipped with an automatic dimmer for nighttime hours. Table A below summarizes the proposed signs for the center.

TABLE A
Village Grove Plaza Signage

Sign	Location	Quantity	Sign Area	Sign Height
A	Border Avenue	1	28.32 sq. ft.	15 feet
B	Via Santiago	1	14.52 sq. ft.	6 feet
C	Via Del Rio	1	14.52 sq. ft.	6 feet

ENVIRONMENTAL ANALYSIS

Per Section 15301 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.22 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of constructing three monument and pylon signs within an existing shopping center that is fully developed with buildings, parking, and landscaping with adequate access. The signs are between 6 to 15 feet in height and will not result in any impacts to the environment. The Notice of Exemption is attached as Exhibit E.

FISCAL IMPACT

The applicant paid \$5,421.00 in application processing fees.

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 received three calls from the public regarding the proposal. Two of the calls requested clarification on the notice while the third requested information on the lighting method proposed for the signs.

STAFF ANALYSIS

The applicant's sign program introduces new center identification signage in the form of freestanding pylon and monument signs to help provide visibility for the businesses within the center. The signs are designed to comply with the development standards of the C-2 commercial zone in terms of quantity, height, and size. The architecture and colors of the signs are aesthetically pleasing and compatible with the shopping center. The signs have incorporated ground mounted lighting with an automatic nighttime dimmer so that the signs will not result in unwanted glare to the surrounding residences. The sign program also takes into consideration vehicular visibility ensuring that the signs' placements will not obstruct a driver's line-of-sight at street and driveway intersections. Its overall design including size and lighting is appropriate for the center's location which is a neighborhood serving commercial center. The sign program would contribute to the city's economy by promoting the businesses within the center while at the same time attracting new quality businesses to the center. Therefore, PPM2019-0006 is recommended for approval based on the findings of approval contained in this staff report and the conditions of approval in Exhibit B.

FINDINGS OF APPROVAL FOR PPM2019-0006

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 because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of constructing three monument and pylon signs within an existing shopping center that is fully developed with buildings, parking, and landscaping with adequate access. The signs are between 6 to 15 feet in height and will not result in any impacts to the environment.
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91 of the Corona Municipal Code exist in reference to PPM2019-0006 for the following reasons:
 - a. *The proposal is consistent with the site's General Commercial land use designation of the General Plan because the General Commercial designation accommodates commercial uses including commercial signage.*
 - b. *The proposal complies with the PCD zone because the signage program adheres to the city's signage standards governed by the Corona Municipal Code for commercial properties.*
 - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. As justified in Finding # 1, the project is exempted from further review.*
 - d. *The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibit A of this report. The proposed sign program demonstrates the site's capability of being able to accommodate the monument and pylon signs that are proposed by PPM2019-0006.*
 - e. *The design, scale and layout of the proposed signage will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposed signage complies with the City's development standards for the C-2 zone and corner cut-off regulations as applicable under the Corona Municipal Code.*
 - f. *The architectural design of the proposed signage is compatible with the character of the existing shopping center buildings and surrounding neighborhood, will enhance the*

visual character of the neighborhood by improving the shopping center, and will provide for harmonious, orderly and attractive development of the site.

- g. The design of the proposed signage will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance.*

3. The proposal is consistent with the General Plan for the following reason:

a. General Plan Policy 1.11.1 encourages having a comprehensive range of retail, service, and other commercial uses in the city that provide goods and services to meet the diverse needs of Corona's residents and businesses, in accordance with the applicable land use plan's designations and design and development policies. The proposed signage as allowed by PPM2019-0006 will help promote the Village Grove Plaza and attract a variety of quality commercial tenants to the center to meet and support the diverse needs of Corona's residents, visitors, and businesses. Overall, the proposal would contribute to the economic health of the shopping center which in turn would contribute revenue to the city to fund essential services.

b. General Plan Policy 2.5.8 encourages the City to work with property owners of community-oriented commercial centers to establish an urban design program for commercial centers to enhance their aesthetic quality, image, and "fit" with adjoining land uses. Elements may encompass site and entry identification by signage, landscape, or lighting, extensive on-site landscape, public art, improvements of abutting public streetscapes, and other amenities. The proposed sign program enhances the appearance of the shopping center while taking into consideration the surrounding residential neighborhood by requiring exterior ground-mounted lighting to reduce glare.

4. The proposal as amended by a proposed resolution to Resolution 75-51 is consistent with the development standards applied to the shopping center and with the signage regulations allowed by the CMC for commercial properties.
5. The sign program proposed by PPM2019-0006 is compatible with the design of the existing buildings and other physical features of the site and adhere to the city's signage standards governed by CMC Chapter 17.74 for commercial properties.

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Exhibit A - Sign Program
3. Exhibit B - Conditions of Approval
4. Exhibit C - Resolution No. 75-51
5. Exhibit D - Applicant's letter addressing the proposal.

6. Exhibit E - Environmental Documentation.

Case Planner: Sandra Yang (951) 736-2262

LOCATIONAL & ZONING MAP



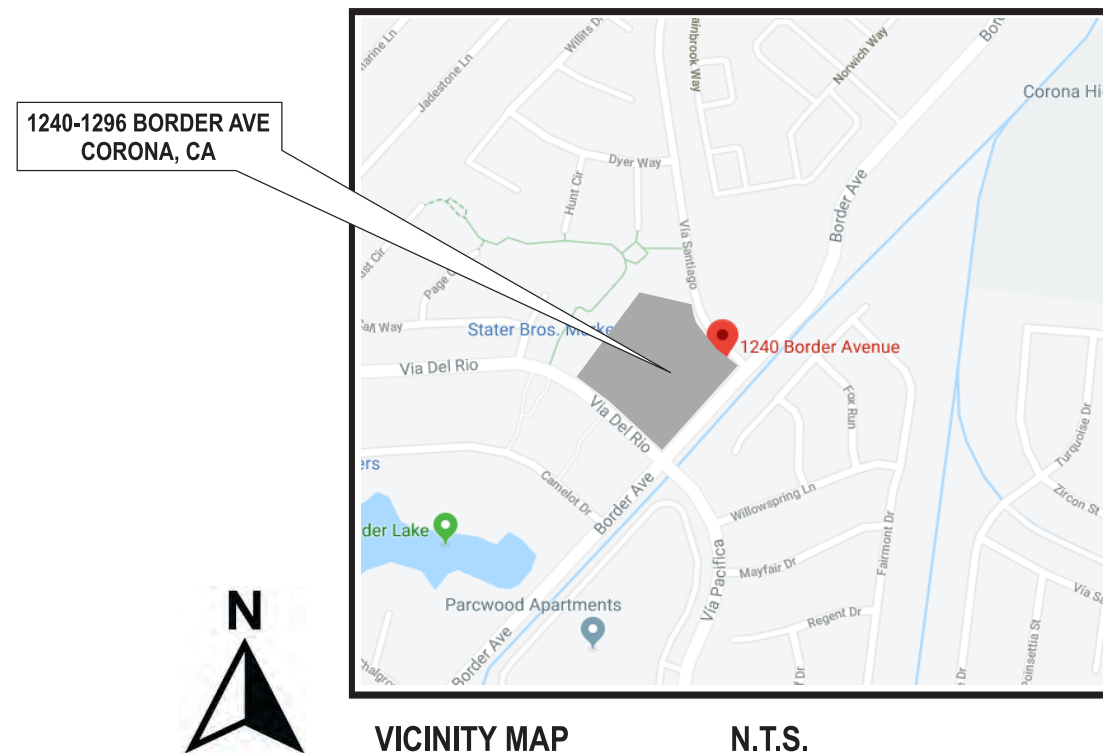
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PPM2019-0006
Village Grove Plaza



VILLAGE GROVE PLAZA

SCOPE OF WORK: EXTERIOR PYLON & ENTRY SIGNS



GENERAL PLAN: GC
ZONING: PCD

1240 - 1296 BORDER AVENUE | CORONA, CA 92882

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ABSOLUTE SIGN INC

10655 Humbolt Street
Los Alamitos, CA 90720
(562) 592-5838 Fax: (562) 592-6100

EXHIBIT A

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Sales Person: Tish Scialampo

Drawn by: D

Date: 05-06-2019

Design #: VILLAGE GROVE PLAZA

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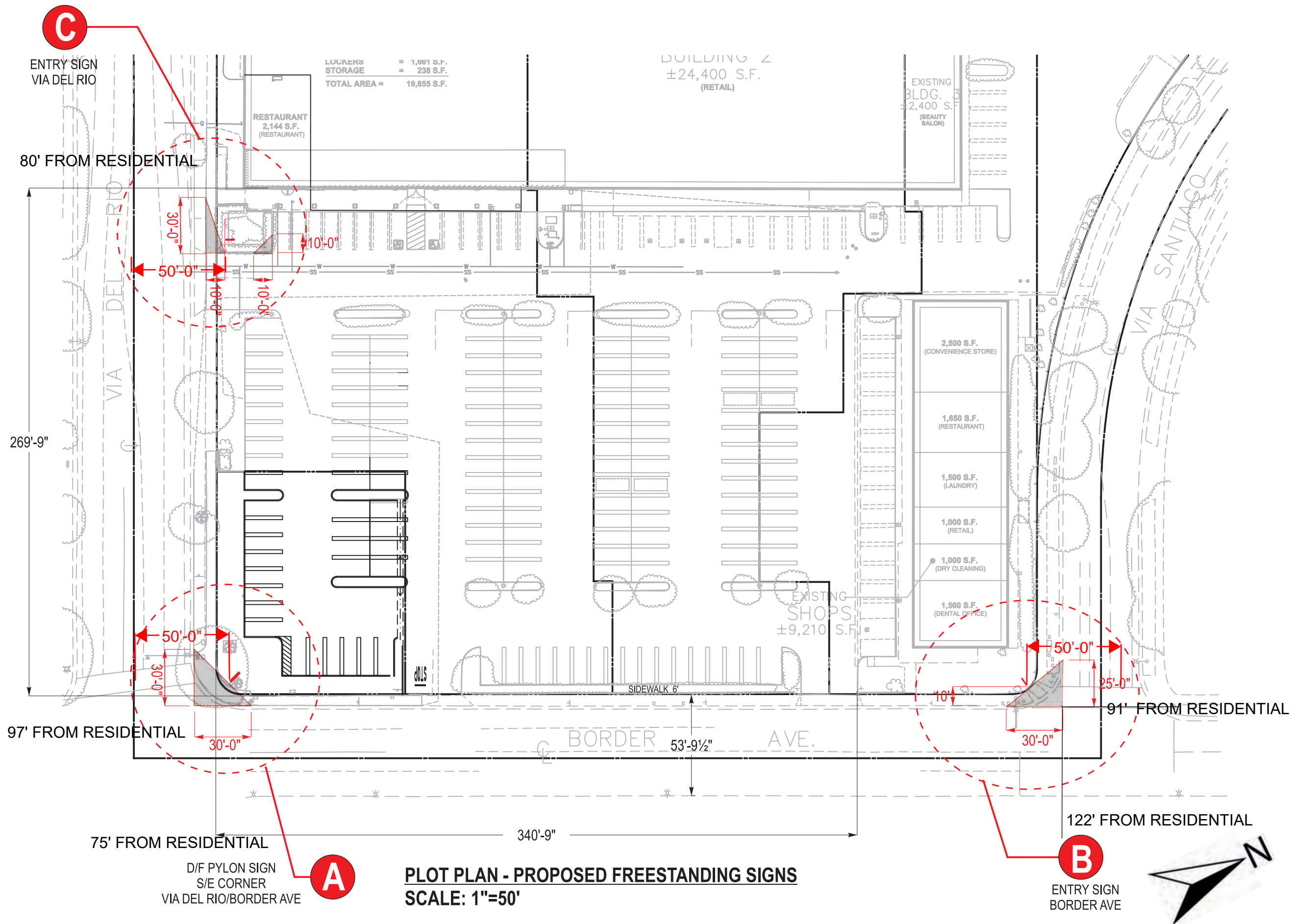
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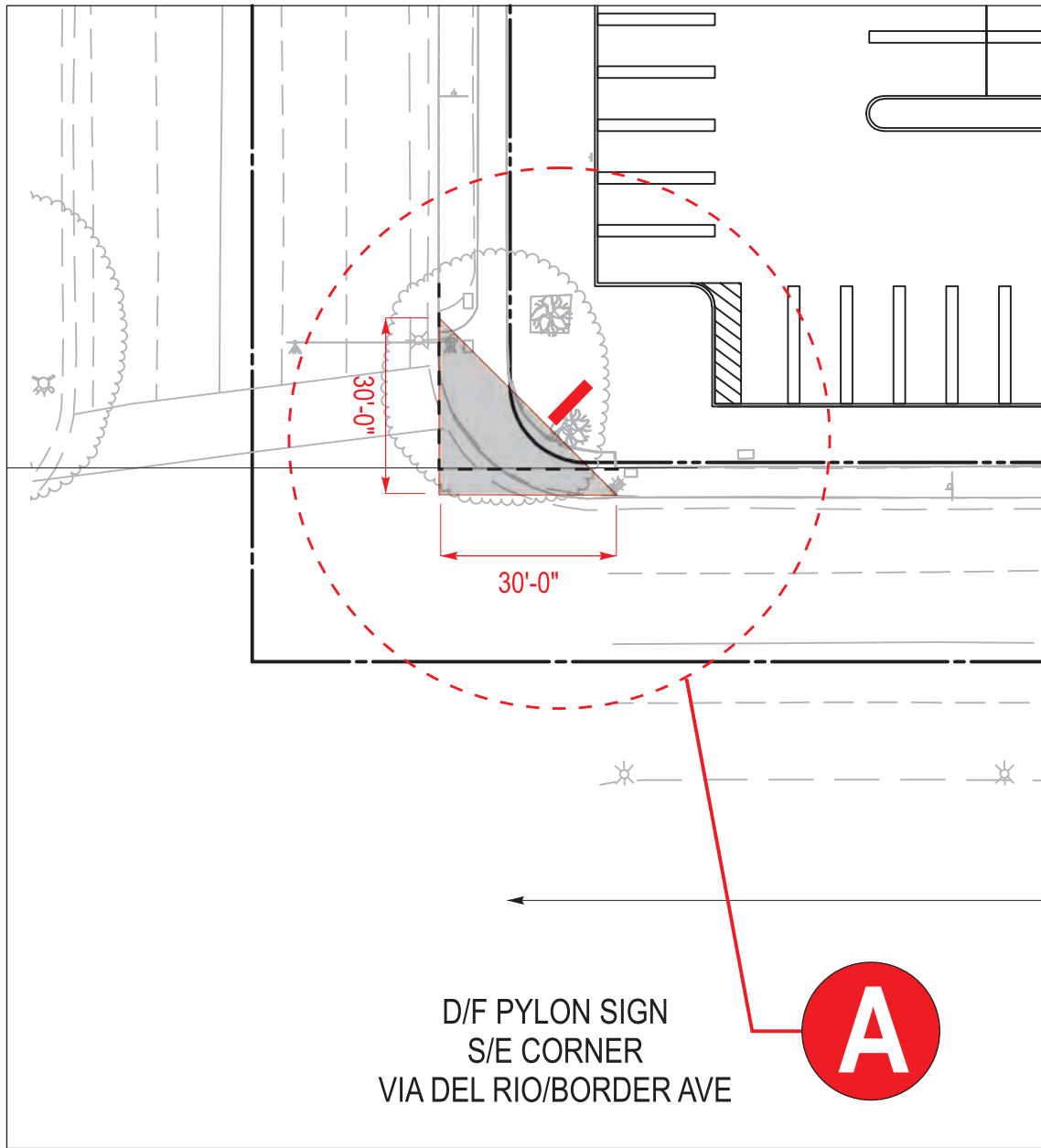
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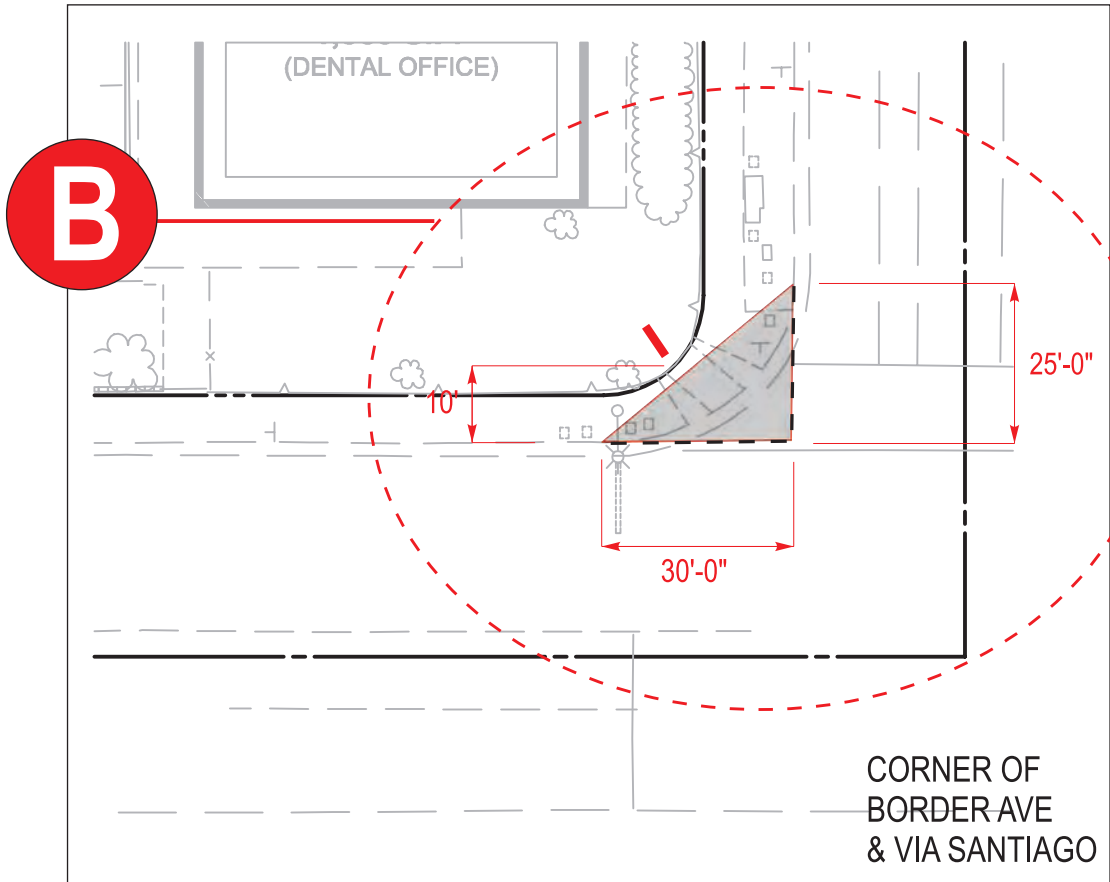
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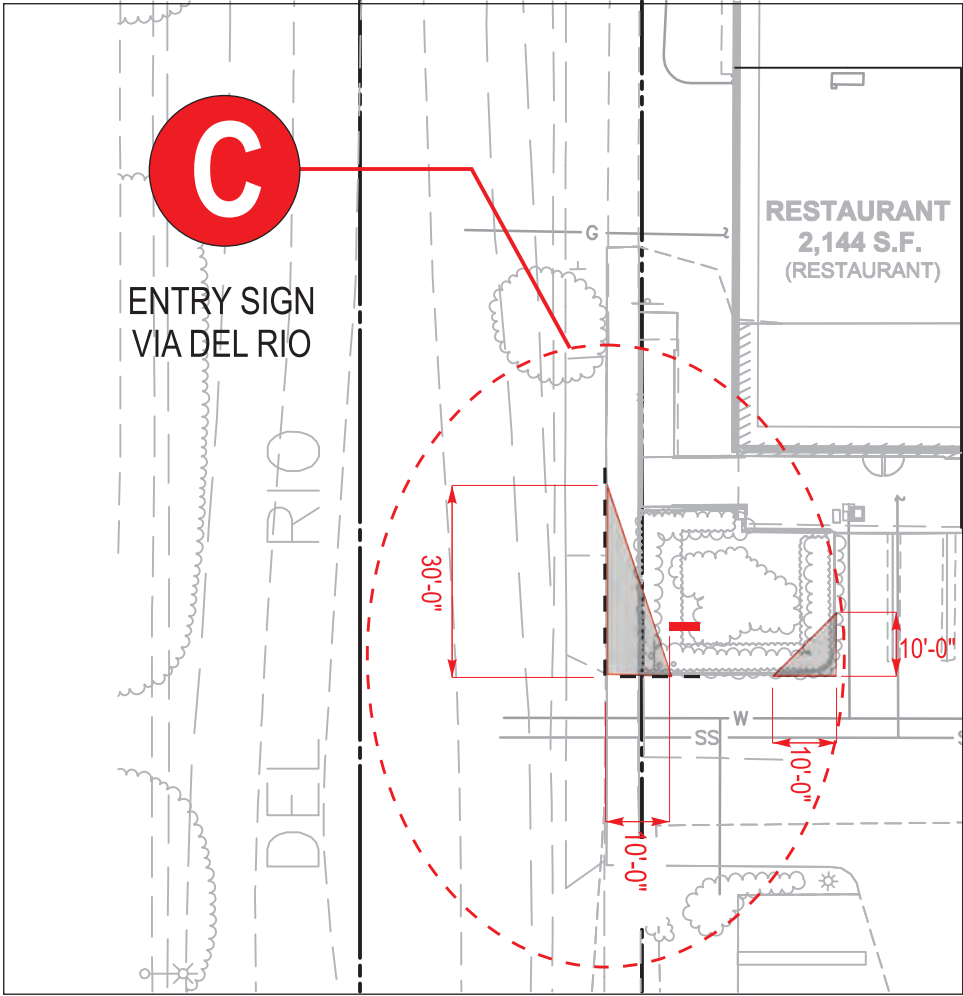
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S/E CORNER
VIA DEL RIO/BORDER AVE

A



CORNER OF
BORDER AVE
& VIA SANTIAGO

B



C

ENTRY SIGN
VIA DEL RIO

RESTAURANT
2,144 S.F.
(RESTAURANT)

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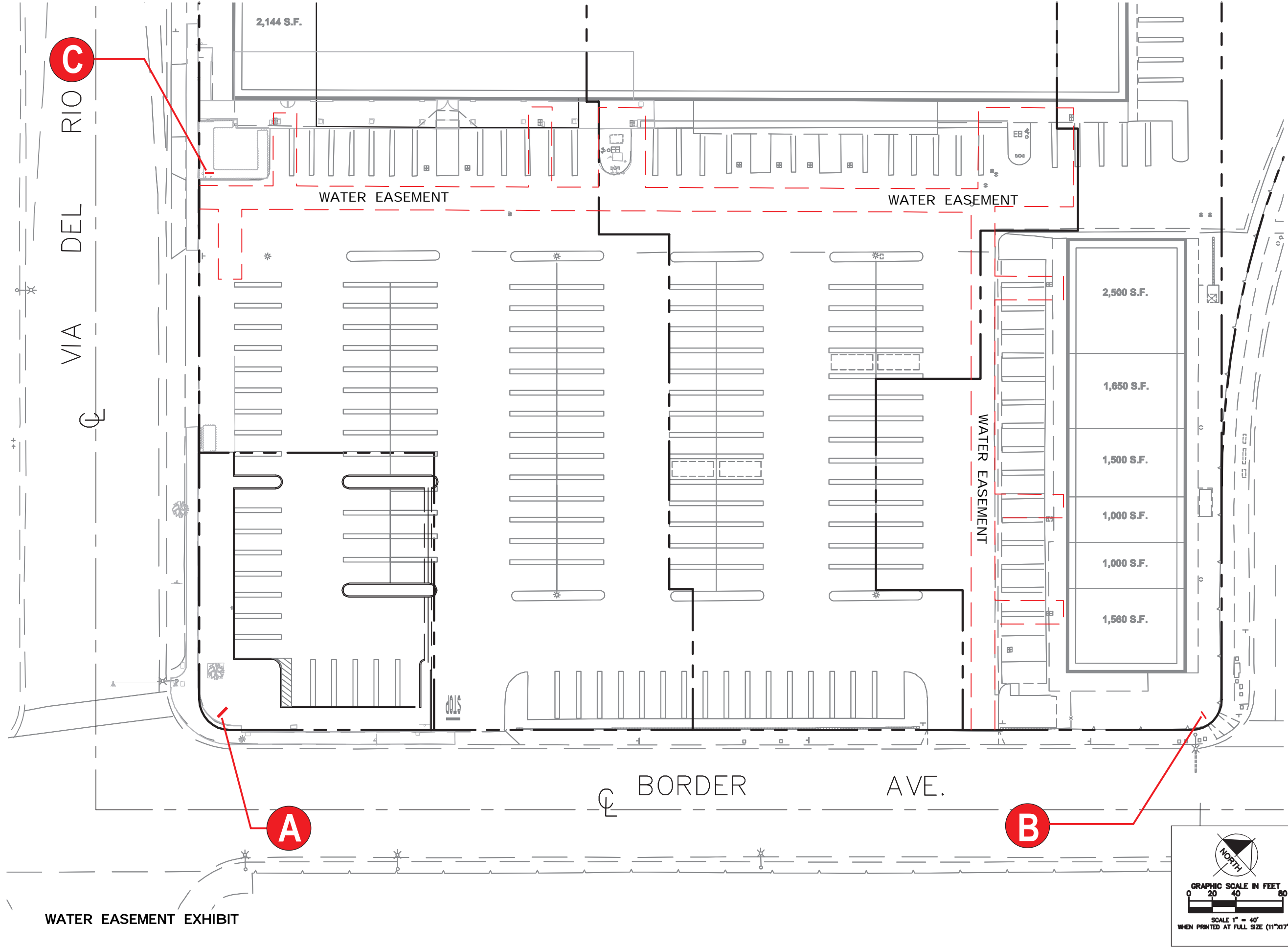
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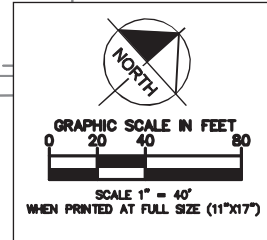
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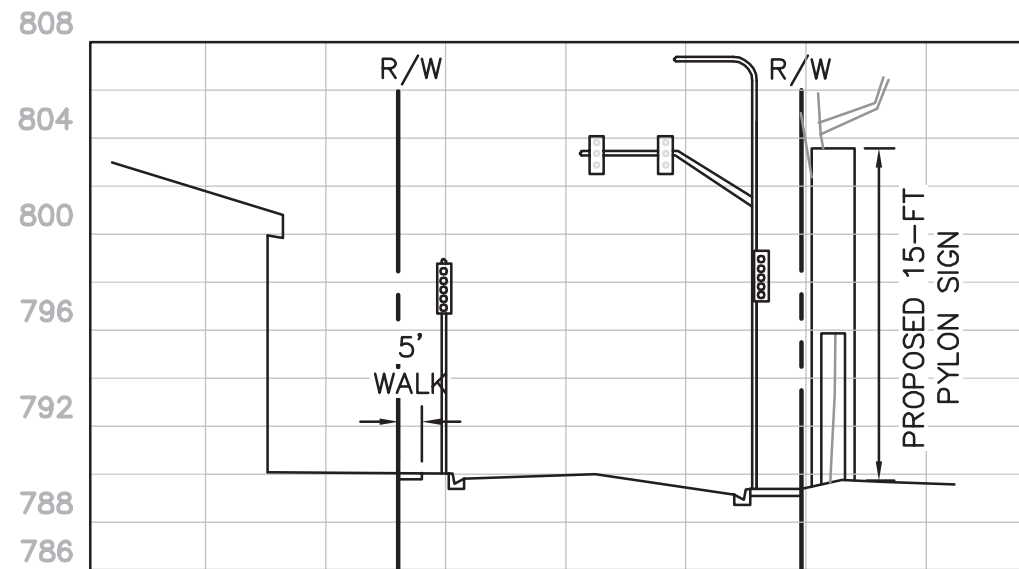
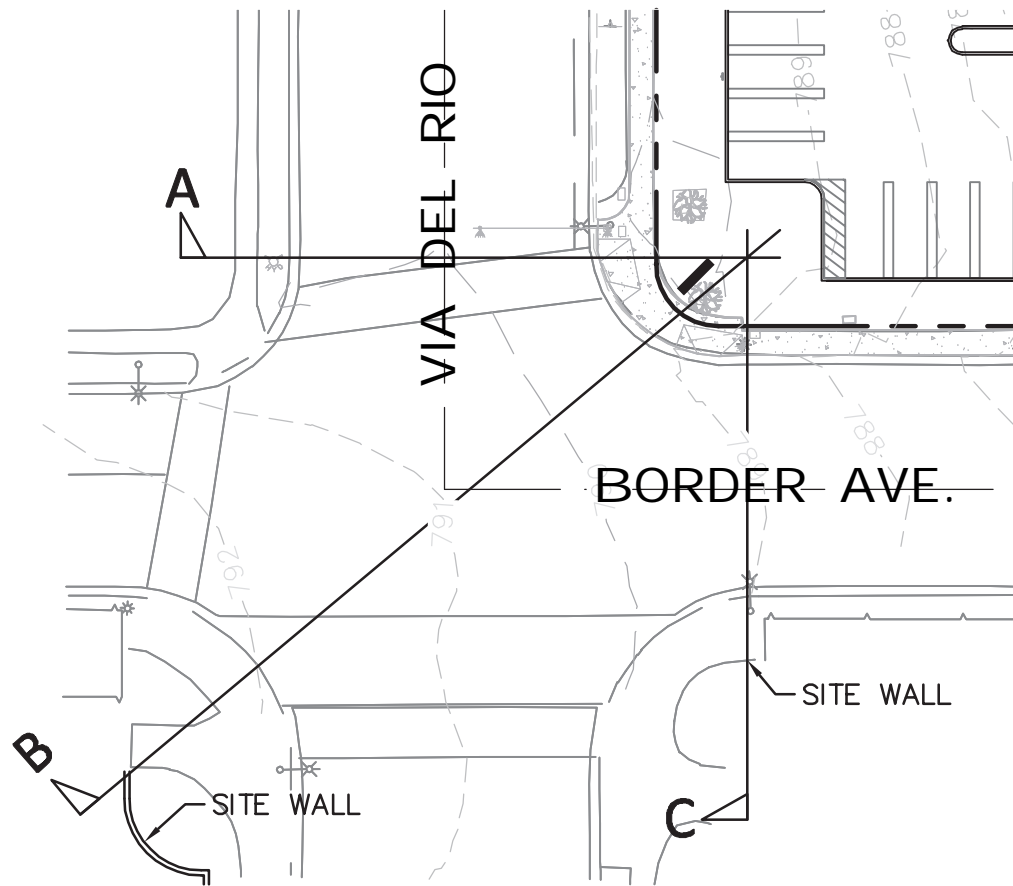
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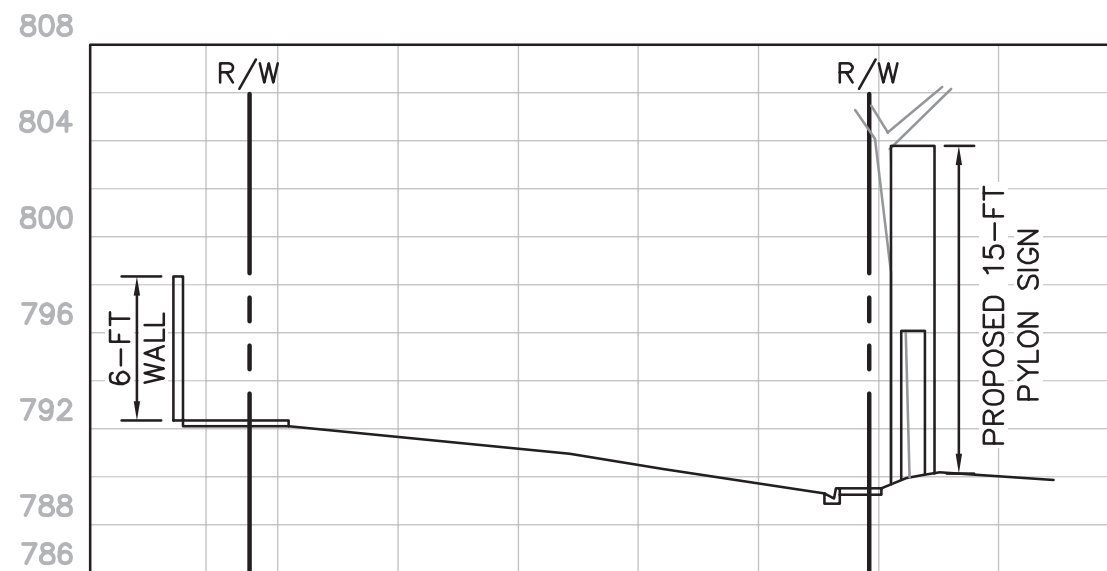
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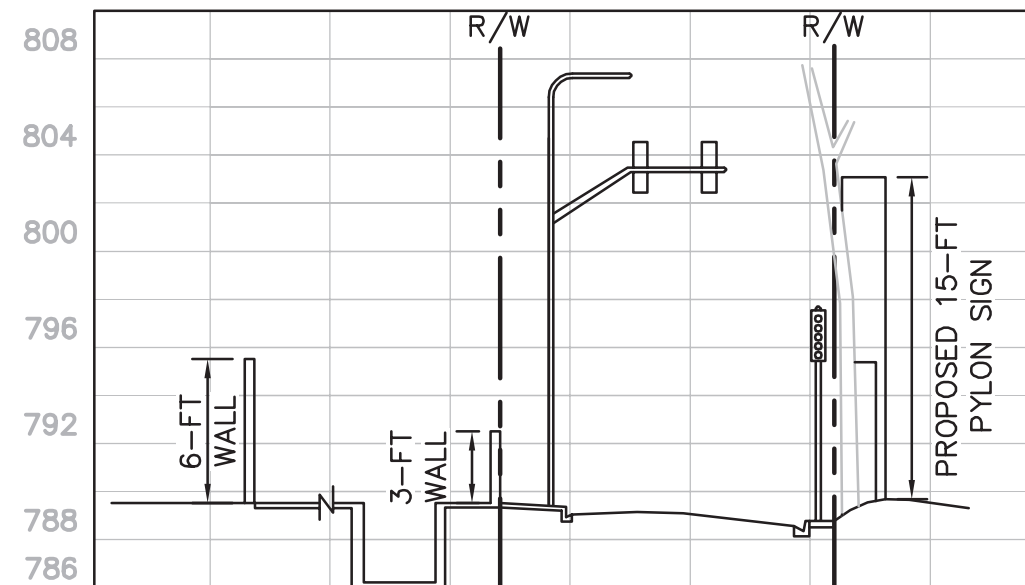




SECTION A



SECTION B



SECTION C

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Sales Person: Tish Scialampo

Drawn by: D

Date: 05-06-2019

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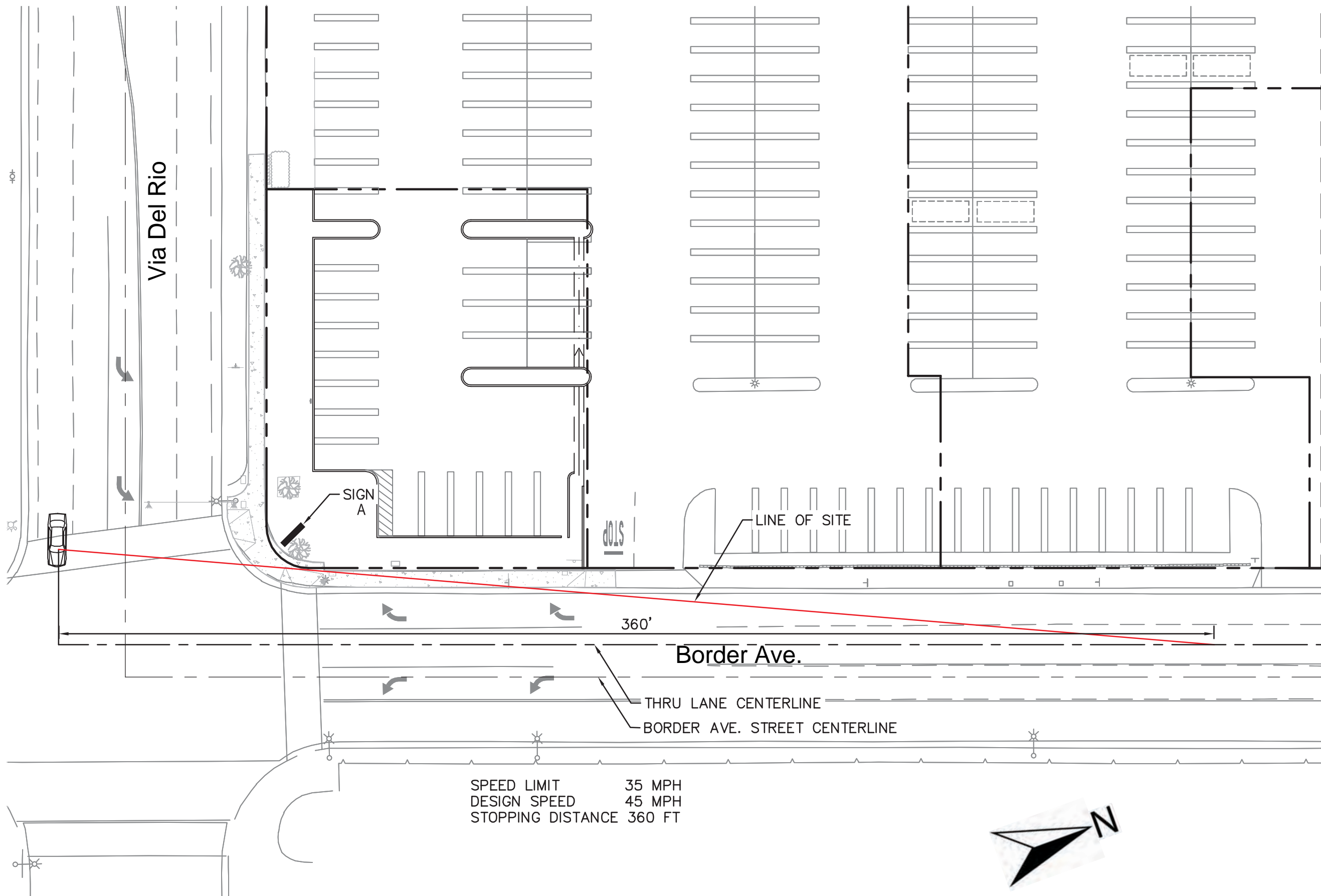
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ELECTRICAL TO USE
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JOB #



LINE OF SITE EXHIBIT

PLOT PLAN - PROPOSED FREESTANDING SIGNS
SCALE: 1"=30'

ASI

ABSOLUTE SIGN INC
10655 Humbolt Street
Los Alamitos, CA 90720
License #782551
Phone: 562.592.5838
Fax: 562.592.6198
absolutesign.com

Client:
VILLAGE GROVE PLAZA
1240 - 1296 BORDER AVENUE
CORONA, CA 92882

Signature: _____

Title: _____

Date: _____

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Sales Person: Tish Scialampo

Drawn by: D

Date: 05-06-2019

Design #: VILLAGE GROVE PLAZA

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

Revisions:

05-22-2019 06-10-2019 09-07-2019

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ELECTRICAL TO USE
U.L. LISTED COMPONENTS
AND SHALL MEET ALL
N.E.C. STANDARDS

PAGE #

6 of 12

JOB #



A D/F NON-ILLUMINATED MONUMENT SIGN w/ INDIRECT LIGHTING
SCALE: 1/4"=1'-0"

D/F PYLON SIGN
S/E CORNER
VIA DEL RIO/BORDER AVE



EXISTING ELEVATION
SCALE: N.T.S.

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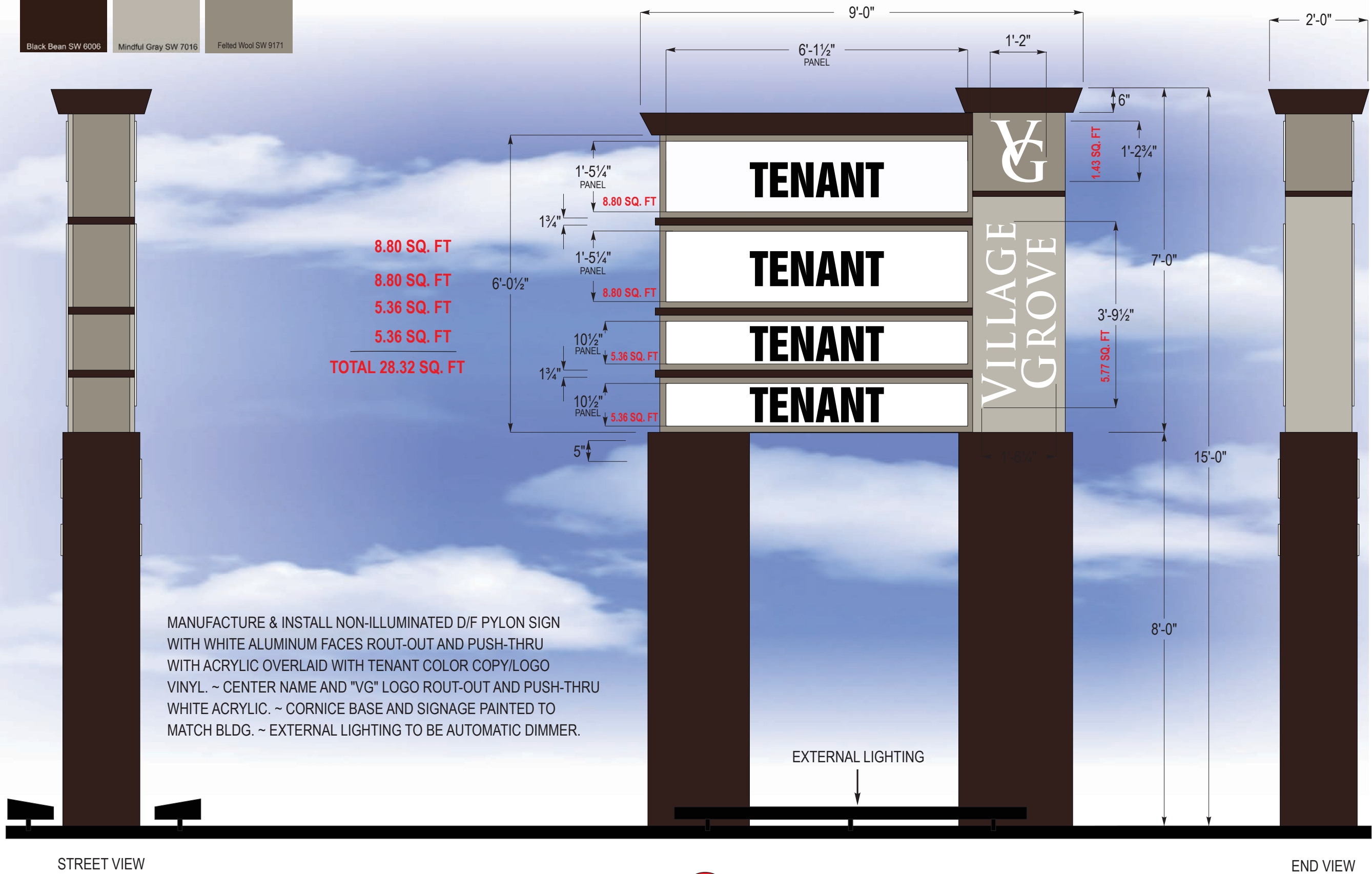
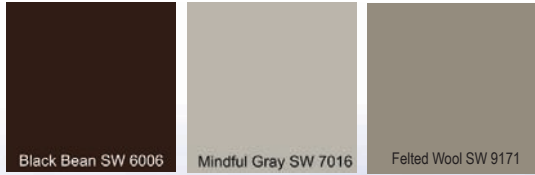
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MANUFACTURE & INSTALL NON-ILLUMINATED D/F PYLON SIGN WITH WHITE ALUMINUM FACES ROUT-OUT AND PUSH-THRU WITH ACRYLIC OVERLAID WITH TENANT COLOR COPY/LOGO VINYL. ~ CENTER NAME AND "VG" LOGO ROUT-OUT AND PUSH-THRU WHITE ACRYLIC. ~ CORNICE BASE AND SIGNAGE PAINTED TO MATCH BLDG. ~ EXTERNAL LIGHTING TO BE AUTOMATIC DIMMER.

D/F PYLON SIGN S/E CORNER
VIA DEL RIO/BORDER AVE



D/F NON-ILLUMINATED PYLON SIGN w/ INDIRECT LIGHTING
SCALE: 1/2"=1'-0"

TOTAL 28.32 SQ. FT

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PAGE #

8 of 12

JOB #



D/F NON-ILLUMINATED MONUMENT SIGN w/ INDIRECT LIGHTING
SCALE: 1/4"=1'-0"

ENTRY SIGN
BORDER AVE



EXISTING ELEVATION
SCALE: N.T.S.

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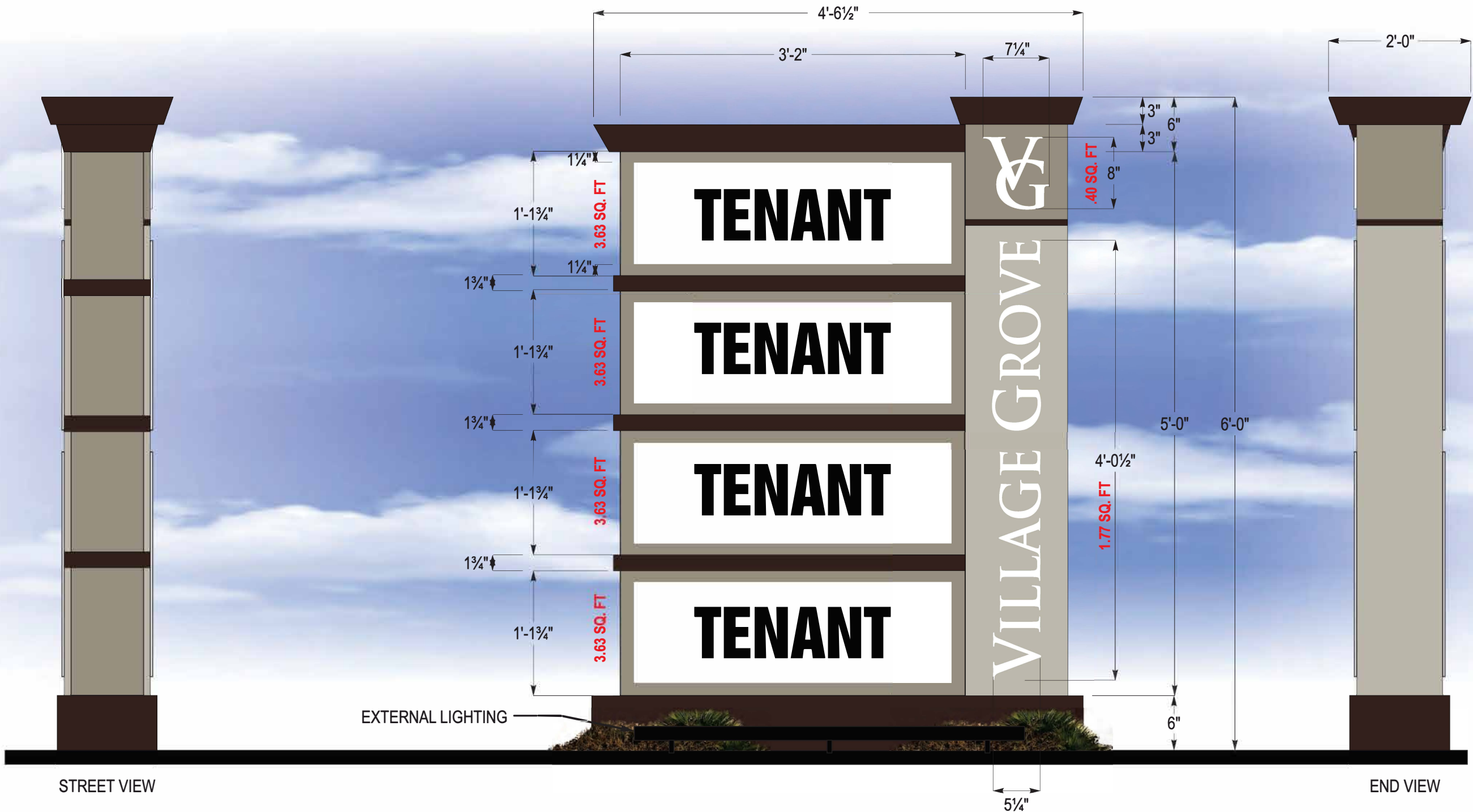
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PAGE #

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JOB #



ENTRY SIGN
BORDER AVE



D/F NON-ILLUMINATED ENTRY SIGN w/ INDIRECT LIGHTING
SCALE: 1"=1'-0"

TOTAL 14.52 SQ. FT

MANUFACTURE & INSTALL NON-ILLUMINATED D/F MONUMENT SIGN

CABINET FABRICATION: .090 ALUMINUM CONSTRUCTION WITH (1) PIPE FOR DIRECT BURIAL IN CONCRETE.

FACES: ALUMINUM WITH ROUTED-OUT COPY WITH PUSH-THRU ACRYLIC AND TENANT COLOR COPY/LOGO VINYL OVERLAY
CENTER NAME AND "VG" LOGO ROUTED-OUT WITH PUSHED-THRU WHITE ACRYLIC. ~ CORNICE BASE AND SIGNAGE PAINTED
TO MATCH BLDG. ~ EXTERNAL LIGHTING TO BE ON AN AUTOMATIC DIMMER & DIRECTED AWAY FROM ADJOINING
PROPERTIES & PUBLIC RIGHT-OF-WAY



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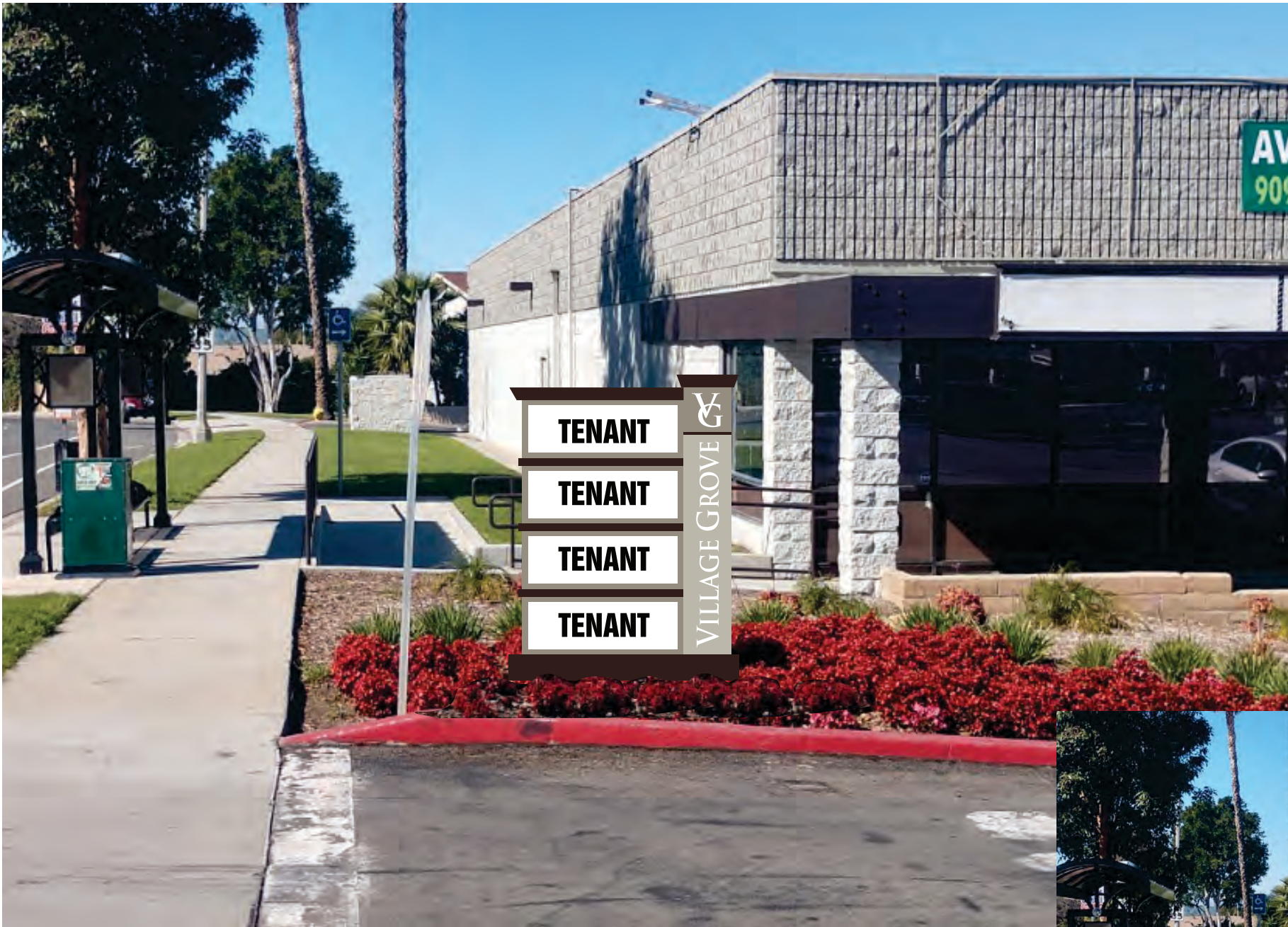
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PAGE #

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JOB #



C **D/F NON-ILLUMINATED MONUMENT SIGN w/ INDIRECT LIGHTING**
SCALE: 3/8"=1'-0"

ENTRY SIGN
VIA DEL RIO



EXISTING ELEVATION
SCALE: N.T.S.

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PAGE #

11 of 12

JOB #



Project Conditions City of Corona

Project Number: PPM2019-0006

Description: PRECISE PLAN MODIFICATION FOR VILLAGE GROVE
PLAZA SIGNAGE

Applied: 7/2/2019

Approved:

Site Address: 1292 BORDER AV CORONA, CA 92882

Closed:

Expired:

Status: COMPLETE

Applicant: OPT VILLAGE GROVE, LLC.

Parent Project:

6400 S. FIDDLERS GREEN CIRCLE SUITE 1820 GREENWOOD
VILLAGE CO, 80111

Details: PRECISE PLAN MODIFICATION FOR (3) PROPOSED PYLON SIGNS WITHIN THE VILLAGE GROVE PLAZA ON NORTHWEST,
SOUTHWEST, AND SOUTHEAST CORNERS OF THE PLAZA.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
PLANNING	Sandra Yang
<p>1. 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.</p> <p>2. 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.</p> <p>3. 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.</p> <p>4. This Precise Plan hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof within two (2) years after the 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.</p> <p>5. The applicant shall obtain a sign permit from the Planning and Building Divisions prior to installation.</p> <p>6. Signage shall conform with the approved sign program per PPM2019-0006.</p> <p>7. Due to the nearby residences, internally illuminated signs shall not be used for the freestanding signs. However, external ground mounted indirect lighting is allowed as proposed by the sign program. In addition, automatic nighttime dimmers shall be installed.</p> <p>8. With the exception of Section I (4)(e) under Resolution No. 75-51, the applicant shall continue to comply with all conditions, development standards, and permitted uses established for the property by Resolution No. 75-51.</p>	



Project Conditions

City of Corona

PLANNING	Sandra Yang
<p>9. The glare from the ground-mounted light fixtures for the pylon sign located on the corner of Border Avenue and Via Del Rio shall not project beyond the project boundaryline and into oncoming traffic on both streets. [ADDED BY THE PLANNING COMMISSION ON NOVEMBER 13, 2019.]</p>	
PUBLIC WORKS	Chris Horn
<p>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.</p> <p>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</p> <p>3. Prior to issuance of a permit, the applicant shall demonstrate that the proposed project will not unreasonably interfere with the use of any easement holder of the property. No structure shall be located within any Corona water or sewer easement without authorization by the Department of Water and Power General Manager or their designee.</p> <p>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. Prior to permit issuance, the water easement shown on the site plan shall be updated to reflect instrument number 136039, recorded on 11/3/1975.</p> <p>5. 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:</p> <p>(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</p> <p>(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.</p> <p>(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.</p> <p>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.</p>	

1288 Border

1103-4873

RESOLUTION NO. 75-51

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AMENDING THE PRECISE PLANS FOR PLANNED DEVELOPMENT ZONE (PD-69-2) BY ADDING THERETO CERTAIN PROPERTY DEVELOPMENT STANDARDS, PERMITTED USES AND CONDITIONS THERETO FOR CERTAIN PROPERTY WITHIN SAID PLANNED DEVELOPMENT ZONE (PD-69-2)

WHEREAS, It has been brought to the attention of the City Council of the City of Corona, California, by the planning staff of said City, that the Precise Plans for a certain portion of the Planned Development Zone (PD-69-2) (said Precise Plans being hereinafter referred to as "Plans"); do not state textually or otherwise certain uses which are permitted within a certain area of said zone, as hereinafter referred to, and do not enumerate property development standards for the development of said area. Said area is that land as shown on that Map entitled "Amended General Development Plan for PD-69-2", and dated February, 1975, as prepared by Engineer McCutchan and Associates for Corona Land Company, which Map was introduced and admitted into evidence as Exhibit A at the hearing by said City's Council on May 7, 1975, concerning Amendment No. 5 to the General Development Plan (hereinafter referred to as "Amendment No. 5") for said Planned Development Zone (hereinafter referred to as "PD-69-2"). Said area of land is hereinafter referred to as "Subject Property;" and

WHEREAS, It is in the interest of the public health, safety and welfare and good planning that Plans be adopted establishing the permitted uses within subject property, conditions thereto and enumerating the property development standards for the development of subject property; and

WHEREAS, Such Plans are consistent with the General Development

EXHIBIT C

Plan for PD-60-2, as amended by Amendment No. 5;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corona, California, in adjourned regular session this 21st day of May, 1975, that it hereby amends the Plans for PD-69-2, which include, but are not limited to, plot plans, elevations, site plans and final tract map, as approved by said City's Council on October 19, 1970, insofar as said Plans concern and apply to subject property. Said amendments, as hereinafter stated, establish those uses permitted on subject property, conditions thereto and property development standards for the development of subject property and portions thereof:

"SECTION I. Permitted Uses, Conditions thereto
and Property Development Standards:

1. No deliveries of goods or merchandise for any use or structure on subject property shall occur between 10:00 p.m. and 7:00 a.m. on any day.
2. No stores shall be open and no signs shall be lighted between 12 Midnight and 7:00 a.m., except that a store occupied by a coffee shop may be opened at 6:00 a.m.
3. Prior to issuance of a building permit for development of subject property, or any portion thereof, the owner of subject property shall submit to the City and City's Engineer shall approve a parking lot lighting plan for subject property. Said plan shall provide for the least visual disturbance to surrounding residents consistent with adequate lighting of the parking lot, including a schedule of hours when lights may be lit.
4. The provisions of Sections 9-1-460 through 9-1-469 (Sign Regulations) of City's Code shall apply to subject property with the following exceptions and additions:
 - (a) For those provisions of said Regulations which regulate signs according to the zone

of property on which a sign is to be located, the zone of subject property will be considered to be C-2.

- (b) No signs shall be attached to the mansard roofs of the supermarket, drug store or building B, except for the sign, shown on Exhibit C-2, referred to hereinbelow. If said sign is built, it shall be entirely recessed into the roof.
 - (c) No signs on building A shall face northerly (toward Via Santiago) and no signs on the drug store building shall face southerly (toward Via del Rio).
 - (d) Under-canopy signs shall be permitted. Such signs shall be no more than one foot (1') in height and no more than six feet (6') in width.
 - (e) No free-standing signs shall be permitted.
5. Prior to issuance of a building permit for any development on subject property, the owner of subject property shall submit to the City and City's Principal Planning and Building Official shall approve a sign program for all buildings on subject property in order to assure a degree of uniformity of signs on those buildings.
6. Prior to occupancy of subject property, or any portion thereof, the owner thereof shall install landscaping at least seven feet (7') in depth along the entire length of the westerly line of subject property. All or part of such landscaping may be on the property adjacent to the westerly line of subject property. Such landscaping shall include shrubs and trees of sufficient height and bulk so as to reduce the monolithic appearance of the proposed buildings on subject site, in accordance with those conditions of approval of PD-69-2 by City's Planning Commission on April 27, 1970.
7. Prior to issuance of a building permit for any development on subject property, or any portion thereof, the owner thereof shall submit to the City and City's Principal Planning and Building Official shall approve a landscaping plan for all areas shown on that plan entitled "Site Plan" for Project Stater Brothers Shopping Center, dated March 19, 1975, and admitted into

evidence as Exhibit B on May 7, 1975, at the City Council's hearing on Amendment No. 5 to PD-69-2; on that letter from the owner of subject property to Lawrence Hess, dated April 1, 1975, and admitted into evidence as Exhibit F at said City Council hearing; and those areas required to be landscaped by these plans.

8. All railings to be constructed to the rear of proposed buildings on subject property shall be of color coordinated metal.
9. The uses permitted on subject property shall be all uses listed in Section 9-1-336.1 of City's Code (Permitted Uses in the C-2 Zone), except:
 - (a) Automobile repair garage;
 - (b) Automobile sales agency;
 - (c) Business College or private school (no riding academies);
 - (d) Club or lodge;
 - (e) Fix-it shop;
 - (f) Hospitals;
 - (g) Hotel-Commercial;
 - (h) Tire shop, retail sales only;
 - (i) Automobile sales (new and used) lot if operated in conjunction with an established new car agency and if located adjacent to or across an alley from the said new car agency, and further provided that all repairing, reconditioning, or painting of automobiles be done in a completely enclosed building;
 - (j) Automobile service station subject to the provisions of Section 9-1-455;
 - (k) Taxicab dispatch office;
 - (l) Furniture store - retail sale of used furniture if said sale is conducted in conjunction with the retail sale of new furniture and the total

amount of used furniture displayed for sale does not at any one time cover more than twenty percent (20%) of the floor space used for the display and sale of new and used furniture.

10. All commercial uses shall be conducted wholly within a completely enclosed building.
11. Occupants of subject property shall not store trash or refuse out of doors unless they build a trash enclosure, whose location and design has been approved by the City's Principal Planning and Building Official, and deposit refuse and trash therein.
12. Owner of subject property shall install fire hydrants on subject site as required by City's Fire Chief.
13. A setback area 15 feet in depth along that portion of subject property adjacent to Via Santiago and Via del Rio Streets shall be established and shall be landscaped; and a setback area of 25 feet in depth along that portion of Border Avenue adjacent to subject property shall be established and landscaped; provided, however, that portion of the site to be used for parking adjacent to Border Avenue shall have a landscaped setback no less than 8 feet in depth. Said landscaping shall be continuously maintained in a healthy condition.
14. The owner of subject property shall submit to the Planning Commission for its approval a plan for the development of the area marked on Exhibit N-2 (Revised) as "Future Development" prior to any development thereon.
15. No wheel stops shall be required in offstreet parking areas.
16. The exterior architectural design of the rear portion of Building B proposed to be constructed on subject property shall be approved by the City Council before construction thereof shall commence.

Buildings A and B, as referred to hereinabove, are those structures shown as Buildings A and B on Exhibit B admitted into evidence at the City Council hearing on May 7, 1975, concerning Amendment No. 5 to the General Development Plan.

SECTION II. Building Elevations, Landscaping
and Grading:

The exterior elevations of the buildings and structures thereon, the landscaping for subject property and its grading shall be as depicted and delineated on the following documents, each of which was admitted into evidence at said hearing by the City Council on May 7, 1975, concerning Amendment No. 5. Each of the following entitled documents were prepared by Petrolane Properties, Inc., and are herein identified by the following exhibit letters and numbers and bear the dated as stated below:

- Exhibit C-1: Village Grove Plaza, Sheet 2,
Exterior Elevations, March 31, 1975
- Exhibit C-2: Village Grove Plaza, Sheet 3,
Exterior Elevations, March 31, 1975
- Exhibit C-3: Village Grove Plaza, Sheet 4,
Exterior Elevations, March 31, 1975
- Exhibit D: "Stater Brothers Market", Sheet SL-1,
Landscaping Plan, March 27, 1975
- Exhibit E-1: Stater Brothers Shopping Center,
Grading Plan, (Sheet 1), March 19, 1975
- Exhibit E-2: Stater Brothers Shopping Center,
Grading Plan, (Sheet 2), February 26, 1975"

BE IT FURTHER RESOLVED that if the permitted uses, conditions thereto and property development standards as stated in Section I hereinabove conflict with the matters shown on the aforesaid Exhibits C-1 through E-2, or any of them as enumerated hereinabove in Section II, the provisions of Section I shall prevail and control over said Exhibits;

BE IT FURTHER RESOLVED that if any provisions of this Resolution as to property development standards, permitted uses and conditions thereto conflict with any provisions of the Plans, approved on October 19, 1970, by the City Council, relating to uses, conditions thereto and property development standards, the provisions of this Resolution shall control and prevail; and

BE IT FURTHER RESOLVED that if the provisions of the Plans, including those amendments thereto by this Resolution, as to property development standards, uses permitted and conditions thereto, conflict with any provisions of the Corona Municipal Code, the Plans, as amended by this Resolution, shall prevail and control.

ADOPTED this 21st day of May, 1975.

Isa D. Calvert
Mayor of the City of Corona, California

ATTEST:

Diedre D. Lingenfelter
City Clerk of the City of
Corona, California

I, DIEDRE' D. LINGENFELTER, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Corona, California, at an adjourned regular meeting thereof held on Wednesday, the 21st day of May, 1975, by the following vote of the Council:

AYES: COUNCILMEN BASS, BLANDI, CALVERT, MURPHY, SPIEGEL

NOES: NONE

ABSENT: NONE

ABSTAINED: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 21st day of May, 1975.

Diedre D. Lingenfelter
City Clerk of the City of Corona, California

Opt Village Grove LLC

Project Description

Opt Village Grove LLC, property owner of the Village Grove Plaza (the "Center") located at the northeast corner of Via Del Rio and Border Ave. is proposing two (2) monument signs on the side of Via Del Rio and Border Ave., and one (1) pylon sign at the intersection. The site is zoned PCD (Planned Community Development). The Center was entitled as part of Master Plan PD-69-2, subsequently resolution No.75-51 for the Center was passed long ago which prohibits freestanding signs. The City underwent a text amendment in April 2019 to allow more flexibility for signage standards which would allow the Center to file for a Major Precise Plan Modification to have the much needed signage among other commercial establishments within the City.

Prior to the filing of the proposed project, the center had no visible pylon or monument signs. Having signage at visible intersection is highly valuable and of utmost importance to the success of any commercial establishment. The tenant's storefront is set back more than 250 ft. from Border Ave. and more than 350 ft. from Via Del Rio, which makes it extremely difficult for vehicles passing by to see the businesses in the Center. All shopping centers within the City have the rights to monument signage. In order to maintain and attract new retail tenants to the Center, as well as stay competitive in a difficult retail climate, having visible signage is extremely vital to sustainable and prolong success. The proposed signage will be externally illuminated so that it does not spill onto or affect any of the adjacent residential neighborhoods. Furthermore, the proposed signage meets the requirement of the C-2 zone; which allows for 15 ft. high pylon signs and the maximum area allowed is 32 sq. ft. by right and 200 sq. ft. maximum.

If you have any questions, feel free to let me know.

Thank you,



Dave Runberg

CFO

720-493-5100

EXHIBIT D



CITY OF CORONA

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

Name, Description and Location of Project:

Precise Plan Modification 2019-0006 (PPM2019-0006) is a proposal to amend precise plan PD-69-2 to allow freestanding parcel identification signs within the Village Grove Plaza located at 1240-1296 Border Avenue in the PCD (Planned Community Development) zone.

Entity or Person Undertaking Project:

- ☒ A. Public Agency: City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882 / (951) 736-2262.
- ☐ B. Other (private)

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: Applicable Exemption Class:
- ☐ F. The project is a statutory exemption. Code section number:
- ☒ G. The project is otherwise exempt on the following basis:

PPM2019-0006 is exempt pursuant to Section 15301 of the Guidelines for the California Environmental Quality Act (CEQA) because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of constructing two monument signs and one pylon sign within an existing shopping center that is fully developed with buildings, parking, and landscaping with adequate access. The signs are between 6 to 15 feet in height. Approval of this proposal is not expected to result in any impacts to the environment.

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

Date: _____

Sandra Yang, Senior 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 DEPT.
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: PPM2019-0006
2. Project location (specific): N/A – City wide
3. a. Project location - City of Corona
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

Precise Plan Modification 2019-0006 (PPM2019-0006) is a proposal to amend precise plan PD-69-2 to allow freestanding parcel identification signs within the Village Grove Plaza located at 1240-1296 Border Avenue in the PCD (Planned Community Development) zone.

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: City of Corona
7. Exempt Status (check one):
 - a. ☐ Ministerial Project (Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268).
 - b. ☐ Not a project.
 - c. ☐ Emergency project (Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c)).
 - d. ☒ **Categorical Exemption. State type and class number: Class 1 – Existing Facilities**
 - e. ☐ Declared Emergency (Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a)).
 - f. ☐ Statutory Exemption.
 - g. ☐ Other:

8. Reasons why the project is exempt:

PPM2019-0006 is exempt pursuant to Section 15301 of the Guidelines for the California Environmental Quality Act (CEQA) because the project qualifies as a Class 1 (Existing Facilities) categorical exemption. The project consists of constructing two monument signs and one pylon sign within an existing shopping center that is fully developed with buildings, parking, and landscaping with adequate access. The signs are between 6 to 15 feet in height. Approval of this proposal is not expected to result in any impacts to the environment.

9. Contact Person/Telephone No.: Sandra Yang / (951) 279-3553
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: _____

Signature: _____
Sandra Yang, Senior Planner