



# Project Conditions

## City of Corona

**Project Number: CUP2019-0009**

Description: **CONSTRUCT A 1,800 S.F. STARBUCKS DRIVE-THRU.**

Applied: **10/14/2019**

Approved:

Site Address: **735 S MAIN ST CORONA, CA 92880**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **KAIDENCE GROUP**

Parent Project: **DPR2018-0025**

**5070 N. 40TH STREET, SUITE 210 PHOENIX AZ, 85018**

Details: **CUP FOR A 1,800 SQUARE FOOT STARBUCKS WITH A DRIVE THROUGH ON 0.39 ACRES.**

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
<ol style="list-style-type: none"><li>Plans and applicable construction documents need to be prepared in accordance to the latest applicable codes and standards. If the project documents are submitted for plan check after December 31, 2019, the plans and construction documents will need to be prepared in accordance to the 2019 California Building Codes.</li><li>Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.</li><li>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.</li><li>Roofing material shall be Class A.</li><li>Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.</li><li>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.</li><li>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.</li><li>Upon tenant improvement plan check submittal there may be additional Building Department requirements.</li><li>Separate permits are required for all fences, walls and paving.</li><li>Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.</li><li>All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</li><li>Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.</li><li>All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance</li><li>At the time of plan check please incorporate the required California Green Code Mandatory Measures such as E.V. Ready, clean air vehicle parking, bicycle parking, best management practices and storm water pollution prevention, light pollution reduction, energy efficiency, indoor and outdoor water usage efficiency etc.</li><li>Trash enclosures and the path of travel to the enclosure shall be accessible for people with disabilities.</li><li>Deferred submittals must be clearly identified on the building plans. Submittals such as; fire sprinklers, fire alarms, trusses, etc.</li></ol>	



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PLANNING	Lupita Garcia
	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. 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.</li> <li>4. 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.</li> <li>5. PM 37748 shall be recorded prior to the issuance of a building permit.</li> <li>6. This project is exempt from Riverside County's MSHCP fee, as the site is currently developed as a parking lot.</li> <li>7. Separate landscape plans shall be submitted to the Building Division for plancheck. At time of submittal, the developer shall also submit a landscape deposit in the amount of \$2,500 to the Planning Division for plancheck and inspection services related to the landscaping which will be provided by a landscape consultant. Any money left remaining from this deposit at the completion of the project will be reimbursed to the developer. Note that this deposit is separate from the Building Division's landscape plancheck submittal fee.</li> <li>8. Screen hedges shall be installed between the drive-through lane and Main Street, between the drive-through lane and Eighth Street, and between the drive-through lane and the northerly drive aisle for headlight buffering purposes. The hedges shall be a minimum of 36-inches in height at time of installation.</li> <li>9. All trash enclosures shall be constructed of decorative masonry such as splitface or slumpstone block or as approved by the Community Development Department.</li> <li>10. A sign permit shall be obtained from the Planning and Building divisions prior to the installation of any signs.</li> <li>11. All signage shall be constructed in accordance with the sign criteria under the Downtown Corona Revitalization Specific Plan and Corona Municipal Code as applicable.</li> <li>12. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant (s) shall then make recommendations within 48 hours, and engage in consultation concerning the treatment of the remains as provided in Public Resources Code 5097.98.</li> </ol>



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<p>13. All landscaping, onsite and within the parkway, shall be installed per the approved plans prior to issuance of certificate of occupancy.</p> <p>14. The applicant shall grant an easement to the Corona Historic Preservation Society (CHPS), for maintenance purposes of the existing Bronze Fire Hydrant statute located on the project site.</p> <p>15. The applicant shall reconstruct the driveway approach on Eighth Street to comply with the city's commercial driveway standard.</p> <p>16. The applicant shall reslurry Eighth Street in front of the project and replace all broken, cracked or deficient sidewalk panels.</p> <p>17. CUP2019-0009 is subject to the conditions of approval for Parcel Map 37748 (PM2019-0005).</p>	