



COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
"Promoting and Sustaining Quality Development"
400 S. Vicentia Avenue, Corona, California 92882
Phone: (951) 736-2262 Fax (951) 279-3550
www.CoronaCA.gov

October 30, 2019

Westcal Property Group
c/o: Brad Porter
2711 N. Sepulveda Boulevard, Suite 530
Manhattan Beach, CA 90266

RE: APPROVAL OF CULW2019-0001

Dear Mr. Porter:

On October 30, 2019, the city's Board of Zoning Adjustment reviewed and approved the above referenced cul-de-sac waiver permit. The Board of Zoning Adjustment has approved CULW2019-0001, subject to the attached conditions of approval. This approval is a final action by the Board of Zoning Adjustment, unless appealed to the Planning Commission within 10 days of the date of this letter. Any substantive changes to the proposal are subject to the Board's review and approval.

If you have any questions regarding this letter, I may be contacted at (951)736-2293 or Lupita.Garcia@CoronaCA.gov.

Sincerely,


Sandra Yang
Senior Planner/Board Secretary

Enc: Exhibits A1-A2 – Site Plan
Exhibit B – Conditions of Approval

cc: File – CULW2019-0001
Building – Chris Milosevic
Fire Dept. – Cindi Schmitz
Public Works – Tom Koper
Public Works – Michele Hindersinn

Email: Brad Porter – brad@westcalpropertygroup.com

EXHIBIT E

Exhibit A

DPR2019-0002



Project Name: _____ Project Number: _____ Project Location: _____	Designed by: _____ Drawn by: _____ Checked by: _____ Date: _____	Title: _____ Date: _____	City of Corona: _____ Date: _____	City of Corona: _____ Date: _____
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EXHIBIT A1

EXHIBIT A2





Project Conditions City of Corona

Project Number: CULW2019-0001

Description: CUL-DE-SAC WAIVER FOR TENTATIVE MAP 5-ACRE LAND

Applied: 7/25/2019

Approved:

Site APN: 115415001

Closed:

Expired:

Status: RECEIVED

Applicant: WESTCAL PROPERTY GROUP, INC.

Parent Project:

2711 N. SEPULVEDA BLVD #530 MANHATTAN BEACH CA,
90266

Details: CUL-DE-SAC WAIVER FOR 5-ACRE VACANT LAND TO BE SUBDIVIDED INTO 23 SINGLE FAMILY LOTS IN CONFORMANCE WITH NORTHEAST CORONA SPECIFIC PLAN 81-2.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
PLANNING	Lupita Garcia
<p>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.</p> <p>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.</p> <p>3. Per the directions of the Public Works Department, signs shall be posted at the beginning point of the entrance to "Public A" Street stating "No Outlet" or "Not a Through Street". Coordinate with the Public Works Department prior to installation.</p>	