

September 20, 2021

City of Corona  
Planning Department  
400 S. Vicentia Ave.  
Corona, CA 92880

**REFERENCE:**      **Variance Major Submittal Application**  
For Harrison Emergency Shelter  
420 W. Harrison Street  
Corona, CA 92880

## **Variance Letter**

The City of Corona wishes to apply for a Variance for its proposed canopy cover that encroaches into the street side yard setback and public utility easement. The street side yard setback is 15'-0" and the public utility easement is 6'-0". Both run parallel to Harrison Street.

The existing site is zoned M-1, Light Manufacturing, and the land use is C, (Commercial). The Harrison Emergency Shelter will provide emergency shelter, medical, behavioral health, dental, workforce development, life skills and many other services to facilitate crisis stabilization and a quick path to permanent housing. Development of an emergency shelter/multi-service center fulfills one of the goals in the City's Homeless Strategic Plan. The purpose of the Homeless Strategic Plan is to facilitate a systems-oriented approach to address homelessness more effectively in Corona.

The overall quality of life in the City of Corona will improve for businesses and residents that are impacted by unsheltered homeless living on the streets. In addition, Corona's homeless neighbors will have access to a complete system of services including outreach/engagement, crisis stabilization shelter, a wide variety of supportive services, and permanent housing. Corona's homeless system of services includes best practice interventions that are effective in addressing chronic and situational homelessness.

The Harrison Shelter will accommodate homeless clients with pets and service animals. The newly installed dog run does not have a shade cover. Staff has identified a need for a shade structure to protect pets from heat and inclement weather. The existing Dog Run is located at the north-west end of the site. The proposed canopy cover is placed to serve the best location for the existing Dog Run. Unfortunately, the proposed location is within the street side yard setback and public utility easement. This location was selected instead of the Recreation Area because it will cover a portion of the Dog Run and a portion of the Recreation Area. The intent of the proposed cover is to allow dog owners to be next to their canine companions as they play in the Dog Run. The proposed canopy cover will be 18'-0" x 20'-0" x 9'-0" high and will not extend beyond the property limits. Duralum is the proposed manufacturer and the top cover will be solid to give the residents and their canine companions protection against rainy weather or extreme sun. The material is aluminum to look like wood and the color will be tan to match the existing patio covers that were recently installed in the Phase 1 project.

From Harrison Street, the proposed canopy cover will sit in between two existing trees and in front of one existing tree. The low profile (9'-0" high) will not obstruct the scenery of the existing trees. An existing 5'-11" screened wrought iron fence will be in front of the canopy cover and

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hide it even more. There will only be a small section of the proposed canopy visible from the street. The canopy will encroach upon the existing 6' public utilities easement dedicated to City of Corona Utilities Department formally known as Department of Water and Power. The owner acknowledges that for any planned utilities installation in the easement the owner will remove the structure in order to provide the City access to install any planned utilities. It is also understood that City of Corona Utilities Department will remove the structure in case of emergency repair and will not be held responsible for re-installation of the canopy.

The City of Corona firmly believes the benefits of the proposed canopy cover out way the disadvantages and will give their residents and canine companions a higher and safer quality of life.

If you require any additional information, please feel free to contact me at (951) 736-8161. Thank you.

Sincerely,



Ralph Cervantes  
*Lead Project Designer for the City of Corona*