

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

Planning and Housing Commission Meeting Final Agenda

Monday, April 8, 2024

Council Chambers - 6:00 p.m.



**Chair Matt Woody
Vice Chair Marie Vernon
Commissioner Karen Alexander
Commissioner Sarah Longwell
Commissioner Craig Siqueland**

The Planning and Housing Commission meeting of April 8, 2024 will be conducted in person. You may attend in person or remotely. To participate remotely, please use the following link: <https://coronaca-gov.zoom.us/j/85615700760>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNICATIONS FROM THE PUBLIC

Persons wishing to address the Planning and Housing Commission are requested to state their name for the record. This portion of the agenda is intended for public comment. State law prohibits the Planning and Housing Commission from discussing or taking action on items not listed on the agenda. The Planning and Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three minute limit to communications.

MEETING MINUTES

1. **MINUTES** - [Approval of minutes for the Planning and Housing Commission meeting of March 25, 2024.](#)

Attachments: [032524 - P&H Minutes - DRAFT](#)

CONSENT ITEMS

(Items listed below are not advertised as public hearings.)

2. **EXTENSION OF TIME** - [PPE2024-0001: Application requesting a two-year extension of time for Precise Plan 2019-0009 \(PP2019-0009\) for the development of six apartment units on a 0.34-acre site in the R-3 \(Multiple Family Residential\) zone located at 1109 Circle City Drive. \(Applicant: Anthony Lopez\)](#)

That the Planning and Housing Commission adopt Resolution No. 2631 GRANTING a two-year extension of time for PP2019-0009, based on the findings contained in the staff report.

Attachments: [Staff Report](#)
[Exhibit 1 - Resolution No. 2631](#)
[Exhibit 2 - Locational and Zoning Map](#)
[Exhibit 3 - Staff Report for PP2019-0009, April 11, 2022](#)
[Exhibit 4 - PP2019-0009 Conditions of Approval, April 11, 2022](#)
[Exhibit 5 - PP2019-0009 Site Plan, approved April 11, 2022](#)
[Exhibit 6 - PP2019-0009 Elevations, approved April 11, 2022](#)
[Exhibit 7 - Applicant's letter, dated February 26, 2024, requesting extension of time](#)
[Powerpoint](#)

PUBLIC HEARINGS

(Items listed below are advertised as public hearings requiring review by the Planning and Housing Commission.)

3. **PUBLIC HEARING** - [SPA2023-0001 \(CONTINUED\): Specific Plan Amendment to the El Cerrito Specific Plan \(SP91-2\), Section 12.8, to allow educational schools in the Commercial \(C\) District by a conditional use permit. \(Applicant: River Springs Charter Schools\)](#)

That the Planning and Housing Commission recommend to the City Council APPROVAL OF SPA2023-0001, based on the findings contained in the staff report and conditions of approval, and that SPA2023-0001 be exempted from the California Environmental Quality (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3).

Attachments:

[Staff Report](#)

[Exhibit 1 - Land Use Plan for El Cerrito Specific Plan](#)

[Exhibit 2 - Proposed Amendment](#)

[Exhibit 3 - Conditions of Approval](#)

[Exhibit 4 - Environmental Documentation](#)

[Powerpoint](#)

4. **PUBLIC HEARING** - [CUP2023-0017 \(CONTINUED\): Conditional Use Permit application to establish a charter school within an existing 44,800 square foot commercial building located at 2115 Compton Avenue \(APN: 278-060-035\) in the Commercial \(C\) District of the El Cerrito Specific Plan. \(Applicant: River Springs Charter Schools\)](#)

That the Planning and Housing Commission adopt Resolution No. 2627 GRANTING CUP2023-0017, based on the findings contained in the staff report and conditions of approval, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301.

Attachments:

[Staff Report](#)

[Exhibit 1 - Resolution No. 2627](#)

[Exhibit 2 - Locational and Zoning Map](#)

[Exhibit 3 - Proposed Site Plan](#)

[Exhibit 4 - Site Plan with Outdoor Play Area](#)

[Exhibit 5 - Queuing Lane Diagrams](#)

[Exhibit 6 - Conditions of Approval](#)

[Exhibit 7 - Community Outreach Notice](#)

[Exhibit 8 - Operation Letters from School Superintendent and Senior Director of Facilities](#)

[Exhibit 9 - Floor Plans](#)

[Exhibit 10 - Traffic Management Information](#)

[Exhibit 11 - Environmental Documentation](#)

WRITTEN COMMUNICATIONS

ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

FUTURE AGENDA ITEMS

No immediate action is taken on Future Agenda items; this section serves to highlight items that will be considered at upcoming Planning and Housing Commission meetings. Items that appear in this section will take place under the appropriate section of the agenda and will be accompanied by a staff report.

ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, April 22, 2024, commencing at 6:00 p.m. in the City Council Chambers, 400 S. Vicentia Avenue.

Corona City Hall - Online, All the Time - www.CoronaCA.gov

NOTICE TO THE PUBLIC:

If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Housing Commission at or prior to this public hearing.

Agendas for all Planning and Housing Commission meetings are posted at least 72 hours prior to the meeting in the entry way at City Hall. A complete agenda packet is available for public inspection during business hours at the Planning & Development Department. Any materials relating to an item on the agenda which are distributed to all, or majority of all, members of the Planning and Housing Commission after the posting of the agenda will also be available at the same time for public inspection during business hours at the Planning & Development Department.

Written communications from the public for the agenda must be received by the Planning & Development Department seven (7) days prior to the Planning and Housing Commission meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEETING IS BEING RECORDED

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

Planning and Housing Commission Minutes - Draft

Monday, March 25, 2024

Council Chambers - 6:00 p.m.



**Chair Matt Woody
Vice Chair Marie Vernon
Commissioner Karen Alexander
Commissioner Sarah Longwell
Commissioner Craig Siqueland**

ROLLCALL

Present 5 - Chair Matt Woody, Vice Chair Marie Vernon, Commissioner Karen Alexander, Commissioner Sarah Longwell, and Commissioner Craig Siqueland

CALL TO ORDER

Chair Woody called the meeting to order.

PLEDGE OF ALLEGIANCE

Vice Chair Vernon led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of March 11, 2024.

A motion was made by Commissioner Siqueland, seconded by Vice Chair Vernon, that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. SPA2023-0006: Specific Plan Amendment to the North Main Street District Plan, Section 4.3, to allow for building materials sales with indoor and outdoor storage in the Transit Commercial (TC) District. (Applicant: Daniel Delaney, Ganahl Lumber Company)

Bryan Martinez, Assistant Planner, reviewed the staff report and exhibits for SPA2023-0006.

Discussion ensued between the Commission and staff regarding details of the project, the zoning, general history, and the historic building on the property.

Chair Woody opened the public hearing.

Joe Morgan, resident, stated the historic building on the property should be preserved.

Dan Delaney, the applicant, addressed the Commission via Zoom. He answered

questions regarding their business' storage and shipping procedures, as well as the status and future plans for the historic building on their site.

Chair Woody closed the public hearing.

A motion was made by Commissioner Alexander, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend APPROVAL of SPA2023-0006 to the City Council, based on the findings contained in the staff report and conditions of approval, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3). The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

- 3.** TTM 38572: Tentative Tract Map application to subdivide 85.51 acres into 47 numbered lots for the development of 546 residential condominium units and 50 lettered lots for the construction of private streets, open space, private parks, and other improvements associated with the development in the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Spaces designations within the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive. (Applicant: Jason Perrine, Arantine Hills Holding LP)

Sandra Vanian, Planning Manager, reviewed the staff report and exhibits for TTM 38572 and PP2023-0004, as they are related to the same project.

Discussion ensued between the Commission and staff regarding these items as they relate to the Bedford Community, the Arantine Hills Specific Plan, and the Trail Master Plan.

Chair Woody opened the public hearing.

Sharon Carriedo, resident, mentioned the trail connection to the properties outside of this development and wanted to know if future discussions with the residents will occur when those trails are extended.

Joe Morgan, resident, commented that the 'end goal' of the remaining upper plateau on the hill is not yet known, and that the access to this area has not been evaluated.

Brian Milich, applicant, presented a history of the project site, and answered the Commission's questions regarding accessibility to the 'upper McMillan plateau', the Trails Master Plan, and Bedford Wash improvements.

Chair Woody closed the public hearing.

Joanne Coletta, Planning and Development Director, provided the Commission a brief history of the Arantine Hills Specific Plan and the trail plan that was required within the development before the city initiated the Trails Master Plan. The trail plan within the development is consistent with the specific plan.

A motion was made by Commissioner Alexander, seconded by Commissioner Siqueland, that

the Planning and Housing Commission recommend to the City Council APPROVAL of TTM 38572, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

4. PP2023-0004: Precise Plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 546 residential condominium units and private parks in the Low Density Residential, Medium Density Residential, High Density Residential, Park and Open Space designations of the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive. (Applicant: Jason Perrine, Arantine Hills Holding LP)

This item was presented with the previous presentation on TTM 38572.

The Commission appreciated the continuity of this project with previous phases of the community.

A motion was made by Commissioner Alexander, seconded by Chair Woody, that the Planning and Housing Commission adopt Resolution No. 2630 GRANTING PP2023-0004 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

5. GPA2023-0005: General Plan Amendment to the Land Use Element and Housing Element to update the City's Housing Sites Inventory of the Housing Element for Planning Period 2021-2029. (Applicant: City of Corona)

Joanne Coletta, Planning and Development Director, reviewed the staff report and exhibits for items 5 thru 7: GPA2023-0005, SPA2023-0008, and CZ2023-0007, which are related to the Housing Element Rezoning Program.

The Commission thanked Ms. Coletta for the various adjustments made in these items and for explaining the Affordable Housing Overlay (AHO) as a 'planning mechanism' needed to comply with State housing mandates.

Chair Woody opened the public hearing.

Josie Garcia, a leasing agent, asked questions regarding the AHO's effect on any current or future tenants.

Chair Woody closed the public hearing.

A motion was made by Vice Chair Vernon, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend APPROVAL of GPA2023-0005, based on the findings contained in the Addendum to the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program certified on March 1 2023, and adopt Resolution No. 2629 granting GPA2023-0005 as part of Cycle 2 of General Plan Amendments for 2024. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

6. SPA2023-0008: Amendment to various specific plans to include an Affordable Housing Overlay zone to the existing zoning on certain properties and to change 1.33 acres from Gateway Business to Multifamily Residential to meet the City's mandated Regional Housing Needs Assessment required by the General Plan Housing Element for Planning Period 2021-2029. (Applicant: City of Corona)

This SPA2023-0008 item was presented with the previous presentation on GPA2023-0005.

The Commission inquired which Specific Plans would be affected by this amendment, and Ms. Coletta noted the Downtown Revitalization, El Cerrito, and Northeast Specific Plans.

Chair Woody opened the public hearing.

Susan Studer, resident, expressed concerns if low-income housing is built on the property at McKinley Street and Magnolia Avenue, noting that crime is already a problem in this general area.

Chair Woody closed the public hearing.

A motion was made by Commissioner Longwell, seconded by Commissioner Siqueland, that the Planning and Housing Commission recommend APPROVAL of SPA2023-0008 to the City Council, based on the findings contained in the staff report and the Addendum to the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program certified on March 1 2023. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

7. CZ2023-0007: Change of zone to include an Affordable Housing Overlay zone to the existing zoning on certain properties to meet the City's mandated Regional Housing Needs Assessment required by the General Plan Housing Element for Planning Period 2021-2029 (Applicant: City of Corona)

This CZ2023-0007 item was presented with the previous presentation on GPA2023-0005.

Chair Woody opened and closed the public hearing, with no further speakers.

A motion was made by Commissioner Alexander, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend APPROVAL of CZ2023-0007 to the City Council, based on the findings contained in the staff report and the Addendum to the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program certified on March 1 2023. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta updated the Commission on the week's events, including that City Council's Study Session voted to move forward with the Historic Resource Ordinance revisions, which will come before the Planning Commission sometime in the summer. In addition, the establishment of a Historic Preservation Board will be forthcoming. She also shared that the Council approved by majority the ban of temporary signs in the right-of-way, which will go into effect on May 3, 2024.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Chair Woody expressed appreciation for the invitation extended to the Commission for the Annual Ramadan Interfaith event on March 24, 2024.

Commissioner Alexander shared the knowledge she gained in various workshops at the League of California Cities Planning Commission Academy, which she attended with Vice Chair Vernon.

Vice Chair Vernon also shared highlights of the workshops she attended at this Planning Commission Academy.

FUTURE AGENDA ITEMS

Future agenda items are scheduled for the Planning and Housing Commission meeting of April 8, 2024.

ADJOURNMENT

Chair Woody adjourned the meeting at 8:41 p.m. to the Planning and Housing Commission meeting of Monday, April 8, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.



Staff Report

File #: 24-0252

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 04/08/2024

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

PPE2024-0001: Application requesting a two-year extension of time for Precise Plan 2019-0009 (PP2019-0009) for the development of six apartment units on a 0.34-acre site in the R-3 (Multiple Family Residential) zone located at 1109 Circle City Drive. (Applicant: Anthony Lopez, 4534 Carter Court, Chino, CA 91710)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2631 GRANTING a two-year extension of time for PP2019-0009, based on the findings contained in the staff report.

PROJECT SITE SUMMARY:

PP2019-0009 was approved by the Planning and Housing Commission on April 11, 2022, to allow the development of a six-unit apartment complex on a vacant 0.34-acre parcel located at 1109 Circle City Drive (Exhibit 2). The project site is zoned R-3, which permits multiple family residential development. The project site has a General Plan land use designation of High Density Residential (HDR), which permits a density range of 15 to 36 dwelling units per acre (du/ac). The approved project's density is 18 dwelling units per acre.

Corona Municipal Code (CMC) Section 17.91.110 governs time limits for Precise Plans. Projects approved by a Precise Plan are required to utilize the permit within two years of its approval. Utilizing a permit is defined as follows:

Section 17.91.110(D)

The permit must be utilized, or if the permit involves a building, construction must be commenced and carried on diligently to completion of at least one usable unit, prior to the expiration of the time limit. If the time limit expires, any privilege, permit or variance granted shall be deemed to have lapsed.

PP019-0009 is set to expire April 11, 2024. The applicant, Anthony Lopez, is requesting that the Planning and Housing Commission grant a two-year extension of time for PP2019-0009. The applicant currently has landscape, grading, and building plans in plan check with the City and expects to obtain permits for grading and construction by December 2024. The applicant states that due to increased interest rates and an unstable economy related to the Covid-19 pandemic, the applicant had been trying to sell the property since August 2023. The property was eventually sold in February 2024. The extension would allow the new owner to complete the various construction plan checks which are near approval and carry the project through to completion. Should the Commission grant this time extension request, the new expiration date for PP2019-0009 would be April 11, 2026.

The original review and approval of PP2019-0009 included public noticing and public hearings before the Planning and Housing Commission. The time extension does not require a public hearing or notice to the public, as there are no proposed changes to the project or conditions of the project approval.

FISCAL IMPACT:

The applicant has paid the applicable application processing fees for the extension request.

FINDINGS OF APPROVAL FOR PPE2024-0001

1. In accordance with CMC Section 17.91.110, the Planning & Housing Commission is authorized to extend the time of a precise plan upon the finding of unavoidable delay. The project approved by PP2019-0009 has been unavoidably delayed for the following reasons:
 - a. Due to rising interest rates, uncertainties in the economy, and the slow rebound from the COVID-19 pandemic, the applicant was not able to construct the project within the first two years of the project's approval. The applicant recently sold the project, and the two-year extension would allow the new owner additional time to complete the plan check review process with the City, obtain permits, and construct the project.*

PREPARED BY: BRENDAN DALDE, ASSISTANT PLANNER

REVIEWED BY: EVA CHOI, SENIOR PLANNER

REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2631
2. Locational and Zoning Map
3. Staff Report for PP2019-0009, April 11, 2022
4. PP2019-0009 Conditions of Approval, April 11, 2022

5. PP2019-0009 Site Plan, approved April 11, 2022
6. PP2019-0009 Elevations, approved April 11, 2022
7. Applicant's letter, dated February 26, 2024, requesting extension of time.

Case Planner: Brendan Dalde (951) 736-4918



RESOLUTION NO. 2631

APPLICATION NUMBER: PPE2024-0001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A 2-YEAR EXTENSION OF TIME FOR PRECISE PLAN 2019-0009 (PP2019-0009), WHICH WAS ORIGINALLY APPROVED BY THE PLANNING AND HOUSING COMMISSION ON APRIL 11, 2022, FOR THE DEVELOPMENT OF SIX APARTMENT UNITS ON A 0.34-ACRE SITE IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE LOCATED AT 1109 CIRCLE CITY DRIVE. (APPLICANT: ANTHONY LOPEZ)

WHEREAS, the application to the City of Corona, California, for a Precise Plan Extension under the provisions of Chapter 17.91 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for a 2-year extension of time for Precise Plan 2019-0009 (PP2019-0009), which was originally approved by the Planning and Housing Commission on April 11, 2022, for the development of six apartment units on a 0.34-acre site in the R-3 (Multiple Family Residential) zone located at 1109 Circle City Drive; and

WHEREAS, on April 8, 2024, the Planning and Housing Commission granted a 2-year extension for PP2019-0009 by PPE2024-0001, extending PP2019-0009 through April 11, 2026; and

WHEREAS, the Planning and Housing Commission finds that pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15060(c), and Section 3.01 of the City of Corona Local Guidelines for Implementing CEQA, the extension of time is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; and

WHEREAS, after close of said hearing, the Commission by formal action, found that the condition necessary to granting a Precise Plan Extension as set forth in Corona Municipal Code Section 17.91.110 do exist in reference to PPE2024-0001 based on the evidence presented to the Commission during said hearing.

EXHIBIT 1

**NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION
OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

SECTION 1. CEQA Findings. As the decision-making body for this PPE2024-0001, the Planning and Housing Commission has determined that the time extension does not require an environmental assessment because, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15060(c) and Section 3.01 of the City of Corona Local Guidelines for implementing CEQA, the extension of time is not subject to CEQA since it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

SECTION 2. Precise Plan Extension Findings. Pursuant to Corona Municipal Code (“CMC”) Section 17.91.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following finding:

FINDINGS OF APPROVAL FOR PPE2024-0001

1. In accordance with CMC Section 17.91.110, the Planning & Housing Commission is authorized to extend the time of a precise plan upon the finding of unavoidable delay. The project approved by PP2019-0009 has been unavoidably delayed for the following reasons:
 - a. *Due to rising interest rates, uncertainties in the economy, and the slow rebound from the COVID-19 pandemic, the applicant was not able to construct the project within the first two years of the project’s approval. The applicant recently sold the project, and the two-year extension would allow the new owner additional time to complete the plan check review process with the City, obtain permits, and construct the project.*

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Precise Plan Extension.

Adopted this 8th day of April, 2024.

Matt Woody, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 8th day of April, 2024, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL & ZONING MAP



Date: 4/2/2024

PPE2024-0001



EXHIBIT 2



Staff Report

File #: 22-0289

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 04/11/2022

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

PP2019-0009: A Precise Plan application to review the site plan, architecture, and landscaping associated with the construction of six apartment units on 0.34 acres in the R-3 (Multiple Family Residential) zone located at 1109 Circle City Drive, Corona. (Applicant: Anthony Lopez, Castlegate Properties, LLC, 4534 Carter Ct., Chino, CA 91710)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2587 GRANTING PP2019-0009 based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY:

Area of Property: 0.34 acres (14,810 square feet)

Existing Zoning: R-3 (Multiple-Family Residential)

Existing General Plan: HDR (High Density Residential, 15-36 dwelling units/acre)

Existing Land Use: Vacant

Proposed Land Use: Multiple family residential, six apartment units

Surrounding Zoning/Land Uses:

N: R-3 / Multiple Family Residential and Vacant

E: R-3 / Multiple Family Residential

S: R-3 / Multiple Family Residential

W: R-3 / Single Family Residential

BACKGROUND

The purpose of the PP2019-0009 is to review the site layout, architecture, and landscaping associated with the development of a multiple family residential project consisting of six (6) attached apartment units on a vacant 0.34-acre parcel located at 1109 Circle City Drive. The project site is zoned R-3, which permits multiple family residential development. The project site has a General Plan designation of High Density Residential (HDR), which permits a density range of 15 to 36

dwelling units permit acre (du/ac). As proposed, the project's density is 18 du/ac, which is within the allowable range.

Project History

The project was preliminarily reviewed by city staff as DPR2018-0004 on April 26, 2018. The applicant formally submitted the precise plan application on November 14, 2019. The proposed project was reviewed by city staff at the Project and Environmental Review Committee (PRC) meeting on December 5, 2019. A letter from the city dated January 2, 2020, was mailed to the applicant identifying the missing application items. The missing application items were mostly related to corrections to the project's technical studies such as the preliminary Water Quality Management Plan, drainage study and site plan corrections. Once the incomplete application items were resolved, the application was determined to be complete and scheduled for the April 11, 2022 Planning and Housing Commission meeting.

SB 330 Housing Legislation

On October 9, 2019, Governor Newsome signed into law Senate Bill 330, known as the Housing Crisis Act of 2019, which is intended to address California's housing shortage. The bill went into effect on January 1, 2020. Under the bill, a housing development may only be required to comply with the ordinances, policies, and standards that are adopted by a local agency, and in effect when a preliminary application (i.e. DPR application) is submitted. Essentially this means a residential developer only needs to meet the minimum code requirements that were in effect at the time the developer submitted his/her DPR (Development Plan Review) application. For example, if the residential project meets the minimum parking requirement and open space requirement under the Corona Municipal Code (CMC), the City cannot require additional parking or open space, even if the project is subject to a discretionary review process.

PROJECT DESCRIPTION

Site plan

The site plan, as shown in Exhibit 4, depicts two buildings separated by a shared driveway at the center of the property. The shared driveway provides direct access to private garages located on the ground floor of each unit. Each building contains three attached apartment units with entrances along the west (Building A) and east (Building B) side yards. Adjacent to each unit's entrance is a dedicated private ground floor patio with a wood trellis structure and a metal wall trellis for climbing plants. The project provides sidewalk and driveway approach to facilitate access on site. Guest parking spaces, common open space areas with recreation amenities, and a trash enclosure are located at the northern portion of the project site. The proposed site layout complies with required yard setbacks, building separation, and lot coverage requirements prescribed in the Corona Municipal Code for the R-3 zone.

Architecture

Development standards for the R-3 zone do not prescribe a specific architectural style or theme, and there is not an identifiable architectural theme on the subject block. However, the applicant does implement building articulations consistent with the city's adopted residential development design guidelines for multiple family residential. The applicant has chosen a design and color palette that can be easily integrated with the existing streetscape. The proposed Spanish Colonial styled buildings

are coordinated with earth tone colors traditionally associated with the style and roof tiles with a blend of tan, reddish brown, and brown colors. The buildings provide textured exterior stucco walls in an off-white color and architectural features such as rafter tails, wood brackets, balcony railings, wrought iron trellis will be painted in a flat medium brown color to create contrast with the primary off-white color.

Additional decorative elements are provided on the south and north elevations to further enhance the Spanish Colonial design. These details include clay vents under the gable eaves, square recessed wall areas with wrought iron cross bars on top, faux "Juliette" balconies under the arched molding trims, and Spanish motif ceramic tiles at the base of the columns. The proposed design, colors, and materials for the residential buildings depict character defining features of the Spanish Colonial style. The overall massing and scale of the project is compatible with multiple-family residential uses on adjacent properties.

The buildings have varying rooflines with an overall height of 38 feet and 9 inches, which is below the 40-foot building height allowance in the R-3 zone. The elevation plans show an 8-foot plate height for the ground level, and a 9-foot plate height for the second and third floors that consist of living areas. Building articulations such as covered balconies and column projections serve to reduce the three-story massing. The arched windows and decorative wrought iron cross bars over the recessed wall areas provide visual interests to the façades. The architectural elevation details and colored renderings are shown in Exhibit 6.

Floor Plan

The project consists of two buildings (Buildings A and B) which are three stories with three side-by-side units in each building. The floor plan layout of Building A is the mirror image of Building B. All six apartment units share an identical layout with a two-car garage and storage area on the ground floor, the common living areas (living, dining rooms and a powder bathroom) on the second floor, and two bedrooms and two bathrooms are located on the third floor. Two balconies are provided for each unit, a second-floor balcony adjacent to the living room and a balcony on the third floor accessible through the master bedroom. Each units offers two bedrooms and two-and on-quarter baths with a total livable area of 1,012 square feet. The ground floor provides a two-car garage and overhead storage cabinets. Each unit has a pedestrian entrance along the side yard of the site and vehicular access from the shared driveway.

Landscaping

The conceptual landscape plan, shown in Exhibit 7, proposes two 15-gallon Red Crape Myrtle trees and accent shrubs within the front yard area. Additionally, landscaping is proposed in eth common open space areas and along the rear property line; noticeably two 24-inch Brisbane Box trees will be planted to visually enhance the development along the rear property line.

To ensure the side yards received landscaping to soften the visual appearance of the three-stories buildings, staff recommends the installation of evergreens along the side property lines to enhance privacy for the adjoining structures and the proposed project. A condition of approval is included to reflect this recommendation.

Site Amenities

A minimum of 200 square feet of open space is required per unit. This project requires a total of 600 square feet of open space that is required to be provided on-site. The project is providing 861 square feet of open space area, which are proposed at the rear of the property. Outdoor amenities within the open space include permanent landscaped areas, play equipment, and picnic tables along with a barbeque cooking island under a trellis structure. Private outdoor living areas are provided for each unit. These areas comprise of ground floor patio, along with balconies on the second and third floors.

Pursuant to Section 17.79.030 of the Corona Municipal Code, the project is required to provide a trash enclosure to serve the six-unit development. The trash enclosure is located at the end of the shared driveway along the east property line in the rear yard of the project site. The trash enclosure will be constructed out of decorative masonry walls, pilasters, and consistent metal trellis as those provided on the residential units. Details of the trash enclosure are shown on Exhibit 8.

The project proposes to remove an existing block wall along the north and west property lines. The new perimeter wall along the north (rear), east, and west property lines will be a six-foot tall split-face concrete block wall with cap block in a medium beige color.

Access, Circulation and Parking

Access into the project site will be provided from Circle City Drive via a 28-foot wide new driveway approach at the center of the property. The shared driveway is the only route for on-site vehicular circulation which provides direct access into individual garages and guest parking spaces located at the north end of the project site. In accordance with the minimum parking requirements under Section 17.76.030 of the CMC for multiple family residential developments, each unit is provided with a two-car garage, and two uncovered guest parking spaces are provided for the six-unit development.

Public Improvements

The property owner is required to dedicate four (4) feet along the project frontage to Circle City Drive to meet the city's collector street standard of 34 feet for the north half width of the street. The dedication will allow for the missing public improvements to be constructed adjacent to the project site. This includes a 7-foot-wide landscape parkway and 5-foot wide sidewalk. The owner is also required to grind and overlay the roadway pavement within the north half of the street adjacent to the project site.

ENVIRONMENTAL ANALYSIS

Per Sections 15303(b) and 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.21 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 3 (New Construction or Conversion of Small Structures) and Class 32 (In-Fill Development Projects) categorical exemptions. The project consists of the construction of six apartment units in an urbanized area; the project is consistent with the General Plan, zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts. Moreover, none of the exceptions to the Categorical Exemption apply, nor will the project result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant

effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource. The Notice of Exemption is attached as Exhibit 10.

FISCAL IMPACT:

The applicant has paid the applicable application processing fees for the project.

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 Planning Division staff has not received any comments from the public in response to the public notice.

STAFF ANALYSIS

The proposed six-unit residential project is consistent with the R-3 zone and General Plan designation of High Density Residential. The project is also a classic infill development surrounded by existing development. The site plan complies with the development standards prescribed by the CMC for the R-3 zone. The proposed design, scale, and density of the project is appropriate for the subject site as the multiple family residential use is compatible with the existing neighborhood, which consists primarily of multiple family residential developments. The recommended condition of approval to provide evergreen trees along the side property lines enhance privacy and reduce potential light and noise impacts to the adjoining neighbors of the subject site. The project's conceptual landscape plan will be updated based on the recommended condition of approval mentioned above. The final landscape plan will be subject to further review for compliance with the City's residential landscape design guidelines and landscape ordinance (Chapter 17.70) in the Corona Municipal Code.

Development of the project site will provide rental housing units on an undeveloped site intended for multiple family residential. The new development will complete the missing public improvements (sidewalk, parkway, and roadway improvements) adjacent to the site, which is required by the Corona Municipal Code and necessary for the safety and general welfare of the public.

The project is expected to generate 44 vehicle trips per day per a trip generation analysis prepared for the project by a licensed traffic consultant (LSA, dated July 10, 2020). The city's Traffic Engineer has reviewed the project and the analysis and has determined that the 44 daily trips would not significantly impact the area.

The project addresses the goals of current state law, which encourage housing development. The project contributes to meeting the city's Regional Housing Needs Allocation (RHNA) requirement for the Moderate income/affordability category. Based on the state's affordable income limits published by the Housing and Community Development Department, the maximum affordable rent for moderate income households is between \$1,376 and \$2,135. Staff researched nearby apartments on apartment finder.com and apartment guide and found two-bedroom units with rental prices ranging from \$1,725 to 1,950. Given the proximity of the project to these units, the project's rental

prices should be comparable. Finally, the project serves to fulfill several General Plan policies related to providing a variety of housing types for Corona's residents.

The Planning & Development Department recommends approval of PP2019-0009, based on the recommended conditions of approval in Exhibit 3 and the findings of approval.

FINDINGS OF APPROVAL FOR PP2019-0009

1. A Notice of Exemption has been prepared pursuant to Section 15303(b) and 15332 of the State Guidelines for the California Environmental Quality Act (CEQA) because the project qualifies as a Class 3 (New Construction or Conversion of Small Structures) and Class 32 (In-Fill Development Projects) categorical exemptions under CEQA. The project consists of the construction of six apartment units in an urbanized area; the project is consistent with the General Plan, zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts. Moreover, none of the exceptions to the Categorical Exemption apply, nor will the project result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91.070 of the Corona Municipal Code DO exist in reference to PP2019-0009 for the following reasons:
 - a. *The proposal is consistent with the High Density Residential (HDR) land use designation of the General Plan because this land use is intended to accommodate multiple family residential developments. Also, the project yields a density of 18 du/ac and is within the allowable density range of 15 to 36 du/ac established by the HDR designation.*
 - b. *The proposal complies with the R-3 zone because the project provides multi-family residential units meeting all development standards prescribed in the R-3 zone.*
 - 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 will not result in significant effects to the environment because the project is a six-unit residential project in an urbanized area, consistent with General Plan and zoning requirements.*
 - 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 5 of this report.*
 - e. *The design, scale and layout of the proposed development 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 proposal complies with the City's development standards for the R-3 zoned property.*
 - f. *The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the*

neighborhood by improving vacant undeveloped property and will provide for harmonious, orderly and attractive development of the site.

- g. The design of the proposed development 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 well- integrate with neighboring properties. The project is conditioned to provide additional trees to enhance the privacy of the project site and the adjoining properties to the east and west.*

2. The proposal is consistent with the General Plan for the following reasons:

- a. The project meets the intent of General Plan Land Use Policy LU-3.1 which is to permit land use and development consistent with the Coronal General Plan Land Use designations.*
- b. The project meets the intent of General Plan Land Use Policy LU-8.1 which is to promote the conservation of existing residential neighborhoods, permitting the infill of housing that is compatible with density and scale with existing uses.*
- c. The project meets the intent of the General Plan Goal H-1 which is to promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demand for housing within all economic segments of the City.*

3. The proposal is consistent with the R-3 zone for the following reason:

- a. The project conforms to the development standards prescribed by the Corona Municipal Code for the R-3 zone with respect to building setbacks, parking, building height, fencing, open space, and landscaping.*

PREPARED BY: EVA CHOI, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Resolution No. 2587
- 2. Locational and Zoning Map
- 3. Conditions of Approval
- 4. Site Plan
- 5. Floor Plans
- 6. Elevations and Colored Renderings
- 7. Conceptual Landscape Plan
- 8. Trash Enclosure Details
- 9. Applicant's Letter dated February 16, 2021 addressing the criteria for Precise Plans
- 10. Environmental Documentation

Case Planner: Eva Choi (951) 736-2437



Project Conditions

City of Corona

Project Number: PP2019-0009

Description: PP FOR 6 UNIT APARTMENT COMPLEX WITH 2 BUILDINGS

Applied: 11/14/2019

Approved: 4/11/2022

Site Address: 1109 CIRCLE CITY DR CORONA, CA 91719

Closed:

Expired:

Status: APPROVED

Applicant: Castlegate Properties, LLC

Parent Project: DPR2018-0004

4534 Carter Court Chino CA, 91710

Details: PRECISE PLAN TO BUILD 6-UNIT APARTMENT COMPLE CONSISTED OF BUILDINGS EACH WITH 3-UNITS EACH OF 2 ROOMS, 2.5 BATHROOMS AND 2 CAR GARAGE AT 1109 CIRCLE CITY DRIVE.

LIST OF CONDITIONS

| DEPARTMENT | CONTACT |
|---|---------------|
| BUILDING | Oscar Davalos |
| <ol style="list-style-type: none">BUILDING DEPARTMENT CONDITIONSPlans 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.Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.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.Roofing material shall be Class A.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.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.Separate permits are required for all fences, walls and paving.All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.Deferred submittals must be clearly identified on the building plans. Submittals such as; fire sprinklers, fire alarms, trusses, etc.Trash enclosures and the path of travel to the enclosure shall be accessible for people with disabilities.A portion of the proposed units needs to be accessible for people with disabilities. | |
| FIRE | Cindi Schmitz |
| <ol style="list-style-type: none">Place Fire Department DPR comments on plans as general notes.Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the Fire Department counter. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction. | |

EXHIBIT 4
(Continued on next page)



Project Conditions

City of Corona

| FIRE | Cindi Schmitz |
|----------|--|
| | <ol style="list-style-type: none"> 4. Dead end access drives shall not exceed one hundred fifty (150) feet in length. 5. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 6. Any overhead obstruction such as the second story of a building, porte cochere, etc., that intrudes into the required clear width of fire vehicle access drives shall provide a minimum clear height of fifteen (15) feet unless otherwise approved by the Fire Chief. 7. A Knox Padlock shall be provided for gate(s) in this project. Applications for Knox Padlock(s) are available at the City Hall Fire Department counter. 8. A minimum fire flow of 2500 gpm shall be provided. 9. Fire hydrants are to be spaced a maximum 250 feet apart. 10. Provide Class A roofing material. 11. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 12. A specific address, assigned by the City of Corona, shall be provided for each building as specified by the fire department address standard which can be obtained at the fire department counter at City Hall. Address must be illuminated during all hours of darkness. 13. Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet. 14. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles. 15. Multiple unit buildings shall have suite number identification assigned by the Fire Department. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at coronaca.gov 16. FR-0098Fire sprinklers are required, submit separate plans for review and approval. |
| PLANNING | Eva Choi |
| | <ol style="list-style-type: none"> 1. The project shall comply with all applicable requirements for the R-3 zone under Corona Municipal Code (CMC) and ordinances including the payment of all required fees. 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. 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. 4. The perimeter fencing and the onsite parkway landscaping shall be installed prior to issuance of a Certificate of Occupancy. |



Project Conditions

City of Corona

| PLANNING | Eva Choi |
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| | <ol style="list-style-type: none"> 5. Landscape plans shall be submitted as a separate submittal to the Building Division for plancheck. At the time of submittal, the applicant shall submit a landscape deposit in the amount of \$5,000 to the Planning Division to cover the plancheck and inspection services which will be provided by a Planning Landscape Consultant. Any money left remaining from this deposit will be reimbursed to the applicant upon project completion. This deposit is separate from the Building Division's landscape plancheck submittal fee which does not cover the Planning Division's review of the landscape plan. 6. The project is subject to Riverside County's MSCHP fee for residential development. The fee shall be paid at the time of building permit issuance. 7. The west and east perimeters of the project along the length of the buildings shall have evergreen trees planted at appropriate intervals to serve as a privacy hedge. 8. The applicant shall demonstrate at plan-check that the trash enclosure is designed to accommodate an organic waste bin in accordance with CMC Chapter 8.20. 9. Prior to earthwork on the project site, the developer shall send grading and construction notice to the nearby residents closest to the project site. The notice shall provide contact information for construction concerns involving noise and dust. 10. The developer shall install a perimeter chain link fence with a dust tamer screening during construction. 11. All block walls shall be treated with an anti-graffiti coating. 12. All fences and walls shall be submitted for plan-check under a separate submittal. 13. The apartment complex lease agreement shall include language requiring garages to be used and remain available for parking at all times, and neither garage parking space shall be used for storage. 14. The lease agreement shall limit the number of tenant occupants within each unit to the maximum occupancy permitted based on number and size of bedrooms, as determined under the Building Code. 15. The property owner shall install, maintain and enforce signage in the guest parking areas to restrict guest parking spaces to tenant's guests. 16. The project shall comply with the approved exhibits and conditions of approval for PP2019-0009. 17. Approval of PP2019-0009 is conditional upon the privileges being utilized by the securing of the first permit within two (2) years of the effective date of this precise plan approval, and if 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 elapsed. 18. The property owner shall install signage and incorporate language in tenant lease agreements to prevent long term parking in guest spaces. The applicant shall provide the Planning Division proposed language for the signs and lease prior to issuance of building permits. Language shall be specific, so that it is enforceable by landowner or landowner's agent. As an example, the language could prohibit parking of vehicles in guest spaces between 10:00 PM and 9:00 AM, unless a vehicle is temporarily registered for overnight parking by the landowner's agent. [Added by the Planning & Housing Commission on April 11, 2022.] 19. The trellis over the ground floor private open space area for each unit shall be extended from 2 (two) feet to four (4) feet. [Added by the Planning & Housing Commission on April 11, 2022.] |
| PUBLIC WORKS | Chris Horn |
| | <ol style="list-style-type: none"> 1. The Public Works Department, Utilities Department, and Planning and Development Department 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 Development Services Division of the Planning and Development Department. 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. 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property. 4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required. |



Project Conditions

City of Corona

| PUBLIC WORKS | Chris Horn |
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| | <ol style="list-style-type: none"> 5. 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. 6. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City. 7. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances. 8. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Development Services Division. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans. 9. 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: <ol style="list-style-type: none"> a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day. (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. (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. <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> 10. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following: <ol style="list-style-type: none"> a) All missing or deficient street facilities on Circle City Drive. b) All missing or deficient drainage facilities. c) All required grading, including erosion control. d) All required sewer and water facilities. e) All under grounding of overhead utilities, except for cables greater than 32k volts. 11. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director. 12. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development. 13. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division. 14. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (<i>Lepidospartum Squamatum</i>) has been completed. 15. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries. 16. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested. |



Project Conditions

City of Corona

| PUBLIC WORKS | Chris Horn |
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| | <ol style="list-style-type: none"> 17. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities. 18. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented. 19. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director. 20. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format. 21. Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP. 22. Prior to issuance of Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP. 23. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational. 24. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director. 25. Prior to approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a site-specific breakdown of the runoff generated on-site. 26. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. The property shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains. 27. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director. 28. Prior to issuance of a building permit, the applicant shall offer for dedication all required street rights-of-way on Circle City Drive to meet the collector street standard (34 feet half-width). Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director. 29. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following: <ol style="list-style-type: none"> a) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans. b) Under grounding of existing and proposed utility lines. c) Street lights. d) All other public improvements shall conform to City of Corona standards. 30. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind. |



Project Conditions

City of Corona

| PUBLIC WORKS | Chris Horn |
|--|------------|
| <ol style="list-style-type: none">31. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Planning and Development Department, Development Services Division.32. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.33. Prior to building permit issuance, the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) and 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.34. Prior to issuance of a Certificate of Occupancy, all proposed parkway landscaping specified on the site plan or in these Conditions of Approval shall be constructed unless otherwise approved by the Planning and Development Director.35. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.36. All the potable water and sewer design criteria shall be per the City of Corona Utilities Department design standards and policies, and the Riverside County Department of Health Services Standards, unless otherwise approved by the Public Works and Utilities Department Directors.37. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.38. Prior to building permit issuance, the developer shall construct or guarantee the replacement of the 6-inch ACP water main in Circle City Drive from the fire hydrant west of the intersection with Rimpau Avenue to the fire hydrant approximately 225 feet east of the applicant's property with a 10-inch diameter ductile-iron pipe water main per the City of Corona Utilities Department Standard Plans and Specifications.39. Prior to issuance of a building permit, the developer shall construct or guarantee the construction of an 8-inch VCP sewer main line in Circle City Drive per the Utilities Department Standard Plans and Specifications.40. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.41. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.42. The applicant shall dedicate easements for all public water and sewer facilities needed to serve the project in accordance the Utilities Department standards. The minimum easement width shall be 20 feet for one utility unless otherwise approved by the Utilities Department Director. Structures and trees shall not be constructed or installed within a public utility easement.43. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Department of Water and Power and Fire Chief.44. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.45. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.46. Static pressures exceeding 80 psi require an individual pressure regulator.47. Reclaimed water shall be used for any construction activity unless otherwise approved by the Utilities Department Director. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.48. The applicant shall provide a separate irrigation water service for the common landscape areas. | |



Project Conditions

City of Corona

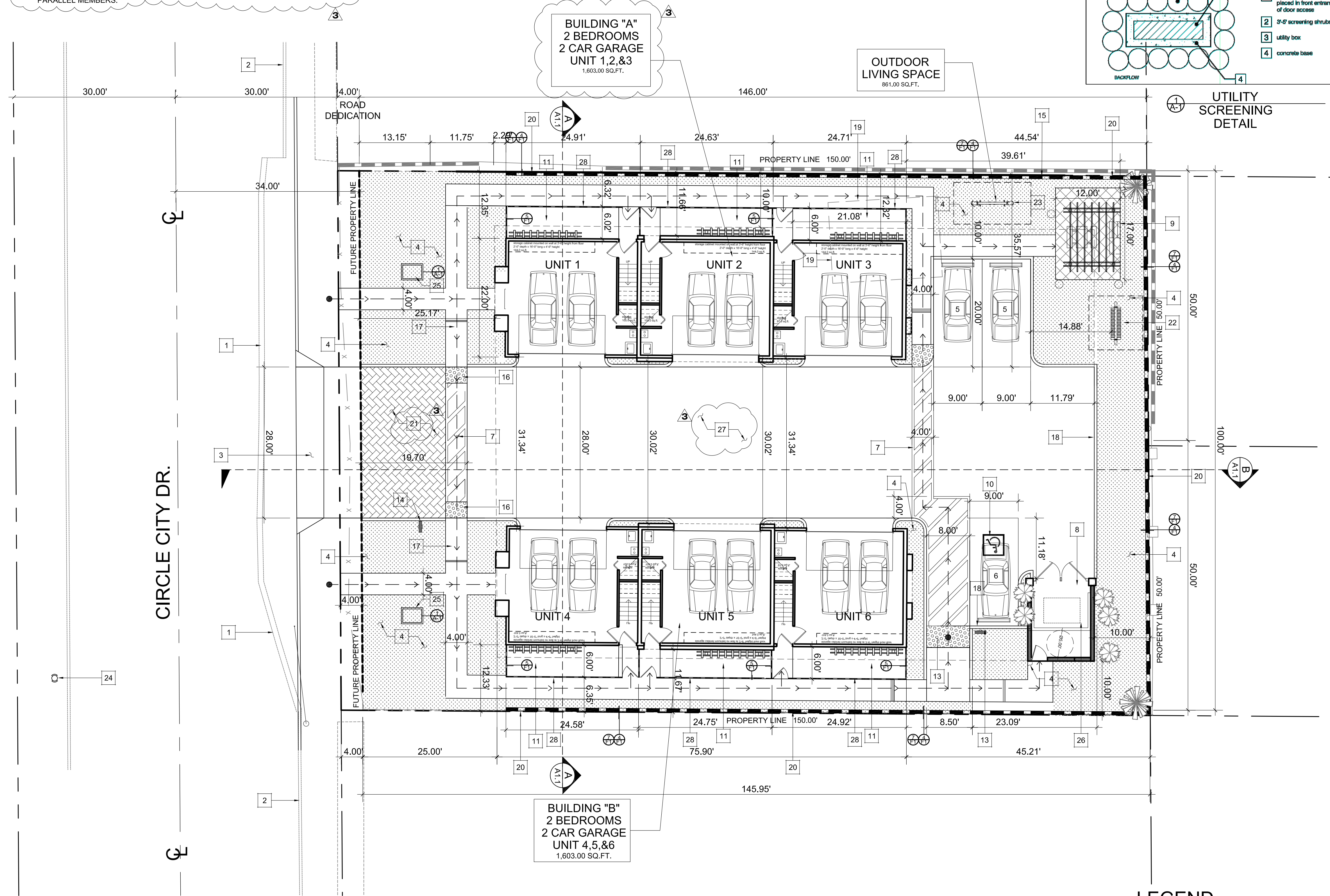
| PUBLIC WORKS | Chris Horn |
|--|------------|
| <p>49. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.</p> | |

FENCE NOTES

1. FENCE AND WALL HEIGHT SHALL BE MEASURED FROM THE ABUTTING SIDEWALK ELEVATION OR FROM THE TOP ELEVATION OF RETAINING STRUCTURES UPON WHICH A WALL IS TO BE CONSTRUCTED.
2. FENCES AND WALLS LOCATED IN THE FRONT YARD SETBACK AREA ADJACENT TO THE STREET FROM THE FRONT OF THE HOUSE SHALL BE CONSTRUCTED TO MAXIMUM HEIGHT OF 60 INCHES OF WROUGHT IRON OR A COMBINATION OF NO MORE THAN 36 INCHES OF DECORATIVE BLOCK WITH AN ADDITIONAL PROJECTION OF WROUGHT IRON UP TO A MAXIMUM OF 60 INCHES IN TOTAL HEIGHT.
3. PILASTER UP TO A MAXIMUM 60 INCHES SHALL BE SPACED NOT THAN EIGHT FEET APART.
4. WROUGHT IRON BARS SHALL BE SPACED A MINIMUM OF FOUR INCHES BETWEEN PARALLEL MEMBERS.

SITEPLAN NEW MULTI-FAMILY 6 UNITS APARTMENT COMPLEX

FOR APN: 117-334-031



SITE PLAN

SCALE: 1"=10'-0"

LEGEND

- PROPERTY LINE
- NEW HOUSE BOUNDARY
- EXIST STREET CENTER LINE
- ADJACENT PROPERTY LINE

KEY NOTES

1. EXISTING CURB TO BE DEMOLISHED
2. EXISTING CURB TO PROTECT IN PLACE
3. NEW 28'-0" WIDTH DRIVEWAY APPROACH PER CITY STANDARDS DRAWING
4. NEW LANDSCAPE AREA
5. NEW PARKING STALL (9'-0"x20'-0")
6. NEW ACCESSIBLE PARKING STALL (9'-0"x20'-0")
7. ACCESSIBLE PATH OF TRAVEL 5% MAX SLOPE AND A MAX. CROSS SLOPE OF 2% DELINEATED BY COLOR PIGMENTED CONCRETE.
8. NEW TRASH ENCLOSURE WITH 2-4 CUBIC YARD BIN PER CITY OF CORONA STANDARDS 706
9. BARBEQUE AREA
10. TYPICAL PAVEMENT SYMBOL 36" SQUARE WHEELCHAIR W/ OCCUPANT IN WHITE ON BLUE BACKGROUND.
11. PRIVATE OPEN SPACE -PATIO
12. PROPOSED COMMON OPEN SPACE W/ TRELLIS PATIO & FLAT PROFILE 16" X27" GRAY PAVER (MODEL: MT5001167) .
13. NEW ACCESSIBLE PARKING SIGN TYP. 70" SQ. ON POLE (ADDITIONAL SIGN STATING: VAN ACCESSIBLE IF VAN).
14. NEW HANDICAP SIGN AT ENTRANCE
15. EXISTING 6' HIGH CMU BLOCK WALL TO BE REMOVED
16. WARNING SURFACE (TRUNCATED DOMES)
17. NEW RAMP 7.50% MAX.
18. NEW CURB
19. EXISTING BUILDING TO BE DEMOLISHED PER SEPARATE PLANS AND PERMIT
20. NEW 6' HIGH SPLITFACE CONCRETE BLOCKS, 8" DEPTH X 8" HEIGHT X 16" WIDTH, LA PAZ COLOR .
21. DECORATIVE PAVERS (MANUFACTURE:INTERLOCK STYLE: HOLLAND (ROSEWOOD COLOR OR SIMILAR)
22. SWING BENCH
23. WAVE RIDER SEESAW
24. PROPOSED HYDRANT AT 250' FROM THE EXISTING HYDRANT IN THE CORNER OF RIMPAU AVENUE AND CIRCLE CITY DR.
25. NEW ELECTRICAL TRANSFORMER
26. NEW CONCRETE WHEEL STOP
27. NEW AC PAVEMENT
28. NEW 3' HIGH DECORATIVE BLOCK WALL WITH DECORATIVE WROUGHT IRON FENCE. (SEE 5/1' DETAIL)

FIRE NOTES

1. PLACE FIRE DEPARTMENT DPR COMMENTS ON PLANS AS GENERAL NOTES.
2. ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
3. PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 28 FEET.
4. ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. A COPY OF WHICH IS AVAILABLE AT THE FIRE DEPARTMENT COUNTER. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTIBLE CONSTRUCTION.
5. DEAD END ACCESS DRIVES SHALL NOT EXCEED ONE HUNDRED FIFTY (150) FEET IN LENGTH.
6. STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
7. ANY OVERHEAD OBSTRUCTION SUCH AS THE SECOND STORY OF A BUILDING, PORTE COCHERE, ETC., THAT INTRUDES INTO THE REQUIRED CLEAR WIDTH OF FIRE VEHICLE ACCESS DRIVES SHALL PROVIDE A MINIMUM CLEAR HEIGHT OF FIFTEEN (15) FEET UNLESS OTHERWISE APPROVED BY THE FIRE CHIEF.
8. A KNOX PADLOCK SHALL BE PROVIDED FOR GATE(S) IN THIS PROJECT. APPLICATIONS FOR KNOX PADLOCK(S) ARE AVAILABLE AT THE CITY HALL FIRE DEPARTMENT COUNTER.
9. A MINIMUM FIRE FLOW OF 2500 GPM SHALL BE PROVIDED.
10. FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 250 FEET APART.
11. PROVIDE CLASS A ROOFING MATERIAL.
12. PER 511 OF THE CORONA MUNICIPAL CODE, A PUBLIC SAFETY RADIO COMMUNICATION STUDY IS REQUIRED. CONSULT WITH THE FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR THIS STUDY.
13. GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
14. A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT THE FIRE DEPARTMENT COUNTER AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
15. FIRE EXTINGUISHERS SHALL BE PROVIDED PRIOR TO OCCUPANCY. FIRE EXTINGUISHERS SHALL BEAR A CALIFORNIA STATE FIRE MARSHAL'S SERVICE TAG; IT SHALL BE APPROPRIATELY RATED FOR THE HAZARD; IT SHALL BE MOUNTED SO THAT THE TOP OF THE EXTINGUISHER IS NO HIGHER THAN FIVE (5) FEET ABOVE FLOOR LEVEL; AND SHALL BE LOCATED SUCH THAT THE TRAVEL DISTANCE TO AN EXTINGUISHER DOES NOT EXCEED SEVENTY-FIVE (75) FEET.
16. SMOKE DETECTORS SHALL COMPLY WITH U.B.C. SECTION 310 1997 EDITION.
17. AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
18. MULTIPLE UNIT BUILDINGS SHALL HAVE SUITE NUMBER IDENTIFICATION ASSIGNED BY THE FIRE DEPARTMENT. SUBMIT AN EXHIBIT FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. A COPY OF THE PREMISE IDENTIFICATION STANDARD IS AVAILABLE AT CORONA.CA.GOV

AEC MORENO CORPORATION
1430 E COOLEY DR. SUITE 120
COLTON, CA 92324
Office: (909) 440-2855
Fax: (909) 533-2263
www.aecmoreno.com

**NEW MULTI-FAMILY 6 UNIT
APARTMENT COMPLEX**

SITE PLAN

APPLICANT / DEVELOPER:
ANTHONY LOPEZ
CASTLEGATE PROPERTIES LLC
4534 CARTER CT.
CHINO CA 91710
ANTHONY@INTERIOREXPERTSGC.COM

PROJECT ADDRESS:
1109 CIRCLE CITY DR.
CORONA, CA 92879

| NO. | REVISION | DATE | APPROVED BY | REVIEWED BY |
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| 1 | 1ST DPR COMMENTS | 05/15/18 | | |
| 2 | 2ND DPR COMMENTS | 10/09/18 | | |
| 3 | 3RD DPR COMMENTS | 04/25/19 | | |
| 4 | 1ST PP COMMENTS | 01/02/20 | | |
| 5 | 2ND PP COMMENTS | 09/22/20 | | |
| 6 | 3RD PP COMMENTS | 04/29/21 | | |

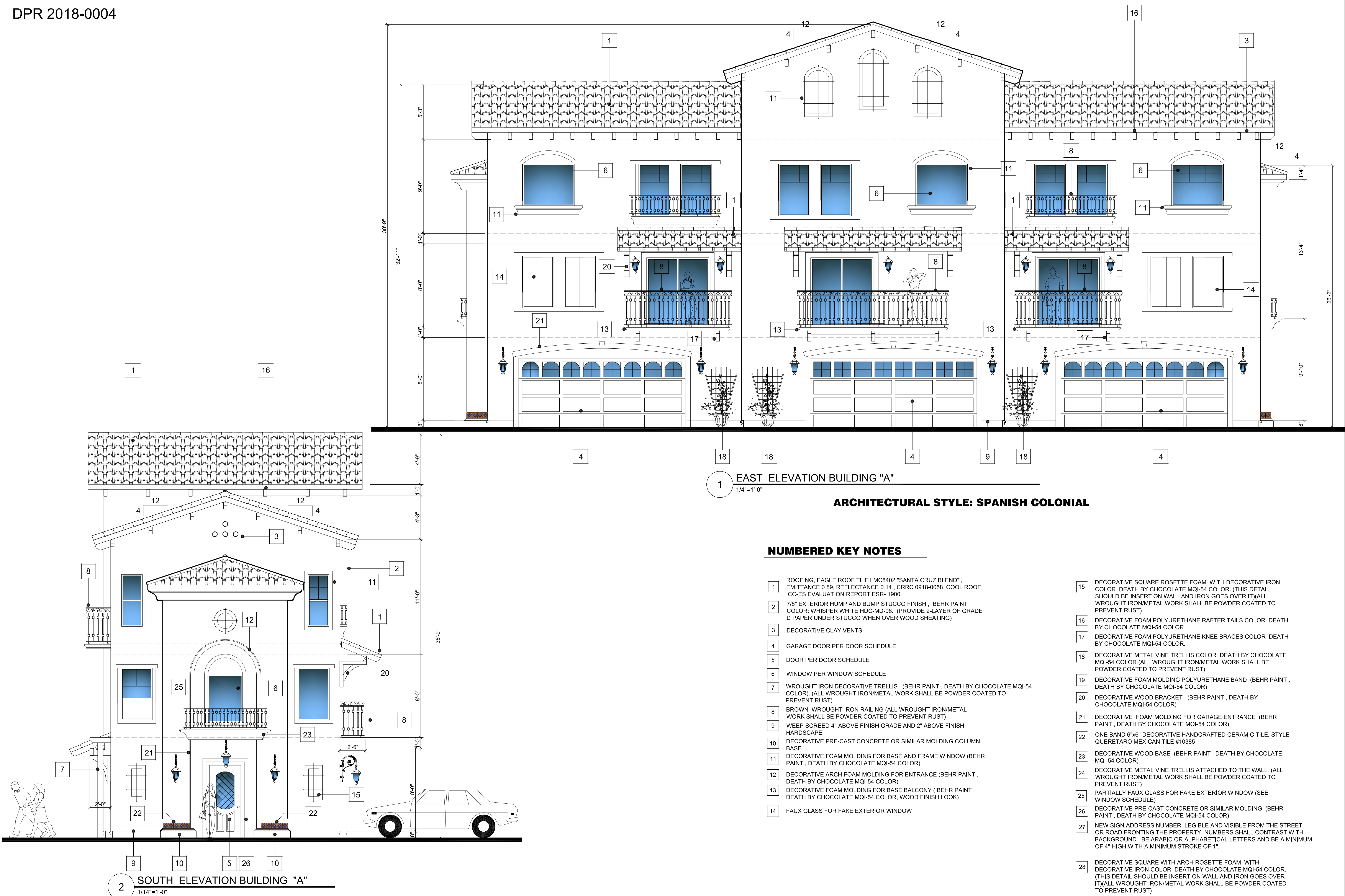
AEC | Moreno Corp.
1430 E COOLEY DR. SUITE 120
COLTON, CA 92324
Office: (909) 440-2855
Fax: (909) 533-2263
HMORENO@AECMORENO.COM



HECTOR M. MORENO R.C.E.
EXP. 06/30/22
DATE: 04-30-2021

SHEET NO:
A-1

reference:



**NEW MULTI-FAMILY 6 UNIT
APARTMENT COMPLEX**
ELEVATIONS-BUILDING "A"

APPLICANT / DEVELOPER:
ANTHONY LOPEZ
CASTLEGATE PROPERTIES LLC
4534 CARTER CT.
CHINO CA 91710
ANTHONY@INTERIOREXPERTSGC.COM

PROJECT ADDRESS:
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| 5 | 2ND PP COMMENTS | 09/22/20 | |

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COLTON, CA 92324
Office: (909) 440-2855
Fax: (909) 533-2263
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HECTOR M. MORENO R.C.E.
EXP. 06/30/22
DATE: 02-16-2021

SHEET NO:
A-5

reference:

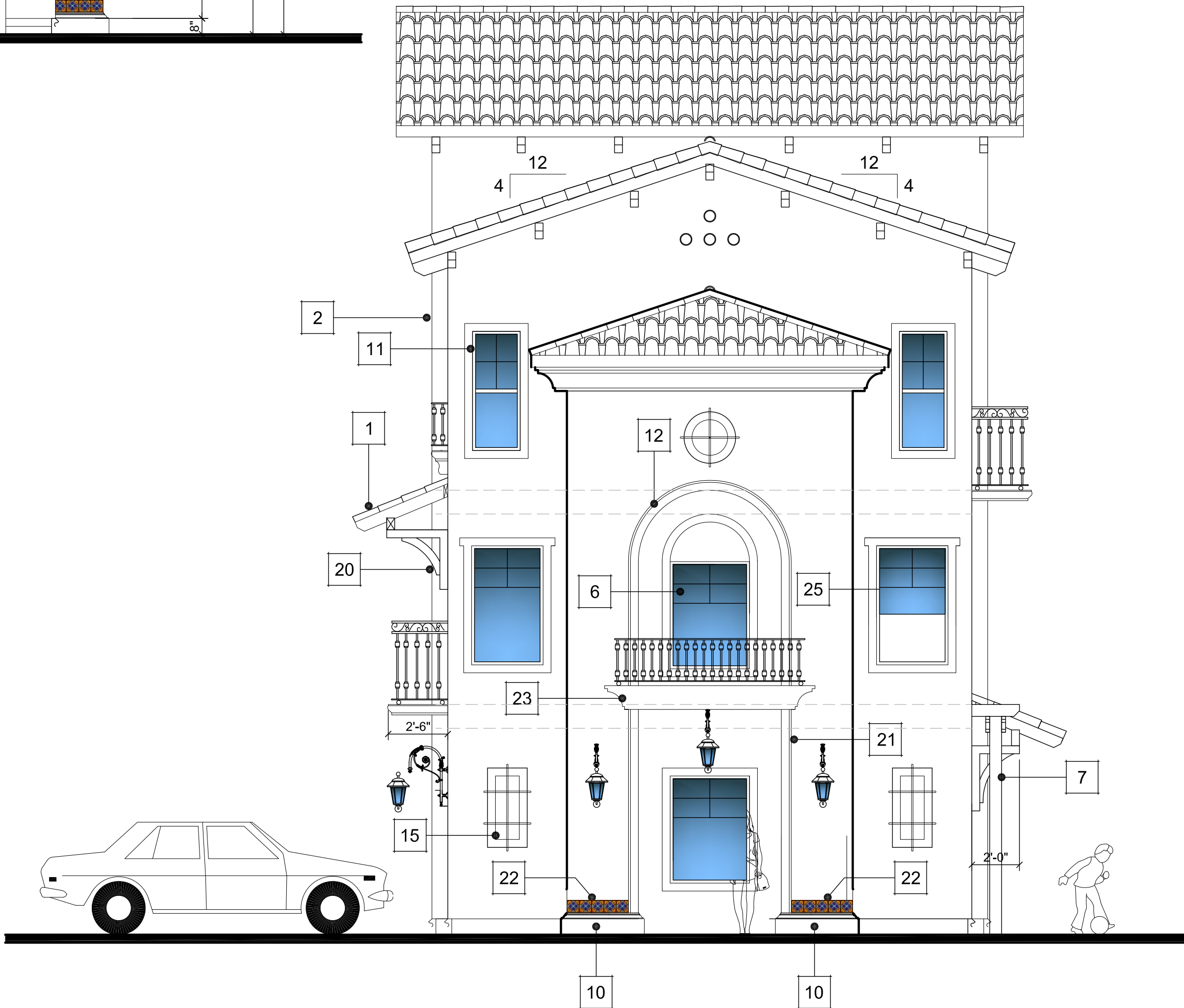


3 WEST ELEVATION BUILDING "A"
1/4"=1'-0"

ARCHITECTURAL STYLE: SPANISH COLONIAL

NUMBERED KEY NOTES

- | | | | |
|----|---|----|--|
| 1 | ROOFING, EAGLE ROOF TILE LMC8402 "SANTA CRUZ BLEND", EMITTANCE 0.89, REFLECTANCE 0.14, CRRG 0918-0058, COOL ROOF, ICC-ES EVALUATION REPORT ESR- 1900. | 15 | DECORATIVE SQUARE ROSETTE FOAM WITH DECORATIVE IRON COLOR, DEATH BY CHOCOLATE MQI-54 COLOR, (THIS DETAIL SHOULD BE INSERT ON WALL AND IRON GOES OVER IT)(ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST) |
| 2 | 7/8" EXTERIOR HUMP AND BUMP STUCCO FINISH, BEHR PAINT COLOR: WHISPER WHITE HDC-MD-08. (PROVIDE 2-LAYER OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATING) | 16 | DECORATIVE FOAM POLYURETHANE RAFTER TAILS COLOR, DEATH BY CHOCOLATE MQI-54 COLOR. |
| 3 | DECORATIVE CLAY VENTS | 17 | DECORATIVE FOAM POLYURETHANE KNEE BRACES COLOR, DEATH BY CHOCOLATE MQI-54 COLOR. |
| 4 | GARAGE DOOR PER DOOR SCHEDULE | 18 | DECORATIVE METAL VINE TRELLIS COLOR, DEATH BY CHOCOLATE MQI-54 COLOR, (ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST) |
| 5 | DOOR PER DOOR SCHEDULE | 19 | DECORATIVE FOAM MOLDING POLYURETHANE BAND, (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) |
| 6 | WINDOW PER WINDOW SCHEDULE | 20 | DECORATIVE WOOD BRACKET, (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) |
| 7 | WROUGHT IRON DECORATIVE TRELLIS (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR). (ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST) | 21 | DECORATIVE FOAM MOLDING FOR ENTRANCE (TRANSLUCENT SILK MQ3-36 COLOR) |
| 8 | BROWN WROUGHT IRON RAILING (ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST) | 22 | ONE BAND 6"x6" DECORATIVE HANDCRAFTED CERAMIC TILE, STYLE QUERETARO MEXICAN TILE #10385 |
| 9 | WEEP SCREED 4" ABOVE FINISH GRADE AND 2" ABOVE FINISH HARDSCAPE. | 23 | DECORATIVE WOOD BASE (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) |
| 10 | DECORATIVE PRE-CAST CONCRETE OR SIMILAR MOLDING COLUMN BASE | 24 | DECORATIVE METAL VINE TRELLIS ATTACHED TO THE WALL. (ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST) |
| 11 | DECORATIVE FOAM MOLDING FOR BASE AND FRAME WINDOW (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) | 25 | PARTIALLY FAUX GLASS FOR FAKE EXTERIOR WINDOW (SEE WINDOW SCHEDULE) |
| 12 | DECORATIVE ARCH FOAM MOLDING FOR ENTRANCE (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) | 26 | DECORATIVE PRE-CAST CONCRETE OR SIMILAR MOLDING (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) |
| 13 | DECORATIVE FOAM MOLDING FOR BASE BALCONY (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR, WOOD FINISH LOOK) | 27 | NEW SIGN ADDRESS NUMBER, LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF 1". |
| 14 | FAUX GLASS FOR FAKE EXTERIOR WINDOW | | |



4 NORTH ELEVATION BUILDING "A"
1/4"=1'-0"

NEW MULTI-FAMILY 6 UNIT
APARTMENT COMPLEX
ELEVATIONS-BUILDING "A"

APPLICANT / DEVELOPER:
ANTHONY LOPEZ
CASTLEGATE PROPERTIES LLC
4534 CARTER CT.
CHINO CA 91710
ANTHONY@INTERIOREXPERTSGC.COM

PROJECT ADDRESS:
1109 CIRCLE CITY DR.
CORONA, CA 92879

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| 3 | 3RD DPR COMMENTS | 04/25/19 | | |
| 4 | 1ST PP COMMENTS | 01/02/20 | | |
| 5 | 2ND PP COMMENTS | 09/22/20 | | |

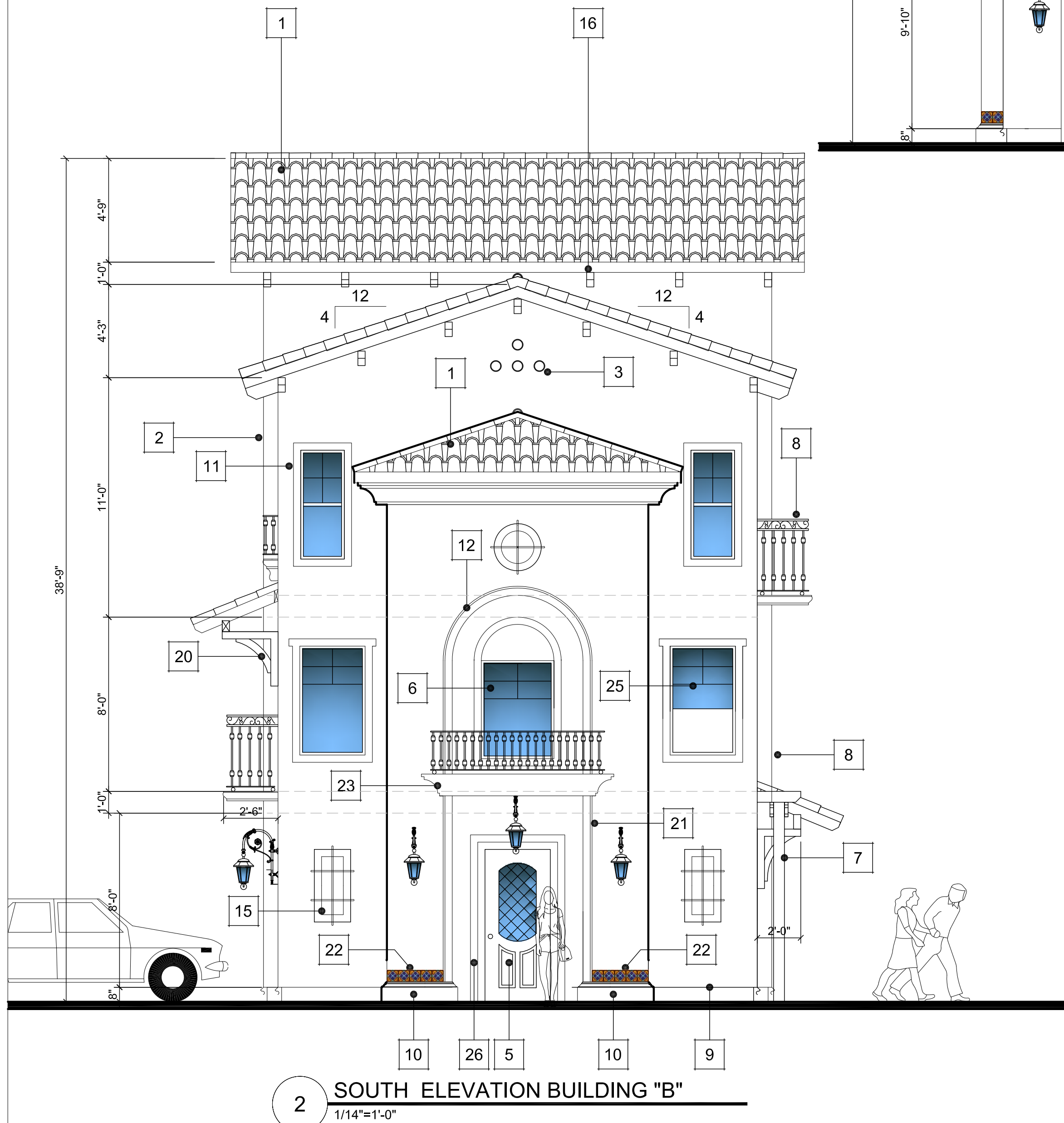
AEC | Moreno Corp.
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COLTON, CA 92324
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Fax: (909) 533-2263
HMORENO@AECMORENO.COM



HECTOR M. MORENO R.C.E.
EXP. 06/30/22
DATE: 02-16-2021

SHEET NO: A-6

reference:



ARCHITECTURAL STYLE: SPANISH COLONIAL

NUMBERED KEY NOTES

- 1 ROOFING, EAGLE ROOF TILE LMC8402 "SANTA CRUZ BLEND" , EMITTANCE 0.89, REFLECTANCE 0.14 , CRRC 0918-0058. COOL ROOF. ICC-ES EVALUATION REPORT ESR- 1900.
- 2 7/8" EXTERIOR HUMP AND BUMP STUCCO FINISH , BEHR PAINT COLOR: WHISPER WHITE HDC-MD-08. (PROVIDE 2-LAYER OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATING)
- 3 DECORATIVE CLAY VENTS
- 4 GARAGE DOOR PER DOOR SCHEDULE
- 5 DOOR PER DOOR SCHEDULE
- 6 WINDOW PER WINDOW SCHEDULE
- 7 WROUGHT IRON DECORATIVE TRELLIS (BEHR PAINT , DEATH BY CHOCOLATE MQI-54 COLOR), (ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST)
- 8 BROWN WROUGHT IRON RAILING (ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST)
- 9 WEEP SCORED 4" ABOVE FINISH GRADE AND 2" ABOVE FINISH HARDSCAPE.
- 10 DECORATIVE PRE-CAST CONCRETE OR SIMILAR MOLDING COLUMN BASE
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- 14 FAUX GLASS FOR FAKE EXTERIOR WINDOW
- 15 DECORATIVE SQUARE ROSETTE FOAM WITH DECORATIVE IRON COLOR DEATH BY CHOCOLATE MQI-54 COLOR. (THIS DETAIL SHOULD BE INSERT ON WALL AND IRON GOES OVER IT)(ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST)
- 16 DECORATIVE FOAM POLYURETHANE RAFTER TAILS COLOR DEATH BY CHOCOLATE MQI-54 COLOR.
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- 23 DECORATIVE WOOD BASE (BEHR PAINT , DEATH BY CHOCOLATE MQI-54 COLOR)
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- 28 DECORATIVE SQUARE WITH ARCH ROSETTE FOAM WITH DECORATIVE IRON COLOR DEATH BY CHOCOLATE MQI-54 COLOR. (THIS DETAIL SHOULD BE INSERT ON WALL AND IRON GOES OVER IT)(ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST)

NEW MULTI-FAMILY 6 UNIT
APARTMENT COMPLEX
ELEVATIONS-BUILDING "B"

APPLICANT / DEVELOPER:
ANTHONY LOPEZ
CASTLEGATE PROPERTIES LLC
4534 CARTER CT.
CHINO CA 91710
ANTHONY@INTERIOREXPERTSGC.COM

PROJECT ADDRESS:
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CORONA, CA 92879

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| 3 | 3RD DPR COMMENTS | 04/25/19 | |
| 4 | 1ST PP COMMENTS | 01/02/20 | |
| 5 | 2ND PP COMMENTS | 09/22/20 | |

AEC | Moreno Corp.
1430 E COOLEY DR. SUITE 120
COLTON, CA 92324
Office: (909) 440-2855
Fax: (909) 533-2263
HMORENO@AECMORENO.COM



HECTOR M. MORENO R.C.E.
EXP. 06/30/22
DATE: 02-16-2021

SHEET NO:
A-10

reference:

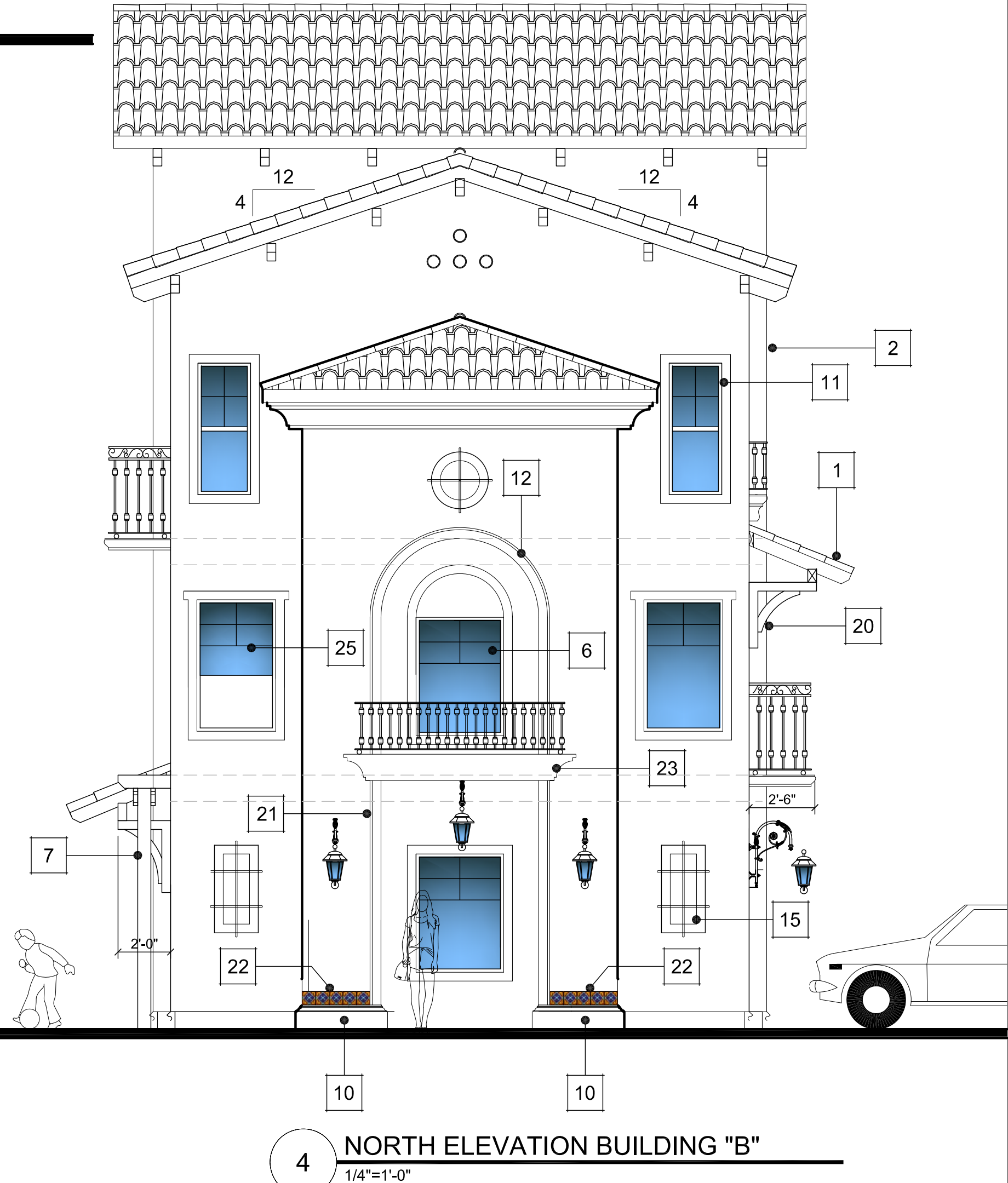


3 EAST ELEVATION BUILDING "B"
1/4"=1'-0"

ARCHITECTURAL STYLE: SPANISH COLONIAL

NUMBERED KEY NOTES

- | | | | |
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| 1 | ROOFING, EAGLE ROOF TILE LMC8402 "SANTA CRUZ BLEND", EMITTANCE 0.89, REFLECTANCE 0.14, CRRG 0918-0058, COOL ROOF, ICC-ES EVALUATION REPORT ESR-1900. | 15 | DECORATIVE SQUARE ROSETTE FOAM WITH DECORATIVE IRON COLOR, DEATH BY CHOCOLATE MQI-54 COLOR. (THIS DETAIL SHOULD BE INSERT ON WALL AND IRON GOES OVER IT)(ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST) |
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| 3 | DECORATIVE CLAY VENTS | 17 | DECORATIVE FOAM POLYURETHANE KNEE BRACES COLOR, DEATH BY CHOCOLATE MQI-54 COLOR. |
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| 6 | WINDOW PER WINDOW SCHEDULE | 20 | DECORATIVE WOOD BRACKET (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) |
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| 8 | BROWN WROUGHT IRON RAILING (ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST) | 22 | ONE BAND 6"x6" DECORATIVE HANDCRAFTED CERAMIC TILE, STYLE QUERETARO MEXICAN TILE #10385 |
| 9 | WEEP SCREED 4" ABOVE FINISH GRADE AND 2" ABOVE FINISH HARDSCAPE. | 23 | DECORATIVE WOOD BASE (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) |
| 10 | DECORATIVE PRE-CAST CONCRETE OR SIMILAR MOLDING COLUMN BASE | 24 | DECORATIVE METAL VINE TRELLIS ATTACHED TO THE WALL. (ALL WROUGHT IRON/METAL WORK SHALL BE POWDER COATED TO PREVENT RUST) |
| 11 | DECORATIVE FOAM MOLDING FOR BASE AND FRAME WINDOW (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) | 25 | PARTIALLY FAUX GLASS FOR FAKE EXTERIOR WINDOW (SEE WINDOW SCHEDULE) |
| 12 | DECORATIVE ARCH FOAM MOLDING FOR ENTRANCE (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) | 26 | DECORATIVE PRE-CAST CONCRETE OR SIMILAR MOLDING (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR) |
| 13 | DECORATIVE FOAM MOLDING FOR BASE BALCONY (BEHR PAINT, DEATH BY CHOCOLATE MQI-54 COLOR, WOOD FINISH LOOK) | 27 | NEW SIGN ADDRESS NUMBER, LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF 1". |
| 14 | FAUX GLASS FOR FAKE EXTERIOR WINDOW | | |



4 NORTH ELEVATION BUILDING "B"
1/4"=1'-0"

**NEW MULTI-FAMILY 6 UNIT
APARTMENT COMPLEX**

ELEVATIONS-BUILDING "B"

APPLICANT / DEVELOPER:
ANTHONY LOPEZ
CASTLEGATE PROPERTIES LLC
4534 CARTER CT.
CHINO CA 91710
ANTHONY@INTERIOREXPERTSGC.COM

PROJECT ADDRESS:
1109 CIRCLE CITY DR.
CORONA, CA 92879

| NO. | REVISION | DATE | APPROVED BY | REVIEWED BY |
|-----|------------------|----------|-------------|-------------|
| 1 | 1ST DPR COMMENTS | 05/15/18 | | |
| 2 | 2ND DPR COMMENTS | 10/09/18 | | |
| 3 | 3RD DPR COMMENTS | 04/25/19 | | |
| 4 | 1ST PP COMMENTS | 01/02/20 | | |
| 5 | 2ND PP COMMENTS | 09/22/20 | | |

AEC | Moreno Corp.
1430 E COOLEY DR. SUITE 120
COLTON, CA 92324
Office: (909) 440-2855
Fax: (909) 533-2263
HMORENO@AECMORENO.COM

HECTOR M. MORENO R.C.E.
EXP. 06/30/22
DATE: 02-16-2021

SHEET NO:
A-11

reference:



NEW MULTI-FAMILY 6 UNIT
APARTMENT COMPLEX

RENDERS

APPLICANT / DEVELOPER:
ANTHONY LOPEZ
CASTLEGATE PROPERTIES LLC
4534 CARTER CT.
CHINO CA 91710
ANTHONY@INTERIOREXPERTSGC.COM

PROJECT ADDRESS:
1109 CIRCLE CITY DR.
CORONA, CA 92879

| NO. | REVISION | RECEIVED BY | APPROVED BY | DATE |
|----------|------------------------------|-------------|-------------|----------|
| 1 | 1 ST DPR COMMENTS | | | 05/15/18 |
| 2 | 2 ND DPR COMMENTS | | | 10/09/18 |
| 3 | 3 RD DPR COMMENTS | | | 04/25/19 |
| 4 | 1 ST PP COMMENTS | | | 07/10/20 |
| 5 | 2 ND PP COMMENTS | | | 09/22/20 |
| 6 | 3 RD PP COMMENTS | | | 04/29/21 |

AEC | Moreno Corp
1430 E COOLEY DR. SUITE 120
COLTON, CA 92324
Office: (909) 440-2855
Fax: (909) 533-2263
HMORENO@AECMORENO.COM



Hector Moreno
HECTOR M. MORENO R.C.E.
EXP. 06/30/22

DATE: 04-30-2021

SHEET NO:

R-1

reference:

PRECISE PLAN EXTENSION APPLICATION LETTER

February 26, 2024

City of Corona
400 S Vicentia Avenue
Corona, CA 92882

Address: 1109 Circle City Dr, Corona, CA 92879

APN: 117-334-031

Precise Plan: PP2019-0009

To whom it may concern,

I, Anthony Lopez, seek the City of Corona's approval for an extension to Precise Plan approval PP2019-0009. Design Review started 2018, during this process in 2020, Covid 19 impacted the previous owner's economy which led to selling the property and project to myself in June of 2020. Conditions of approval were received in May 2022. After Covid 19 the economy has been having up's and down's , specially in the real estate area. I have been trying to sell property along with project because of the high interest rate. Since August of last year, the property has been for sale with the idea of continuing with this project design with a new owner. The property & project were sold in February of this year, at this time we would like to request the extension be granted as we believe that the entire process from the beginning of 2018 to now has been long, and construction plans are about to be approved for it to expire and must start all over again. Please see below status on Permits for reference:

- B22-04320 (Building Permit)

Plans have been resubmitted. Only Comments pending below have been received from Jessica Kang, Fire Sprinkler plans have been routed to her for review and we received comments back from her and Owner is currently working with fire sprinkler company to have these resolve.

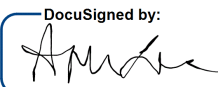
- L23-00029 (Landscape Permit)

Submitted under review, comments seemed minor should be getting approved.

- PGWR-2022-0041(Grading Plan)

Minor comments completed, should be getting approved this next submittal as retaining wall will be per separate application.

Sincerely,

DocuSigned by:


A06754F2204A493...
Anthony Lopez

4534 Carter Ct.

Chino, CA 91710

Anthony@interiorexpertsgc.com



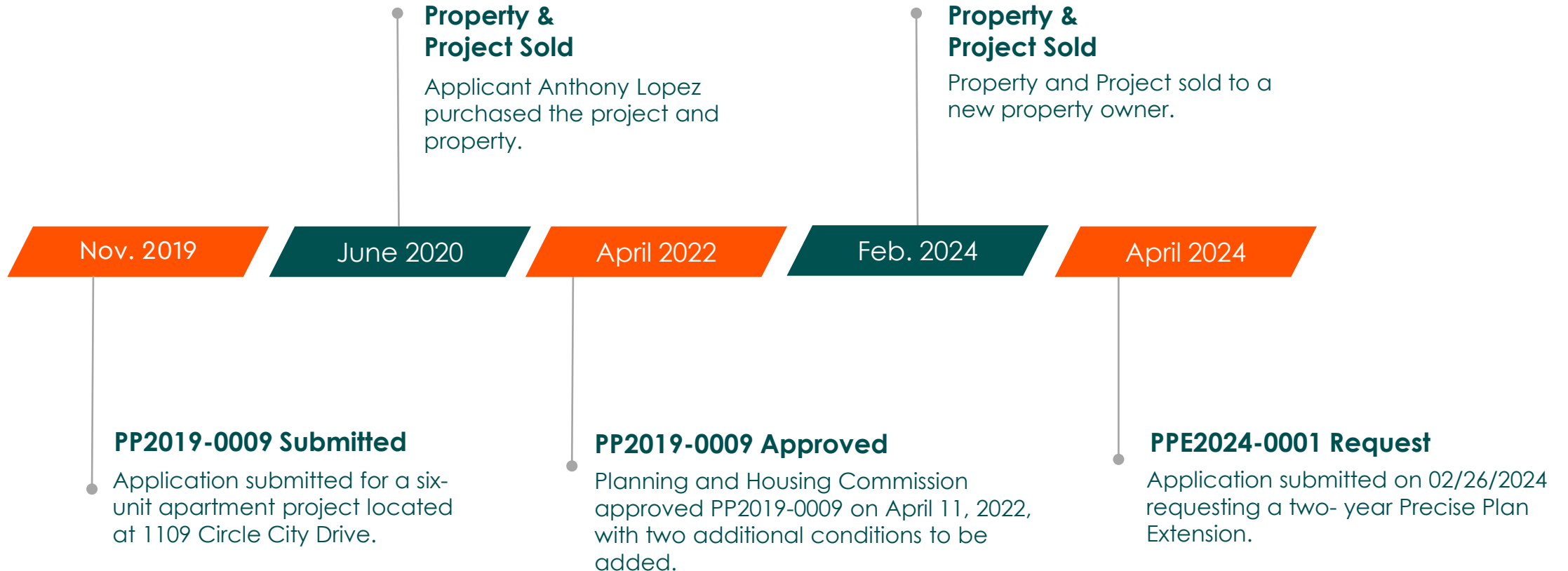
Precise Plan Extension 2024-0001

1109 Circle City Drive, Corona

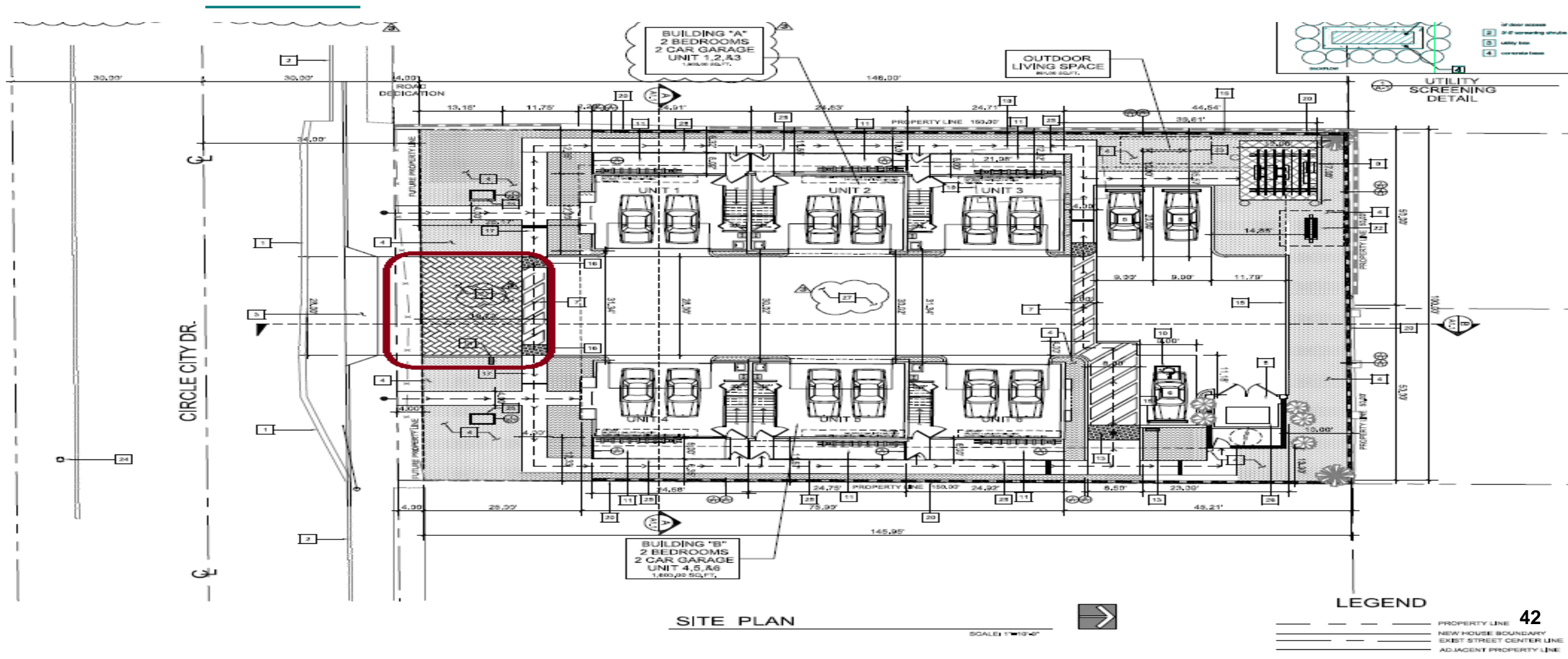
Brendan Dalde, Assistant Planner
Planning and Development Department
April 8, 2024

Request: A two-year time extension for PP2019-0009.

Timeline



PP2019-0009 Approved Site Plan
Zoning: R-3 Multiple Family Residential
General Plan: High Density Residential
2 Buildings, 3 Units Side-by-Side, guest parking and community areas in back of lot



PPE2024-0001

Elevations and Renderings

- Building A & B South Rendering
- Building B West Elevation



Reasons for Request

- Change of ownership
- Increased interest rates after Covid-19
- Complete plan check reviews

Recommendation

That the Planning and Housing Commission adopt Resolution No. 2631 GRANTING a two-year extension of time for PP2019-0009, based on the findings contained in the staff report.

Thank you.





Staff Report

File #: 24-0298

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 04/08/2024

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

SPA2023-0001 (CONTINUED): Specific Plan Amendment to the El Cerrito Specific Plan (SP91-2), Section 12.8, to allow educational schools in the Commercial (C) District by a conditional use permit. (Applicant: River Springs Charter Schools, 2774 Jefferson Avenue, Temecula, CA 92590)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend to the City Council APPROVAL OF SPA2023-0001, based on the findings contained in the staff report and conditions of approval, and that SPA2023-0001 be exempted from the California Environmental Quality (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3).

BACKGROUND

The El Cerrito Specific Plan (SP91-2) includes various residential and commercial land use districts and corresponding development standards. The Commercial (C) District in the specific plan permits various commercial services and retail uses listed in Section 12.8.2 and additional uses allowed by a Conditional Use Permit (CUP) listed in Section 12.8.3. SP91-2 permits schools for business and professional development including art, barber, beauty, dance, drama, music and swimming but does not specifically list schools for general education. Dance academies and halls are also permitted but require a CUP.

The applicant, River Springs Charter Schools, is proposing to amend SP91-2 to establish a school for general education as a use permitted by a CUP in the C District, which is the reason for SPA2023-0001. Additionally, the applicant is concurrently processing a CUP to occupy an existing building located at 2115 Compton Avenue in the C District to operate a charter school.

A CUP is governed by Chapter 17.92 of the Corona Municipal Code (CMC). The CUP is a discretionary permit reviewed by the Planning Commission for certain land uses in certain zones that may require specific conditions associated with the operation of the use to minimize certain impacts

to the adjacent or surrounding area.

Staff reviewed the initial request for the specific plan amendment at the Development Plan Review on October 20, 2022. An official application was submitted by the applicant on March 7, 2023, and reviewed by the city's Project and Environmental Review Committee meeting on March 30, 2023. The applicant's CUP application was submitted on September 13, 2023, after SPA2023-0001. The specific plan amendment application was cleared for review on February 6, 2024, at the same time as the CUP application and scheduled for the Planning and Housing Commission meeting on March 11, 2024.

Planning and Housing Commission Meeting March 11, 2024.

The project's initial public hearing by the Planning and Housing Commission was on March 11, 2024. The Commission was requesting additional information associated with CUP2023-0017, which is being reviewed in conjunction with SPA2023-0001. CUP2023-0017 was continued to the public hearing on April 8, 2024, which resulted in SPA2023-0001 being continued to the same date.

CODE REQUIREMENTS

The authority for amendment of Specific Plans is embodied in Section 65453 of the California Government Code, Corona Municipal Code Section 17.53.110, and in Section 14.5 of the El Cerrito Specific Plan. Section 14.5 reads, in part:

It should be understood that while this document attempts to be comprehensive, not all things can be envisioned in its preparation. Applications for specific plan amendments shall be made to the Community Development Director pursuant to Corona Municipal Code Section 17.53.110. Applications shall be considered by the Planning Commission and City Council.

PROPOSED SPECIFIC PLAN AMENDMENT

SPA2023-0001 proposes to amend Section 12.8.3 of the El Cerrito Specific Plan to allow educational schools in the C District by a major CUP pursuant to Chapter 17.92 of the Corona Municipal Code.

Exhibit 2 contains the proposed amendment to Section 12.8.3, with new text shown as redline edits as follows:

"SEC. 12.8.3 *CONDITIONALLY PERMITTED USES:*

- A. Major conditional use permit (CUP)
 - Animal hospitals.
 - Automobile, marine and recreational vehicle repair garages, body shops, spray painting shops.
 - Bakery goods, wholesale and distribution.
 - Car washes.
 - Ceramic sales and manufacturing for on-site sales, provided the total volume of the kiln does not exceed 16 cubic feet.
 - Churches.
 - Commercial Recreation uses and facilities
 - Congregate care residential facilities per Corona Municipal Code Section 17.04.148.

Convenience stores, including the sale of motor vehicle fuel.

Dance academies and halls.

Drive-thru restaurants.

Educational Schools.

Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption. and accessory uses pursuant to C.M.C. Chapter 17.72.030, and Section G of this Chapter.

Health care facilities pursuant to Corona Municipal Code Chapter 17.73.

Mixed-Use Commercial/Office and Residential projects (subject to the development standards in Chapter 12.13, Mixed Use)

Senior Citizen Housing (subject to the development standards of Chapter 17.24 of the C.M.C.).

Small equipment rental services.

Tire sales and services (no outdoor storage).”

ENVIRONMENTAL ANALYSIS:

A Notice of Exemption has been prepared for the project 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 when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Common Sense Exemption). This amendment is solely a text revision to allow educational schools by a conditional use permit. The proposed text revision will not result in a significant effect on the environment. The Notice of Exemption is attached as Exhibit 5.

FISCAL IMPACT

The applicant has paid the applicable application processing fees to cover the cost of the Specific Plan Amendment application.

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 Planning and Development Department has not received any responses from the public regarding the proposed specific plan amendment.

STAFF ANALYSIS:

The amendment provides a path for the adaptive re-use of traditional office and commercial retail buildings or other underutilized buildings that no longer serve the need of an on-site workforce. The amendment allows for a case-by-case review of a school for general education by a CUP in the C District of SP91-2. The CUP allows city staff to determine if specific conditions are required for the operation of the use to minimize potential impacts on nearby land uses.

Exhibit 1 shows three commercial land use districts within the El Cerrito Specific Plan (SP 91-2) located within the City's limits. The districts are identified as Commercial (C), Office Professional (OP), and Commercial Center (CC). All three districts currently allow for some type of educational

instruction as summarized in the table below.

| Districts: | Permitted Uses: | Uses require a CUP: |
|--------------------------|---|---|
| Commercial (C) | School, business and professional including art, barber, beauty, dance, drama, music and swimming | None |
| Office Professional (OP) | Language schools, modeling schools, secretarial or clerical school or service | Vocational schools that are not allowed by right in the OP District |
| Commercial Center (CC) | School or studio for art, design, music, dance, gymnastics, or atrial arts | None |

Due to the limited locations of the C District in SP91-2 and its adjacency to low-density residential neighborhoods in certain areas, which are mostly in the unincorporated area of Riverside County, it was determined that a CUP should be required for a school of general education because it can include elementary and middle-aged school children requiring the drop-off and pick-up by parents and buses. Depending on the capacity of the school, specific conditions of approval associated with the on-site circulation may be necessary to minimize impacts on adjacent streets.

The amendment provides a defined path for a general education school in the C District of SP 91-2 while ensuring compatibility with nearby uses with the requirement of a CUP. The Planning and Development Department recommends approval of SPA2023-0001 subject to the recommended Conditions of Approval in Exhibit 4 and the following findings.

FINDINGS OF APPROVAL FOR SPA2023-0001

1. A Notice of exemption has been prepared for the project 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 when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Common Sense Exemption). This amendment is solely a text revision to permit educational school use by a conditional use permit. The proposed text revision will not result in significant effect on the environment.
2. Pursuant to CMC Section 17.53.090(B)(1)(a), the plan systemically implements and is consistent with the General Plan for the following reasons:
 - a. *The amendment to Section 12.8.3 of the El Cerrito Specific Plan (SP-91-2) is consistent with Land Use Policy LU-4.4 to promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. The amendment proposes to conditionally allow educational schools, in the Commercial District of the El Cerrito Specific Plan by a CUP which promotes the*

likelihood for the re-use of an underutilized or vacant commercial building that may have experienced extended vacancies due to market conditions.

- b. The amendment to Section 12.8.3 of the El Cerrito Specific Plan (SP 91-2) supports Land Use Policy LU-15.2 to allow for the development of new schools, parks, government, fire and police facilities, utilities, and infrastructure uses in any location of the City, regardless of the land use plan's designation, provided the use is environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided. The proposed amendment allows consideration of educational schools in the Commercial District that also allows, by right, similar establishments such as business or professional schools that provide instruction on dance, barber, music, and art. The proposed amendment provides the opportunity to review each proposed school for general education by a CUP to determine its compatibility with adjacent uses based on the school's operations.*
3. Pursuant to CMC Section 17.53.030(B)(1)(b), 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. SPA2023-0001 provides opportunities for an educational school in the Commercial District by a CUP, which allows for site specific consideration related to the proposed operation, site conditions, and adjoining land uses.*
4. Pursuant to CMC Section 17.53.090(B)(1)(c), 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. SPA2023-0001 would allow an educational school by a CUP in the C District, which would allow a site to be evaluated on a case-by-case basis to ensure the site and its surroundings, including the infrastructure, are capable of supporting the operations associated with the use.*
5. Pursuant to CMC Section 17.53.090(B)(1)(d), the plan provides for the appropriate orientation and relationship between land use within and adjacent to the project for the following reason:
 - a. The El Cerrito Specific Plan will continue to provide for the appropriate orientation and relationship between land use within and adjacent to the Commercial District because SPA2023-0001 does not directly result in any zone change that would impact existing uses. SPA2023-0001 will require a school of general education by a CUP in the C District which will require a site to be evaluated on a case-by-case basis to ensure compatibility with nearby land uses.*
6. SPA2023-0001 is consistent with the findings required under Section 14.5 of the El Cerrito Specific Plan:

a. The proposed amendment is consistent with the City of Corona General Plan for the following reasons:

- i. SPA2023-0001 is consistent with Land Use Policy LU-4.4 to promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. The amendment proposes to conditionally allow educational schools, in the Commercial District of the El Cerrito Specific Plan by a CUP which promotes the likelihood for the re-use of an underutilized or vacant commercial building that may have experienced extended vacancies due to market conditions.
- ii. SPA2023-0001 is consistent with Land Use Policy LU-15.2 to allow for the development of new schools, parks, government, fire and police facilities, utilities, and infrastructure uses in any location of the City, regardless of the land use plan's designation, provided the use is environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided. The proposed amendment allows consideration of educational schools in the Commercial District that also allows, by right, similar establishments such as business or professional schools that provide instruction on dance, barber, music, and art. The proposed amendment provides the opportunity to review each proposed school for general education by a CUP to determine its compatibility with adjacent uses based on the school's operations.

b. The proposed amendment is consistent with the intent of the El Cerrito Specific Plan for the following reason:

- i. SPA2023-0001 aligns with one of the specific plan's objectives, as stated in Section 2.2, to maintain compatibility between land uses within the specific plan area. SPA2023-0001 allows an educational school by a CUP in the C District, which allows a site to be evaluated on a case-by-case basis to ensure compatibility between land uses within the specific plan and minimize potential impacts by requiring specific conditions of approval for operation.

c. The proposed amendment is consistent with the Preannexation Policy for El Cerrito as set out in Section 2.3 of the El Cerrito Specific Plan for the following reason:

- i. SPA2023-0001 does not conflict with the Preannexation Policy for El Cerrito as set out in Section 2.3 of the El Cerrito Specific Plan, because the land use amendment does not change the zoning and land use designations regarding density, lot sizes, and the keeping of animals previously permitted for certain properties under the County's zoning ordinance.

d. The proposed amendment provides for adequate circulation to, from and within the El Cerrito area because SPA2023-0001 is solely a text amendment to expand the

conditionally permitted uses in the Commercial District and does not change the existing circulation within the El Cerrito Specific Plan area.

- e. The proposal provides public service levels capable of adequately serving the Specific Plan area because SPA2023-0001 would allow an educational school by a CUP in the C District, which would allow a site to be evaluated on a case-by-case basis to ensure the site and its surroundings, including the infrastructure, are capable of supporting the operations associated with the use.*
- f. The public and private open space system is neither disrupted nor depleted because SPA2023-0001 does not result in changes to the plan's public or private open space because the text amendment affects only the Commercial District within the Specific Plan area.*
- g. The proposed amendment is compatible with surrounding designations, will not create future land use incompatibility, and provides adequate buffers, because SPA2023-0001 helps to maintain land use compatibility by requiring a CUP for the establishment of an educational school in the Commercial District.*

PREPARED BY: EVA CHOI, SENIOR PLANNER

REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Land Use Plan for El Cerrito Specific Plan
- 2. Proposed Amendment
- 3. Conditions of Approval
- 4. Environmental Documentation

Case Planner: Eva Choi (951) 736-2262

Proposed Amendment to Section 12.8.3 noted in red

SEC. 12.8.3 CONDITIONALLY PERMITTED USES:

A. Major conditional use permit (CUP)

Animal hospitals.

Automobile, marine and recreational vehicle repair garages, body shops, spray painting shops.

Bakery goods, wholesale and distribution.

Car washes.

Ceramic sales and manufacturing for on-site sales, provided the total volume of the kiln does not exceed 16 cubic feet.

Churches.

Commercial Recreation uses and facilities

Congregate care residential facilities per Corona Municipal Code Section 17.04.148.

Convenience stores, including the sale of motor vehicle fuel.

Dance academies and halls.

Drive-thru restaurants.

Educational Schools.

Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption. and accessory uses pursuant to C.M.C. Chapter 17.72.030, and Section G of this Chapter.

Health care facilities pursuant to Corona Municipal Code Chapter 17.73.

Mixed-Use Commercial/Office and Residential projects (subject to the development standards in Chapter 12.13, Mixed Use)

Senior Citizen Housing (subject to the development standards of Chapter 17.24 of the C.M.C.).

Small equipment rental services.

Tire sales and services (no outdoor storage).



Project Conditions

City of Corona

Project Number: SPA2023-0001

Description: Amend SP 91-2 to allow Educational Schools with CUP

Applied: 3/7/2023

Approved:

Site Address: 2115 COMPTON CORONA, CA 92882

Closed:

Expired:

Status: RECEIVED

Applicant: RIVER SPRINGS CHARTER SCHOOL

Parent Project: DPR2022-0028

27740 JEFFERSON AVE TEMECULA , 92590

Details:

LIST OF CONDITIONS

| DEPARTMENT | CONTACT |
|--|----------|
| PLANNING | Eva Choi |
| <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. The project is required to be in compliance with all applicable codes and ordinances.</p> | |

EXHIBIT 3



NOTICE OF EXEMPTION

| | |
|--|--|
| TO: <input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044 | FROM: Name: City of Corona (Public Agency) Address: Planning & Development Dept. 400 S. Vicentia Ave., Suite 120 Corona, CA 92882 Telephone: 951-736-2434 |
| <input checked="" type="checkbox"/> Clerk of the Board of Supervisors County of Riverside Address: 4080 Lemon Street, Riverside, CA 92501 | |

| | |
|--|---|
| 1. Project Title: | Specific Plan Amendment 2023-0001 and Conditional Use Permit 2023-0017 |
| 2. Project Applicant: | River Springs Charter Schools 2774 Jefferson Avenue, Temecula, CA 92590 |
| 3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name): | Specific Plan Amendment 2023-0001 (SPA2023-0001) affects the Commercial District within the El Cerrito Specific Plan in the City of Corona, CA., the general location is along the west side of the Interstate 15 between north of Sampson Avenue between California Avenue to the north and Taber Road to the south. Conditional Use Permit 2023-0017 (CUP2023-0017) pertains to 2115 Compton Avenue Street, Corona, CA. (APN: 278-060-035) |
| 4. (a) Project Location – City: Corona | (b) Project Location – County: Riverside |
| 5. Description of nature, purpose, and beneficiaries of Project: | SPA2023-0001 is a Specific Plan Amendment to amend Section 12.8.3 of the El Cerrito Specific Plan (SP91-2) to allow educational school use in the Commercial (C) District subject to conditional use permit review. CUP2023-0017 is an application to establish and operate an education school serving kindergarten through 12 th grade students within an existing 3-story commercial building with outdoor play areas located on a 2.7 acres site in the Commercial (C) designation of the El Cerrito Specific Plan (SP 91-2). |
| 6. Name of Public Agency approving project: | City of Corona |
| 7. 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: | River Springs Charter Schools 2774 Jefferson Avenue, Temecula, CA 92590 |
| 8. Exempt status: (check one) | |
| (a) <input type="checkbox"/> Ministerial project. (Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268) | |

| | |
|--|--|
| (b) <input type="checkbox"/> Not a project. | |
| (c) <input type="checkbox"/> Emergency Project. | (Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c)) |
| (d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number: | CUP2023-0017 is covered by Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA), the project qualifies as a Class 1 (Existing Facilities) categorical exemption. |
| (e) <input type="checkbox"/> Declared Emergency. | (Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a)) |
| (f) <input type="checkbox"/> Statutory Exemption. State Code section number: | |
| (g) <input checked="" type="checkbox"/> Other. Explanation: | SPA2023-0001 is covered by the Common Sense Exemption under Section 15061(b)(3) of the State Guidelines for CEQA. |
| 9. Reason why project was exempt: | <p>SPA2023-0001 consists of a text revision to a specific plan to allow educational school use subject to conditional use permit review. Therefore, there is no possibility that the proposed text revision will have a significant effect on the environment.</p> <p>CUP2023-0017 is a request to establish and operate an educational school within an existing commercial building, the school instructions will be contained entirely inside the building and no expansion is proposed to the existing commercial building, outdoor recreation areas are proposed for lunch and recess breaks, the project requires tenant improvement and grading permits therefore the project qualifies as a Class 1 (Existing Facilities) categorical exemption.</p> |

| | |
|--|--------------------------|
| 10. Lead Agency Contact Person: | Eva Choi, Senior Planner |
| Telephone: | 951-736-2437 |
| 11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing. | |
| 12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| 13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: April 8, 2024 | |

Signature

Date: [Click to enter date](#)

Name

Title: [Click to enter title](#)

☐ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing: [Click to enter date](#)

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



Specific Plan Amendment 2023-0001

Amendment to the El Cerrito Specific Plan (SP91-2)

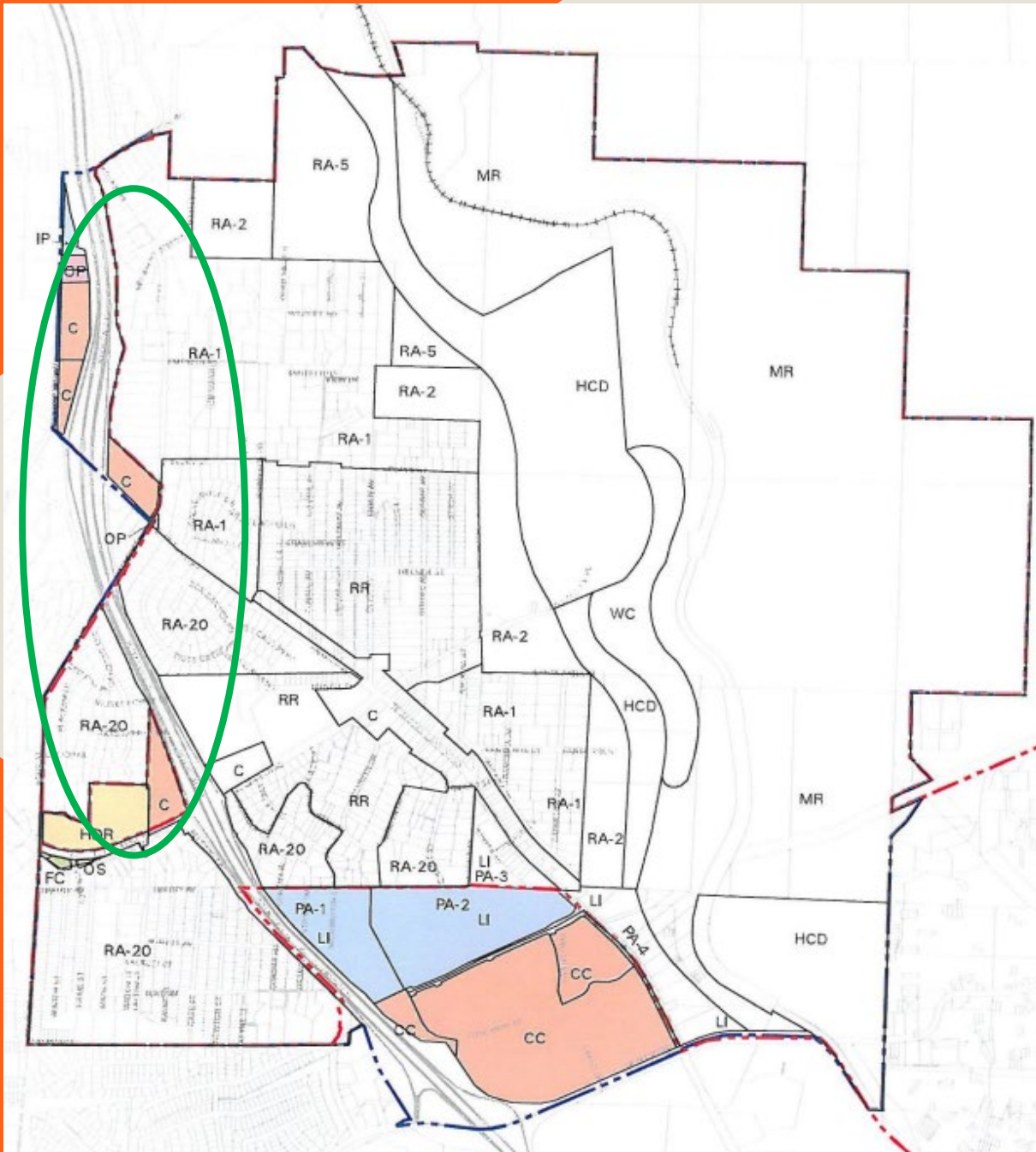
Conditional Use Permit 2023-0017

Establishment and Operation of a Charter School in the Commercial District

**Eva Choi, Senior Planner
Planning and Development Department
April 8, 2024**

Requests by River Springs Charter Schools:

- SPA2023-0001 – El Cerrito Specific Plan (SP91-2), Amendment to Section 12.8.3 to conditionally allow schools for general education in the Commercial (C) District .
- CUP2023-0017 – Establish and operate a charter school within an existing commercial office building located 2115 Compton Avenue in the Commercial (C) District of the El Cerrito Specific Plan.
- At its March 11, 2024 meeting, the Planning Commission considered the requests and continued the requests due to unclear information on the outdoor play areas and the projected enrollment at this new campus.



city of
corona

El Cerrito Specific Plan - Land Use Plan

El Cerrito Specific Plan, Commercial District

- Section 12.8.2 provides a list of service and retail uses permitted by right (without review by the Planning Commission): Schools for business and professional development such as art, dance, drama, music, beauty and swimming.

Uses that are permitted with a CUP are provided in Section 12.8.3

12.8.3 Conditionally permitted uses.

A. **Major conditional use permit (CUP)**

Animal hospitals.

Automobile, marine and recreational vehicle repair garages, body shops, spray painting shops. Bakery goods, wholesale and distribution.

Car washes.

Ceramic sales and manufacturing for on-site sales, provided the total volume of the kiln does not exceed 16 cubic feet.

Churches.

Commercial Recreation uses and facilities

Congregate care residential facilities per Corona Municipal Code Section 17.04.148.

Convenience stores, including the sale of motor vehicle fuel.

Dance academies and halls.

Drive-thru restaurants.

Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption. and accessory uses pursuant to C.M.C.

Chapter 17.72.030, and Section G of this Chapter.

Health care facilities pursuant to Corona Municipal Code Chapter 17.73.

Mixed-Use Commercial/Office and Residential projects (subject to the development standards in Chapter 12.13, Mixed Use)

Senior Citizen Housing (subject to the development standards of Chapter 17.24 of the C.M.C.)

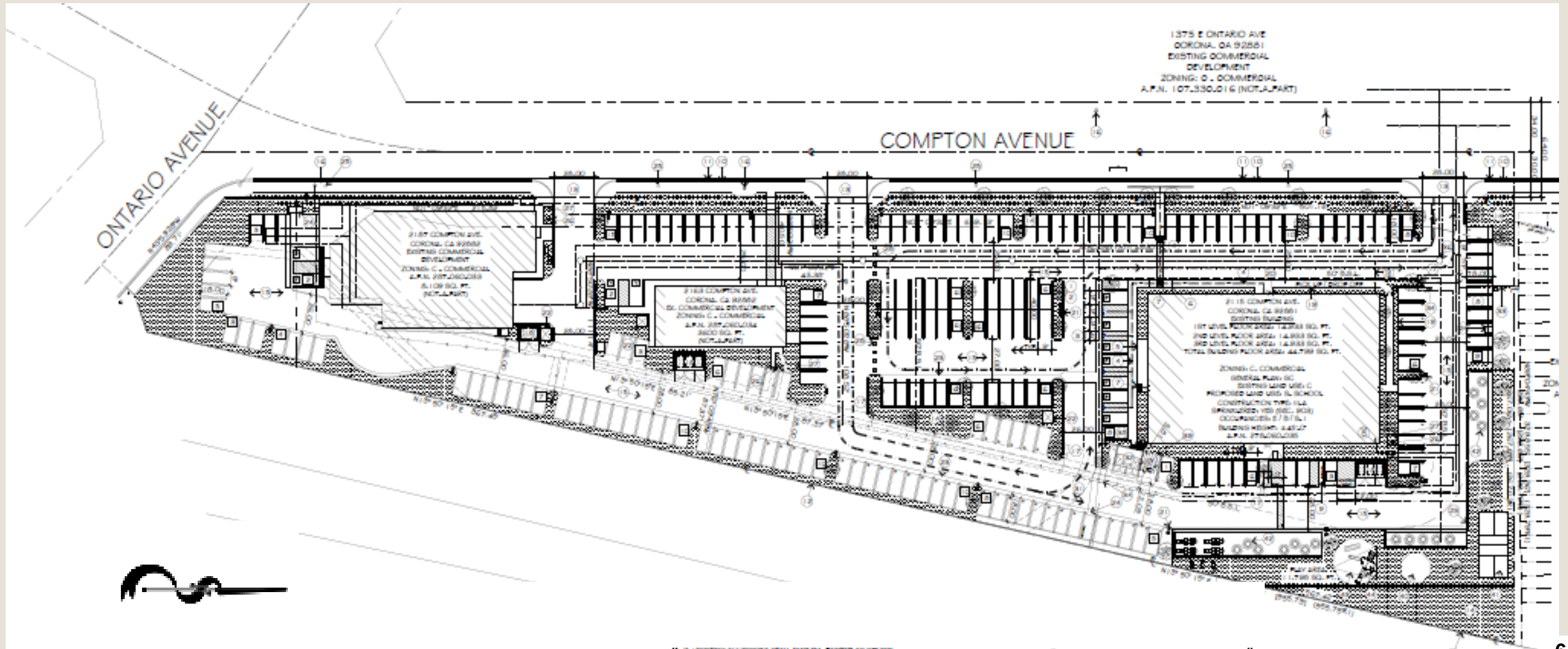
Small equipment rental services

Tire sales and services (no outdoor storage)

The applicant is requesting to add Educational Schools to Section 12.8.3, any future applicants for educational school will be review by the Planning Commission on a case-by-case basis.

Site Plan

- 2.7 acres, 3-story freestanding building
- Reciprocal parking & driveway access with Sherwin-Williams and America's Tires retail, required 122 parking spaces, 220 spaces provided.



Outdoor Play Area:

- Total: 11,798 square feet
- 2 separate areas: TK-3rd, 4th -12th
- Morning and afternoon recess, lunch break, and after-school program
- School personnel provide supervision in the play area at a ratio of 1:30 student, with minimum of 2 staff members assigned when students are in the play areas.

Operation Summary

School serves TK to 12 grades, anticipated enrollment is 621 students

Classes:

TK and K (Drop-In Service Only): 8:10AM - Noontime

8:10AM – 3:10PM for 1st – 4th grades,

8:40 AM – 3:40PM for 5th – 12th grades,

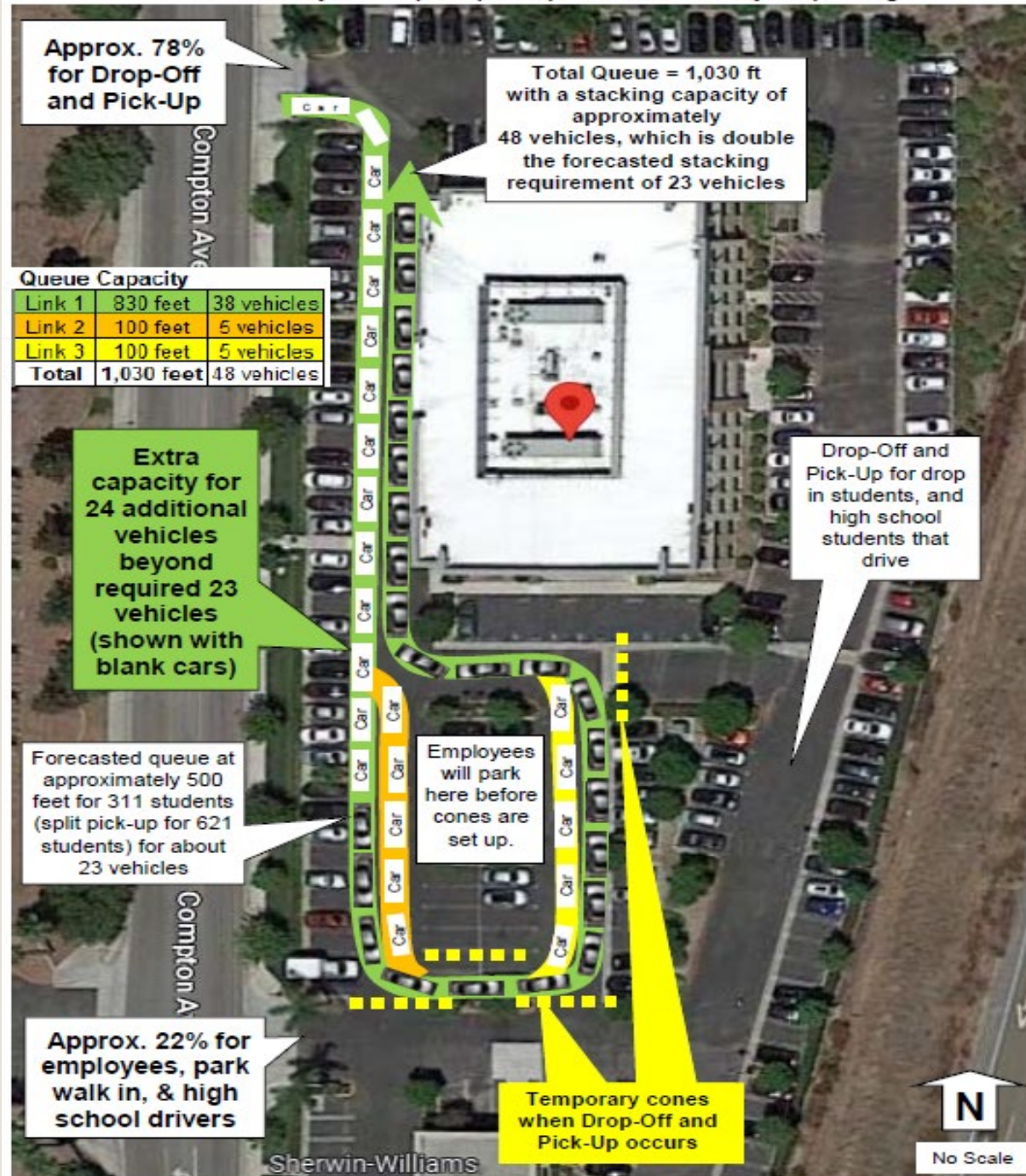
After-School Program ends 6:00PM

- As needed, staff may be on-site from 6:00AM for parent-teacher conferences.

One summer camp session: 4 days (Tuesday to Friday) 8:30AM – 12:30PM



| | Classrooms: | Common Areas: | Staff Areas: |
|---------------|--|--|--|
| First Floor: | 5 elementary classrooms, and 1 TK/K classroom for 12 students | Lobby, conference room, multi-purpose room, kitchen, restrooms. | Teacher lounge, offices, nurse station, storage rooms. |
| Second Floor: | 8 elementary classrooms | Collaborative space, library, maker space robotic laboratory, restrooms. | Offices, storage rooms. |
| Third Floor: | 7 middle school classrooms, 1 high school classroom, 1 special education resource room | Collaborative spaces, conference room, art laboratory, restrooms. | Offices, break room, storage rooms. |



2 driveways for vehicle access, queuing lanes are intended to keep vehicles on-site.

North driveway: 78% of vehicles, parents

South driveway: 22% of vehicles, school staff, high school drivers, parents with younger students

- School staff will serve as traffic monitors during drop-off and pick-up
- Traffic cones will be placed near the south driveway to ensure vehicles are following the queuing lane
- School administrator will provide information to parents on traffic management and detailed instructions on drop-off and pick-up procedure (Exhibit 10).
- Additional option to provide stacking capacity for additional 20 vehicles.

Recommendations

- That the Planning and Housing Commission recommend to the City Council **APPROVAL** of the Specific Plan Amendment request based on the findings contained in the staff report, and
- Find the project categorically exempt from CEQA because the text amendment will not have a significant effect on the environment.

- That the Planning and Housing Commission adopt Resolution No. 2627 **GRANTING** CUP2023-0017 based on the findings contained in the staff report and conditions of approval, and
- Find the project categorically exempt from CEQA as a Class 1 Existing Facilities project.

Thank you.





Staff Report

File #: 24-0297

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 04/08/2024

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

CUP2023-0017 (CONTINUED): Conditional Use Permit application to establish a charter school within an existing 44,800 square foot commercial building located at 2115 Compton Avenue (APN: 278-060-035) in the Commercial (C) District of the El Cerrito Specific Plan. (Applicant: River Springs Charter Schools, 2774 Jefferson Avenue, Temecula, CA 92590)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2627 GRANTING CUP2023-0017, based on the findings contained in the staff report and conditions of approval, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301.

PROJECT SITE SUMMARY

Area of Property: 2.7 acres

Existing Zoning: Commercial (C) within El Cerrito Specific Plan (SP 91-2)

Existing General Plan: GC (General Commercial)

Existing Land Use: Professional Office Building

Proposed Land Use: Charter School

Surrounding Zoning/Land Uses:

N: Commercial within El Cerrito Specific Plan / Professional Offices

E: Interstate 15

S: Commercial within El Cerrito Specific Plan / Retail

W: Commercial within Corona Vista Specific Plan / Retail

BACKGROUND

CUP2023-0017 is a conditional use permit (CUP) application by River Springs Charter Schools to establish a charter school within an existing 44,800 square foot, three-story office building located at 2115 Compton Avenue. The property is zoned Commercial per the El Cerrito Specific Plan.

Currently, the Commercial District does not permit schools for general education. For the applicant to establish a school at 2115 Compton Avenue, the applicant is requesting concurrent approval of a specific plan amendment which would amend the El Cerrito Specific Plan to permit an *educational school* in the Commercial District by a CUP. The details of the specific plan amendment, SPA2023-0001, are provided under a separate staff report for the Planning and Housing Commission's consideration. SPA2023-0001 must be approved in order for CUP2023-0017 to be approved.

River Springs Charter School has been operating the Springs Charter School Corona Student Center at 510 W. Second Street since 2011. The campus on Second Street currently serves 313 students ranging from transitional kindergarten to eighth grade. River Springs Charter School has been searching for a new campus to expand its classrooms and grades for over ten years. The proposed campus at 2115 Compton Avenue will occupy a vacant, three-story office building and accommodate enrollment for grades 1 through 12, offer a hot breakfast and lunch program, and provide extracurricular activities such as music lessons and occupational therapy for students. The new campus will also provide service to 12 students in the transitional kindergarten and kindergarten special education program.

The applicant originally submitted the CUP application to the city on September 13, 2023. The application was reviewed by city staff at the Project and Environmental Review Committee meeting of October 5, 2023. The Committee deemed the application complete in late February 2024, and the CUP application was subsequently scheduled for the March 11, 2024, Planning and Housing Commission meeting.

The applicant conducted community outreach by visiting and sharing the school's operations with businesses within the same commercial development, which are Sherwin-Williams paint store and Amerca's Tire on April 17, 2023. Additionally, the applicant shared the school's operations with the store managers at Sam's Club and Home Depot which are major retailers located to the west of the project site. Exhibit 7 is a notice of outreach submitted by the applicant.

Planning and Housing Commission Meeting March 11, 2024

The project's initial public hearing by the Planning and Housing Commission was on March 11, 2024. The Commission continued the public hearing on the project because information on the outdoor play area was not fully disclosed, and actual student enrollment at the project site was unclear. The applicant has provided additional details on the school's operation along with an updated site plan, floor plans, and circulation diagram. This information is further discussed under Project Description and provided in Exhibits 3, 4, 5, 8, and 9.

PROJECT DESCRIPTION

CUP2023-0017 is an application to establish and operate a charter school within an existing office building located at 2115 Compton Avenue. The 2.7-acre project site is located on the east side of Compton Avenue and north of Ontario Avenue. It borders Interstate 15 to the east. The site contains a three-story freestanding office building with parking spaces surrounding the building. The existing building is part of a commercial development that has reciprocal parking and driveway access on Compton Avenue with the adjacent Sherwin-Williams and America's Tires retail buildings to the south, located at 2163 and 2187 Compton Avenue, respectively.

Operation & Student Enrollment

The campus at Compton Avenue will provide enrollment for grades 1 through 12 and provide drop-in service to transitional kindergarten (TK) and kindergarten (K) students in a dedicated resource room. The drop-in service is for students in special programs without assigned classroom time on campus. The new campus on Compton Avenue will not replace the campus on Second Street, which will continue to provide education to TK and K students.

Since the campus on Second Street will remain in operation, the anticipated student enrollment at the campus on Compton Avenue went from the previous projection of 780 to 936 students to 621 students. Table 1 describes the anticipated enrollment by grade level at the campus on Compton Avenue.

Table 1 - Enrollment By Grade Level

| Grade Level: | Weekly Schedules: | Expected Enrollment at Compton Avenue: |
|-----------------------------------|--|---|
| 1 - 3 Classroom Program | 3.5 days on campus | 145 |
| 4 - 8 Classroom Program | 3.5 days on campus | 319 |
| 9 - 12 Independent Study | Campus Drop-In, 3 days (Tuesday - Thursday, 8 AM - 4 PM) | 29 |
| 1 - 3 Enriched Program | 2 days on campus | 58 |
| 4 - 8 Enriched Program | 2 days on campus | 58 |
| TK/K Enriched Program/Special Ed. | Campus Drop-In, 2 days 8:10 AM - 12 PM | 12 |
| | Total Enrollment: | 621 |

The operating hours are Monday to Friday from 6:00 a.m. to 6:00 p.m. Within this time frame the school has occasional teacher-parent conferences, morning staff arrivals, and staff departure at the end of the after-school program. Summer school is a four-day summer session operating from Tuesday through Friday, 8:30 a.m. to 12:30 p.m. Staff is expected to be on-site 30 minutes before and after during the summer session.

Classroom Operation

The school provides a hybrid schedule that consists of a classroom program 3.5 days a week and an enriched school program 2 days a week. Drop-in students do not have an assigned schedule. The enriched school program consists of the makers space robotics lab, art lab, and library. Students in grades 9 through 12 are not required to attend class in-person but have an opportunity to attend a Learning Zone study hall classroom on Tuesday through Thursday from 8:00 a.m. to 4:00 p.m. The school normally observes about 50% of this enrollment in an in-person classroom setting. Most students in this age group are working apprenticeships or internships, or attending community college classes.

The school is expected to have 43 instructional staff (teachers and aids) and 15 administrative staff daily.

Table 2 provides the education hours for each grade level.

Table 2 - Education Hours For Each Grade Level

| Grades 1-4 | Grades 5-12 | Grades TK & K Drop In |
|------------------------|------------------------|----------------------------------|
| 8:10 a.m. to 3:10 p.m. | 8:40 a.m. to 3:40 p.m. | 8:10 a.m. to 12:00 p.m. |

The hours are staggered to control the volume of students arriving and departing on the campus.

Site Plan

River Springs Charter School will occupy the entire 44,800-square-foot, three-story building. The site plan shows the existing building footprint, a new 207 square-foot trash enclosure, a new security fence adjacent to the northwest corner of the building (keynote #33), a new rolling gate near the southeast corner of the building, which will be closed when students are present (keynote #34) and outdoor play areas near the northeast corner of the property (Exhibit 3).

Outdoor Play Area

The outdoor play area includes a play structure, hopscotch, open field, gaga ball court, pickle ball court, and covered tables totaling 11,800 square feet (Exhibit 4). Wrought iron fencing will be provided as safety barriers between the drive aisles and the play area.

The play area located within the existing landscaped area to the east of the building will require grading to provide a level surface. A retaining wall will be constructed in this area. If the retaining wall exceeds a height of four feet, the applicant is required to construct a four-foot-high guard rail on top. The guard rail is intended as a safety rail for landscape maintenance workers within the slope area.

Students have one recess in the a.m. and one recess in the p.m. during lunchtime. Lunchtime in the multipurpose room and play area is staggered among the grade levels to control the number of students within these areas at a given time. One staff member for every 30 students is assigned to the play area with a minimum of two staff members always present. The operation of the play area is described in Exhibit 8.

Floor Plans

The interior of the three-story building will be modified from its office setting to provide 22 classrooms, laboratories, and common areas. The proposed floor plans include a library, maker space robotic lab and art lab. Exhibit 9 depicts the proposed floor plans and Table 3 describes the use on each floor.

Table 3 - Use of Floor Area

| | Classrooms: | Common Areas: | Staff Areas: |
|----------------------|--|--|--|
| First Floor: | 5 elementary classrooms, and 1 TK/K classroom for 12 students | Lobby, conference room, multi-purpose room, kitchen, restrooms. | Teacher lounge, offices, nurse station, storage rooms. |
| Second Floor: | 8 elementary classrooms | Collaborative space, library, maker space robotic laboratory, restrooms. | Offices, storage rooms. |
| Third Floor: | 7 middle school classrooms, 1 high school classroom, 1 special education resource room | Collaborative spaces, conference room, art laboratory, restrooms. | Offices, break room, storage rooms. |

The seating capacity for each classroom is 29 students. The TK/K classroom on the first floor is designed for 12 students since this is a drop-in service. The classrooms for the lower grades and student gathering areas are located on the first and second floors. The third floor provides classrooms for middle school and high school students.

Each floor will provide a common gathering space for students; however, the first floor will provide a multipurpose room for assemblies and a kitchen with refrigerators and warming ovens for students to have breakfast and lunch breaks. Designated collaborative spaces are also provided on the second and third floors for teacher-led group discussions.

Interior access throughout the building is provided by two elevators and a stairwell located at the center of the building. Additional stairwells are located at the north and south sides of the building.

Parking

The school, Sherwin-Williams, and America's Tires share the onsite parking. The parking data on the applicant's site plan (Exhibit 3) erroneously shows that all three uses require a combined total of 125 parking spaces. All three uses actually require a combined total of 122 parking spaces based on the parking requirements in Section 17.76.030 of the Corona Municipal Code. The commercial development provides 220 parking spaces. Table 4 summarizes the parking requirement and the number of parking provided.

Table 4 - Parking Summary

| Use | Required Parking per CMC 17.76.030 | Building Square Footage or No. of Employees and Students | Required Spaces | Provided Spaces |
|---------------|---|---|------------------------|------------------------|
| Office | 1 per 250 SF | 2,260 SF | 9 spaces | --- |

| | | | | |
|---|---|---|--|-------------------|
| Elementary or Junior High School | 1 space per employee | 21 classrooms with 2 employees per classroom | 42 spaces | --- |
| High School | 1 space per employee, plus 1 space per 1 space per 6 students | 1 classroom with 2 employees per classroom (Maximum of 29 students per class) | 2 employee spaces, plus 5 student spaces | --- |
| Sherwin-Williams paint store | 1 per 200 SF | 3,600 SF | 18 spaces | --- |
| America's Tires | 5 spaces minimum, plus 1 space per 200 SF | 8,109 SF | 46 spaces | --- |
| | | Total: | 122 spaces | 220 spaces |

Access And Circulation

Vehicle access to the project site is provided from three existing driveways located along the east side of Compton Avenue. The driveways are shared with the other businesses, Sherwin Williams Paint and America's Tires, within the center by a reciprocal access agreement. It should be noted that the school will utilize the two most northern driveways since these two driveways are located closest to the proposed school building.

Student drop-off will occur between 8:00 a.m. to 9:00 a.m. This schedule aligns with the classroom schedule provided in Table 2, which shows Grades 1- 4 arriving first before 8:10 a.m. and Grades 5 - 12 arriving later before 8:40 a.m. The same scenario will occur in the afternoon with the lower grades leaving first at 3:10 p.m. and the upper grades leaving at 3:40 p.m. The after-school program will have some students leaving between 4:00 p.m. to 6:00 p.m.

As shown on the applicant's On Site Drop-Off & Pick-Up Queue diagram in Exhibit 5, the applicant's traffic engineer, LOS Engineer Inc., anticipates that approximately 78 percent of vehicles will enter the driveway north of the school building, and 22 percent will enter the driveway south of the school building. This south driveway will be utilized by school employees arriving before students drop-off time, parents who will park and walk in their younger children to the front entrance and high school students driving themselves.

Parents entering from the north driveway will be required to loop around the south parking lot before dropping the student(s) in front of the building's main entrance which is located on the west side of the building, facing Compton Avenue. School employees, parents with younger children and high school student drivers entering from the south driveway will be required to park at the designated spaces along the east property line.

The project's on-site circulation was designed by the project's traffic engineer. The onsite circulation

provides approximately 830 feet of onsite queueing to prevent vehicle spillover onto Compton Avenue. Within 830 feet of queueing represented by the green line on the On Site Drop-Off & Pick-Up Queue diagram, it shows the green queueing lane is capable of accommodating approximately 38 vehicles. The diagram also shows two additional queueing lanes, in orange and yellow, which provides queueing for an additional 10 vehicles. LOS Engineering, Inc. provided an additional queueing diagram to demonstrate the school's ability to accommodate additional queueing for 20 vehicles. These additional queueing lanes are identified as Link 4, shown in blue on the On-Site Pick-Up Queue Option 2 diagram (Exhibit 5).

The school administrators will place temporary cones in the parking lot near the south driveway to control the flow of traffic within the parking lot and will monitor and direct the flow of traffic during drop-off and pick-up times. Additionally, school administrators will provide instructional handouts to parents on parking management, and drop-off and pick-up procedures. Parents will be instructed to avoid driving through the surrounding commercial properties to get to the school. Exhibit 10 shows the diagrams on advised travel routes and prohibited travel routes which are intended to prevent or minimize cut-through traffic from occurring within the Home Depot and Sams Club parking lots located to the west of the project site, on the other side of Compton Avenue. Parents are required to sign an acknowledgement letter stating that they have received and read the school's drop-off and pick-up procedural rules. A copy of the letter is provided as part of Exhibit 10.

ENVIRONMENTAL ANALYSIS

LOS Engineering, Inc. prepared a Traffic Impact and Vehicles Miles Traveled Analysis, dated September 18, 2023, which was based on the original projected enrollment for 900 students. Using a revised enrollment for 621 students, there is a 31% reduction in students and project trip generation.

With the projected enrollment of 621 students, the school is expected to generate approximately 1,540 daily trips, with approximately 491 trips in the AM peak hour, 329 trips in the afternoon peak hour, and 106 trips in the PM peak hour. The prior office use on the property generated approximately 486 daily trips, with 68 trips in the AM peak hour and 65 trips in the PM peak hour. Compared to the prior use, the project is expected to generate 1,054 additional daily trips, with 422 more daily trips in the AM peak hour and 41 more daily trips in the PM peak hour. The surrounding streets are capable of handling the *net* amount of traffic to be generated by the project.

LOS Engineering also analyzed the segment of California Avenue between Old Temescal Street and Ontario Avenue for level of service impacts. The project is forecast to increase traffic at this roadway segment by 0.6 percent, which is insignificant. Additionally, nine street intersections were analyzed in the vicinity of the project. No signalization or other roadway improvements are warranted at any of the nine street intersections analyzed. Finally, as previously discussed, the project will provide approximately 830 feet of onsite queueing to prevent vehicle spillover onto Compton Avenue. The project site also provides additional queueing lanes on-site should the need arise. Therefore, the project is not expected to have traffic-related impacts to the surrounding area.

Per Section 15301 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.28 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 establishing an educational school within an existing commercial building, and no expansion to the existing building is proposed with this project. Approval of this project will only establish the right to operate an educational school within the existing building. The Notice of Exemption is attached as Exhibit 11.

FISCAL IMPACT

The applicant has paid the applicable application processing fees for the project.

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 for the original public hearing on March 11, 2024. As of the preparation of this report, the Planning Division staff has not received any comments from the public in response to the public notice.

STAFF ANALYSIS

The proposed school will occupy an existing commercial site that is already developed with a commercial building, onsite parking, access, and landscaping. All the necessary public infrastructure has been constructed and available at the project site. The proposed school will implement interior remodel work to achieve the needed floor plan layouts for the classrooms and common areas for activities. No exterior changes to the building are proposed. The project will construct a new 207-square-foot trash enclosure adjacent to the southeast corner of the building. Outdoor play area will be provided near the northeast property corner. Although the outdoor play area will remove 38 parking spaces, the site requires a total of 122 parking spaces for the proposed school and adjoining businesses. The site provides 220 parking spaces with sufficient access from Compton Avenue. School personnel also will be stationed in the parking lot to direct traffic during drop-off and pick-up to minimize circulation impacts during this time.

As stated in the El Cerrito Specific Plan, the Commercial District is intended for retail and office commercial uses. The Specific Plan further provides that permitted uses shall be conducted within completely enclosed buildings in such a manner that no nuisance is created from outside the building. The applicant's proposed school use aligns with the intent of the Commercial District as the school will operate entirely inside the building and it shares a similar weekday schedule as a typical office use. The school will utilize the outdoor play area for a period of 30 minutes for recess, lunch breaks and after-school programs which range from one to two hours. However, all outdoor activities will be supervised by school staff to ensure students' safety.

Therefore, the Planning Division recommends approval of CUP2023-0017, based on the findings listed below and staff's recommended conditions of approval attached as Exhibit 6.

FINDINGS OF APPROVAL FOR CUP2023-0017

1. A Notice of Exemption has been prepared pursuant to Section 15301 of the State Guidelines for CEQA because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA. The project consists of the establishment and operation of an educational school serving kindergarten through 12th grade students within an existing 44,800 square-foot commercial building, and no building expansion is proposed with the project. All activities will

be conducted inside the building with limited outdoor play area. Therefore, there is no possibility that the proposal will have any significant effects on the environment.

2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2023-0017 for the following reasons:
 - a. *The proposed use will not be detrimental to the public health, safety, convenience and general welfare, and is in harmony with the goals and policies of the City's General Plan because the project will establish a school within an existing building on an already developed property that was designed to meet the applicable development standards of the El Cerrito Specific Plan. The applicant will be required to demonstrate compliance with all current building and fire codes that are applicable to the proposed education school use through the city's plan check process. Furthermore, the proposed use is compatible with the surrounding commercial uses, and the property has adequate parking and access to meet the anticipated parking demand of the proposed use.*
 - b. *Reasonable conditions as necessary are being imposed to protect the public health, safety, and welfare and to establish full compliance with the applicable development standards of the Commercial District of the El Cerrito Specific Plan and Corona Municipal Code.*
3. The proposal is consistent with the General Plan for the following reasons:
 - a. *The proposed project contributes to the achievement of Land Use Policy LU-4.4 to promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. The proposed education school will occupy an existing three-story commercial office building.*
 - b. *CUP2023-0017 fulfills Land Use Policy LU-15.2 to allow for the development of new schools, parks, government, fire and police facilities, utilities, and infrastructure uses in any location of the City, regardless of the land use plan's designation, provided the use is environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided. The proposed education school site has existing infrastructure, vehicle access, and complies with parking requirement for the use, its operation is contained inside the existing building and will not result in noise impact to adjacent uses.*
4. The proposal is consistent with the El Cerrito Specific Plan (SP 91-2) for the following reasons:
 - a. *The project is consistent with the Commercial District of the El Cerrito Specific Plan with respect to building setbacks, parking, landscaping and access. Additionally, the proposed use is in harmony with the other existing commercial uses and the school will operate entirely inside the existing building which is consistent with the Commercial District requirements under Section 12.8.2 of the El Cerrito Specific Plan.*

PREPARED BY: EVA CHOI, SENIOR PLANNER

REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS:

1. Resolution No. 2627.
2. Locational and Zoning Map.
3. Proposed Site Plan.
4. Site Plan with Outdoor Play Area.
5. Queuing Lane Diagrams.
6. Conditions of Approval.
7. Community Outreach Notice.
8. Operation Letters from School Superintendent and Senior Director of Facilities.
9. Floor Plans.
10. Traffic Management Information.
11. Environmental Documentation.



RESOLUTION NO. 2627

APPLICATION NUMBER: CUP2023-0017

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH A CHARTER SCHOOL WITHIN AN EXISTING 44,800-SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 2115 COMPTON AVENUE (APN: 278-060-035) IN THE COMMERCIAL (C) DISTRICT OF THE EL CERRITO SPECIFIC PLAN. (APPLICANT: RIVER SPRINGS CHARTER SCHOOLS)

WHEREAS, the application to the City of Corona, California, for a Conditional Use Permit under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the Conditional Use Permit to establish a charter school within an existing 44,800-square-foot commercial building located at 2115 Compton Avenue (APN: 278-060-035) in the Commercial (C) district of the El Cerrito Specific Plan; and

WHEREAS, the Conditional Use Permit was submitted in conjunction with Specific Plan Amendment 2023-0001 (SPA2023-0001); and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUP2023-0017 and SPA2023-0001 on March 11, 2024, as required by law; and

WHEREAS, the Planning and Housing Commission continued the public hearing for CUP2023-0017 and SPA2023-0001 to April 8, 2024; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines and Section 3.28 of the City of Corona Local Guidelines for Implementing CEQA, because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA, and there is no possibility that the proposal may have any significant effects on the environment; and

EXHIBIT 1

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Conditional Use Permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2023-0017 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve the CUP2023-0017 on certain conditions of approval and the findings set forth below.

NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this CUP2023-0017, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as an exemption under CEQA per Section 15301 of the State CEQA Guidelines and Section 3.28 of the City of Corona adopted Local Guidelines for implementing CEQA. A Notice of Exemption has been prepared because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA. There is no evidence presented to the City that the proposal will have any significant effects on the environment; and

SECTION 2. Conditional Use Permit Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.92.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

1. A Notice of Exemption has been prepared pursuant to Section 15301 of the State Guidelines for CEQA because the project qualifies as a Class 1 (Existing Facilities) categorical exemption under CEQA. The project consists of the establishment and operation of an educational school serving kindergarten through 12th grade students within an existing 44,800 square-foot commercial building, and no building expansion is proposed with the project. All activities will be conducted inside the building with limited outdoor play area. Therefore, there is no possibility that the proposal will have any significant effects on the environment.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2023-0017 for the following reasons:
 - a. *The proposed use will not be detrimental to the public health, safety, convenience and general welfare, and is in harmony with the goals and policies of the City’s General Plan because the project will establish a school within an existing building on an already developed property that was designed to meet the applicable development standards of the El Cerrito Specific Plan. The applicant will be required to demonstrate compliance with all current building and fire codes that are applicable to the proposed education school use through the city’s*

plan check process. Furthermore, the proposed use is compatible with the surrounding commercial uses, and the property has adequate parking and access to meet the anticipated parking demand of the proposed use.

- b. Reasonable conditions as necessary are being imposed to protect the public health, safety, and welfare and to establish full compliance with the applicable development standards of the Commercial District of the El Cerrito Specific Plan and Corona Municipal Code.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. The proposed project contributes to the achievement of Land Use Policy LU-4.4 to promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses. The proposed education school will occupy an existing three-story commercial office building.*
 - b. CUP2023-0017 fulfills Land Use Policy LU-15.2 to allow for the development of new schools, parks, government, fire and police facilities, utilities, and infrastructure uses in any location of the City, regardless of the land use plan's designation, provided the use is environmentally suitable and compatible with adjoining land uses, and adequate infrastructure can be provided. The proposed education school site has existing infrastructure, vehicle access, and complies with parking requirement for the use, its operation is contained inside the existing building and will not result in noise impact to adjacent uses.*
4. The proposal is consistent with the El Cerrito Specific Plan (SP 91-2) for the following reasons:
- a. The project is consistent with the Commercial District of the El Cerrito Specific Plan with respect to building setbacks, parking, landscaping and access. Additionally, the proposed use is in harmony with the other existing commercial uses and the school will operate entirely inside the existing building which is consistent with the Commercial District requirements under Section 12.8.2 of the El Cerrito Specific Plan.*

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said conditional use permit.

Adopted this 8th day of April, 2024.

Matt Woody, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 8th day of April, 2024, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL MAP



CUP2023-0017
2115 Compton Avenue



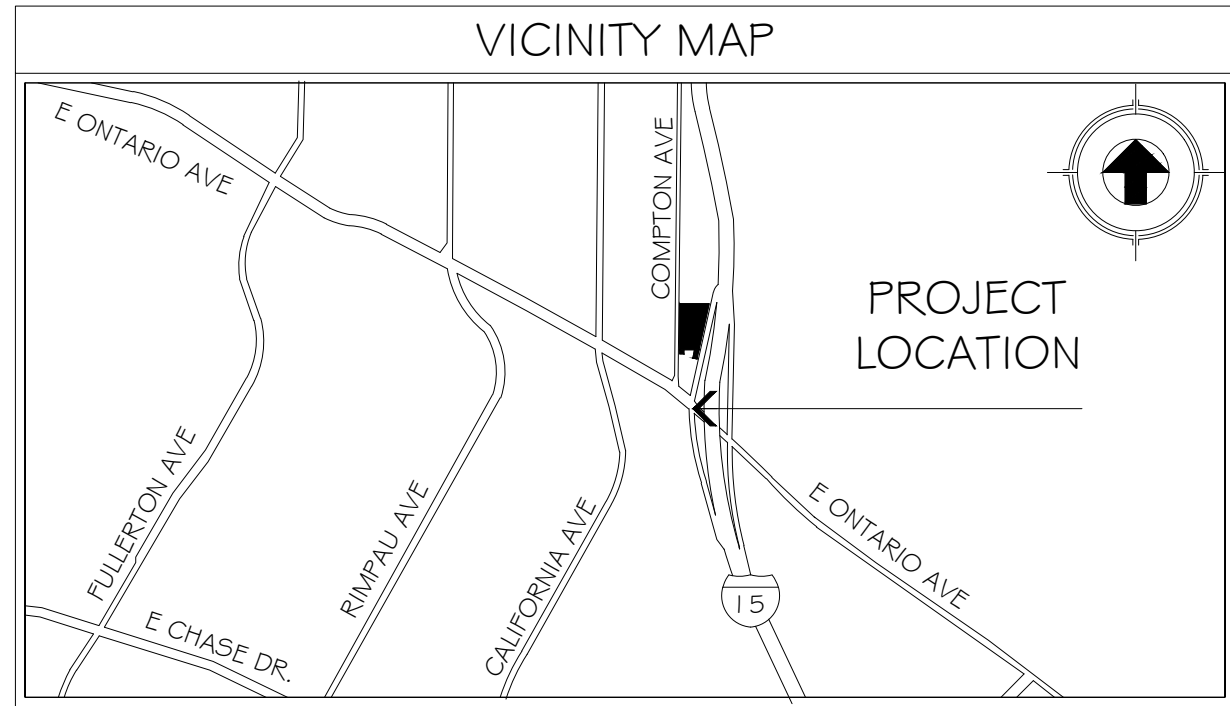
EXHIBIT 2

ONTARIO AVENUE

COMPTON AVENUE

1375 E ONTARIO AVE
CORONA, CA 92681
EXISTING COMMERCIAL
DEVELOPMENT
ZONING: C - COMMERCIAL
A.P.N. 107-330-016 (NOT-A-PART)

EXISTING SITE PLAN
SCALE: 1" = 40'



| SITE DATA | | |
|---|-----------------|------------|
| ZONE/ GENERAL PLAN: C - COMMERCIAL / GC | | |
| SPECIFIC PLAN: SP-91-2 (EL CERRITO) | | |
| OCCUPANCY'S: E / B / S-1 | | |
| CONSTRUCTION TYPE: III-A | | |
| STORIES: EXISTING 3 STORY (±45'-0") | | |
| FIRE HAZARD SEVERITY ZONE: NO | | |
| FIRE SPRINKLERS: YES EXISTING TO BE MODIFIED (NFP-13) (903.2.4) | | |
| OCCUPANTS: 1ST FLOOR = 537 / 2ND FLOOR = 604 / 3RD FLOOR = 628 | | |
| LEGAL DESCRIPTION: 2.70 ACRES NET IN PAR 3 PM 2191013 PM 32861 | | |
| PROJECT ADDRESS: 2115 COMPTON AVE CORONA, CA 92681 APN: 278-060-035 | | |
| DESIGNER: JOHN JOHNSON, PE, PLS, QSD 41197 GOLDEN GATE CIR, STE. 103 MURRIETA, CA 92562 (888)827-7140 | | |
| APPLICANT: SPRINGS CHARTER SCHOOL 41 Y RANCH LLC | | |
| PROPERTY OWNER: 33620 ORLINDA DR TEMECULA, CA 92592 | | |
| GROSS LAND AREA | 117,612 SQ. FT. | % COVERAGE |
| GROSS BUILDING AREA (FOOTPRINT) | 14,933 SQ. FT. | 12.7% |
| EXISTING A.C. PAVING AREAS | 68,715 SQ. FT. | 58.4% |
| EXISTING CONCRETE CURBS & WALKWAYS | 10,975 SQ. FT. | 9.3% |
| EXISTING ON-SITE LANDSCAPING AREAS | 22,989 SQ. FT. | 19.6% |
| | 117,612 SQ. FT. | 100.0% |

| PARKING DATA | | | |
|---|---|--|--|
| REQUIRED PARKING PER CHAPTER 17.76.030 2115 COMPTON AVE./ A.P.N. 278-060-035 | | | |
| OFFICE (GENERAL) | 1 PER 250 SQ. FT. | 2,260 SQ. FT. | 10 SPACES REQUIRED |
| ELEMENTARY OR JUNIOR HIGH SCHOOL | 1 SPACE PER EMPLOYEE (NOT INCLUDING PARKING SPACE REQ. FOR INCIDENTAL USES) | 22 CLASSROOMS W/ 2 EMPLOYEE PER CLASSROOM | 44 SPACES REQUIRED |
| HIGH SCHOOL | 1 SPACE PER EMPLOYEE 1 PER 6 STUDENTS | CLASSROOMS W/ 2 EMPLOYEE PER CLASSROOM & MAX 29 STUDENTS PER CLASS | 2 EMPLOYEE SPACES 29 X 1 / 6 = 5 SPACES |
| TOTAL REQUIRED = 61 | | | |
| RETAIL CENTER (COMMERCIAL AND/OR OFFICE) ON FIVE ACRES OR LESS | 1 PER 200 SQ. FT. | 3,600 SQ. FT. | 18 SPACES REQUIRED |
| TOTAL REQUIRED = 18 | | | |
| AMERICAS TIRE / 2163 COMPTON AVE. / 8,109 SQ. FT. / A.P.N. 278-060-033 | | | |
| AUTOMOTIVE REPAIR (SINGLE TENANT) | 5 SPACE MINIMUM, PLUS 1 PER 200 SQ. FT. | 8,109 SQ. FT. | 46 SPACES REQUIRED |
| TOTAL REQUIRED = 46 | | | |
| OVERALL REQUIRED SPACES = 125 | | | |
| EXISTING 12' x 18' VAN ACCESSIBLE PARKING STALLS | | | = 3 SPACES |
| EXISTING 9' x 18' STANDARD ACCESSIBLE PARKING STALLS | | | = 8 SPACES |
| EXISTING 9' x 18' STANDARD PARKING STALLS | | | = 209 SPACES |
| TOTAL EXISTING PROVIDED 220 SPACES PROVIDED | | | |
| EXISTING MOTORCYCLE PARKING STALLS | | | = 1 SPACES |
| PROPOSED MOTORCYCLE PARKING STALLS | | | = 1 SPACES |
| F = FACULTY PARKING 56 SPACES PROVIDED S = STUDENT PARKING 103 SPACES PROVIDED | | | |

| ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE | | | |
|---|----------------------|--------------------------------------|------------------|
| CBC TABLE 504.3 | | | |
| OCCUPANCY CLASSIFICATION | TYPE OF CONSTRUCTION | FINISHED BUILDING HEIGHT ABOVE GRADE | ALLOWABLE HEIGHT |
| B, F, S, U | S TYPE II-B | 45'-0" | 75 |
| A, E | S TYPE II-B | 45'-0" | 75 |
| S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. | | | |

| ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE | | | |
|---|----------------------|---------------------------|-------------------------------------|
| CBC TABLE 504.4 | | | |
| OCCUPANCY CLASSIFICATION | TYPE OF CONSTRUCTION | STORIES ABOVE GRADE PLANE | ALLOWABLE STORIES ABOVE GRADE PLANE |
| E | S TYPE II-B | 3 | 4 |
| B | S TYPE II-B | 3 | 3 |
| S-1 | S TYPE II-B | 3 | 3 |
| S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. | | | |

KEYED NOTES

- EXISTING 12x20 VAN ACCESSIBLE PARKING SPACE. SLOPE NOT TO EXCEED 5% MAX. IN THE DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE PER SECTION 11.B. OF C.B.C.
- EXISTING ACCESSIBLE STALL EMBLEM. PAINTED AS SHOWN.
- EXISTING 5x20' WIDE ACCESSIBILITY ACCESS BAY AREA W/ 4" WD. BLUE STRIPES PER SECTION 11.B. OF CBC.
- EXISTING 4' MINIMUM WIDTH A.D.A. PATH OF TRAVEL, NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAXIMUM IN CROSS SLOPE
- EXISTING WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES.
- EXISTING 4' WD. MIN CURB RAMP 1:1.2 MAX SLOPE TO COMPLY W. SECTION 11.B-406
- EXISTING TRUNCATED DOME, 36" IN DEPTH PER CBC 11.B-705
- EXISTING 9' x 20' STANDARD PARKING STALL PER CITY OF CORONA STANDARDS
- EXISTING MOTORCYCLE PARKING STALL PER CITY OF CORONA STANDARDS
- EXISTING CONCRETE CURB PER CITY/COUNTY STANDARDS.
- EXISTING CONCRETE GUTTER PER CITY/COUNTY STANDARDS.
- EXISTING CMU MASONRY WALL W/ WROUGHT IRON FENCING
- EXISTING CONCRETE DRIVEWAY APPROACH PER CITY OF CORONA STANDARDS
- EXISTING LANDSCAPED AREA
- EXISTING AC PAVING
- EXISTING OFF SITE FIRE HYDRANT
- EXISTING ON SITE FIRE HYDRANT
- EXISTING TRASH ENCLOSURE TO REMAIN. (21 G SQ. FT.)
- EXISTING CONCRETE WALKWAY 4' WD. MIN.
- EXISTING LOCATION OF BUILDING KNOX BOX KEY FOR FIRE DEPT. ACCESS
- EXISTING PARKING LOT LIGHT STANDARD
- EXISTING ELECTRICAL TRANSFORMER W/ PROTECTIVE BOLLARDS
- EXISTING CONCRETE DRAINAGE SWALE
- EXISTING DRAINAGE INLET
- EXISTING OFF SITE POWER POLE
- EXISTING DOUBLE DETECTOR CHECK VALVE LOCATION.
- EXISTING P.I.V. & P.D.C. PER CITY AND COUNTY FIRE DEPARTMENT STANDARDS.
- LOCATION OF TRAFFIC CONES PLACED DURING PICK UP / DROP OFF OF STUDENTS
- LOCATION OF EXISTING 6" SDR35 PVC BUILDING SEWER LATERAL
- LOCATION OF EXISTING 3" WATER CONNECTION WITH SHUT OFF AND PRV VALVES
- DROP OFF AND PICK UP FOR PARK AND WALK STUDENTS SEE TRAFFIC STUDY FOR CLARIFICATION
- PROPOSED TRASH ENCLOSURE W/ STRESS PAD PER CITY OF CORONA STANDARD PLAN # 709/706 (207 SQ. FT.) SEE SHEET TE-1
- PROPOSED 6" WROUGHT IRON FENCE
- PROPOSED 6" WROUGHT IRON AUTOMATIC ROLLING GATE TO BE OPEN DURING SCHOOL HOURS
- EXISTING WATER METER TO REMAIN
- EXISTING SEWER MAN HOLE TO REMAIN
- PROPOSED CONCRETE FLATWORK NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAXIMUM IN CROSS SLOPE
- PROPOSED MIN. 36" WIDE PEDESTRIAN ACCESS GATE (PROVIDE ALL CLEARANCES PER 11.B-404.2.)
- 10' CORNER CUT OFF IN COMPLIANCE WITH 17.70.030 & 17.70.050 NO PARKING PERMITTED
- PROPOSED GAZA BALL
- PROPOSED PICKLE BALL COURT
- PROPOSED PICNIC TABLE WITH UMBRELLA
- PROPOSED FABRIC SHADE STRUCTURE
- PROPOSED PLAYGROUND EQUIPMENT

| ALLOWABLE BUILDING AREA | | | |
|---|----------------|-------------------|-------|
| CBC 508.4.2 | | | |
| IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIO OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1. AREA TABULATIONS BELOW ARE THE AREAS WITHIN THE EXISTING EXTERIOR WALLS PER CHAPTER 2 DEFINITION OF BUILDING AREA | | | |
| 1ST FLOOR | | | |
| OCCUPANCY CLASSIFICATION | ACTUAL SQ. FT. | ALLOWABLE SQ. FT. | RATIO |
| B | 3,264 SQ.FT. | 92,000 SQ.FT. | .04 |
| E | 6,596 SQ.FT. | 43,500 SQ.FT. | .15 |
| S-1 | 743 SQ.FT. | 70,000 SQ.FT. | .01 |
| A-2 | 3,672 SQ.FT. | 28,500 SQ.FT. | .13 |
| SUM OF ALL RATIOS = .33 ≤ 1 | | | |
| 2ND FLOOR | | | |
| OCCUPANCY CLASSIFICATION | ACTUAL SQ. FT. | ALLOWABLE SQ. FT. | RATIO |
| B | 339 SQ.FT. | 92,000 SQ.FT. | .004 |
| E | 10,910 SQ.FT. | 43,500 SQ.FT. | .25 |
| S-1 | 460 SQ.FT. | 70,000 SQ.FT. | .007 |
| A-2 | 1,440 SQ.FT. | 28,500 SQ.FT. | .05 |
| SUM OF ALL RATIOS = .311 ≤ 1 | | | |
| 3RD FLOOR | | | |
| OCCUPANCY CLASSIFICATION | ACTUAL SQ. FT. | ALLOWABLE SQ. FT. | RATIO |
| B | 1,273 SQ.FT. | 92,000 SQ.FT. | .014 |
| E | 9,471 SQ.FT. | 43,500 SQ.FT. | .22 |
| S-1 | 590 SQ.FT. | 70,000 SQ.FT. | .008 |
| A-2 | 2,313 SQ.FT. | 28,500 SQ.FT. | .08 |
| SUM OF ALL RATIOS = .322 ≤ 1 | | | |

INTERSTATE 15

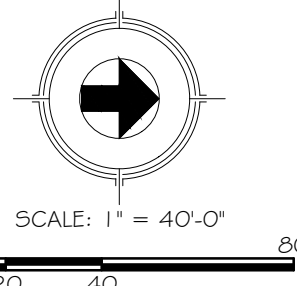


EXHIBIT 3

KOLIBRIEN
LAND SURVEYING - MEP, CIVIL & STRUCTURAL ENGINEERING - DESIGN
27919 JEFFERSON AVE., STE. 201
TEMECULA, CA 92690
PHONE: (888) 827-7140
EMAIL: INFO@KOLIBRIEN.BIZ
WEB: WWW.KOLIBRIEN.BIZ

SEAL-ENGINEER:
JOHN H. JOHNSON
PROFESSIONAL ENGINEER
NO. 68934
EXP. 9-30-25
STATE OF CALIFORNIA

PREPARED BY:
JOHN H. JOHNSON
P.C.E. NO. 83934
DATE 3/14/2024

COMMERCIAL TENANT IMPROVEMENT FOR
SPRINGS CHARTER SCHOOL
2115 COMPTON AVE.
CORONA, CA 92681

PROJECT TITLE

EXISTING SITE PLAN

| REV | BY | DATE | DESCRIPTION |
|-----------------------|-----|-----------|--------------|
| 1 | AWC | 12-6-2022 | DPR2022-0028 |
| PROJECT NUMBER R02007 | | | |
| DRAWN BY AWC | | | |
| CHECKED BY JHJ | | | |
| DATE 3/14/2024 | | | |
| REVISION | | | |
| SHEET IDENTIFIER C-1 | | | |
| SHEET 7 OF | | | |

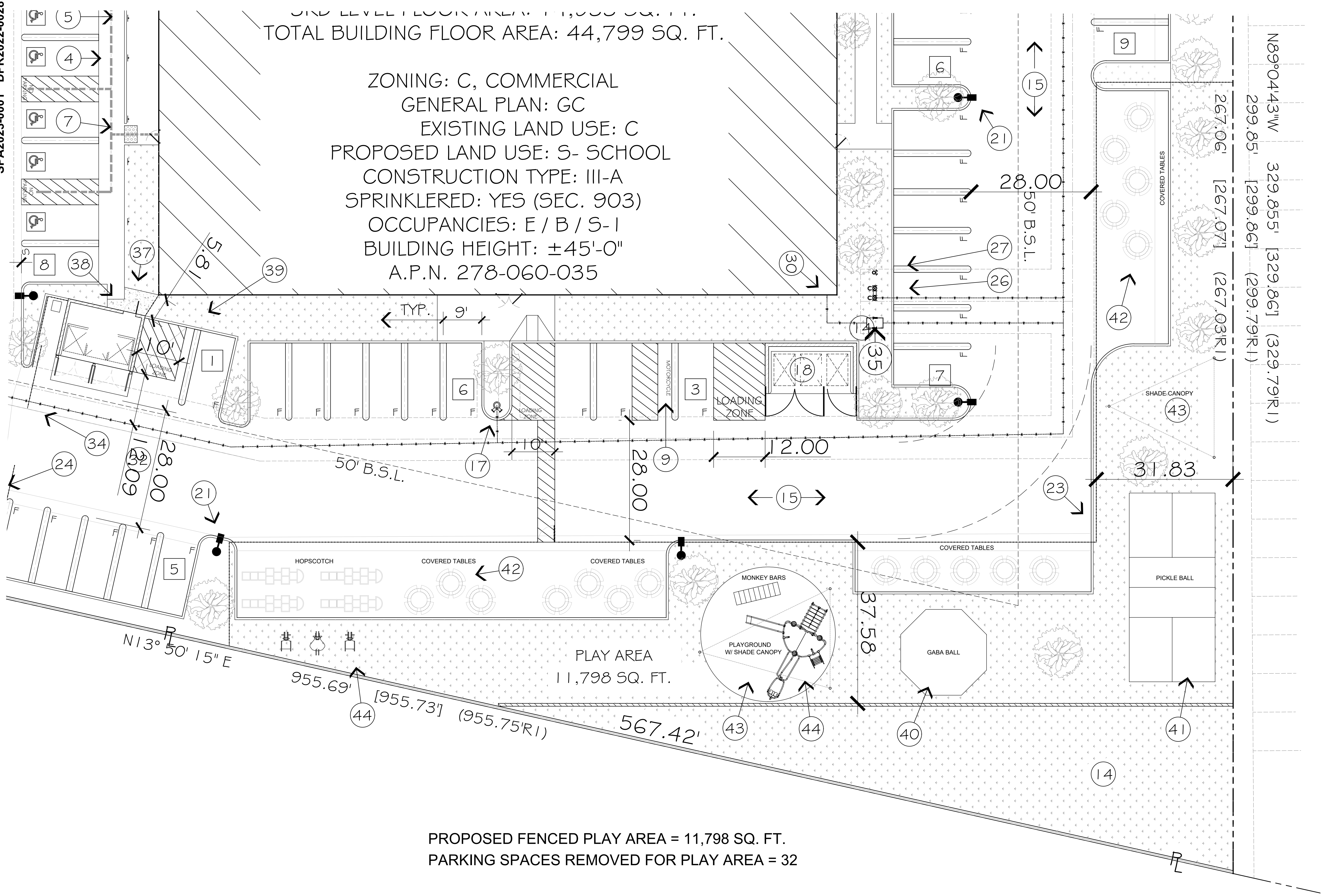


EXHIBIT 4

KOLIBRIEN
LAND SURVEYING - MEP, CIVIL & STRUCTURAL ENGINEERING - DESIGN
27919 JEFFERSON AVE., STE. 201
TEMECULA, CA 92592
PHONE: (951) 827-7140
FAX: (951) 827-7140
EMAIL: INFO@KOLIBRIEN.BIZ

SEAL-ENGINEER:
JOHN H. JOHNSON
C.E. NO. 68934
EXP. 9-30-25

PREPARED BY:
JOHN H. JOHNSON
DATE: 3/19/2024

PROJECT TITLE
COMMERCIAL TENANT IMPROVEMENT FOR
SPRINGS CHARTER SCHOOL
2115 COMPTON AVE.
CORONA, CA 92881

SHEET DESCRIPTION
ENLARGED SITE PLAN

| REV | BY | DATE | DESCRIPTION |
|-----|-----|-----------|--------------|
| 1 | AWC | 12-6-2022 | DPR2022-0028 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
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| | | | |

PROJECT NUMBER
R02007

DRAWN BY
AWC

CHECKED BY
JHJ

DATE
3/19/2024

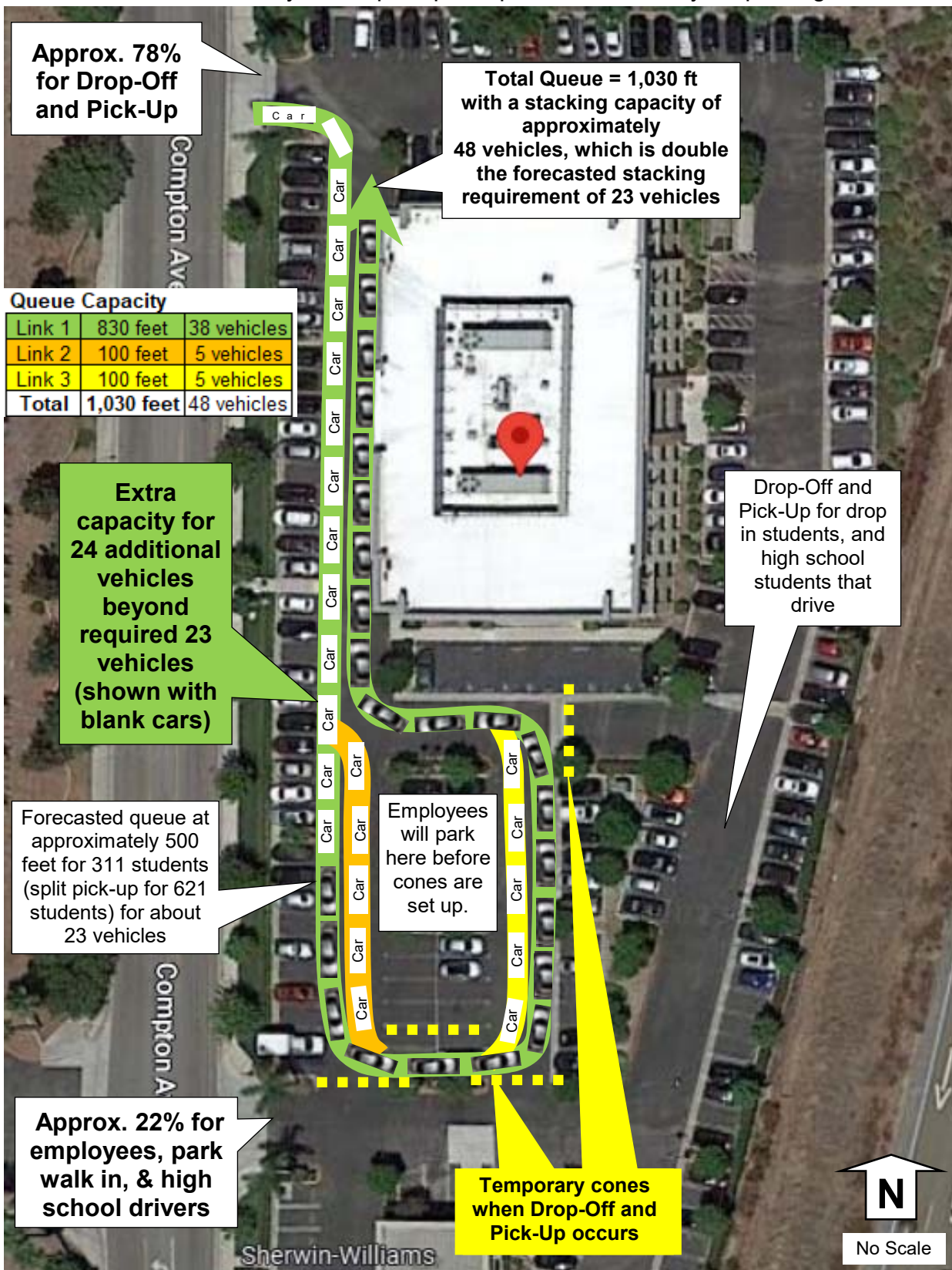
REVISION

SHEET IDENTIFIER
C-2

SHEET 7 OF

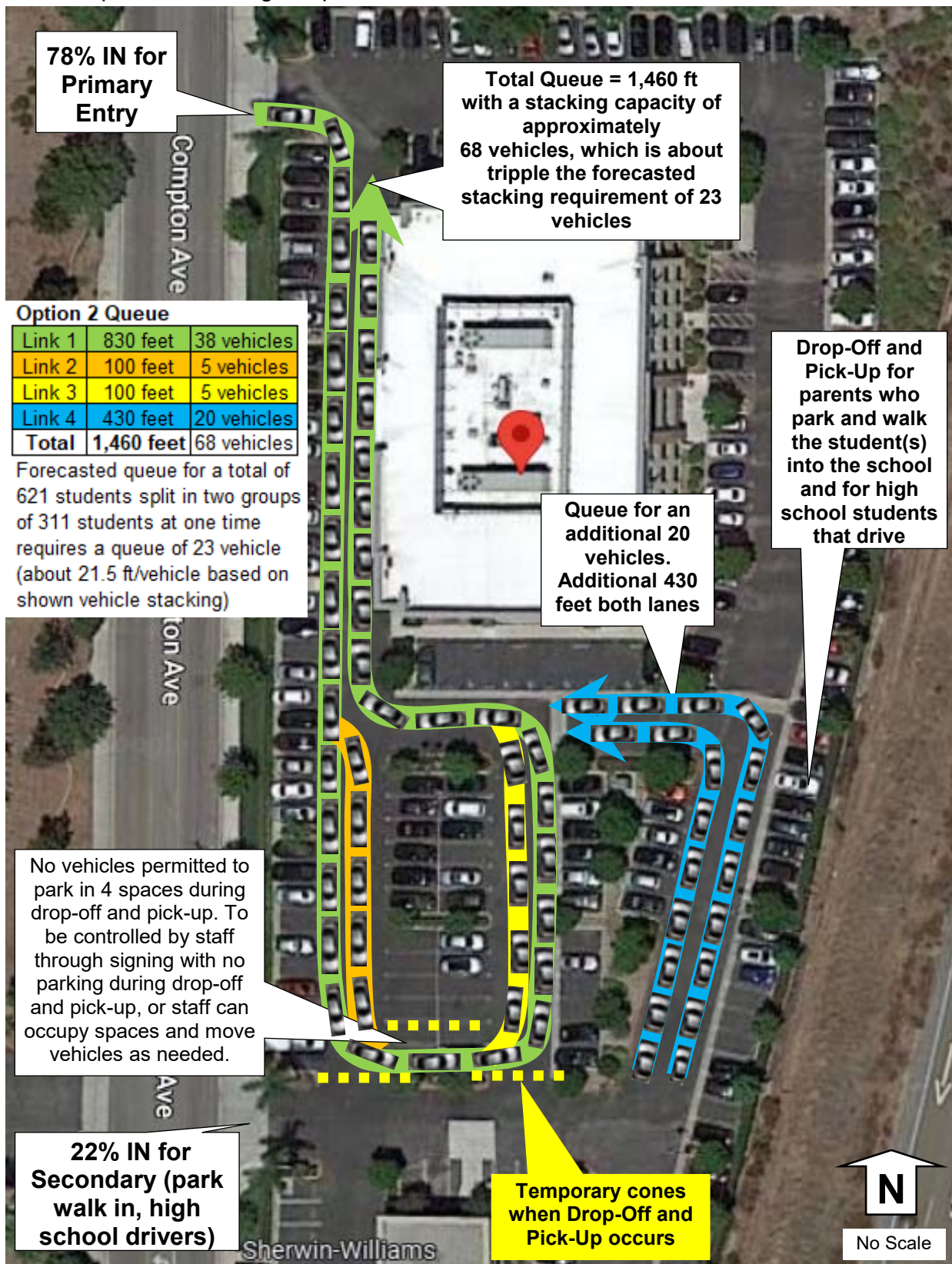
ON SITE DROP-OFF & PICK-UP QUEUE

North driveway for drop-off/pick-up. South driveway for parking.



ON SITE PICK-UP QUEUE Option 2

Pick-Up results in longest queue based on data collected at another Charter School





Project Conditions

City of Corona

Project Number: CUP2023-0017

Description: Operate a charter school in existing commercial bldg

Applied: 9/13/2023

Approved:

Site Address: 2115 21* COMPTON AVE CORONA, CA 92882

Closed:

Expired:

Status: RECEIVED

Applicant: River Spring Charter School

Parent Project:

27740 Jeferson Ave Temecula CA, 92590

Details:

LIST OF CONDITIONS

| DEPARTMENT | CONTACT |
|--|-----------------|
| BUILDING | Chris Milosevic |
| <ol style="list-style-type: none">1. All construction and alterations shall be via permit and shall comply with the applicable edition of the California Building Standards Code.2. Provide the accessible path of travel from the building to the trash enclosure locations.3. Obtain the demolition permit from the Building Division and obtain the clearance/approval from AQMD for the demolition work.4. Provide screening walls to meet the requirements of Planning Division for the roof top HVAC units, if any. | |
| FIRE | Xente Baker |
| <ol style="list-style-type: none">1. Place Fire Department DPR comments on plans as general notes.2. A Knox Box shall be provided for this business. To apply for a Knox product visit https://www.knoxbox.com/3. Plans of new or modifications to existing fire alarm detection or monitoring shall be submitted separately to the Building Department for review and approval.4. Provide a code analysis that justifies the change of occupancy, provide at a minimum but not limited to, construction type, allowable area and height, occupancy classification, occupant load etc. | |
| PLANNING | Eva Choi |
| <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. | |



Project Conditions

City of Corona

| PLANNING | Eva Choi |
|--|---------------|
| <ol style="list-style-type: none"> 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. 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. 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. 5. Retaining walls within the outdoor play area shall be made of decorative masonry material. Retaining walls that are four feet or higher shall have a guard rail constructed on top of the wall. 6. The outdoor play area shall be installed and ready for use prior to the opening of the school. 7. The applicant shall adhere to the requirements and development standards of the El Cerrito Specific Plan and Conditions of Approval, as well as be in substantial conformance with the respective application materials presented before the Planning and Housing Commission, including but not limited to the site plan, floor plan, architectural elevations, and traffic management plan, etc. 8. Approval of CUP2023-0017 is contingent upon the approval of SPA2023-0001. 9. The applicant shall update the parking data on the construction drawings for plan check to accurately reflect 9 required parking spaces for the "office" use and a total of 122 required parking spaces for the center. | |
| PUBLIC WORKS | Jennifer Tran |
| <ol style="list-style-type: none"> 1. The Public Works, Planning and Development, and Utilities Department comments for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services Division. 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. 2. The developer shall comply with all applicable City ordinances and resolutions. 3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property. 4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required. 5. 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. | |



Project Conditions

City of Corona

| PUBLIC WORKS | Jennifer Tran |
|--|---------------|
| <p>6. 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. 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> <p>7. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay the Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fee shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.</p> <p>8. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.</p> <p>9. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.</p> <p>10. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.</p> <p>11. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.</p> <p>12. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director or their designee. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.</p> <p>13. Grading Plan shall show and label the proposed retaining wall along the play ground area. The project shall also provide maintenance access to the landscape area above the play ground.</p> | |



NOTICE OF OUTREACH

31 October, 2023

This letter serves as notice that Springs Charter Schools made contact with the below mentioned parties for the purpose of community outreach in regard to the opening of its new facility at 2115 Compton Ave., Corona, CA 92881, and the potential impact it may have on the surrounding area.

On Monday, 4/17/2023, Springs Charter Schools made direct in-person contact with:

- America's Tire , Assistant Manager Justin Vargas
 - Business Address: 2187 Compton Ave., Corona, CA 92881
 - Phone: (951) 817-6994
- Sherwin-Williams, Store Manager Kelsey Delatore
 - Business Address: 2163 Compton Ave., Corona, CA 92881
 - Phone: (951) 371-1436

On Tuesday, 10/24/2023, Springs Charter Schools made direct in-person contact with:

- Sam's Club, Club Manager Mark Jette
 - Business Address: 1375 E Ontario Ave, Corona, CA 92881
 - Phone: (951) 582-0319
- The Home Depot, Store Manager Mario Pineda
 - Business Address: 1355 E Ontario Ave., Corona, CA 92881
 - Phone: (951) 808-0327

Springs Charter Schools provided to these parties a verbal briefing on the relevant upcoming operations of the local Springs school facility, and shared samples of materials to be distributed by the school to student families as a preemptive internal address of local traffic flow expectations.

27740 Jefferson Avenue | Temecula, CA 92590 | P: (951) 252-8800 | F: (951) 252-8801

www.SpringsCharterSchools.org



Date

Dear Corona Planning Commission,

Thank you for the opportunity to provide more detailed information for our CUP application to convert the Compton Avenue property into a Student Center for Springs Charter School students. We have been serving the Corona area for 18 years and have been looking for a property to expand our classroom offerings for more than ten years. We were delighted when the Compton Avenue building became available because it offers the space for many things we could not provide in our existing facility, such as a hot breakfast and lunch program, music, LegoLeague, and activities that require elbow room, including occupational therapy services.

Springs Charter School expects to serve approximately 600 students at this center, providing classroom education and auxiliary student support services for grades TK through 12. The Compton Avenue Center will serve hybrid students, combining interest-driven classroom learning with personalized home study. Springs Charter Schools have been providing this program to Corona students since 2006.

Springs' hybrid-model program allows students to attend classes in the building between 1 and 5 days per week, according to the program they select. Due to this model, there will likely be less than 600 students on each school day. For example, in our current 2nd Street property, we have 313 students enrolled to attend classroom learning on this campus, however, the maximum student count on any day is 190 students.

Across Springs Charter Schools' 21 campuses, the average classroom size for grades 1-12 is 29, which was the number used in these calculations. TK is a maximum of 12 students with one teacher. In addition to classrooms, we will use several spaces to provide an enriched school program to our classroom students. These spaces will include a school library, an art class, a maker space, a special education resource room, and a TK/K resource room. These extra rooms will be used for classroom students' electives and drop-in (students that come and go at no assigned time) special education, English Language Development (ELD) tutoring, and interest-driven enrichment groups, such as robotics LegoLeague or string instrument ensemble.

| Grade Levels and Description | Current Enrollment | Expected Enrollment | Compton Avenue Building | 2nd Street Building |
|---|--------------------|---|--------------------------|--|
| TK/K | 24 | 132 | 0 | 120 (5 classes of 24 students classroom program) |
| TK/K Enrichment program and special ed services 2 days per week | 6 | 12 (1 resource room for 12 students) | 12 (drop-in services) | 0 |
| 1-3 Classroom Program | 54 | 145 (5 classrooms of 29 students) | 145 | 0 |
| 1-3 Enrichment program and sped 2 days per week | 23 | 58 (2 classrooms of 29 students) | 58 | 0 |
| 4-8 | 161 | 319 (11 classrooms with 29 students) | 319 | 0 |
| 4-8 Enrichment program and special ed services 2 days per week | 30 | 58 (2 classrooms of 29 students) | 58 | 0 |
| 9-12 Independent Study drop-in 3 days per week | 15 | 29 (1 classroom with 29 students) | 29 | 0 |
| TOTAL Compton Ave Enrollment | | | 621 | |

- The full-day schedule will be
 - 1-4th grade 8:10 to 3:10
 - 5th-12th grade 8:40 to 3:40
 - Tk/K will be 8:10-12:00 and drop-in services
- The average class size for grades 1-8 is 29 students.
- The number of classrooms will be 22
- Additional rooms will include a special education resource room, a TK/K resource room, a library, a maker space inventor lab with robotics storage, and an art room.
- There will be a total of 58 staff members.
 - Each grade 1-8 classroom will have a teacher and an ace (21 classrooms will be staffed with 42 staff). The high school class will have 1 teacher.

- There will also be 15 additional staff members, including two school administrators, a school counselor, a clerk, a health tech, 2 food-service workers, a custodian, a special education teacher, a part-time speech teacher, a part-time TK/K specialist, and 4 part-time specialty teachers for enrichment such as music, art, lego-league, and Spanish.
- High school students have the opportunity to attend the Learning Zone study hall classroom Tuesday through Thursday between the hours of 8:00 and 4:00. There will be select core classes offered in this high school classroom during those hours in addition to tutoring and counseling support. Since attendance at the Learning Zone and in the classes is not required (students can complete their work totally online), only approximately 50% of the students attend on any available high school day. Our program is a real-world-focused program, providing career technical internships and pre-apprenticeships. Typically, our older students are less likely to attend the center because many of them are working at their apprenticeships/internships and/or attending community college classes, so the number of high school drivers is minimal.
- Springs will keep our 2nd Street Center as a TK/K early childhood center to provide classroom experiences for the youngest students in our existing one-story campus. Some special education and speech services will be provided at the Compton Avenue building for grades TK/K.

Springs Charter School has been diligent in finding a Corona facility where we can increase our free public school options for families and enhance the educational experience for our students. The Compton Avenue building presents an ideal space to accommodate our growing student population and provide various programs and services previously limited by space constraints.

We assure you that our proposed operations, including scheduling, staffing, and programs, have been meticulously planned to optimize student learning and accommodate the needs of the surrounding community.

Thank you once again for your consideration. We look forward to the opportunity to contribute positively to Corona's educational landscape.

Sincerely,



Kathleen Hermismeyer
Superintendent



April 3, 2024

City of Corona City Hall
Planning & Development Department
400 S. Vicentia Avenue, Suite 120
Corona, California 92882

Dear Eva,

This letter is to provide clarification regarding the use of two student play areas planned for installation in a portion of the parking lot behind Springs' proposed building at 2115 Compton Avenue.

The play area behind the school building is designated for recreational use by our students only under the supervision of school staff. This space will serve as a dedicated area for outdoor activities and games, providing students with opportunities for physical exercise, social interaction, outdoor art projects, and creative play. We will have both a primary and an intermediate playspace

- The primary playspace will have a play structure, a peaceful playground section with hopscotch and sensory pathways, and a shaded seating area. The sensory pathway will focus on the eight basic locomotor movements primary students must master which include: walking, running, hopping, jumping, galloping, skipping, leaping, and sliding.
- The intermediate playspace will include a grass area with a Peaceful Playground fitness fun trail, a pickleball court, a gaga ball area, and two table areas for gathering and art projects, one of which will be covered.
- Additionally, the multipurpose room within the building will also be utilized for PE games and activities, such as projection screen PE activities, parachute, hula hoops, jump ropes, and obstacle course activities. This will provide students with options for recreation. These indoor activities will complement the outdoor play areas and contribute to a well-rounded recreational experience for our students.
- DROP-IN - Some students will visit the center on a drop-in basis for testing, services or counseling appointments. These services will be provided in the resource rooms and in the enrichment spaces on days the enrichment classes are not offered.
- There will be a Drop-in room for TK/K students to receive special education services, English language development lessons and other specialized instruction. They may have occasional use of the play facilities outside.

Students will use the playspaces for one recess and lunch recess each day of attendance. These schedules will be staggered, and the play period attached to lunch will either be directly before or directly after.

Our goal is to create a vibrant and engaging recreational environment that enhances the overall educational experience for our students. By providing both outdoor and indoor play spaces, we aim to promote physical health, social development, and positive engagement among our student body.

Sample playground schedule:

| Grade | Start | Recess | Lunch in Multi-Purpose Room | Recess | End |
|--------------------------|---------|-------------|-----------------------------------|-------------|---------|
| TK/K | Drop-in | Drop-in | Drop-in | Drop-in | Drop-in |
| 1 and 2 | 8:10 | 9:30-9:45 | 11:15-11:35 | 11:35-11:55 | 3:10 |
| Enrichment 1/2/3 | 8:10 | 10:10-10:25 | 11:40-12:00 | 12:00-12:20 | 3:10 |
| Grade 3 | 8:10 | 9:50-10:05 | 12:05-12:25 | 12:25-12:45 | 3:10 |
| Grades 4 & 5 | 8:10 | 9:50-10:05 | 12:05-12:25 | 12:25-12:45 | 3:10 |
| Enrichment Grades 4-8 | 8:40 | 10:10-10:25 | 12:30-12:50 | 12:50-1:10 | 3:40 |
| Grades 7/8 | 8:40 | 10:30-10:45 | 12:55-1:15 | 1:15-1:35 | 3:40 |
| High School | 8:40 | 10:50-11:05 | 12:55-1:15 | 1:15-1:35 | 3:40 |

Pink = Primary Playspace Usage. Green = Intermediate Playspace Usage.

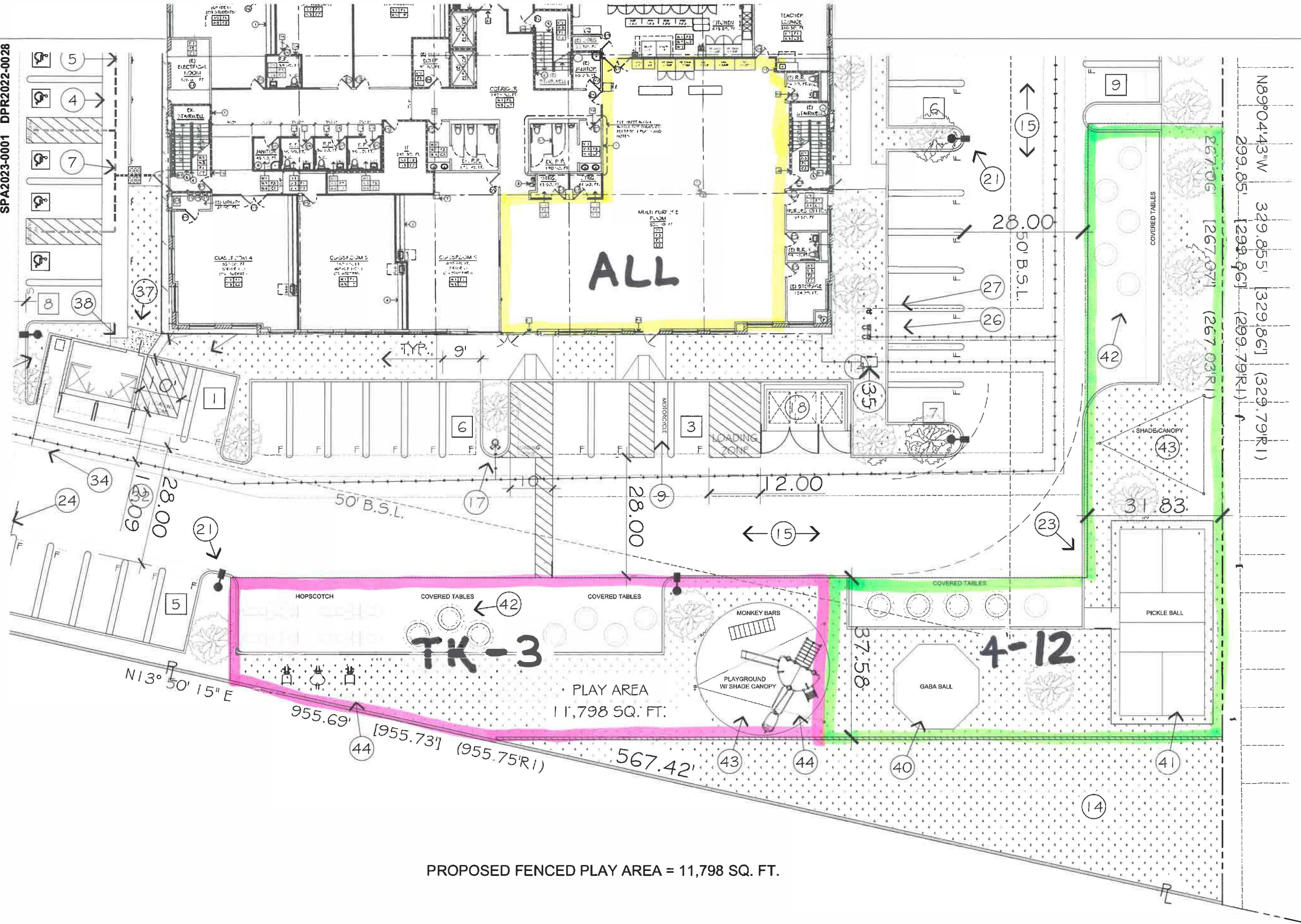
It is important to note that student safety and supervision are paramount considerations in our planning. For every 30 students utilizing the play areas, there will be at least one staff playground supervisor present, with a minimum of two at all times to oversee activities, ensure adherence to safety guidelines, and intervene if necessary. Students will be walked to the playspace and supervised the entire time for each recreation period offered.

If you require any further information or clarification regarding our plans for the play area behind the school building, please do not hesitate to contact me at 760-330-6176. We appreciate your consideration of our CUP application and look forward to your support. This project will provide a safe, enriching public school option for our students.

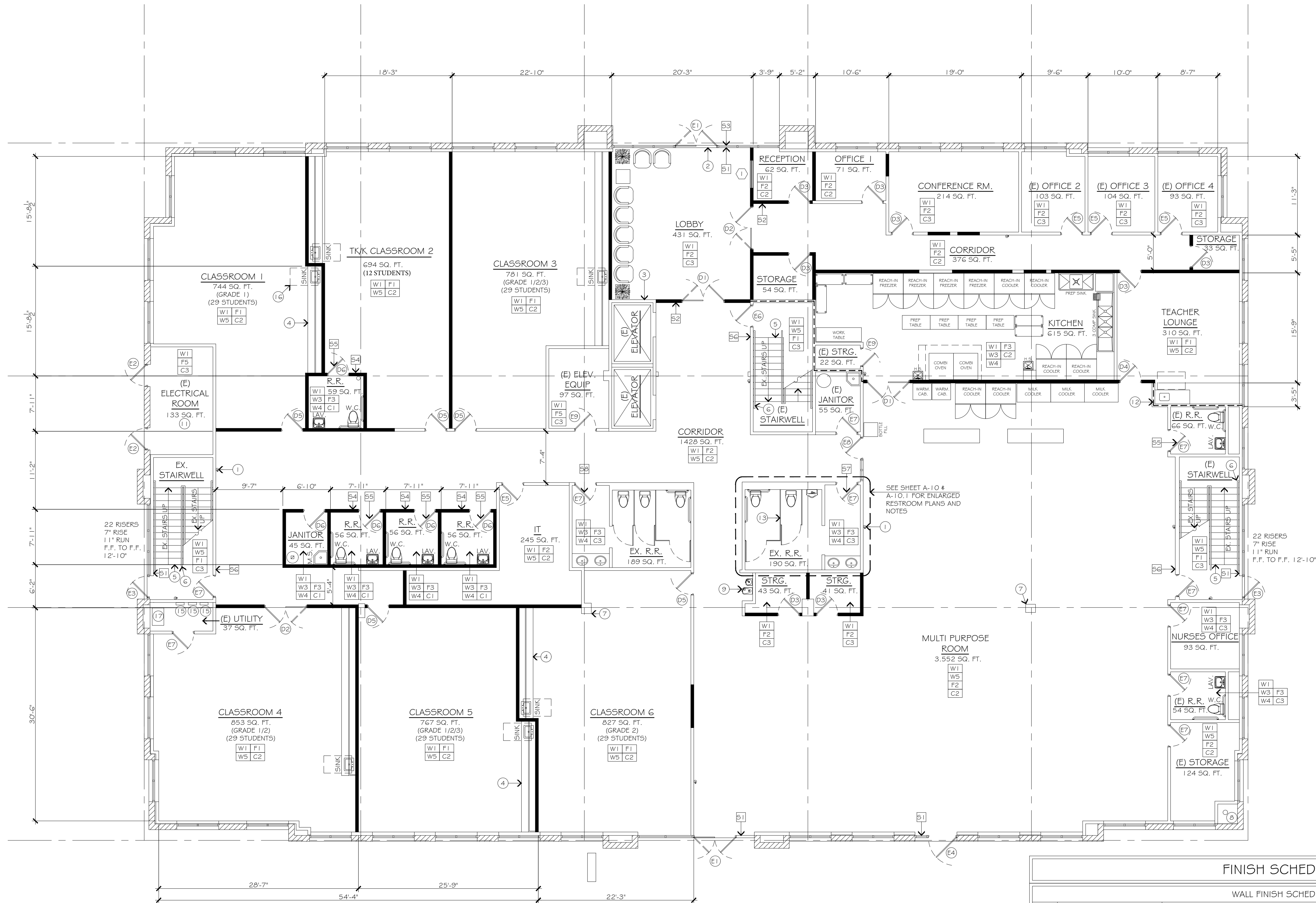
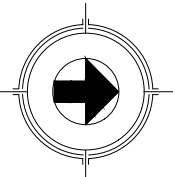
Thank you for your consideration.

Sincerely,

Dave Black
Senior Director of Facilities



PROPOSED FENCED PLAY AREA = 11,798 SQ. FT.

PROPOSED 1ST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYED NOTES

- LOCATION OF FIRE EXTINGUISHER (TYPICAL AS SHOWN)
- PROVIDE ABOVE DOOR SIGN LEGEND STATING - "DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED"
- OCCUPANT LOAD SIGN TO BE POSTED IN A CONSPICUOUS PLACE NEAR ALL MAIN ENTRANCES (CBC 1008.1.9)
- COUNTER SURFACE TO BE MAXIMUM 34" ABOVE FINISH FLOOR
- INSTALL MINIMUM 2" AND MAXIMUM 4" CONTRASTING STRIPE AT FIRST AND LAST STEP OF STAIR RUN @ INTERIOR STAIRWAY CONTRASTING STRIPE TO BE INSTALLED 1" OFF EDGE
- HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS OF FINISH SURFACE, SHALL BE UNIFORM AND UNINTERRUPTED NOT LESS THAN 34" AND NOT MORE THAN 38". 2022 CBC SECTION 1014
- EXISTING STRUCTURAL COLUMNS TO REMAIN (PROTECT IN PLACE DURING CONSTRUCTION)
- LOCATION OF BUILDING FIRE RISER
- EXISTING HI-LO DRINKING FOUNTAIN LOCATION.
- PROPOSED HI-LO DRINKING FOUNTAIN LOCATION.
- LOCATION OF EXISTING MAIN ELECTRICAL SERVICE
- DASHED LINE INDICATES AREA OF EXISTING 1 HR. FIRE WALL
- EXISTING RESTROOM PARTITIONS TO REMAIN
- EXISTING ROOF ACCESS LADDER
- EXISTING ELECTRICAL SUB PANEL
- 30X48 CLEAR FLOOR AREA PER CBC 11B-305.3
- W/ TOE CLEARANCE PER 11B-306 AT FORWARD APPROACH
- EXISTING ELECTRICAL TRANSFORMER

WALL LEGEND

| SYMBOL | DESCRIPTION |
|--------|--------------------------------------|
| | EXISTING 2X STUD WALL @ 16" O.C. |
| | EXISTING CONCRETE TILT UP WALL |
| | PROPOSED 2X FRAMED WALL |
| | LOCATION OF REQUIRED 1 HR. FIRE WALL |

WATER EFFICIENCY SCHD.

| | |
|---|------------------|
| NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED IN SECTION 5.303.3. SEE SHEETS T-2 - T-4 FOR GRN SHEETS. | |
| FIXTURE NAME | FLOW RATE |
| SHOWER HEAD FIXTURE | 2.0 GPM @ 90 PSI |
| KITCHEN FAUCET | 1.8 GPM @ 60 PSI |
| LAVATORY | 0.5 GPM @ 60 PSI |
| WATER CLOSET | 1.28 GAL / FLUSH |
| UTILITY FAUCET | 1.5 GPM @ 60 PSI |

WATER EFFICIENCY SECTION 5.303 OF CALIFORNIA GREEN CODE

ILLUMINATED EXITING SIGNS

EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. INSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS, THE SIGN SHALL BE CONNECTED TO A STORAGE (BACK-UP) BATTERY, UNIT EQUIPMENT OR AN ON-SITE BACK-UP POWER GENERATOR.

FINISH SCHEDULE

| WALL FINISH SCHEDULE | | | |
|--|----------------------------|---|--|
| # | BASE | FINISH | REMARKS |
| [W1] | GYP. BOARD | (2) LAYERS OF ENAMEL PAINT, COLOR: _____ CODE: _____ BY: _____ | 1-HR FIRE RATED ASSEMBLY @ CORRIDORS |
| [W2] | F.R.P. PANEL | MOISTURE RESISTANT FRP WALL PANEL, COLOR: WHITE | TEXTURE: SMOOTH & WASHABLE SURFACE |
| [W3] | CERAMIC TILE | 3"x6" CERAMIC TILE BY: EMSER TILE, SERIES: CHOICE, COLOR: WHITE | TEXTURE: SMOOTH & WASHABLE SURFACE |
| [W4] | CERAMIC COVING BASE | 3/8" MIN. COVING FLOORING BASE BOARD, COLOR: TO MATCH WALL FINISH | 1/1" GROUT JOINT RECOMMENDATION |
| [W5] | COVE BASE | 3/8" MIN. RADIUS, 6" MIN. HI. COVING FLOORING BASE BOARD | EXISTING TO REMAIN WHERE POSSIBLE PROPOSED TO MATCH EX. |
| FLOORING FINISH SCHEDULE | | | |
| # | BASE | FINISH | REMARKS |
| [F1] | CARPET | LOW PILE, BERBER, NYLON CARPET OWNER TO SPECIFY MANUFACTURER AND COLOR. | EXISTING TO REMAIN IF PRESENT |
| [F2] | LAMINATED FLOORING | LAMINATED TILE OWNER TO SPECIFY MANUFACTURER AND COLOR. | EXISTING TO REMAIN IF PRESENT |
| [F3] | CERAMIC TILE | 24" SQ. CERAMIC TILE OWNER TO SPECIFY MANUFACTURER AND COLOR. | 3/16" GROUT JOINT RECOMMENDATION EXISTING TO REMAIN IF PRESENT |
| [F4] | EXISTING LAMINATE | EXISTING LAMINATE FLOORING TO REMAIN | 3/16" GROUT JOINT RECOMMENDATION EXISTING TO REMAIN IF PRESENT |
| [F5] | EXISTING EXPOSED CONC. | EXISTING EXPOSED CONCRETE FLOOR TO REMAIN | REPAIR AND SEAL AS NECESSARY |
| CEILING FINISH SCHEDULE | | | |
| # | BASE | FINISH | REMARKS |
| [C1] | GYP. BOARD | (2) LAYERS OF ENAMEL PAINT, COLOR: _____ CODE: _____ BY: _____ | TEXTURE: _____ |
| [C2] | LAY-IN T" BAR | 2X4" LAY-IN ACOUSTIC PANEL | SEE SHEET A-G.1 FOR SPECIFICATIONS |
| [C3] | EXISTING CEILING TO REMAIN | EXISTING PAINTED GYPSUM BOARD CEILING | |
| [C4] | EXISTING EXPOSED STRUCTURE | EXISTING STRUCTURE TO BE EXPOSED, PAINTED BLACK | PROVIDE SKIRM PANEL AS NECESSARY |
| FINISH NOTES: | | | |
| 1) ALL MATERIAL USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX SHALL NOT EXCEED 100. 2) CURTAINS, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS AREA ATTACHED. | | | |

ADA SIGNAGE INFORMATION

- MOUNTING HEIGHT FOR TACTILE SIGNAGE:
SIGNS CAN NOW BE MOUNTED WITHIN A RANGE OF SPACE WHICH ALLOWS FOR A CONSISTENT TOP HEIGHT FOR DIFFERENT SIZED SIGNS ALONG A HALL.
- SIGNS ARE TO BE MOUNTED AT A HEIGHT TO ALLOW THE BASELINES OF RAISED CHARACTERS TO BE LOCATED BETWEEN 48" AND 60" ABOVE THE GROUND.

MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR

MINIMUM HEIGHT: BASELINE OF LOWEST COPY MOUNTED NO LOWER THAN 48" ABV. F.F.

MAXIMUM HEIGHT: BASELINE OF HIGHEST COPY MOUNTED NO HIGHER THAN 60" ABV. F.F.

TACTILE EXITING SIGN WITH LEGEND "EXIT"
TACTILE SIGN WITH LEGEND "EXIT ROUTE"
INTERNATIONAL SYMBOL OF ACCESSIBILITY
WALL MOUNTED TACTILE SIGN STATING "TYPE OF RESTROOM"
DOOR MOUNTED TACTILE SIGN STATING "TYPE OF RESTROOM"
WALL MOUNTED TACTILE SIGN STATING "STAIRS"
DOOR MOUNTED TACTILE SIGN STATING "TYPE OF RESTROOM"
DOOR MOUNTED TACTILE SIGN STATING "TYPE OF RESTROOM"

5/8" TO 2" HIGH RAISED, 1/32" SAND SERF NON-GLARE HI. CONTRAST
UPPERCASE CHARACTERS LETTERING RAISED 1/32"

THE TRIANGLE SHALL CONTRAST WITH THE CIRCLE SYMBOL. EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

STAIRS

ALL-GENDER RESTROOM

TRANSITION DETAILS

- FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. 11B-302.1
- CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2" MAXIMUM. 11B-302.2, FIGURE 11B-302.2
- VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE 1/4 INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN 1/4 INCH AND NOT EXCEEDING 1/2 INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. 11B-303, FIGURES 11B-303.2 & 11B-303.3
- CHANGES IN LEVEL GREATER THAN 1/2 INCH IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH THE REQUIREMENTS OF 11B-405 RAMPS OR 11B-406 CURB RAMPS AS APPLICABLE. 11B-303
- ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND ADJACENT STREET OR DRIVEWAY. 11B-303.5

DOOR PER SCHED.
CERAMIC TILE, SEE FINISH SCHEDULE
CONCRETE EPOXY SEALANT PRODUCT
CARPET OR INTERIOR FLOORING TO CONCRETE

WALL FINISH.
HOLLOW MTL. DR. STUD ANCHOR
EXTERIOR FINISH INTERIOR FINISH SEE PLAN FOR EXACT LOCATION
1" MOLDING FOR ALL EXTERIOR FINISHES
FRAME WIDTH FIELD VERIFY
DOOR PER SCHED.
METAL DOOR FRAME

DOOR PER SCHED.
ALUMINUM THRESHOLD TO EXTEND BEYOND EXPANSION JOINT
FINISH FLOOR
EXTERIOR DOOR THRESHOLD

KOLIBRIEN
LAND SURVEYING - MEP, CIVIL & STRUCTURAL ENGINEERING - DESIGN
27919 JEFFERSON AVE., STE. 201
TEMECULA, CA 92592
PHONE: (951) 927-7140
FAX: (951) 927-7140
EMAIL: INFO@KOLIBRIEN.BIZ
WEB: WWW.KOLIBRIEN.BIZ



SEAL-ENGINEER:
JOHN H. JOHNSON
PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 68934
EXP. 9-30-25

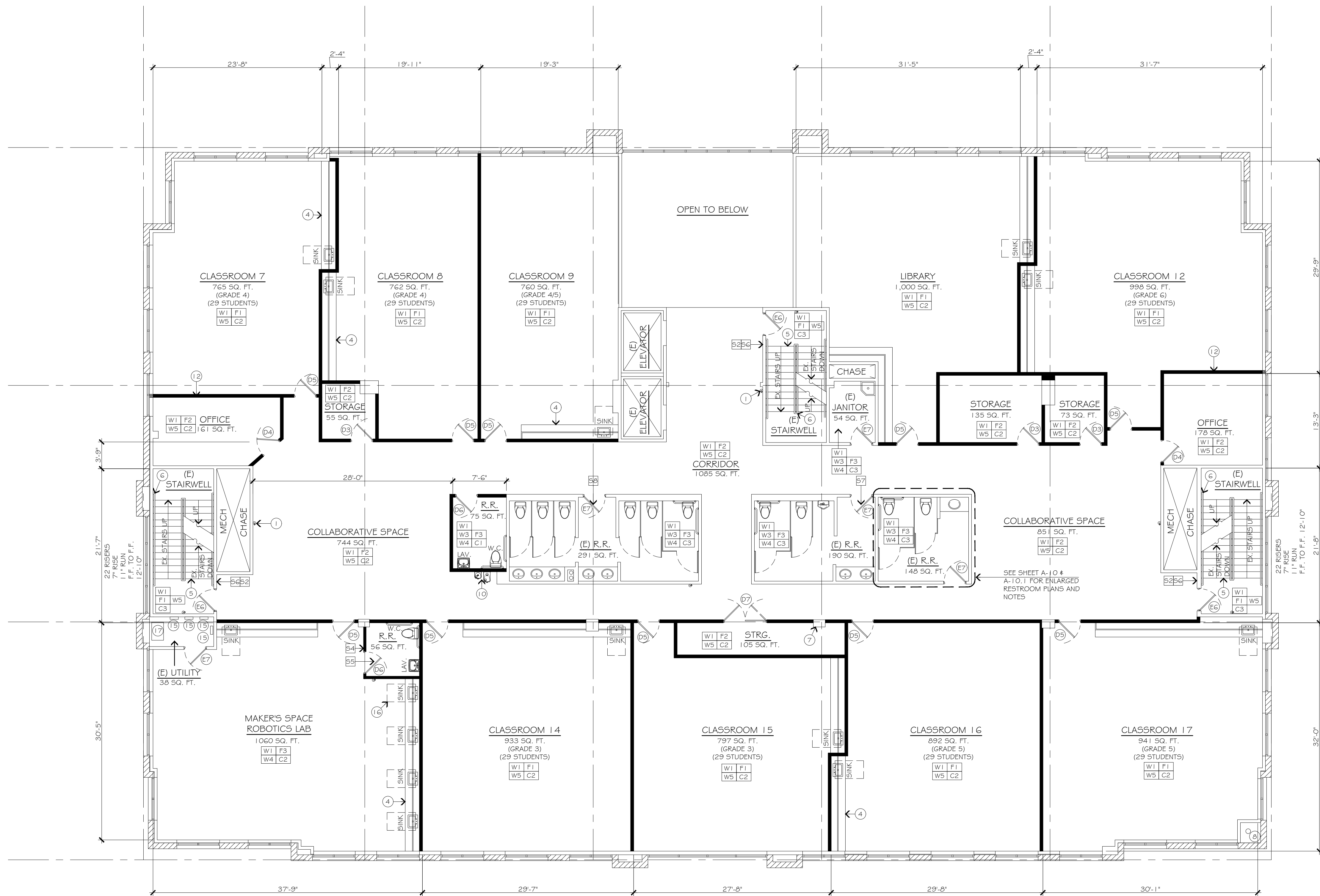
COMMERCIAL TENANT IMPROVEMENT FOR
SPRINGS CHARTER SCHOOL
2115 COMPTON AVE.
CORONA, CA 92881

PROJECT TITLE
PROPOSED 1ST LEVEL FLOOR PLAN





| REV | BY | DATE | DESCRIPTION |
|-----|-----|-----------|--------------|
| 1 | AWC | 12-6-2022 | DPR2022-0028 |

PROJECT NUMBER
R02007
DRAWN BY
AWC
CHECKED BY
JHJ
DATE
3/18/2024
REVISION
SHEET IDENTIFIER
A-1.1
SHEET 10 OF

EXHIBIT 9



PROPOSED 2ND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

| WALL LEGEND | |
|---|--------------------------------------|
| SYMBOL | DESCRIPTION |
|  | EXISTING 2X STUD WALL @ 16" O.C. |
|  | EXISTING CONCRETE TILT UP WALL |
|  | PROPOSED 2X FRAMED WALL |
|  | LOCATION OF REQUIRED 1 HR. FIRE WALL |

[illegible]

| | | |
|------------------|----|----|
| PROJECT NUMBER | | |
| R02007 | | |
| DRAWN BY | | |
| AWC | | |
| CHECKED BY | | |
| JHJ | | |
| DATE | | |
| 3/18/2024 | | |
| REVISION | | |
| SHEET IDENTIFIER | | |
| A-2.1 | | |
| SHEET | 12 | OF |

DOOR D1

HARDWARE:

- (3) 4A, BALL BEARING HINGES BB1279, 4-1/2" x 4-1/2" BY: HAGER OR EQUAL
- (3) SILENCERS - SRG4 BY: IVES OR EQUAL
- (1) CLOSER - ITS96 SERIES WHEN REQUIRED, BY: DORMA OR EQUAL
- FLOOR STOP -FS17 BY: IVES OR EQUAL
- PANIC HARDWARE - HAGER 4500 SERIES BY: HAGER

DOOR D2

HARDWARE:

- (3) 4A, BALL BEARING HINGES BB1279, 4-1/2" x 4-1/2" BY: HAGER OR EQUAL
- (1) LOCKSET AL80PD F04 NEP-G19 BY: SCHLAGE OR EQUAL
- (3) SILENCERS - SRG4 BY: IVES OR EQUAL
- (2) CLOSER - ITS96 SERIES BY: DORMA OR EQUAL
- FLOOR STOP -FS17 BY: IVES OR EQUAL

DOOR D3

HARDWARE:

- (3) 4A, BALL BEARING HINGES BB1279, 4-1/2" x 4-1/2" BY: HAGER OR EQUAL
- (3) SILENCERS - SRG4 BY: IVES OR EQUAL
- (1) CLOSER - ITS96 SERIES WHEN REQUIRED, BY: DORMA OR EQUAL
- FLOOR STOP -FS17 BY: IVES OR EQUAL
- SEE THRU WINDOW TO BE 1/2" TEMPERED GLASS

DOOR D6

HARDWARE:

- (3) 4A, BALL BEARING HINGES BB1279, 4-1/2" x 4-1/2" BY: HAGER OR EQUAL
- (1) PUSH / PULL PLATES BY: SCHLAGE OR EQUAL
- (1) CLOSER - LCN 1460 WHEN REQUIRED, BY: LCN OR EQUAL
- FLOOR STOP -FS17 BY: IVES OR EQUAL
- (1) SILENCER -SRG4 BY: IVES OR EQUAL
- 10" HI. KICK PLATE NO. 8400-532D (PUSH SIDE) BY: IVES OR EQUAL

SEE ADA SIGNAGE INFORMATION

DOOR HARDWARE NOTES

- ALL DOORS SHALL HAVE LEVER HARDWARE (HANDLE). THE LEVER HARDWARE SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS EGRESS PER SECTION 11B-404.2.6 AND PART 2, PER SECTION 12-10.202F REQUIREMENTS FOR LEVER HARDWARE AS ADOPTED BY THE STATE FIRE MARSHAL.
- DOOR CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IN 5 SECONDS MINIMUM PER SECTION 11B-404.2.8.
- DOOR OPENING FORCE OF 5 POUNDS MAXIMUM FOR INTERIOR AND EXTERIOR DOORS. A DOOR OPENING FORCE OF 15 POUNDS MAXIMUM FOR ALL FIRE RATED DOORS SHALL BE PROVIDED PER SECTION 11B-404.2.9 OF CALIFORNIA BUILDING CODE 2022.
- ALL DOORS SHALL COMPLY WITH C.B.C. 2022 SECTION 1006.1.9 THRU SECTION 1006.1.10.2.
- ALL DOOR GLAZING SHALL BE TEMPERED GLASS.
- DOORS USED AS MEANS OF EGRESS SHALL BE EQUIPPED WITH FULL PANIC HARDWARE PER C.B.C. 2022 SECTION 1006.1.10 - SEE EGRESS PLAN.

| WINDOW SCHEDULE | | | | | |
|---|----------------|------|------|-------------------|--------------------------------|
| # | SIZE | QTY. | TYPE | MATL. | REMARKS |
| ① | 4'-0" x 4'-0" | 1 | X-O | ALUMINUM FRAME | PASS THROUGH WINDOW - TEMPERED |
| ② | 10'-0" x 5'-0" | 1 | X-O | ALUMINUM FRAME | PASS THROUGH WINDOW - TEMPERED |
| - ALL EXTERIOR WINDOWS ARE EXISTING TO REMAIN | | | | | |

HARDWARE:

- (3) 4A, BALL BEARING HINGES
BY: HAGER OR EQUAL
- (3) SILENCERS - SR64
BY: IVES OR EQUAL
- (1) CLOSER - ITS96 SERIES
WHEN REQUIRED,
BY: DORMA OR EQUAL
- FLOOR STOP -FS17
BY: IVES OR EQUAL
- SEE THRU WINDOW TO BE
1/2" TEMPERED GLASS

**OPTIONAL WINDOW:
1/2" THICK TEMPERED
GLASS**

HINGE SIDE OF DOOR

LINE OF F.F.

DOOR (D3) (D4) (D5)

HARDWARE:

- (3) 4A, BALL BEARING HINGES
BY: HAGER OR EQUAL
- (1) PUSH / PULL PLATES
BS1 273, 4-1/2" x 4-1/2"
BY: HAGER OR EQUAL
- (1) CLOSER - LCN 1460
WHEN REQUIRED,
BY: LCN OR EQUAL
- FLOOR STOP -FS17
BY: IVES OR EQUAL
- (1) SILENCER -SR64
BY: IVES OR EQUAL
- 10" HI. KICK PLATE NO.
8400-S32D (PUSH SIDE)
BY: IVES OR EQUAL

HINGE SIDE OF DOOR

3.4" - 4.4"
TYP.

10" MIN.

LINE OF F.F.

DOOR (D6)

Drop-off & Pick-up Procedure Rules & Acknowledgement

Dear Springs Charter School Parents & Guardians,

To better ensure the safety of your student and to make our best effort to not impede the flow of traffic at and around our campus, it is imperative that you abide by the rules and procedures regarding Drop-off & Pick-up explained in this letter.

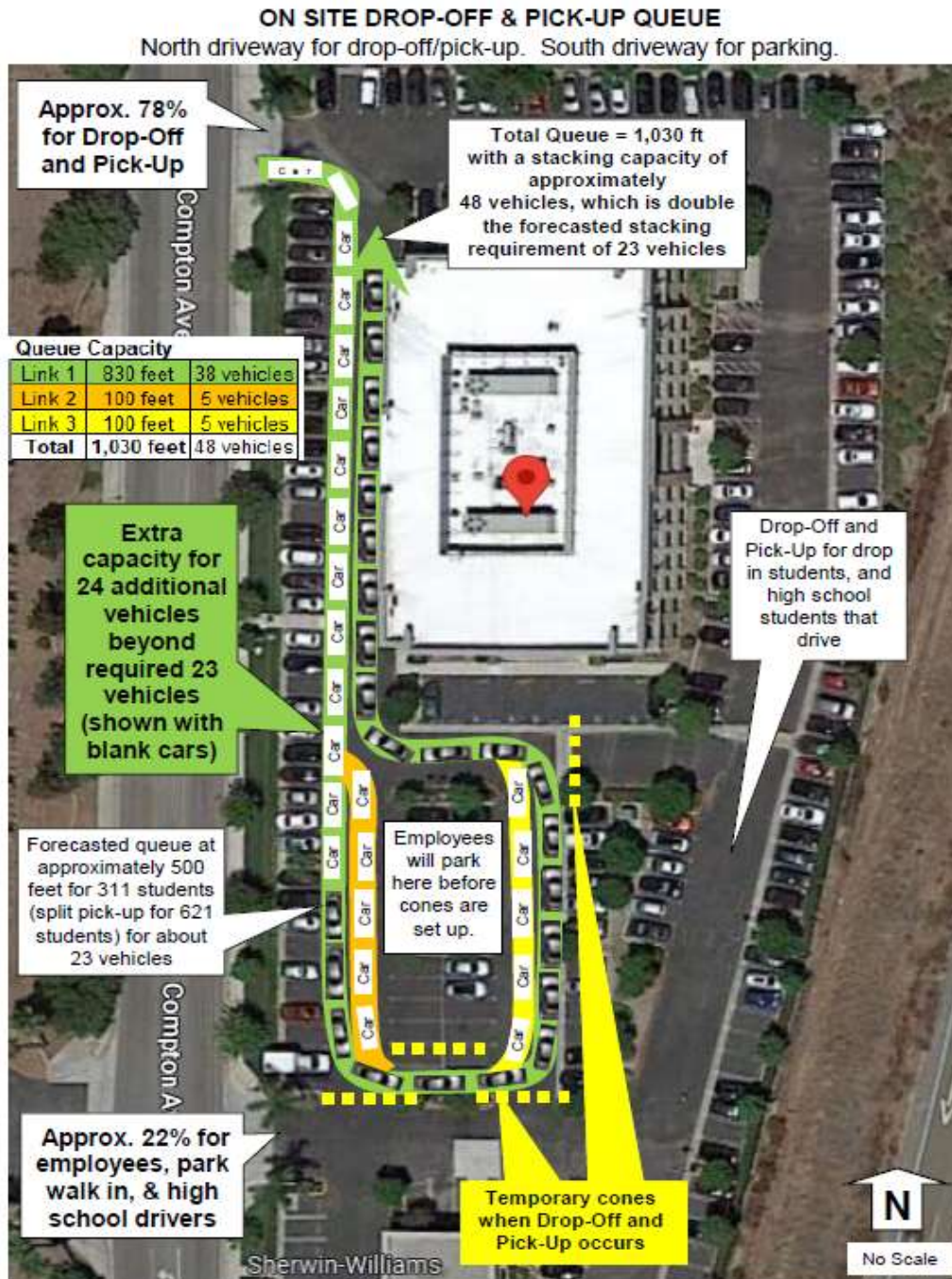
Drop-off & Pick-up Procedures

Drop-off:

- Comply with all directions from safety patrol supervisors; continuously drive forward along the prescribed route in the parking lot until you reach the Drop-off/Pick-up Zone in front of the school.
 - Please refer to the Drop-off/Pick-up Zone illustration on page 2 of this letter.
- Have your student be prepared to exit the vehicle promptly (jackets and backpacks on; materials gathered).
- Have your student(s) exit the vehicle quickly and safely; drive forward to the street exit.
- Do not travel through neighboring properties/parking lots on your way to or from the school.
 - Please refer to the attached Traffic Flow and Traffic Flow Overview for guidance.

Pick-up:

- Comply with all directions from safety patrol supervisors; continuously drive forward along the prescribed route in the parking lot until you reach the Drop-off/Pick-up Zone in front of the school.
 - Please refer to the Drop-off/Pick-up Zone illustration on page 2 of this letter.
- Students will assemble with their classes.
- As parents turn into the parking lot, students will be called to line up in the Pick-up/Drop-off Zone.
- We expect prompt pick-up, not later than 10 minutes after dismissal.
- If someone other than a parent is picking up a student, that person must be listed on the emergency form.
- Parents are not permitted to walk their student(s) into their classroom in the morning or park and meet them at their classroom in the afternoon.
- Do not travel through neighboring properties/parking lots on your way to or from the school.
 - Please refer to the attached Traffic Flow and Traffic Flow Overview for guidance.



Anyone observed to be in violation of any of the rules and conditions described herein, must meet with an administrator to discuss further action.

Thank you in advance for all your help and cooperation in ensuring the safety of your student.

Acknowledgment of Receipt:


I acknowledge that I have received and read the Drop-off & Pick-up Procedure Rules & Acknowledgement.

Parent (printed) Name: _____ Date: _____

Parent Signature: _____

SCHOOL TRAFFIC FLOW



 PROHIBITED ROUTES



NOTICE OF EXEMPTION

| | |
|--|--|
| <p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p> | <p>FROM: Name: City of Corona</p> <p>(Public Agency) Address: Planning & Development Dept. 400 S. Vicentia Ave., Suite 120 Corona, CA 92882</p> <p>Telephone: 951-736-2434</p> |
| <p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors County of Riverside Address: 4080 Lemon Street, Riverside, CA 92501</p> | |

| | |
|--|---|
| 1. Project Title: | Specific Plan Amendment 2023-0001 and Conditional Use Permit 2023-0017 |
| 2. Project Applicant: | River Springs Charter Schools 2774 Jefferson Avenue, Temecula, CA 92590 |
| 3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name): | <p>Specific Plan Amendment 2023-0001 (SPA2023-0001) affects the Commercial District within the El Cerrito Specific Plan in the City of Corona, CA., the general location is along the west side of the Interstate 15 between north of Sampson Avenue between California Avenue to the north and Taber Road to the south.</p> <p>Conditional Use Permit 2023-0017 (CUP2023-0017) pertains to 2115 Compton Avenue Street, Corona, CA. (APN: 278-060-035)</p> |
| 4. (a) Project Location – City: Corona | (b) Project Location – County: Riverside |
| 5. Description of nature, purpose, and beneficiaries of Project: | <p>SPA2023-0001 is a Specific Plan Amendment to amend Section 12.8.3 of the El Cerrito Specific Plan (SP91-2) to allow educational school use in the Commercial (C) District subject to conditional use permit review.</p> <p>CUP2023-0017 is an application to establish and operate an education school serving kindergarten through 12th grade students within an existing 3-story commercial building with outdoor play areas located on a 2.7 acres site in the Commercial (C) designation of the El Cerrito Specific Plan (SP 91-2).</p> |
| 6. Name of Public Agency approving project: | City of Corona |
| 7. 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: | River Springs Charter Schools 2774 Jefferson Avenue, Temecula, CA 92590 |
| 8. Exempt status: (check one) | |
| (a) <input type="checkbox"/> Ministerial project. | (Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268) |

| | |
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| (b) <input type="checkbox"/> Not a project. | |
| (c) <input type="checkbox"/> Emergency Project. | (Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c)) |
| (d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number: | CUP2023-0017 is covered by Section 15301 of the State Guidelines for the California Environmental Quality Act (CEQA), the project qualifies as a Class 1 (Existing Facilities) categorical exemption. |
| (e) <input type="checkbox"/> Declared Emergency. | (Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a)) |
| (f) <input type="checkbox"/> Statutory Exemption. State Code section number: | |
| (g) <input checked="" type="checkbox"/> Other. Explanation: | SPA2023-0001 is covered by the Common Sense Exemption under Section 15061(b)(3) of the State Guidelines for CEQA. |
| 9. Reason why project was exempt: | <p>SPA2023-0001 consists of a text revision to a specific plan to allow educational school use subject to conditional use permit review. Therefore, there is no possibility that the proposed text revision will have a significant effect on the environment.</p> <p>CUP2023-0017 is a request to establish and operate an educational school within an existing commercial building, the school instructions will be contained entirely inside the building and no expansion is proposed to the existing commercial building, outdoor recreation areas are proposed for lunch and recess breaks, the project requires tenant improvement and grading permits therefore the project qualifies as a Class 1 (Existing Facilities) categorical exemption.</p> |

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| 10. Lead Agency Contact Person: | Eva Choi, Senior Planner |
| Telephone: | 951-736-2437 |
| 11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing. | |
| 12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| 13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: April 8, 2024 | |

Signature

Date: [Click to enter date](#)

Name

Title: [Click to enter title](#)

☐ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing: [Click to enter date](#)

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.