



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda

### Planning and Housing Commission

*Karen Alexander, Chair*  
*Craig Siqueland, Vice Chair*  
*David Hooks, Commissioner*  
*Timothy Jones, Commissioner*  
*Viren Shah, Commissioner*

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Monday, January 6, 2020

6:00 PM

Council Chambers

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#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ORAL 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.*

#### 4. MEETING MINUTES

19-1031

[Approval of minutes for the Planning and Housing Commission meeting of December 9, 2019.](#)

Attachments:

[20191209-P&H Minutes - DRAFT](#)

#### 5. CONSENT ITEMS

#### 6. PUBLIC HEARINGS

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

20-0011

[PM 37747 \(CONTINUED\): Parcel map application to subdivide 4.49 acres into three numbered lots for commercial purposes and two lettered lots for street dedication purposes located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE PM 37747** to the Planning and Housing Commission meeting of January 21, 2020.

Attachments: [Staff Report](#)

**20-0012**

[CUP2019-0006 \(CONTINUED\): Conditional use permit to review the establishment of a Quick Quack self-service carwash proposed on 1.11 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE** **CUP2019-0006** to the Planning and Housing Commission meeting of January 21, 2020.

Attachments: [Staff Report](#)

**20-0013**

[CUP2019-0007 \(CONTINUED\): Conditional use permit to review the establishment of a 3,761 square foot restaurant with drive-through services for Raising Cane's proposed on 1.29 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE** **CUP2019-0007** to the Planning and Housing Commission meeting of January 21, 2020.

Attachments: [Staff Report](#)

**20-0014**

[CUP2019-0008 \(CONTINUED\): Conditional use permit to review the establishment of a 4,355 square foot restaurant with drive-through services for Panera Bread proposed on 0.98 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail \(CR\) District of the North Main Street Specific Plan. \(Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660\)](#)

That the Planning and Housing Commission **CONTINUE** **CUP2019-0008** to the Planning and Housing Commission meeting of January 21, 2020.

Attachments: [Staff Report](#)

**20-0007**

[PM 2019-0005 \(PM 37748\): A parcel map application to create one lot on 0.39 acres located on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan \(SP98-01\). \(Applicant: Kendall Beas with Kaidence Group\).](#)

That the Planning and Housing Commission recommend **APPROVAL**

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of **PM 37748** to the City Council, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Locational and zoning map](#)

[Exhibit A - Parcel Map 37748](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Photo of bronze fire hydrant](#)

[Exhibit E - Applicant's letter dated April 28, 2019](#)

[Exhibit F - Environmental Documentation](#)

[Exhibit G - GIS Aerial Map](#)

[CUP2019-0009 and PM 37748 Presentation](#)

**20-0008**

[CUP2019-0009: A conditional use permit application to develop a 1,800 square foot Starbucks coffee shop with drive-through services on the northeast corner of North Main Street and Eight Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan \(SP98-01\). \(Applicant: Kendall Beas with Kaidence Group 5070 N. 40th Street, Suite 210 Phoenix, AZ 85018\).](#)

That the Planning and Housing Commission adopt Resolution No. 2542 **GRANTING CUP2019-0009**, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Resolution No. 2542](#)

[Locational and zoning map](#)

[Exhibits A1-A2 - Overall Site Plan and Enlarged Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Floor Plan](#)

[Exhibit D1-D3 - Elevations and Architectural Renderings](#)

[Exhibit E - Color Landscape Plans](#)

[Exhibit F - Photo of bronze fire hydrant](#)

[Exhibit G - Applicant's letter](#)

[Exhibit H - Environmental Documentation](#)

## 7. WRITTEN COMMUNICATIONS

## 8. ADMINISTRATIVE REPORTS

*Report by Director, Joanne Coletta*

## 9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

## 10. ADJOURNMENT

*The next meeting of the Planning and Housing Commission is scheduled for Tuesday, January 21, 2020 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](http://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 Community 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 Community Development Department.*

*Written communications from the public for the agenda must be received by the Community 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



## Minutes - Draft

Monday, December 9, 2019

6:00 PM

Council Chambers

## Planning and Housing Commission

*Karen Alexander, Chair*  
*Timothy Jones, Vice Chair*  
*David Hooks, Commissioner*  
*Viren Shah, Commissioner*  
*Craig Siqueland, Commissioner*

## ROLLCALL

**Present** 4 - Vice Chair Tim Jones, Chair Karen Alexander, Commissioner Craig Siqueland, and Commissioner David Hooks  
**Absent** 1 - Commissioner Viren Shah

**1. CALL TO ORDER**

Chair Alexander called the meeting to order.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Hooks led the Pledge of Allegiance.

**3. ELECTION OF CHAIR (position effective January 6, 2020) - conducted by Planning and Housing Commission Secretary**

Motion was made by Siqueland, seconded by Hooks, to continue with Karen Alexander as Chair.

**Aye:** 3 - Vice Chair Jones, Commissioner Siqueland, and Commissioner Hooks

**Excused:** 1 - Chair Alexander

**Absent:** 1 - Commissioner Shah

**4. ELECTION OF VICE CHAIR (position effective January 6, 2020) - conducted by Chair**

Motion was made by Jones, seconded by Hooks, to elect Craig Siqueland as Vice Chair.

**Aye:** 3 - Vice Chair Jones, Chair Alexander, and Commissioner Hooks

**Excused:** 1 - Commissioner Siqueland

**Absent:** 1 - Commissioner Shah

**5. ORAL COMMUNICATIONS FROM THE PUBLIC**

None.

**6. MEETING MINUTES**

[19-1006](#) Approval of minutes for the Planning and Housing Commission meeting of November 12, 2019.

**Attachments:** [20191112-P&H Minutes - DRAFT](#)

A motion was made by Vice Chair Jones, seconded by Commissioner Siqueland, that the Planning and Housing Commission approve the meeting minutes of November 12, 2019. The motion carried by the following vote:

**Aye:** 4 - Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

**Absent:** 1 - Commissioner Shah

## 7. CONSENT ITEMS

None.

## 8. PUBLIC HEARINGS

### 19-1005

ZTA2019-0004: Zone text amendment to Title 17 of the Corona Municipal Code (CMC) amending Chapter 17.85 to update the regulations pertaining to Accessory Dwelling Units to be in accordance with state law, Chapter 17.04 regarding the definitions for accessory dwelling units and junior accessory dwelling units, CMC Sections 17.06.110, 17.08.110, 17.10.110, 17.11.110, 17.12.110, 17.14.110, 17.16.110, 17.18.110, 17.20.110, and 17.22.110 regarding the distance between buildings for various single family residential zones, Chapter 17.66 regarding development standards for accessory buildings, and amendment to Chapter 16.23 of the CMC regarding Development Impact Fees for accessory dwelling units.

**Attachments:** [Staff Report](#)

[Exhibit A - Amended CMC Chapter 17.85.](#)

[Exhibit B - Amended CMC Chapter 17.04.](#)

[Exhibit C - Amended CMC Chapter 17.06.110, 17.08.110, 17.10.110, 17.11.110, 17.12.110, 17.14.110, 17.16.110, 17.18.110, 17.20.110, 17.22.110; and 17.66.010 and 17.66.015.](#)

[Exhibit D - Assembly Bill 881.](#)

[Exhibit E - Environmental documentation.](#)

[ZTA2019-0004 PP Presentation](#)

At the request of Chair Alexander, Joanne Coletta, Director, reviewed the staff report for ZTA2019-0004. At the conclusion of her presentation, Ms. Coletta offered to answer any questions of the Commission.

Commissioner Hooks expressed his concerns for this amendment and asked if the mailing address and electric meters can be changed to operate like a duplex.

Ms. Coletta responded yes. The ADU is allowed to be independent from the primary dwelling unit.

Commissioner Hooks asked if there could be more than one Accessory Dwelling Units (ADU) in a single family residence.

Ms. Coletta responded that two ADUs are now allowed on property that is

single family.

Commissioner Siqueland asked what will the city see in the future with multi-family residence.

Ms. Coletta explained the requirements for a multi-family residence and where space within multiple family buildings can be converted to an ADU. However, existing living quarters are not allowed to be converted to an ADU.

Vice Chair Jones asked how will these changes effect new construction for single family residential and if new construction can now plan for these units.

Ms. Coletta responded yes. The city currently has a builder, Griffin Homes, building single family residences with detached ADU's. She also stated multi-generation housing has been occuring more often over the last couple of years as well.

Vice Chair Jones asked if the city has anything in place regarding the parking.

Ms. Coletta responded that the new state law prevents the city from requiring replacement parking for garages converted to an ADU.

Commissioner Hooks commented that the lack of parking requirements for some of these ADUs will likely impact the city's streets.

Commissioner Siqueland asked for confirmation that the building codes applicable to these units have not changed.

Ms. Coletta confirmed they have not changed.

Commissioner Siqueland asked if there are mechanisms within the building code to ensure that codes are being enforced.

Ms. Coletta responded the plan check review of the ADU will remain in place.

Commissioner Siqueland asked what will happen if the Commissioners choose not to approve this amendment.

Ms. Coletta said the city would be subject to the state law on ADUs starting January 1.

Chair Alexander thanked Ms. Coletta for her presentation.

Chair Alexander expressed her concern regarding the parking and the impact it will have to the city.

Chair Alexander asked if there would be any circumstances where the applications would come before the Planning Commission.

Ms. Coletta responded only if a variance is needed from a development standard.

A discussion ensued among the Commissioners and Ms. Coletta regarding the mandated state legislation.

Chair Alexander opened the public hearing.

NICHOLAS HERMANN, FUTURE RESIDENT, thanked Ms. Coletta for her presentation and spoke about the provisions for this amendment.

Mr. Hermann explained his current layout situation for the property he is purchasing in Corona.

Vice Chair Jones asked for clarification on the layout of the property he is purchasing.

Mr. Hermann responded the property currently has one primary house with an attached ADU. His desire to create a junior ADU inside the existing residence and wanted to make sure the language in the city's ordinance would allow him to that. He asked that the city consider this combination when it comes to allow two ADUs on the property.

Commissioner Siqueland asked if the amendment influenced Mr. Hermann to purchase the property.

Mr. Hermann responded yes.

Mr. Hermann asked for verbiage to be included in the amendment to include if the setbacks of the property are within the boundaries an ADU can be allowed.

Ms. Coletta responded she will speak to the city attorney on the combination of allowing two ADUs on property and what is within the parameters of the state law.

Chair Alexander closed the public hearing.

A motion was made by Commissioner Siqueland, seconded by Vice Chair Jones, that the Planning and Housing Commission recommend **APPROVAL** of ZTA2019-00047 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

**Aye:** 3 - Vice Chair Jones, Chair Alexander, and Commissioner Siqueland

**Absent:** 1 - Commissioner Shah

**Abstain:** 1 - Commissioner Hooks

## **9. WRITTEN COMMUNICATIONS**

None.

## **10. ADMINISTRATIVE REPORTS**

None.

## **11. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS**

None.

## **12. APPOINTMENT OF TWO ADVISORY MEMBERS AND ALTERNATES TO INFRASTRUCTURE COMMITTEE**

The Commissioners agreed to continue with the current Infrastructure Committee advisory members, Chair Alexander and Vice Chair Jones with Commissioner Hooks as an alternate.

## **13. ADJOURNMENT**

Chair Alexander adjourned the meeting at 6:52 p.m. to the Planning and Housing Commission meeting of Monday, January 6 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.



Agenda Report

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File #: 20-0011

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 1/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**PM 37747 (CONTINUED):** Parcel map application to subdivide 4.49 acres into three numbered lots for commercial purposes and two lettered lots for street dedication purposes located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

**RECOMMENDED ACTION:**

That the Planning and Housing Commission **CONTINUE PM 37747** to the Planning and Housing Commission meeting of January 21, 2020.

**PROJECT SITE SUMMARY**

Parcel Map 37747 is a proposal to subdivide 4.49 acres located on the west side of Main Street and north of Parkridge Avenue into three lots to be occupied by a carwash and two drive-through restaurants. The subdivision also includes the creation of two lettered lots which will be dedicated to Main Street and Parkridge Avenue for right-of-way purposes. The parcel map is associated with CUP2019-0006, CUP2019-0007, and CUP2019-0008 which are for the review of the carwash and restaurants. The project was originally scheduled for review at the Planning and Housing Commission meeting of January 6, 2020. However, the applicant has requested that the project be continued to the meeting of January 21, 2020 to allow the applicant additional time to address some issues with the design of the project and make the necessary revisions to the project plans.

**PREPARED BY:** SANDRA YANG, SENIOR PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

Case Planner: Sandra Yang (951) 736-2262



Agenda Report

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File #: 20-0012

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 1/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**CUP2019-0006 (CONTINUED):** Conditional use permit to review the establishment of a Quick Quack self-service carwash proposed on 1.11 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

**RECOMMENDED ACTION:**

That the Planning and Housing Commission **CONTINUE CUP2019-0006** to the Planning and Housing Commission meeting of January 21, 2020.

**PROJECT SITE SUMMARY**

CUP2019-0006 is for the review of a new 3,593 square foot self-service carwash for Quick Quack proposed on 1.11 acres located within a new 4.49-acre commercial development proposed on the west side of Main Street, north of Parkridge Avenue. The development is associated with three other applications including PM 37747, CUP2019-0007 and CUP2019-0008. The project was originally scheduled for review at the Planning and Housing Commission meeting of January 6, 2020. However, the applicant has requested that the project be continued to the meeting of January 21, 2020 to allow the applicant additional time to address some outstanding issues with the design of the project and make the necessary revisions to the project plans.

**PREPARED BY:** SANDRA YANG, SENIOR PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

Case Planner: Sandra Yang (951) 736-2262





## Agenda Report

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File #: 20-0013

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### PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 1/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**CUP2019-0007 (CONTINUED):** Conditional use permit to review the establishment of a 3,761 square foot restaurant with drive-through services for Raising Cane's proposed on 1.29 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

**RECOMMENDED ACTION:**

That the Planning and Housing Commission **CONTINUE CUP2019-0007** to the Planning and Housing Commission meeting of January 21, 2020.

**PROJECT SITE SUMMARY**

CUP2019-0007 is for the review of a new 3,761 square foot Raising Cane's restaurant with drive-through services proposed on 1.29 acres located within a new 4.49-acre commercial development proposed on the west side of Main Street, north of Parkridge Avenue. The project is associated with three other applications including PM 37747, CUP2019-0006 and CUP2019-0008. The project was originally scheduled for review at the Planning and Housing Commission meeting of January 6, 2020. However, the applicant has requested that the project be continued to the meeting of January 21, 2020 to allow the applicant additional time to address some issues with the design of the project and make the necessary revisions to the project plans.

**PREPARED BY:** SANDRA YANG, SENIOR PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

Case Planner: Sandra Yang (951) 736-2262



## Agenda Report

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File #: 20-0014

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### PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 1/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**CUP2019-0008 (CONTINUED):** Conditional use permit to review the establishment of a 4,355 square foot restaurant with drive-through services for Panera Bread proposed on 0.98 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

**RECOMMENDED ACTION:**

That the Planning and Housing Commission **CONTINUE CUP2019-0008** to the Planning and Housing Commission meeting of January 21, 2020.

**PROJECT SITE SUMMARY**

CUP2019-0008 is for the review of a new 4,355 square foot Panera Bread restaurant with drive-through services proposed on 0.98 acres located within a new 4.49-acre commercial development proposed on the west side of Main Street, north of Parkridge Avenue. The project is associated with three other applications including PM 37747, CUP2019-0006 and CUP2019-0007. The project was originally scheduled for review at the Planning and Housing Commission meeting of January 6, 2020. However, the applicant has requested that the project be continued to the meeting of January 21, 2020 to allow the applicant additional time to address some issues with the design of the project and make the necessary revisions to the project plans.

**PREPARED BY:** SANDRA YANG, SENIOR PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

Case Planner: Sandra Yang (951) 736-2262



## Agenda Report

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File #: 20-0007

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### PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 1/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

#### APPLICATION REQUEST:

**PM 37748 (PM2019-0005):** A parcel map application to create one lot on 0.39 acres located on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Kendall Beas with Kaidence Group, 5070 N. 40<sup>th</sup> Street, Suite 210, Phoenix, AZ 85018).

#### RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL of PM 37748** to the City Council, based on the findings contained in the staff report and conditions of approval.

#### PROJECT SITE SUMMARY

**Area of Property:** 0.39 acres

**Existing Zoning:** D (Downtown) designation of the Downtown Corona Revitalization Specific Plan (SP98-01)

**Existing General Plan:** MUD (Mixed Use Downtown)

**Existing Land Use:** Parking lot

**Proposed Land Use:** Coffee shop with drive-through service

#### Surrounding Zoning/Land Uses:

**N:** D (Downtown) designation of the Downtown Corona Revitalization Specific Plan (SP98-01)/Corona Mall commercial center

**E:** D (Downtown) designation of the Downtown Corona Revitalization Specific Plan (SP98-01)/Office building

**S:** Eighth Street and CS (Community Services) designation of the Downtown Corona Revitalization Specific Plan (SP98-01)/Medical office building

**W:** Main Street and CS (Community Services) designation of the Downtown Corona Revitalization Specific Plan (SP98-01)/Church building

## BACKGROUND

The 0.39-acre project site is located within the Corona Mall on the northeast corner of North Main Street and Eighth Street. The site has a zoning of Downtown (D) under the Downtown Corona Revitalization Specific Plan and a General Plan designation of Mixed Use Downtown (MUD). The surrounding land uses are primarily commercial, office and residential.

The Corona Mall is an existing 224,485 square foot commercial center located on both sides of East Sixth Street between Third Street and Eighth Street. The 0.39-acre subject property is within the South Corona Mall shopping center and is currently used for parking.

The Infrastructure Committee at its meeting on May 1, 2019, discussed the project's history in relation to a Disposition and Development Agreement that was originally entered between the City and the property owner in 2015. Initially, the owner of the subject property proposed developing the site for a coffee kiosk that would provide only drive-through services. The council at that time, however, preferred the coffee shop to include walk-in services in addition to drive-through services. The agreement was later amended in 2018 to extend the performance deadlines for entitlement and construction because of the time it took to secure a tenant for the site. Pursuant to that agreement the owner has a project entitlement date of September 16, 2019, but is allowed two extensions with each extension granting an additional three months. The owner is working within the second extension which requires the project to be entitled by March 16, 2020.

The project was initially reviewed by city staff at the Development Plan Review meeting on December 13, 2018. The applicant submitted official applications for the parcel map and conditional use permit on October 14, 2019, which were reviewed by the Project and Environmental Review Committee on November 7, 2019 and determined to be incomplete. The applicant submitted the revised items to staff and the application was considered complete on November 19, 2019 and cleared for public hearing before the Planning and Housing Commission.

## PROJECT DESCRIPTION

Parcel Map 37748 proposes to create one lot on 0.39 acres for the development of a Starbucks coffee shop with drive-through service within the Corona Mall. Currently, the project site consists of six separate lots. Parcel Map 37748 proposes to merge all six lots into one single lot for commercial purposes shown as Parcel 1. Lot A will rededicate Main Street for right-of-way purposes, Lot B will rededicate Eighth Street for right-of-way purposes, and Lots C and D will dedicate the adjacent alleys for right-of-way purposes. No minimum lot area, width, or depth requirement is prescribed for newly created lots in the Downtown District. Table 1 summarizes the lot information for the parcel map.

**Table 1**  
**Parcel Summary**

Parcel No.	Acreage	Lot Area	Width	Depth
Parcel 1	0.39	16,860.13	149.95'	115.16'
<b>Total</b>	<b>0.39</b>			

## ACCESS AND PUBLIC IMPROVEMENTS

Exhibit C contains the proposed site plan for the project which is being reviewed by the 16

accompanying conditional use permit application. The parcel will have access from Main Street and Eighth Street. The access is shared among the Corona Mall tenants. Per the General Plan, Main Street is a major arterial and Eighth Street is a collector street. Main and Eighth Streets are fully improved with curb, gutter, parkway, and sidewalk and have an overall width of 104 feet and 62 feet respectively.

As part of this project, the applicant is required to reconstruct the driveway alley approach on Eighth Street to comply with the city's commercial driveway standard, reslurry Eighth Street, and replace all broken, cracked or deficient sidewalk panels and curb and gutters fronting the property on Main Street and Eighth Street.

## **EASEMENTS**

The proposed project accommodates several easements for reciprocal ingress and egress and for maintenance purposes. The southwest corner of the project site currently contains a historical bronze fire hydrant statute. The hydrant statute was installed by the Corona Historic Preservation Society in October of 1998, to commemorate the location of the city's first Corona fire station and city hall. The bronze fire hydrant is currently located in the parking lot and has bollards around it to protect it from vehicles. The bronze fire hydrant will remain in place; however, it will now be located within the project's front yard landscape setback area and surrounded by landscaping and groundcover. The applicant is granting an easement in favor of the Corona Historic Preservation Society for maintenance of the bronze fire hydrant. A picture of the bronze fire hydrant is shown in Exhibit D.

An easement for reciprocal ingress and egress is proposed along the northerly portion of the project site. The easement will be seven feet wide and will be part of the alley. A second easement for reciprocal ingress and egress is proposed along the easterly portion of the project site. The easement will be nine feet wide and will also be part of the alley.

## **ENVIRONMENTAL ANALYSIS:**

A Notice of Exemption was prepared for the project because the proposed drive-through coffee shop is 1,800 square feet and qualifies as New Construction or Conversion of Small Structures under Section 15303 and In-Fill Development Projects under Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.21 Class 3 and Class 32, respectively of the City's Local CEQA Guidelines. Additionally, the project is consistent with the MUD (Mixed Use Downtown) General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water. Therefore, there is no possibility that the project may have any significant adverse effects on the environment. The Notice of Exemption is attached as Exhibit F.

## **FISCAL IMPACT**

The applicant paid \$6,475.00 in application processing fees for the parcel map 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 Community Development Department has not received any response from the public regarding the proposal.

## STAFF ANALYSIS

The proposed parcel map facilitates the development of a Starbucks coffee shop with drive-through services on the subject property which is consistent with the property's Downtown zoning and General Plan designation of Mixed Use Downtown. The parcel is provided with adequate vehicular access to the site from Main Street and Eighth Street. The parcel map generates the necessary improvements on Eighth Street to comply with the city's commercial driveway standard and guarantees the reslurry Eighth Street, and the replacement of all broken, cracked or deficient sidewalk panels and curb and gutters fronting the property on Main Street and Eighth Street.

## FINDINGS OF APPROVAL FOR PM 37748

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project qualifies as a Class 3 Categorical Exemption per Section 15303 (New Construction or Conversion of Small Structures) and Class 32 Categorical Exemption per Section 15332 (In-Fill Development Projects) under CEQA. The project consists of developing a 1,800 square foot Starbucks coffee shop with drive-through services and does not involve the use of hazardous substances. In addition, the project is consistent with the MUD General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water. Therefore, there is no possibility that the project will have any significant effect on the environment.
2. Pursuant to California Government code Section 66411.1 this division of land necessitates the inclusion of conditions of approval for the following reasons:
  - a. *The guarantee of the construction of improvements for Main Street and Eighth Street are necessary for the public's safe access to and round the site.*
  - b. *The improvement of Main Street and Eighth Street for the orderly development of the surrounding areas and to ensure the general safety and welfare of the public. The site must contribute to the improvements so that further development would not be detrimental to the public.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
  - a. *The proposed map is consistent with the General Plan designation of Mixed Use Downtown because it facilitates the development of the site for commercial purposes.*
  - b. *The design or improvement of the proposed subdivision is consistent with the subdivision standards prescribed by Downtown Corona Revitalization Specific Plan for the Downtown zone.*
  - c. *The site is suitable for the type of development proposed and offers adequate access from Main Street and Eighth Street as demonstrated by the project's site plan attached as Exhibit* 18

C.

- d. The site is physically suitable for the development of an 1,800 square foot Starbucks coffee shop with drive-through service, which is capable of meeting the development standards required by the Downtown designation of the Downtown Corona Revitalization Specific Plan as demonstrated by the project's site plan associated with CUP2019-0009.*
  - e. The design of the subdivision or the proposed improvements is not likely to cause substandard environmental damage or substantially injure fish or wildlife or their habitat because the project site is currently developed as a parking lot for the Corona Mall.*
  - f. The proposed subdivision will not result in adverse impact to the public health, safety or general welfare because the necessary public improvements are guaranteed as conditions of approval for this parcel map and future development will be subject to the development standards of the Downtown Revitalization Specific Plan and Corona Municipal Code to ensure orderly development of the project site.*
  - g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no such easements exist on the project site, or the easements are being protected in place or relocated elsewhere on the project site.*
4. Pursuant to California Government Code Section 66464.6, the discharge of waste from the proposed subdivision into existing community sewers could not result in violation of existing requirements present by Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:
- a. The amount of discharge to be produced by the developer does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the City of Corona's Department of Water and Power.*
5. The proposal is in conformance with the standards of the Downtown designation of the Downtown Corona Revitalization Specific Plan for the following reason:
- a. The Downtown Corona Revitalization Specific Plan prescribes no minimum lot area, width, or depth requirements for new lots created in the Downtown designation. Therefore, the proposed parcel map is in compliance with the Downtown designation.*

**PREPARED BY:** LUPITA GARCIA, ASSISTANT PLANNER

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

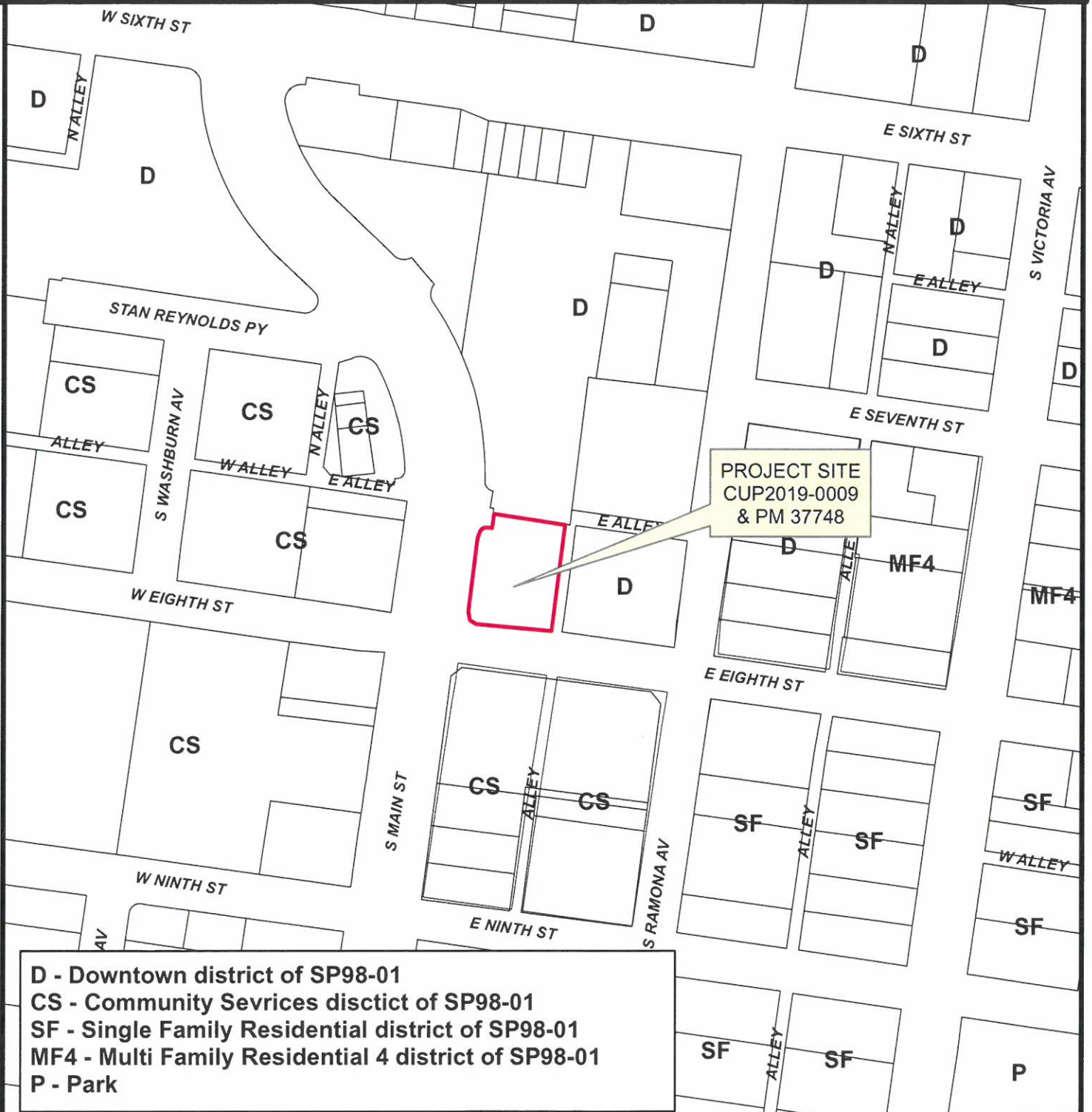
EXHIBITS

1. Locational and Zoning Map
2. Exhibit A - Parcel Map 37748
3. Exhibit B - Conditions of Approval
4. Exhibit C - Site plan
5. Exhibit D - Photos of bronze fire hydrant
6. Exhibit E - Applicant's letter dated April 28, 2019
7. Exhibit F - Environmental Documentation
8. Exhibit G - GIS Aerial Map

Case Planner: Lupita Garcia (951) 736-2293



# LOCATIONAL & ZONING MAP

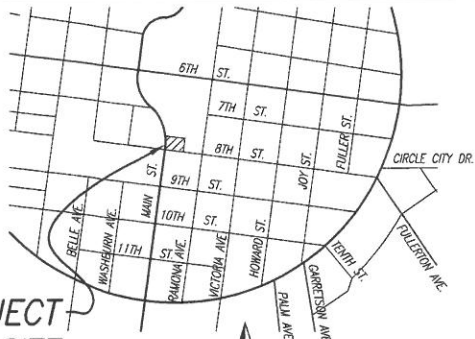


Date: 12/27/2019

**Northeast corner of  
 South Main Street and Eighth Street  
 CUP2019-0009 and  
 PM 2019-0005 (PM 37748)**



PARCEL MAP NO. 37748



PROJECT  
SITE

VICINITY MAP

DEVELOPER:

KAIDENCE GROUP  
5070 NORTH 40TH STREET, SUITE 210 PHOENIX, AZ 85018  
PH. (480) 269-8813  
EMAIL: kbacs@kaidencegrp.com

OWNERS:

HMC CORONA, LLC  
2433 POMONA ROAD CORONA, CA 92880  
PH. (951) 280-1733  
EMAIL: thawke@stratarealealty.com

ENGINEER:

ARMSTRONG & BROOKS CONSULTING ENGINEERS  
1350 E. CHASE DRIVE CORONA, CA 92881  
MAIL TO: P.O. BOX 78088, CORONA, CA 92877  
PH. (951) 372-8400  
FAX (951) 372-8430  
dennis@armstrongbrooks.com

GRADING:  
DRC ENGINEERING  
160 SOUTH OLD SPRINGS ROAD, SUITE 210, ANAHEIM HILLS, CA 92808  
PH. (714) 685-6860  
EMAIL: jbrander@drc-eng.com

ZONING NOTES:

ZONING: D (DOWNTOWN)

SPECIFIC PLAN: (SP-98-1)

GENERAL PLAN: MUD (MIXED USE DOWNTOWN)

SURROUNDING ZONING:

NORTH: D (DOWNTOWN)

SOUTH: CS (COMMUNITY SERVICES)

EAST: D (DOWNTOWN)

WEST: CS (COMMUNITY SERVICES)

LAND USE:

EXISTING: COMMERCIAL PARKING LOT

PROPOSED: STARBUCKS COFFEE W/ DRIVETHRU

STREET LINEAR FOOTAGE:

MAIN STREET 180 L.F.

8TH STREET 170 L.F.

LOT AREA

LOT NO.	LOT AREA (SF)	LOT AREA (ACRES)	WIDTH	DEPTH
1	18,880.13	0.39	149.95	115.16

NOTE:

LOTS "A", "B", "C", AND "D" INCLUDE RECIPROCAL ACCESS, UTILITIES, AND EMERGENCY INGRESS/EGRESS, TO BE MAINTAINED BY CITY

LEGAL DESCRIPTION:

ALL THOSE PORTIONS OF LOTS 13 THROUGH 18, INCLUSIVE, BLOCK 119, AS SHOWN ON MAP OF SOUTH RIVERSIDE TOWNSITE, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13;

THENCE SOUTH 07° 06' 11" WEST, ALONG THE EASTERLY LINE OF SAID LOTS 13 THROUGH 18, INCLUSIVE, A DISTANCE OF 147.98 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PERMANENT EASEMENT AND RIGHT OF WAY ACCEPTED BY THE CITY OF CORONA, BY DOCUMENT RECORDED OCTOBER 4, 1971, AS INSTRUMENT NO. 112331, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 82° 43' 15" WEST, ALONG THE NORTHERLY LINE OF SAID PERMANENT EASEMENT AND RIGHT OF WAY, A DISTANCE OF 102.62 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER BEING AN ANGLE POINT IN THE EASTERLY LINE OF THAT CERTAIN PERMANENT EASEMENT AND RIGHT OF WAY ACCEPTED BY THE CITY OF CORONA, BY DOCUMENT RECORDED OCTOBER 4, 1971, AS INSTRUMENT NO. 112332, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 13.00 FEET, THROUGH AN ANGLE OF 89° 55' 01", AN ARC LENGTH OF 20.40 FEET;

THENCE NORTH 07° 06' 11" EAST, A DISTANCE OF 108.02 FEET;

THENCE NORTHEASTERLY ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 12.00 FEET, THROUGH AN ANGLE OF 90° 05' 42", AN ARC LENGTH OF 18.87 FEET;

THENCE NORTH 07° 06' 11" EAST, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID LOT 13;

THE PRECEDING 4 COURSES ARE ALONG THE EASTERLY LINE OF SAID LAST MENTIONED EASEMENT AND RIGHT OF WAY;

THENCE SOUTH 82° 42' 32" EAST, ALONG SAID NORTHERLY LINE OF LOT 13, A DISTANCE OF 103.75 FEET TO THE POINT OF BEGINNING.

SERVICE PROVIDERS:

CITY OF CORONA DEPARTMENT OF WATER	(951) 736-2263
CITY OF CORONA DEPARTMENT OF POWER	(951) 736-2321
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 422-4133
SOUTHERN CALIFORNIA ELECTRIC	(800) 442-4850
PACIFIC BELL	(800) 422-4133
AMERICAN TELEPHONE AND TELEGRAPH	(951) 381-7380
CORONA PUBLIC WORKS DEPARTMENT	(951) 736-2261
R.F. DICKSON STREET SWEEPING	(800) 841-7994
WESTERN WASTE	(951) 737-0343
CORONA DIAL-A-RIDE (SUPERVISOR)	(951) 734-1017
U.S. POSTAL SERVICE	(951) 737-0451
CORONA-NORCO UNITED SCHOOL DISTRICT	(951) 736-3340
SCHOOL DISTRICT TRANSPORTATION MANAGER	(951) 736-3305
RIVERSIDE TRANSIT AGENCY	(951) 684-0850
CORONA POLICE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2330
CORONA FIRE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2221
COUNTY CABLEVISION	(951) 272-8680

ASSESSOR'S PARCEL NOS.

117-191-020

SITE ACREAGE

GROSS ACREAGE: 0.39 AC.

NET ACREAGE: 0.39 AC.

PHASING

ONE PHASE

SHEET INDEX

TITLE SHEET & PARCEL MAP EXHIBIT. . . . . 1

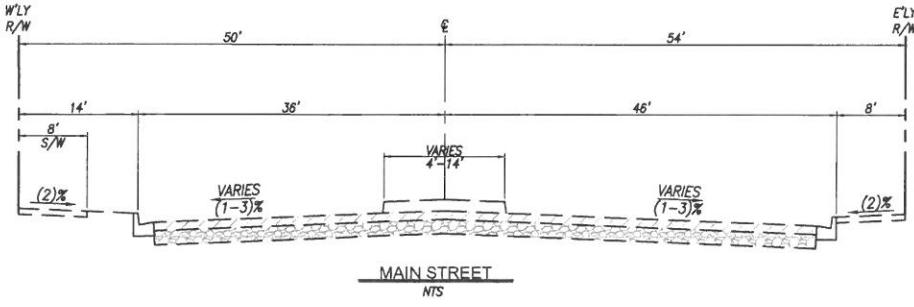
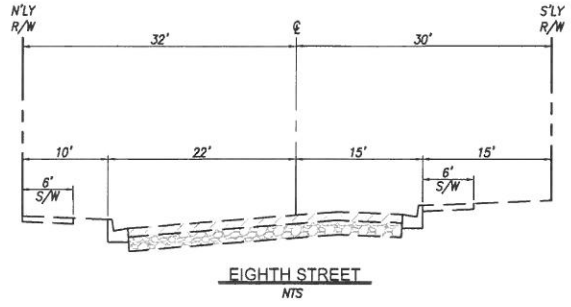
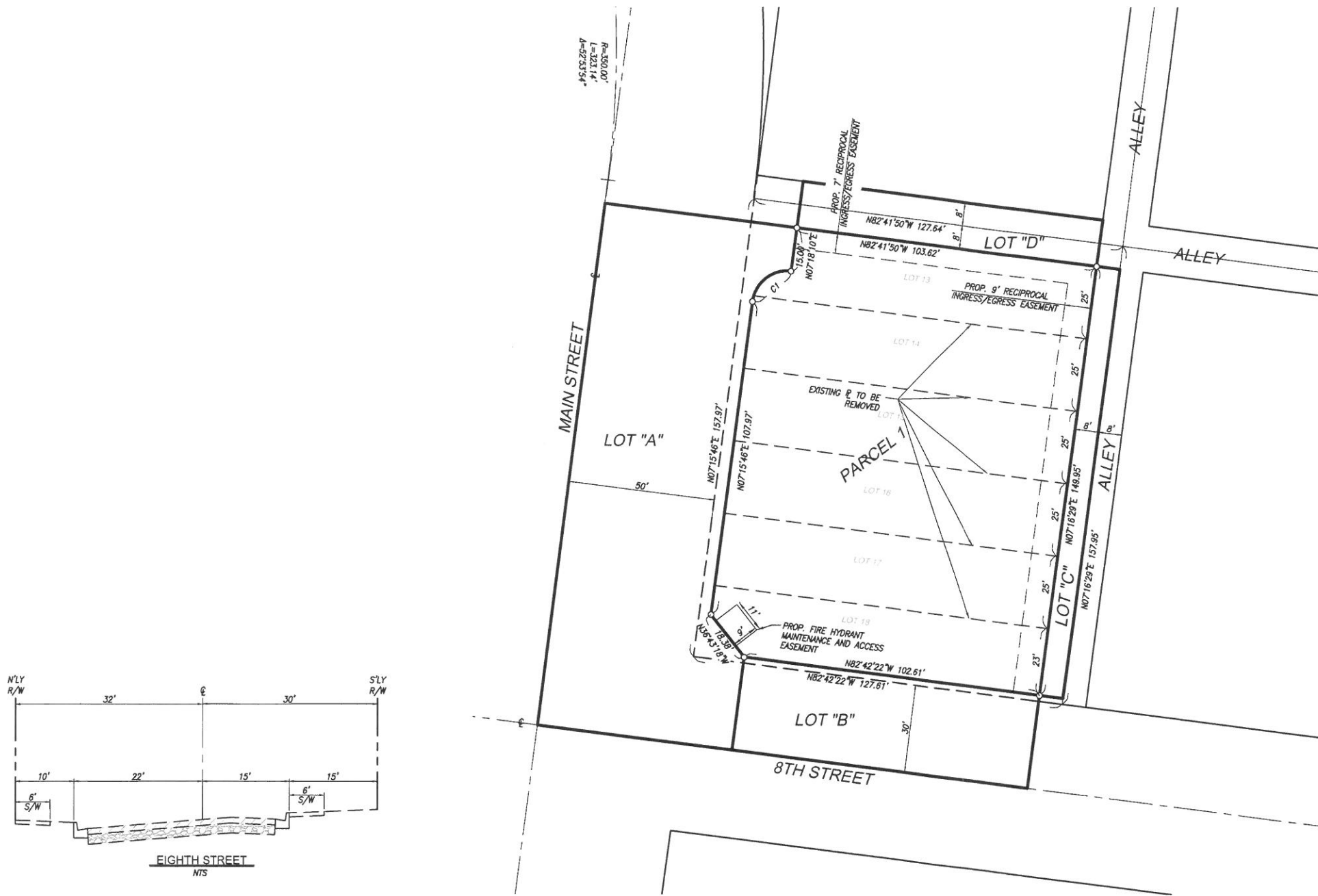
PROPOSED SITEPLAN . . . . . 2

DATE PREPARED: 4/26/2019

CITY OF CORONA

PARCEL MAP NO. 37748

SHEET  
1  
OF



PARCEL MAP



SCALE 1" = 20'

CURVE TABLE

NO.	RADIUS	Δ	LENGTH	TANGENT
C1	12.00'	90°02'23"	18.86'	12.01'

PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS  
PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES  
1350 E. CHASE DRIVE - CORONA - CA - 92881  
P: 951 - 372 - 8400 F: 951 - 372 - 8430



CITY OF CORONA

PARCEL MAP NO. 37748





# Project Conditions

## City of Corona

**Project Number: PM2019-0005**

**Description: PARCEL MAP TO CREATE ONE LOT ON 0.39 ACRES FOR STARBUCKS.**

**Applied: 10/14/2019**

**Approved:**

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

**Closed:**

**Expired:**

**Status: RECEIVED**

**Applicant: KAIDENCE GROUP**

**Parent Project: DPR2019-0004**

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

**Details: PM FOR A 1,800 SQ FT STARBUCKS WITH A DRIVE-THROUGH ON 0.39 ACRES.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	Cindi Schmitz
<ol style="list-style-type: none"><li>1. A minimum fire flow of 3000 gpm shall be provided.</li><li>2. Fire hydrants are to be spaced a maximum 250 feet apart.</li></ol>	
PLANNING	Lupita Garcia
<ol style="list-style-type: none"><li>1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</li><li>2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</li><li>3. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.</li><li>4. The parcel map shall be recorded prior to the issuance of a building permit.</li><li>5. This project is exempt from Riverside County's MSHCP fee, as the site is currently developed as a parking lot.</li><li>6. The DPR Comments, Conditions of approval and Mitigation Monitoring Plan (if applicable) shall be incorporated onto all future building plans.</li><li>7. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.</li></ol>	



# Project Conditions

## City of Corona

PLANNING	Lupita Garcia
	<p>8. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant (s) shall then make recommendations within 48 hours, and engage in consultation concerning the treatment of the remains as provided in Public Resources Code 5097.98.</p> <p>9. The applicant shall grant an easement to the Corona Historic Preservation Society (CHPS), for maintenance purposes of the existing Bronze Fire Hydrant statute located on the project site.</p> <p>10. The applicant shall reconstruct the driveway approach on Eighth Street to comply with the city's commercial driveway standard.</p> <p>11. The applicant shall reslurry Eighth Street in front of the project and replace all broken, cracked or deficient sidewalk panels.</p>
PUBLIC WORKS	Emily Stadnik
	<p>1. The Public Works and the Department of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.</p> <p>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</p> <p>3. Prior to recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.</p> <p>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.</p> <p>5. The submitted parcel map shall correctly show all existing easements, traveled ways, alleys, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration.</p> <p>6. Lettered lots A &amp; B shall be dedicated for public street and utility purposes.</p> <p>Lettered lots C and D shall be dedicated for reciprocal access, public utilities, emergency ingress/egress, and maintenance access purposes for the City.</p> <p>7. The developer shall construct or guarantee construction of the required improvements prior to recordation of the Parcel Map because the construction of the improvements is a necessary prerequisite to the orderly development of the surrounding area.</p> <p>8. All conditions of approval shall be satisfied and the final parcel map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council.</p> <p>9. 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 Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.</p>



# Project Conditions

## City of Corona

PUBLIC WORKS	Emily Stadnik
<p>10. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:</p> <p>(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</p> <p>(b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.</p> <p>(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.</p> <p>Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.</p> <p>11. Prior to map recordation or issuance of a building permit, whichever occurs first, 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:</p> <p>a) Grind and overlay 8th street to half street width. Sidewalks, and curb and gutter along Main Street and 8th Street which are found to be deficient by PW Inspection, shall be replaced in kind. Trenching for public utilities across existing street sections shall be to current City standards, or as directed by the City Engineer.</p> <p>b) Connections to existing SD system.</p> <p>c) All required grading, including erosion control.</p> <p>d) All required sewer, water and reclaimed water facilities to serve the proposed development.</p> <p>e) All required landscaping facilities, including upgrades to parkway landscaping to meet current requirements.</p> <p>f) All under grounding of overhead utilities, except for cables greater than 32k volts.</p> <p>12. 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>13. 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 Public Works Department Land Development Section. 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>14. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.</p> <p>15. 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.</p> <p>16. 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.</p> <p>17. 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.</p> <p>18. Prior to Planning Commission, a Preliminary WQMP shall be submitted to the Public Works Land Development Section for review and approval; applicable plan check fees shall be paid at time of submittal.</p> <p>19. 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 Public Works Land Development Section for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.</p> <p>20. All plants located within bio-filtration areas, shall be approved by the civil engineer preparing the final WQMP.</p>	



# Project Conditions

## City of Corona

PUBLIC WORKS	Emily Stadnik
	<p>21. Prior to issuance of the first 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.</p> <p>22. 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.</p> <p>23. 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.</p> <p>24. Prior to recordation or 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 full breakdown of all the runoff generated on- and off-site.</p> <p>25. Prior to recordation or 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. All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots 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.</p> <p>26. 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.</p> <p>27. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication all required street rights-of-way (list streets names and the required footage). 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.</p> <p>28. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:</p> <ul style="list-style-type: none"> <li>a) Grind and overlay Eighth street to half street width. Sidewalks, and curb and gutter along Main Street and Eighth Street which are found to be deficient by PW Inspection, shall be replaced in kind.</li> <li>b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans. Existing residential drive approaches shall be replaced with commercial drive approaches per City standard.</li> <li>c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.</li> <li>d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.</li> <li>e) Under grounding of existing and proposed utility lines.</li> <li>f) Street lights.</li> <li>g) All other public improvements shall conform to City of Corona standards.</li> </ul> <p>29. 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 Public Works Department.</p> <p>30. The developer shall comply with the approved traffic study recommendations in the TIA prepared by LL&amp;G (May 2019).</p> <p>To mitigate the deficient level of service in the p.m. peak hours at the intersection of Ramona Street and 6th Street, the TIA recommends the signage be installed to restrict the northbound through and left-turn movements during the PM peak period (4:00 p.m. to 6:00 p.m.). This restriction would require vehicles to use Main Street to access 6th Street to the west of Ramona Avenue during the p.m. peak period.</p> <p>All proposed signing and striping shall be coordinated with and approved by the City of Corona Traffic Division and the City Engineer. Changes to existing access for adjacent developments shall be approved by the City Engineer.</p> <p>31. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.</p>



# Project Conditions

## City of Corona

PUBLIC WORKS	Emily Stadnik
	<p>32. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement 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.</p> <p>33. Prior to map recordation, 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> <p>34. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Department of Water and Power Directors.</p> <p>35. Prior to issuance of any building permits, including model home 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.</p> <p>36. 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.</p> <p>37. 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>38. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>39. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>Reciprocal access, public utilities, and emergency access shall be granted over Lots A, B, C and D. Additional reciprocal access along the eastern site boundary shall be granted at 9-feet in width, and along the northern site boundary at 7-feet in width, subject to the approval of the City Engineer.</p> <p>A maintenance and access easement for the existing fire hydrant monument at the corner of Main Street and Eighth Street, shall be granted, subject to the approval of the City Engineer.</p> <p>40. Prior to map recordation or building permit issuance, whichever comes first, 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.</p> <p>41. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>42. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>43. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>44. The applicant shall provide a separate irrigation water service for all landscaped lots or easements.</p> <p>45. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.</p>



# Project Conditions

## City of Corona

### PUBLIC WORKS

Emily Stadnik

46. This letter is to confirm that the property at the address noted above is eligible to receive water and/or sewer collection service from the City of Corona upon satisfaction of all terms and conditions for service, and payment of applicable fees and charges, as set forth in the City's applicable Rules and Regulations. In addition, water and sewer service shall be subject to the following terms and conditions:
1. Water and sewer service will be provided pursuant to all City Rules and Regulations, as they may be amended, including but not limited to the City's water conservation ordinance (Corona Municipal Code Chapter 13.28), and the other requirements contained in Chapters 13.08, 13.12, 13.14, and 13.26.
  2. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable water connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapter 13.14 of the Corona Municipal Code. No additional water connection fees will be required unless you require a larger water service for your use. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.
  3. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable sewer connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapters 13.12 and 13.14 of the Corona Municipal Code. Purchase of sewer capacity will be required if the use exceeds the capacity previously acquired for the tenant space. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.









VIEW FROM CORONA MALL PARKING LOT FACING SOUTHWEST



VIEW FROM CORNER OF MAIN STREET AND EIGHTH STREET LOOKING NORTH

April 28, 2019

City of Corona  
Planning Department  
400 South Vicentia Ave.  
Corona, California 91882

**Armstrong & Brooks  
Consulting Engineers**

Planning-Infrastructure-Site Development-Water Resources

Re: Parcel Map 37748

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This letter is written to address the design standards and improvement requirements for a Parcel Map in accordance with City of Corona Municipal Code Section 16.12.060.

**Subdivision Development Plan:**

The 0.39 acre subject property consists of portions of six existing lots (Lots 13 through 18, inclusive) within Block 19 of the Map of South Riverside Townsite as shown in Book 9, Page 8 of Maps of San Bernardino County. The proposed map shall consolidate all of these portions of the six existing lots into a single 0.39 acre lot with an easement dedicated for reciprocal ingress/egress purposes along the easterly and northerly portions of the proposed lot consistent with the proposed curb alignments of the proposed drive aisles through the retail center.

**Domestic Water Supply:**

According to the City of Corona Domestic Water Atlas, there is an existing public 10" ACP water line available in Main St. and an existing public 8" ACP water line running in 8<sup>th</sup> Street and an alley which runs in an east west direction along the project's northerly boundary. These two 8" water lines are looped between Main St. and an existing 8" ACP water line in Ramona Ave.

There is an existing 4" Steel line running in an alley which traverses a north south direction adjacent to the project's easterly boundary. This line is looped between the 8" water line in 8<sup>th</sup> Street and an existing public 8" ACP water line which runs through the retail center to the north of the site.

Given the age of the 4" line, it is recommend that the domestic water connection be made to the 8" line in the public alley adjacent to the northerly site boundary.

**Improvements:**

The public right-of-way fronting the project site has been fully improved to its ultimate width with curb & gutter, sidewalk, driveways, street lights, fire hydrants and parkway trees. The developer is proposing no additional improvements.



**Waste:**

According to the City of Corona Sewer Atlas, there is an existing public 6" CIPP sewer line available in the alley which traverses a north south direction adjacent to the project's easterly boundary. The sewer manhole in 8<sup>th</sup> Street is listed at a depth of 6'. The next downstream sewer manhole is located at the intersection of the alleys running adjacent to the subject property's northerly and easterly boundary. This sewer manhole is identified as being 9' deep.

The connection to the public sewer will be made in the ally to the existing 6" sewer.

**Drainage:**

According to the City of Corona Storm Drain Atlas, there is an existing public 18" ACP running from south to north at approximately 3.7% adjacent to the easterly curb in Main St. The proposed on-site drainage will be conveyed through proposed water quality treatment basins located along the westerly and northerly perimeter of the proposed siteplan prior to discharge to the existing 18" ACP in Main St. near the northwesterly corner of the subject property.

**Covenants, Conditions & Restrictions:**

The subject property is located within an existing retail center and is subject to the existing CC&R's.

I hope you find that this letter satisfies Item 7 of the Parcel Map Review Submittal Requirements. Should this letter be lacking in content or be in need of revision, please contact me at your earliest convenience to discuss the suggested or required changes.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis G. Armstrong". The signature is fluid and cursive, with the first name "Dennis" and last name "Armstrong" clearly legible.

Dennis G. Armstrong, P.E.  
Principal



## CITY OF CORONA

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

#### Name, Description and Location of Project:

*CUP2019-0009 is a conditional use permit application to develop a 1,800 square foot Starbucks coffee shop with drive-through services located on the northeast corner of North Main Street and Eighth Street, in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona.*

*PM 37748 is a parcel map application to create one lot on 0.39 acres located on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona.*

#### Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: *Kendall Beas*  
*Kaidence Group*  
Address: *5070 N. 40<sup>th</sup> Street, Suite 210*  
*Phoenix, AZ 85018*  
Telephone No.: *(714) 459-2740*

#### Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.  
☐ B. The project is a Ministerial Project.  
☐ C. The project is an Emergency Project.  
☐ D. The project constitutes a feasibility` or planning study.  
☒ E. The project is categorically exempt: **Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects).** The proposed drive-through coffee shop is 1,800 square feet and does not involve the use of hazardous substances. Additionally, the project is consistent with the MUD (Mixed Use Downtown) General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water; therefore, the project is exempt from CEQA review.  
☐ F. The project is a statutory exemption. Code section number:  
☐ G. The project is otherwise exempt on the following basis:  
☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: \_\_\_\_\_

\_\_\_\_\_  
Lupita Garcia, Assistant Planner  
Lead Agency Representative



## NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF  
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA  
COMMUNITY DEVELOPMENT DEPARTMENT  
400 S. VICENTIA AVE, SUITE 120  
CORONA, CA 92882

1. Project title: *CUP2019-0009 and PM 37748*
2. Project location (specific): northeast corner of North Main Street and Eighth Street Corona, CA 92881 (APN: 117-191-020)
3. a. Project location - City of Corona  
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project: *CUP2019-0009 is an application to develop a 1,800 square foot Starbucks coffee shop with drive-through services located on the northeast corner of North Main Street and Eighth Street, in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona. PM 37748 is a parcel map application to create one lot on 0.39 acres located on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona.*
5. Name of public agency approving project: *City of Corona*
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:  
*Kendall Beas  
Kaidence Group  
5070 N. 40<sup>th</sup> Street, Suite 210  
Phoenix, AZ 85018*
7. Exempt Status (check one):
  - a. ☐ Ministerial Project
  - b. ☐ Not a project
  - c. ☐ Emergency project
  - d. ☒ Categorical Exemption. State type and class number: **Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects).**
  - e. ☐ Declared Emergency
  - f. ☐ Statutory Exemption. State code section number:
  - g. ☐ Other: Explain:
8. Reasons why the project is exempt:  
*CUP2019-0009 and PM 37748 qualify as a Categorical Exemption under Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects). The proposed drive-through coffee shop is 1,800 square feet and does not involve the use of hazardous substances. Additionally, the project is consistent with the MUD (Mixed Use Downtown) General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water; therefore, the project is exempt from CEQA review.*
9. Contact Person/Telephone No.: *Lupita Garcia / (951) 736-2293*
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_

Lupita Garcia, Assistant Planner  
Lead Agency Representative

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**PROJECT SITE**  
CUP2019-0009  
& PM 37748

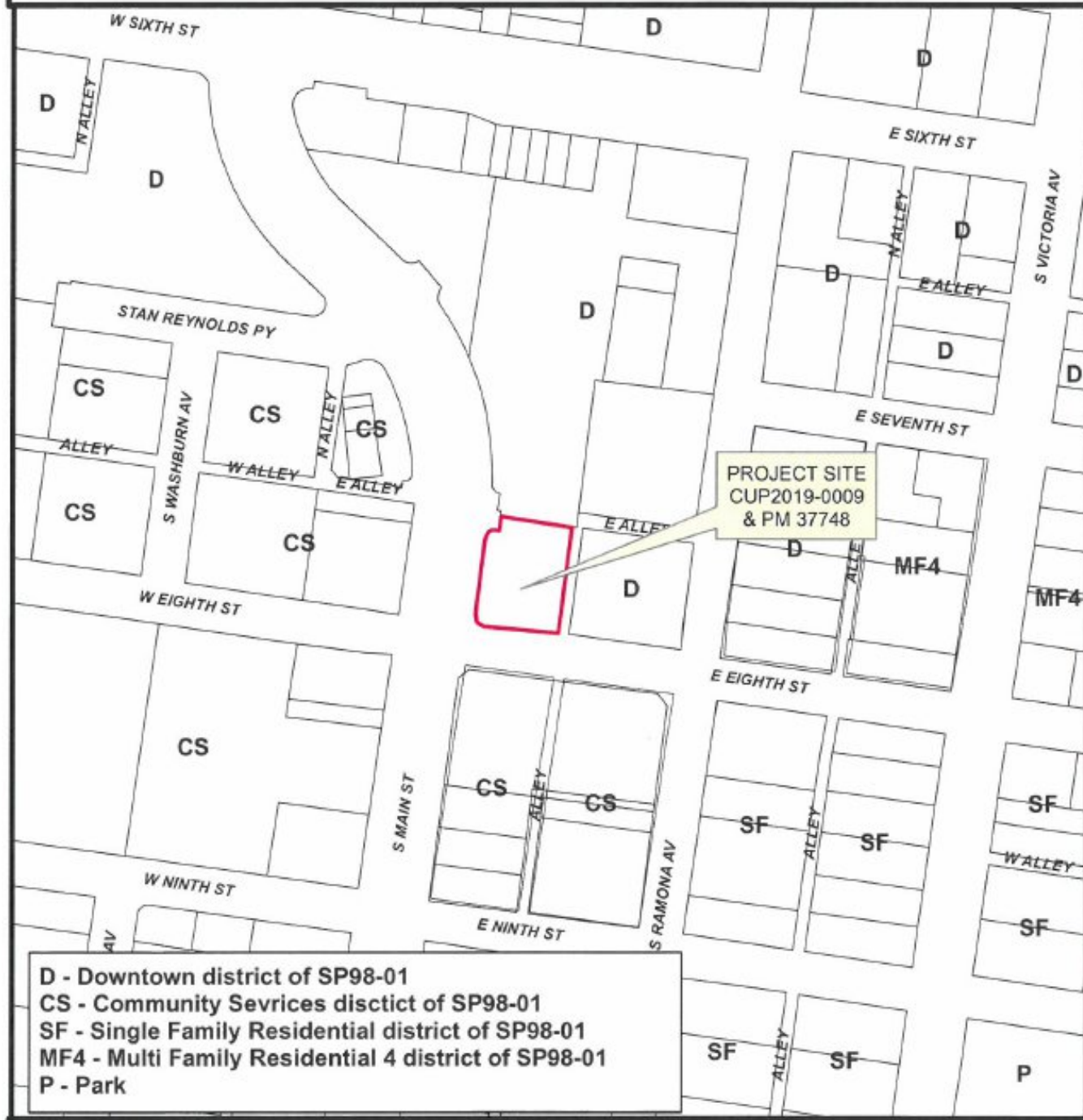
**D - Downtown district of SP98-01**  
**CS - Community Services district of SP98-01**  
**SF - Single Family Residential district of SP98-01**  
**MF4 - Multi Family Residential 4 district of SP98-01**  
**P - Park**

**Northeast corner of  
South Main Street and Eighth Street  
CUP2019-0009 and  
PM 2019-0005 (PM 37748)**

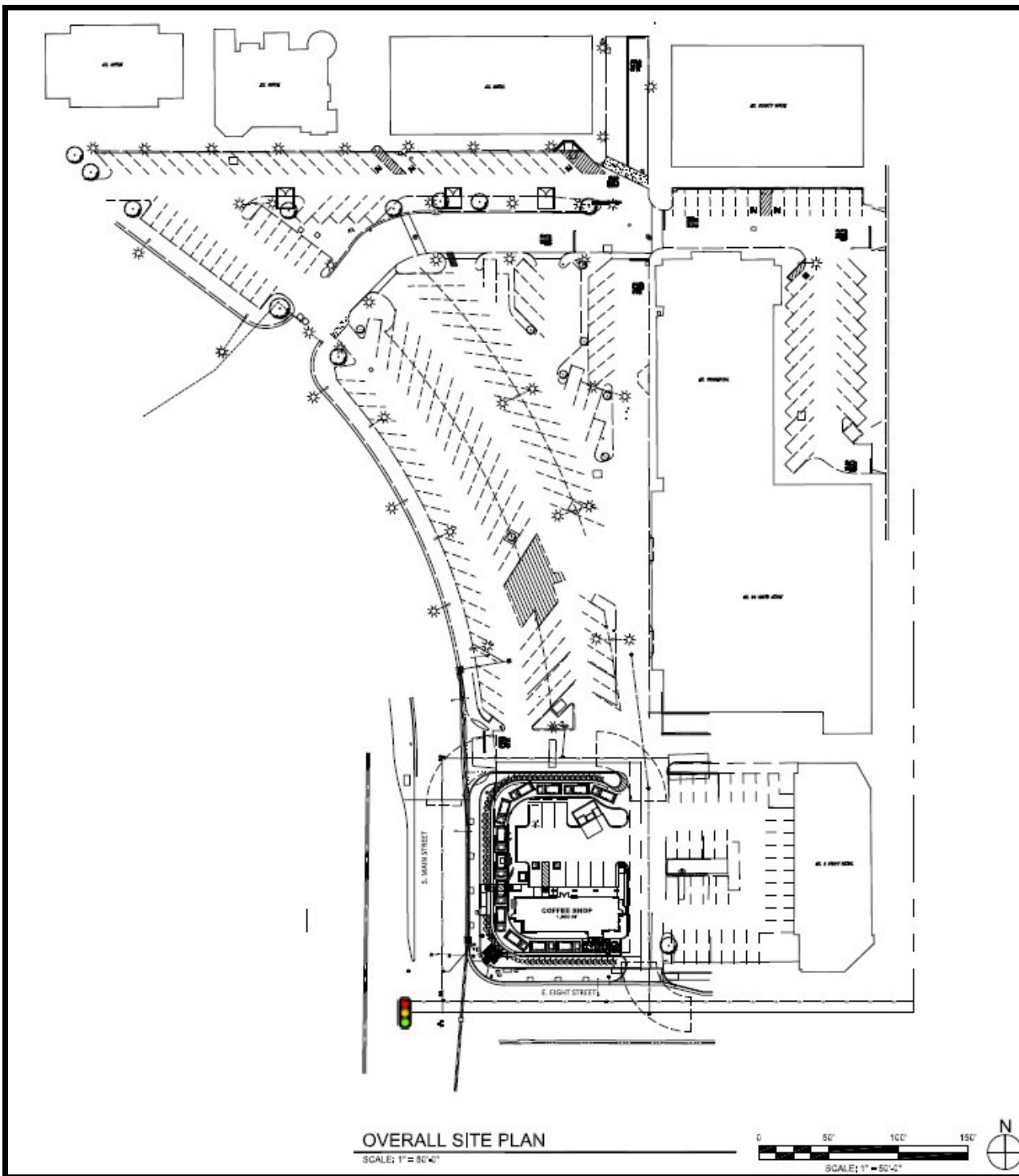




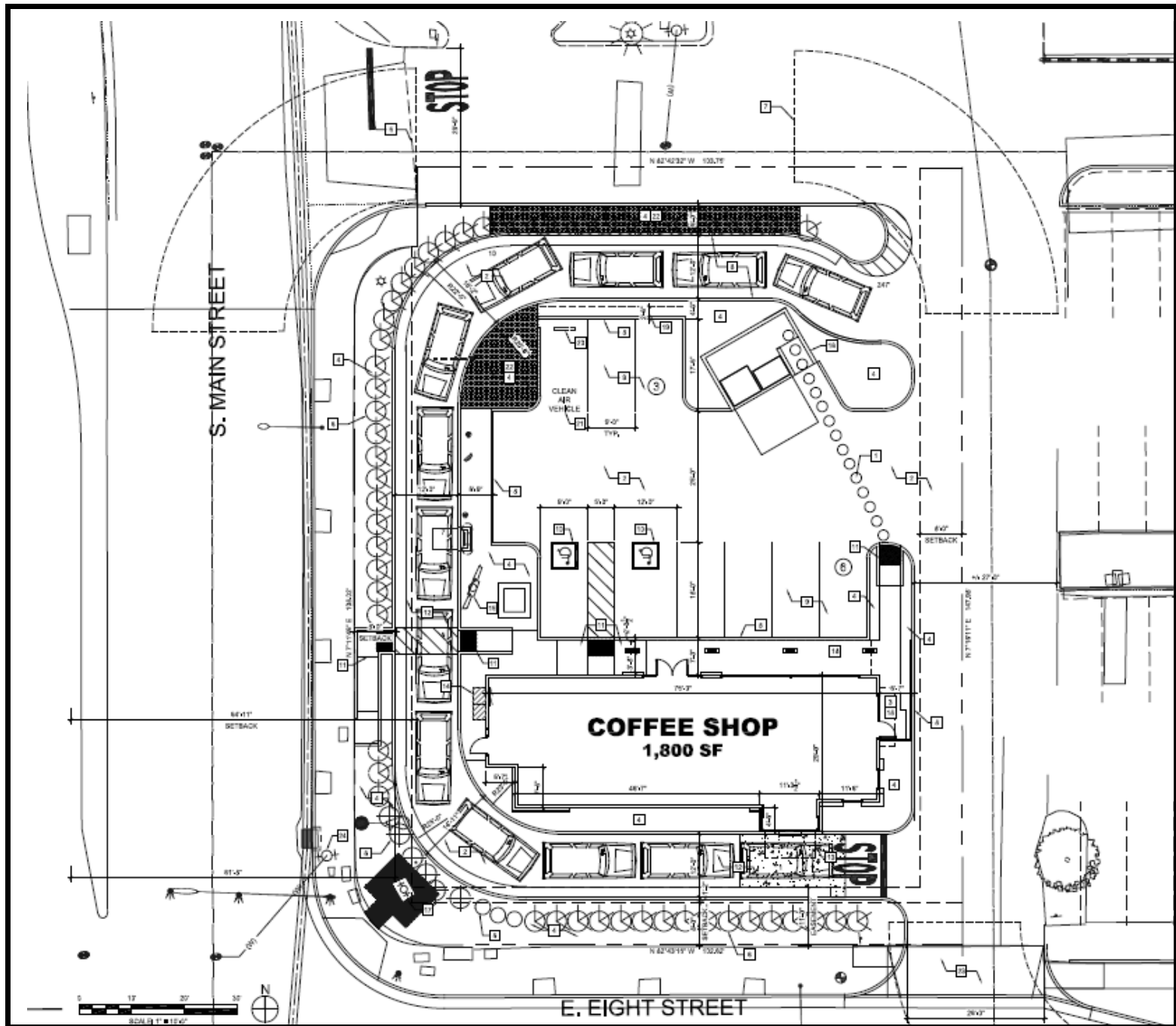
# LOCATIONAL & ZONING MAP







# OVERALL SITE PLAN

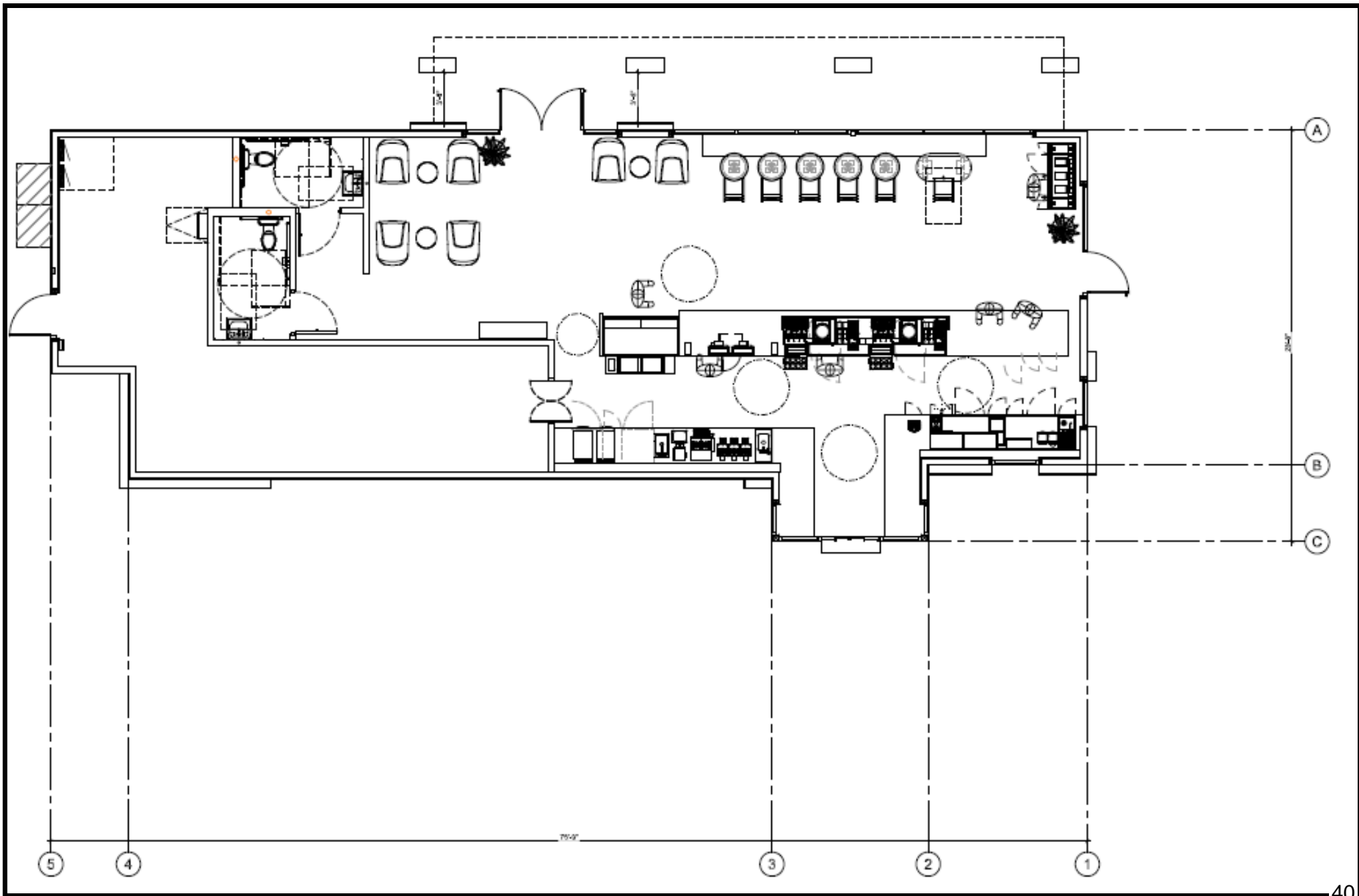


# SITE PLAN



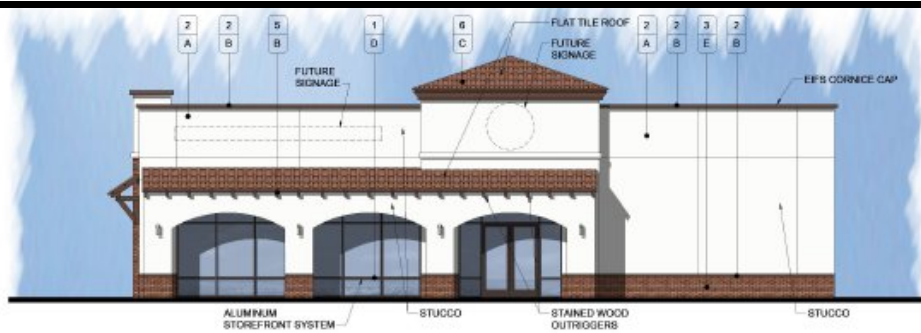
VIEW FROM CORNER OF MAIN STREET AND EIGHTH STREET LOOKING NORTH

# BRONZE FIRE HYDRANT



FLOOR PLAN





**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

# ELEVATION PLANS



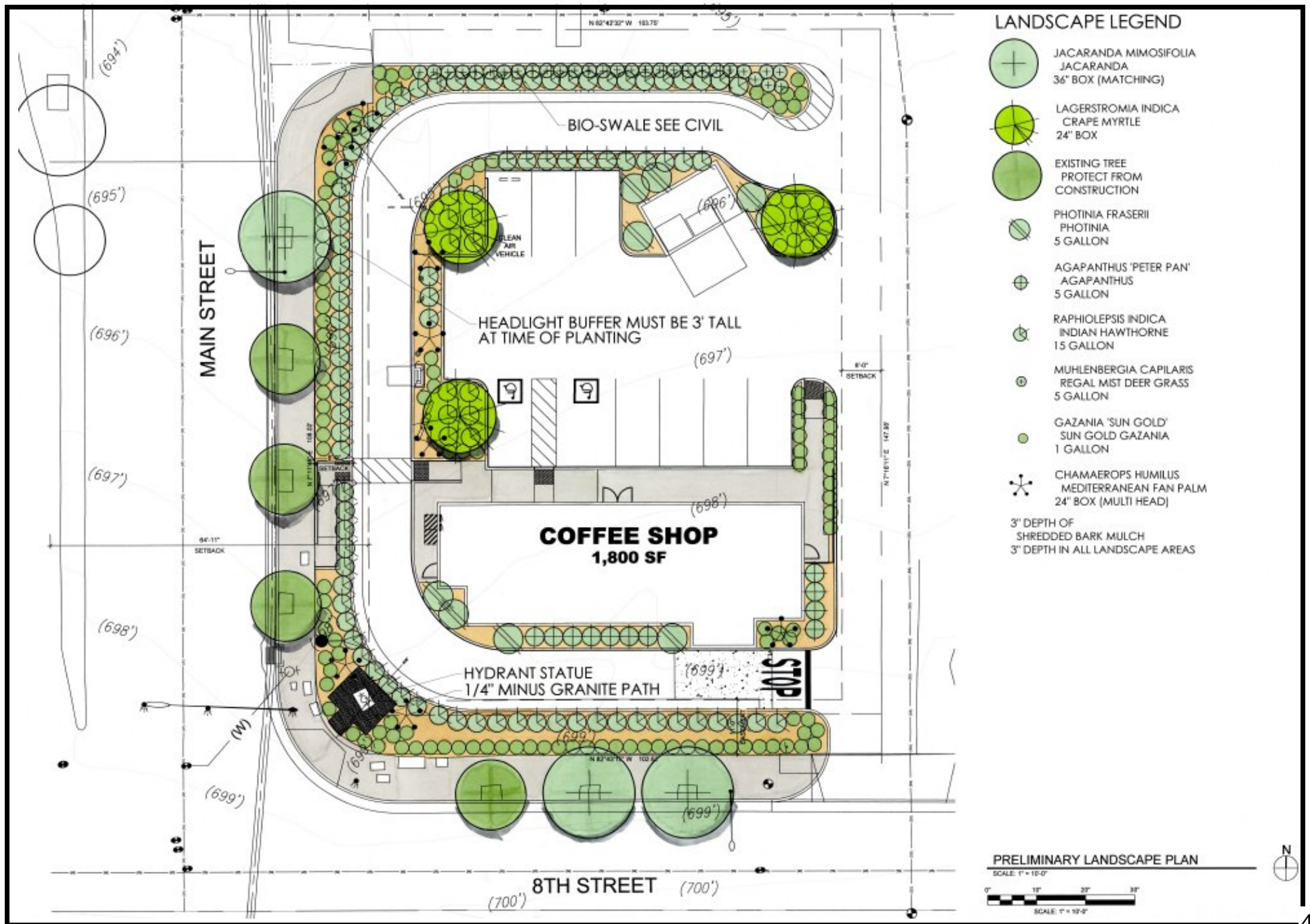
COLOR RENDERING

## Corona Mall Parking Analysis

Land Use	Size	Parking Ratio (CMC Section 17.76.050)	Spaces Required
First Floor Mall (prior to November 1994)	187,894 sf	1: 375 sf	501
Second Floor Mall (prior to November 1994)	27,963 sf	1:750 sf	37
Commercial Building (after November 1994)	8,628 sf		
	Financial/bank 4,314 sf	1:200 sf	22
	Medical/Dental 4,314 sf	1:200 sf	22
Coffee Building w/ drive-through	1,800 sf	1:100 sf	18
Total Parking Required			600
Parking Supply *			658
Parking Surplus			58

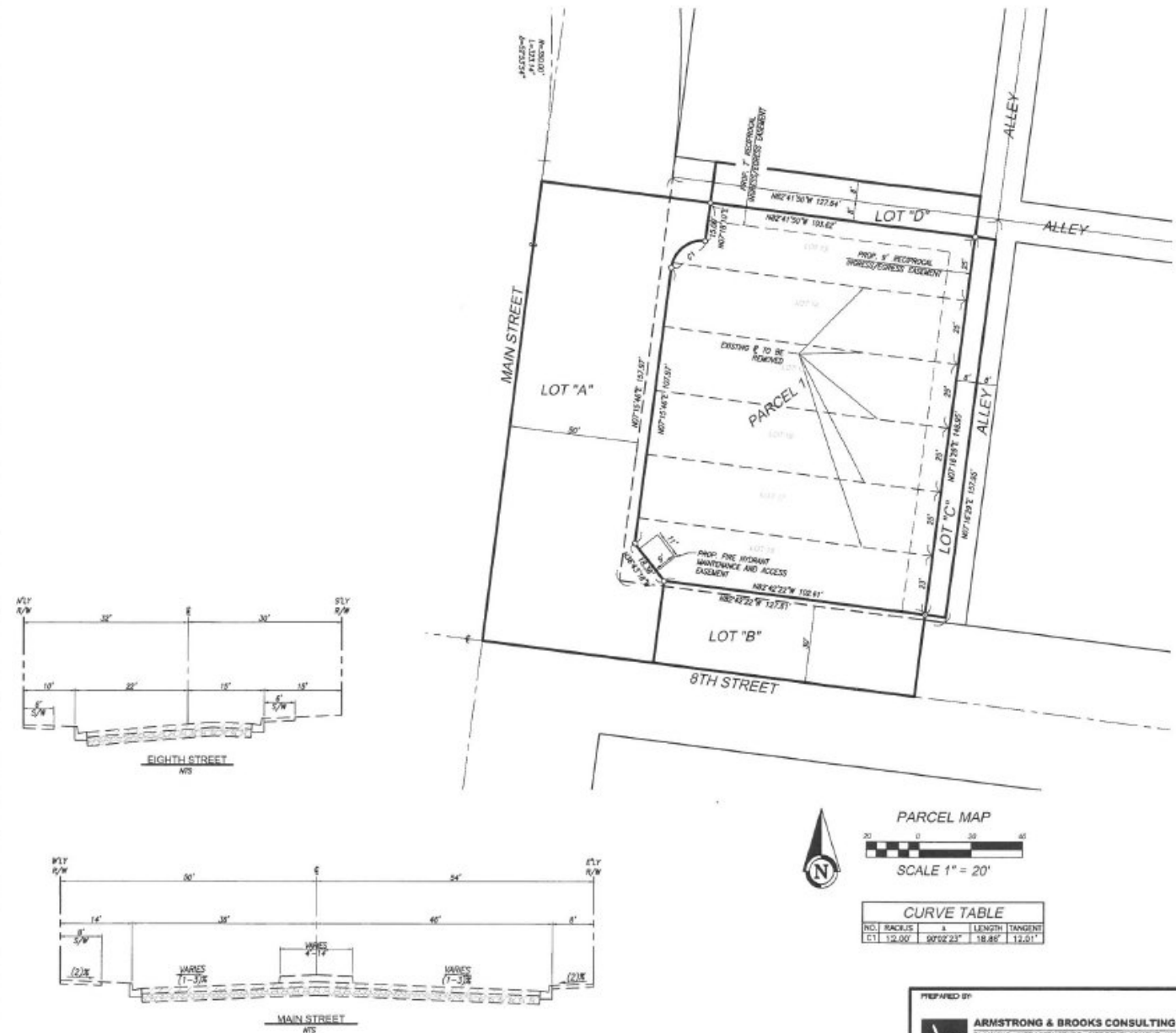
\*32 existing parking spaces removed, and 9 spaces added with the new 1,800 sf building.







# PARCEL MAP NO. 37748



**NOTE:**

LOTS "A", "B", "C", AND "D" INCLUDE RECIPROCAL ACCESS, UTILITIES, AND EMERGENCY ACCESS/EGRESS, TO BE MAINTAINED BY CITY.

**LEGAL DESCRIPTION:**

ALL THOSE PORTIONS OF LOTS 13 THROUGH 18, INCLUDING, BLOCK 118 AS SHOWN ON MAP OF SOUTH PASADENA TOWNSHIP, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13;

THENCE SOUTH 07° 01' 11" WEST, ALONG THE EASTERLY LINE OF SAID LOTS 13 THROUGH 18, INCLUDING, A DISTANCE OF 147.98 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PERMANENT EASEMENT AND RIGHT OF WAY ACCEPTED BY THE CITY OF CORONA, BY DOCUMENT RECORDED OCTOBER 4, 1971, AS INSTRUMENT NO. 113331, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 82° 42' 52" WEST, ALONG THE NORTHERLY LINE OF SAID PERMANENT EASEMENT AND RIGHT OF WAY, A DISTANCE OF 100.42 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER BEING AN ANGLE POINT IN THE EASTERLY LINE OF THAT CERTAIN PERMANENT EASEMENT AND RIGHT OF WAY ACCEPTED BY THE CITY OF CORONA, BY DOCUMENT RECORDED OCTOBER 4, 1971, AS INSTRUMENT NO. 113331, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY ON A CURVE, CONGRUE TO THE NORTHEAST, HAVING A RADIUS OF 13.00 FEET, THROUGH AN ANGLE OF 89° 55' 01", AN ARC LENGTH OF 29.40 FEET;

THENCE NORTH 07° 02' 11" 46" EAST, A DISTANCE OF 108.02 FEET;

THENCE NORTHWESTERLY ON A CURVE, CONGRUE TO THE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET, THROUGH AN ANGLE OF 90° 02' 05" 42" AN ARC LENGTH OF 10.67 FEET;

THENCE NORTH 07° 02' 11" 28" EAST, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID LOT 13;

THE PRECEDING 4 COURSES ARE ALONG THE EASTERLY LINE OF SAID LAST MENTIONED EASEMENT AND RIGHT OF WAY;

THENCE SOUTH 82° 42' 52" EAST, ALONG SAID NORTHERLY LINE OF LOT 13, A DISTANCE OF 103.75 FEET TO THE POINT OF BEGINNING.

**SERVICE PROVIDERS:**

CITY OF CORONA DEPARTMENT OF WATER	(951) 736-2283
CITY OF CORONA DEPARTMENT OF POWER	(951) 736-2321
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(951) 422-4133
SOUTHERN CALIFORNIA ELECTRIC	(951) 442-4930
PACIFIC BELL	(951) 422-4133
AMERICAN TELEPHONE AND TELEGRAPH	(951) 301-7380
CORONA PUBLIC WORKS DEPARTMENT	(951) 736-2281
N.Y. JACKSON STREET SHEETING	(951) 841-7584
WESTERN WASTE	(951) 737-0343
CORONA DIAL-A-RIDE (SUPERVISOR)	(951) 734-1017
U.S. POSTAL SERVICE	(951) 737-0461
CORONA-HOVED UNITED SCHOOL DISTRICT	(951) 736-3340
SCHOOL DISTRICT TRANSPORTATION MANAGER	(951) 736-3305
RIVERSIDE TRANSIT AGENCY	(951) 864-0350
CORONA POLICE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2330
CORONA FIRE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2221
COUNTY CALIFORNIA	(951) 272-6980

**AGENCY GROUP**  
3075 NORTH 40TH STREET, SUITE 210 PHOENIX, AZ 85018  
PH: (480) 253-6513  
EMAIL: kham@khamengrps.com

**OWNERS:**  
HVC CORONA, LLC  
2433 POMONA ROAD CORONA, CA 92880  
PH: (951) 290-1733  
EMAIL: kham@hvcfamily.com

**ENGINEER:**  
ARMSTRONG & BROOKS CONSULTING ENGINEERS  
1350 E. CHASE DRIVE CORONA, CA 92881  
MAIL TO: P.O. BOX 7808, CORONA, CA 92877  
PH: (951) 272-8400  
FAX: (951) 372-6430  
EMAIL: armstrongbrooks.com

**GRADING:**  
SNC ENGINEERING  
180 SOUTH OLD SPRINGS ROAD, SUITE 210, ANAHEIM HILLS, CA 92808  
PH: (714) 885-8880  
EMAIL: jbrundel@snc-eng.com

**ZONING NOTES:**  
ZONING: D (DOWNTOWN)  
SPECIFIC PLAN: (SP-08-1)  
GENERAL PLAN: MUD (MIXED USE DOWNTOWN)  
SURROUNDING ZONING:  
NORTH: D (DOWNTOWN)  
SOUTH: CS (COMMUNITY SERVICES)  
EAST: D (DOWNTOWN)  
WEST: CS (COMMUNITY SERVICES)

**LAND USE:**  
EXISTING: COMMERCIAL PARKING LOT  
PROPOSED: STARBUCKS COFFEE W/ DRIVETHRU  
STREET LINEAR FOOTAGE:  
MAIN STREET: 180 L.F.  
8TH STREET: 170 L.F.  
LOT AREA:  
LOT 13: 1.00 AC.  
LOT 14: 0.39 AC.  
LOT 15: 0.39 AC.  
LOT 16: 0.39 AC.  
LOT 17: 0.39 AC.  
LOT 18: 0.39 AC.

LOT	AREA	LOT AREA	NET AREA	DEPTH
1	1.00	0.39	1.00	1.00

ASSESSOR'S PARCEL NOS.
117-191-020

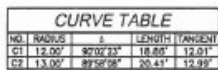
SITE ACRES
GROSS ACRES: 0.39 AC.
NET ACRES: 0.39 AC.
PHASING
ONE PHASE
SHEET INDEX
TITLE SHEET & PARCEL MAP DAVIT: 1
PROPOSED SITEPLAN: 2

DATE PREPARED: 4/26/2019

CITY OF CORONA  
PARCEL MAP NO. 37748

PREPARED BY:  
**ARMSTRONG & BROOKS CONSULTING ENGINEERS**  
PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES  
1350 E. CHASE DRIVE - CORONA - CA - 92881  
P: 951-272-8400 F: 951-372-6430





**ARMSTRONG & BROOKS CONSULTING ENGINEERS**  
PLANNING • INFRASTRUCTURE • SITE DEVELOPMENT • WATER RESOURCES  
1350 E. CHASE DRIVE • CORONA • CA • 92681  
P. 951 • 372 • 8400 F. 951 • 372 • 8430



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# BRONZE FIRE HYDRANT





COLOR RENDERING



Agenda Report

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File #: 20-0008

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 1/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**CUP2019-0009:** A conditional use permit application to develop a 1,800 square foot Starbucks coffee shop with drive-through service on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Kendall Beas with Kaidence Group, 5070 N. 40<sup>th</sup> Street, Suite 210, Phoenix, AZ 85018).

**RECOMMENDED ACTION:**

That the Planning and Housing Commission adopt Resolution No. 2542 **GRANTING CUP2019-0009**, based on the findings contained in the staff report and conditions of approval.

**PROJECT SITE SUMMARY**

**Area of Property:** 0.39 acres

**Existing Zoning:** D (Downtown) designation of the Downtown Corona Revitalization Specific Plan (SP98-01)

**Existing General Plan:** MUD (Mixed Use Downtown)

**Existing Land Use:** Parking lot

**Proposed Land Use:** Coffee shop with drive-through service

**Surrounding Zoning/Land Uses:**

**N:** D (Downtown) designation of the Downtown Corona Revitalization Specific Plan (SP98-01)/Corona Mall Commercial Center

**E:** D (Downtown) designation of the Downtown Corona Revitalization Specific Plan (SP98-01)/Office building

**S:** Eighth Street and CS (Community Services) designation of the Downtown Corona Revitalization Specific Plan (SP98-01)/Medical office building

**W:** Main Street and CS (Community Services) designation of the Downtown Corona Revitalization Specific Plan (SP98-01)/Church building

## **BACKGROUND**

The Corona Mall is an existing 224,485 square foot commercial center located on both sides of East Sixth Street between Third Street and Eighth Street. The 0.39-acre subject property is within the South Corona Mall parking lot and is currently used for parking.

The Infrastructure Committee at its meeting on May 1, 2019, discussed the project's history in relation to a Disposition and Development Agreement that was originally entered between the City and the property owner in 2015. Initially, the owner of the subject property proposed developing the site for a coffee kiosk that would provide only drive-through coffee services. The council at that time, however, preferred the coffee shop to include walk-in services in addition to drive-through services. The agreement was later amended in 2018 to extend the performance deadlines for entitlement and construction because of the time it took to secure a tenant for the site. Pursuant to that agreement the owner has a project entitlement date of September 16, 2019, but is allowed two extensions with each extension granting an additional three months. The owner is working within the second extension which requires the project to be entitled by March 16, 2020. The property's historical significance was also discussed as the location is where the first Corona fire station and city hall were located. Therefore, council member Speake recommended the architecture should reflect the city's past and referenced the Sunday school, Carnegie Library, Corona Regional hospital, and the original city hall. The applicant indicated there was flexibility with the architecture and worked closely with staff and the Corona Historic Preservation Society on a more meaningful architecture from a historical perspective while still complying with the architectural guidelines of the Downtown Corona Revitalization Specific Plan.

The project was initially reviewed by city staff at the Development Plan Review meeting on December 13, 2018. The applicant submitted official applications for the conditional use permit and parcel map on October 14, 2019, which were reviewed by the Project and Environmental Review Committee on November 7, 2019 and determined to be incomplete. The applicant submitted the revised items to staff and the application was considered complete on November 19, 2019 and cleared for public hearing before the Planning and Housing Commission.

## **PROJECT DESCRIPTION**

### **Site Plan**

As shown in Exhibit A1, the south side of the Corona Mall is comprised of several buildings and a parking lot. The parcel to be occupied by Starbucks coffee is 0.39 acres and is located on the southwest corner of the Corona Mall. Coffee shops with drive-through service are permitted in the Downtown designation with a conditional use permit. The proposed coffee shop has a floor area of 1,800 square feet and is located closest to Eighth Street. The drive-through lane entrance is located north of the building and aligns the northerly, westerly, and southerly perimeters of the property. The drive-through lane will exit on the south side of the building. The drive-through was designed to accommodate 13 vehicle stacking spaces from the pick-up window, with seven stacking spaces from the menu board. The average Starbucks drive-through is designed to accommodate only eight vehicles. The design also exceeds the city's stacking requirement of six spaces from the menu board. A trash enclosure is located at the northeast portion of the property adjacent to the parking stalls and the drive-through lane entrance.

The building will be set back approximately 90 feet from the north property line, 14 feet from the east property line, 21 feet from the south property line adjacent to Eighth Street, and 26 feet from the west property line adjacent to Main Street. Per Section 17.86.020 of the Corona Municipal Code a special setback provision of 65 feet from the centerline of Main Street is required for buildings. The Starbucks building is just over 70 feet from the centerline of Main Street. The Downtown designation prescribes an eight-foot setback from the front property line (west) and an eight-foot setback from the street side yard (south), which are provided and will be fully landscaped. Therefore, the proposed project complies with the development standards of the Downtown designation and CMC in terms of setbacks.

The southwest corner of the site currently contains a bronze fire hydrant statute with plaques on all four sides, which was installed by the Corona Historic Preservation Society in October of 1998, to commemorate the location of the city's first Corona fire station and city hall. The bronze fire hydrant will remain in place and the applicant is granting an easement to the Corona Historic Preservation Society for maintenance purposes. Pictures of the bronze fire hydrant are shown in Exhibit F.

### **Floor Plan**

The coffee shop's floor plan is shown in Exhibit C. The shop features an indoor dining area that will have a seating capacity of 18 seats. The customer entrance is located on the north side of the building. A service entrance is located on the west and east sides of the building for employees, deliveries, and shipments. The drive-through window will be located on the south side of the building.

### **Operating Hours**

The Starbucks coffee shop's operating hours will be seven days a week from 4:00 a.m. to 12:00 a.m.

### **Architecture**

The new building is a single-story structure with Spanish Colonial architecture that features a combination of stucco walls with brick veneer. The roofline incorporates a tower element and parapet walls. The tower element has a tile roof which helps delineate and enhance the building's main entrance. The parapet walls help screen rooftop mechanical equipment from view at ground level. The primary colors of the building are white and brick red with various shades of brown accent colors. The height of the building is 25-feet 8-inches, which is below the 60-foot height limit established by the Downtown designation. The building's proposed design is consistent with the Downtown designation as the specific plan allows a Spanish Colonial, Mediterranean, and Classic architectural design for new buildings. The initial design of the building was reviewed by the Corona Historic Preservation Society. The Corona Historic Preservation Society recommended the building be designed to resemble the Sunday school/Mortuary, the Carnegie Library, and the original city hall. The applicant designed the building by combining the historical architectural elements from the Sunday school/Mortuary with the Spanish Colonial design style. The applicant's elevation plans are shown in Exhibits D1-D3.

### **Access, Circulation and Parking**

Access to the Corona Mall is currently taken from seven existing shared driveways. Three driveways from Main Street, one driveway from Eighth Street, three driveways from Ramona Avenue, and one driveway from Sixth Street. The westerly driveway on the corner of Main Street and Seventh Street is signalized, which allows for right and left turn movements in and out of the Corona Mall. The most northerly and westerly driveways are the closest driveways to the new Starbucks building; therefore, access is taken from an existing 29-foot wide driveway located on Main Street and an existing 27-foot wide driveway located on Eighth Street. Due to a raised median that exists on Main Street, the driveway on Main Street is limited to a right-in and right-out only turn movements. However, the driveway on Eighth Street allows for right and left turn movements in and out of the Corona Mall.

Main Street is a major arterial and Eighth Street is a collector street on the city's General Plan circulation map. Additionally, the intersection of Main and Eighth Streets are fully improved with curb, gutter, parkway, and sidewalk and is controlled by a traffic signal. As part of this project, the applicant is required to reconstruct the driveway approach on Eighth Street to comply with the city's commercial driveway standard, reslurry Eighth Street in front of the project, and replace all broken, cracked or deficient sidewalk panels.

Internal circulation is facilitated by several drive aisles located throughout the site. Entrance into the Starbucks drive-through lane originates at the northeast corner of the site. The drive-through lane extends along the north, west and south sides of the property and exits at the southeast corner of the property. The drive-through lane provides seven vehicle stacking spaces from the menu board and a total of 13 vehicle stacking spaces from the pick-up window. The design exceeds the Corona Municipal Code's minimum stacking space requirement of six vehicles from the menu board. The parking ratios that were in effect at the time the Corona Mall was originally constructed are as follows:

- 1 parking space for every 375 square feet of ground floor area.
- 1 parking space for every 750 square feet of building area above the ground floor.

The Corona Mall has reciprocal ingress, egress, and parking that is shared among the businesses in the Corona Mall.

Per CMC Section 17.76.050, the above ratios can be applied to the existing Corona Mall buildings regardless of the use of the building. Only new building additions constructed after November 30, 1994 are subject to the current parking standards under CMC Chapter 17.76. Since the Starbucks coffee shop is a new building, the applicable parking ratio for the drive-through coffee house is 1:100.

The above ratios are applicable to both the north and south sides of the Corona Mall, which are located on the east side of Main Street and north and south of Sixth Street. For reference, the proposed Starbucks is located within the South Corona Mall. The Corona Mall parking is shared among the tenants, which includes the north and south mall.

A parking analysis was prepared by Linscott Law & Greenspan in July 2019, demonstrating the parking demand for the north and south Corona Mall. Per the analysis, both areas are required to have a total of 600 parking spaces, and 658 parking spaces are being provided onsite. This analysis includes the development of the new 1,800 square foot Starbucks drive-through coffee shop. Table 1 below shows the parking requirements for the north and south Corona Mall with the proposed



Starbucks.

Table 1  
Corona Mall Parking Analysis

Land Use	Size	Parking Ratio (CMC Section 17.76.050)	Spaces Required
First Floor Mall (prior to November 1994)	187,894 sf	1: 375 sf	501
Second Floor Mall (prior to November 1994)	27,963 sf	1:750 sf	37
Commercial Building (after November 1994)	8,628 sf		
	Financial/bank 4,314 sf	1:200 sf	22
	Medical/Dental 4,314 sf	1:200 sf	22
Coffee Building w/ drive-through	1,800 sf	1:100 sf	18
Total Parking Required			600
Parking Supply *			658
Parking Surplus			58

\*32 existing parking spaces removed, and 9 spaces added with the new 1,800 sf building.

As demonstrated by Table 1, the mall's parking would not be impacted by the proposed Starbucks coffee shop. Based on the combined uses of the Corona Mall, a total of 600 parking spaces are required and the Corona Mall provides 658. This count includes the 32 parking spaces being removed on the project site and the nine spaces being added for a net loss of 23 parking spaces.

### FOCUSED TRAFFIC IMPACT STUDY

A Focused Traffic Impact Analysis (TIA) was prepared for this project by Linscott Law & Greenspan (May 2019) to analyze the project's potential traffic impacts in terms of level of service (LOS) and circulation. The project was exempt from performing a Vehicle Miles Traveled (VMT) analysis because the project is located within the City's Transit Priority Area (TPA).

Per the TIA, the project is anticipated to generate 1,108 net daily trips, with net 80 trips (41 inbound, 39 outbound) produced in the AM peak hour and net 58 trips (29 inbound, 29 outbound) produced in the PM peak hour. Nine intersections and four roadway segments were analyzed within the study area of the project site.

### Intersections

1. W. Grand Boulevard at 6<sup>th</sup> Street
2. Main Street at 3<sup>rd</sup> Street
3. Main Street at 6<sup>th</sup> Street
4. Main Street at Stan Reynolds Parkway
5. Main Street at 8<sup>th</sup> Street

6. Main Street at Grand Boulevard
7. Ramona Avenue at 6<sup>th</sup> Street
8. Ramona Avenue at 8<sup>th</sup> Street
9. E. Grand Boulevard at 6<sup>th</sup> Street

### **Roadway Segments**

1. Main Street, north of 8<sup>th</sup> Street
2. Main Street, south of 8<sup>th</sup> Street
3. 6<sup>th</sup> Street, between Main Street and Ramona Avenue
4. 8<sup>th</sup> Street, between Main Street and Ramona Avenue

The City of Corona considers LOS D to be the minimum acceptable LOS for all intersections that consist of collector and arterial roadways. In addition, the City of Corona considers LOS C to be the minimum acceptable LOS for local and collector streets in residential and industrial areas. The City of Corona General Plan Circulation Element Policy 6.1.6 states:

*Maintain Level of Service D or better on arterial streets wherever possible. At some key locations, such as at heavily traveled freeway interchanges, LOS E may be adopted as the acceptable standard, on a case-by-case basis. Locations that may warrant the LOS E standard include Lincoln Avenue at SR-91, Main Street at SR-91, McKinley Avenue at SR-91, Hidden Valley Parkway at I-15, Cajalco Road at I-15 and Weirick Road at I-15. A higher standard such as Level of Service C or better may be adopted for local and collector streets in residential areas.*

For the existing traffic conditions without the project the intersection at Ramona Avenue and 6<sup>th</sup> Street operates at an unacceptable Level of Service E (LOS E) during the p.m. peak hours whereas the remainder of the studied intersections operate at an acceptable LOS in accordance with the city's General Plan. The existing unacceptable LOS at Ramona Avenue and 6<sup>th</sup> Street is cumulative in nature due to existing conditions and not project specific. The intersection continues to operate at LOS E in the p.m. peak hours in existing conditions with the project while the other intersections continue to operate at acceptable levels of service.

In Year 2021 without project traffic conditions, the intersection at Ramona Avenue and 6<sup>th</sup> Street operates at an unacceptable LOS F in the p.m. peak hours. The LOS is the same when project traffic is added to the traffic conditions in Year 2021. Again, the unacceptable LOS is cumulative in nature.

To mitigate the deficient level of service in the p.m. peak hours at the intersection of Ramona Street and 6<sup>th</sup> Street, the TIA recommends signage be installed to restrict the northbound through and left-turn movements during the PM peak period (4:00 p.m. to 6:00 p.m.). This restriction would require vehicles to use Main Street to access 6<sup>th</sup> Street to the west of Ramona Avenue during the p.m. peak period.

In existing conditions without and with the project and in Year 2021 under the same scenario, the studied roadway segments will operate at acceptable levels of service.

### **Drive-through Queuing Assessment**

The Public Works Department requested the inclusion of a queuing analysis in the TIA for the proposed Starbucks with drive-through service. The queuing assessment was prepared using empirical queuing studies of two existing Starbucks facilities located within a similar development setting. Queuing observations were collected between 5:00 a.m. to 11:00 a.m., with the observed

vehicular queues recorded at one minute intervals between: 1) the drive-through entrance and the order board, and 2) the order board and the pick-up window. The queuing analysis indicated that on average, a queue of 7 vehicles in the drive-through lane can be expected during the morning and midday peak period, with an 85<sup>th</sup> percentile queue of approximately 11 vehicles and a 95<sup>th</sup> percentile queue of approximately 13 vehicles. The 85<sup>th</sup> percentile queue represents the number of vehicles that can be expected in the drive-through lane during the peak period, and indicates that 85 percent of the drive-through customers will wait in a line no longer than 11 vehicles. The 95<sup>th</sup> percentile queue indicates that 95 percent of the drive-through customers will wait in a line no longer than 13 vehicles.

The proposed project has a capacity of 13 vehicles in the drive-through lane without encroaching into the drive aisles. Therefore, the project's queue design provides adequate stacking to accommodate the 95<sup>th</sup> percentile queue.

### **Landscaping**

As shown in Exhibit E, the applicant's landscape plan illustrates landscaping around the building, parking lot, on both sides of the drive-through lane, and along the north, south and west perimeters of the property. The plant pallet features a variety of drought tolerant materials including three types of trees, flowering shrubs, green hedges, and ground cover. Several existing parkway trees will also be protected in place. The main entrances on Main and Eighth Streets will be enhanced with 36-inch box Jacaranda trees. Also, the drive-through entry will be enhanced with a 24-inch box Crape Myrtle tree. The applicant is required to provide a 3-foot headlight buffer along the drive-through lane at time of planting to prevent vehicle headlights from spilling over onto the adjacent streets. The proposed landscaping complies with the City's Landscape Design Guidelines for commercial properties, the Corona Municipal Code, and the Downtown Corona Revitalization Specific Plan.

### **Signage**

No monument sign is proposed for Starbucks; however, exterior wall signs are conceptually shown on the north, east and south elevations of the building (Exhibits D1-D3). Wall signs are required to comply with the sign standards under the Downtown designation which allows one square foot of sign area for every one lineal foot of building elevation not to exceed 150 square feet. The allowable square footage, height, and location of the proposed signs will be reviewed under a separate permit by the Community Development Department prior to installation.

### **ENVIRONMENTAL ANALYSIS**

A Notice of Exemption was prepared for the project because the proposed drive-through coffee shop is 1,800 square feet and qualifies as New Construction or Conversion of Small Structures under Section 15303 and In-Fill Development Projects under Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.21, Class 3 and Class 32, respectively of the City's Local CEQA Guidelines. Additionally, the project is consistent with the MUD (Mixed Use Downtown) General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water. Therefore, there is no possibility that the project may have any significant adverse effects on the environment. The Notice of Exemption is attached as Exhibit H.

## **FISCAL IMPACT**

The applicant paid \$6,998.00 in application processing fees for the conditional use permit 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 Community Development Department has not received any response from the public regarding the proposal.

## **STAFF ANALYSIS**

The proposed project would result in the development of a 1,800 square foot Starbucks coffee shop with drive-through service on property that was previously developed as a parking lot for the Corona Mall. The proposed use is allowed by conditional use permit in the Downtown designation of the Downtown Corona Revitalization Specific Plan. As demonstrated by the applicant's plans, the project is capable of complying with the development standards of the Downtown designation in terms of setbacks, parking, landscaping, and building height. The architecture and color scheme proposed for the building is consistent with the requirement in the Specific Plan and compatible with the surrounding area. Also, the applicant will be landscaping the entire pad which will further enhance the Corona Mall.

Development of the proposed project would fulfil several General Plan policies including Policies 1.1.1, 1.1.2, 1.1.3 and 1.11.1 which all encourage and emphasize having a community that contains a diversity of land uses that support the needs of Corona's residents and help maintain Corona as a self-sustaining city. The project also fulfills General Plan Policy 1.4.4 which encourages the adaptive re-use of economically underutilized commercial sites that are within existing urbanized areas. Therefore, CUP2019-0009 is recommended for approval based on the following findings.

## **FINDINGS OF APPROVAL FOR CUP2019-0009**

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project qualifies as a Class 3 Categorical Exemption per Section 15303 (New Construction or Conversion of Small Structures) and Class 32 Categorical Exemption per Section 15332 (In-Fill Development Projects) under CEQA. The project consists of a 1,800 square foot Starbucks coffee shop with drive-through services and does not involve the use of hazardous substances. In addition, the project is consistent with the MUD General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water. Therefore, there is no possibility that the project will have any significant effect on the environment.
2. All conditions necessary to granting a Conditional Use Permit as set forth in Chapter 17.92 of the Corona Municipal Code do not exist in reference to CUP2019-0009 for the following reasons:
  - a. *The proposal is consistent with the Mixed Use Downtown land use designation of the General Plan because this land use is intended for commercial uses and the proposal is a Starbucks coffee shop with drive-through service.*

- b. The proposal complies with the Downtown designation of the Downtown Corona Revitalization Specific Plan because the proposal is a coffee shop with drive-through service which is permitted in the Downtown designation with a conditional use permit, and complies with the development standards of the specific plan.*
  - c. The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. As justified in Finding #1, the project is exempt from further review.*
  - d. The site is of sufficient size and configuration to accommodate the design and scale of the proposed development, including the building and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibit A2 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 Downtown designation of the Downtown Corona Revitalization Specific Plan.*
  - f. The architectural design of the proposed coffee shop with drive-through service is compatible with the building character of the downtown area, will enhance the visual character of the Corona Mall and surrounding properties by improving an underutilized infill 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 will retain a reasonably adequate level of maintenance. As shown by the applicant's plans, the architecture of the building features construction materials that are commonly used in commercial buildings and are quality in nature. The color scheme is visually appealing, and the new landscaping will update and enhance the overall look of the Corona Mall.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. The project site has a General Plan land use designation of Mixed Use Downtown which accommodates a wide range of commercial services, including coffee shops with drive-through service.*
  - b. The project includes high quality building materials and architectural elements that are consistent with General Plan Policy 1.4.4 which encourages the adaptive re-use of economically underutilized commercial sites that are within existing urbanized areas because the Downtown designation will allow the site to be redeveloped with a coffee shop with drive-through services.*
  - c. The project fulfills General Plan Policies 1.1.1, 1.1.2, 1.1.3, and 1.11.1 which all encourage and emphasize having a community that contains a variety of land uses that support the needs of Corona's residents and help maintain Corona as a self-sustaining city because the proposed*

*coffee shop with drive-through service will provide the city's service population access to additional coffee establishments.*

4. The proposal is consistent with the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) for the following reason:

- a. The project is consistent with the Downtown designation because the proposed coffee shop with drive-through service is a permitted use in the Downtown designation with a conditional use permit. The project is also capable of complying with the development standards of the Downtown designation such as building setbacks, building height, parking, and landscaping.*

**PREPARED BY:** LUPITA GARCIA, ASSISTANT PLANNER

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

## EXHIBITS

1. Resolution No. 2542
2. Locational and zoning map
3. Exhibits A1-A2 - Overall Site Plan and Enlarged Site Plan
4. Exhibit B - Conditions of Approval
5. Exhibit C - Floor Plan
6. Exhibits D1-D3 - Elevations and Architectural Renderings
7. Exhibit E - Color Landscape Plans
8. Exhibit F - Photo of bronze fire hydrant
9. Exhibit G - Applicant's letter
10. Exhibit H - Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2293



**RESOLUTION NO. 2542**

**APPLICATION NUMBER: CUP2019-0009**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO DEVELOP A 1,800 SQUARE FOOT STARBUCKS COFFEE SHOP WITH DRIVE-THROUGH SERVICE ON THE NORTHEAST CORNER OF NORTH MAIN STREET AND EIGHTH STREET IN THE DOWNTOWN DESIGNATION OF THE DOWNTOWN CORONA REVITALIZATION SPECIFIC PLAN (SP98-01). (APPLICANT: KENDALL BEAS WITH KAIDENCE GROUP).**

**WHEREAS**, the application to the City of Corona, California, for a conditional use permit under the provisions of Chapter 17.92, Title 17, of the Corona Municipal Code, to establish a 1,800 square foot Starbucks coffee shop with drive-through service on the northeast corner of North Main Street and Eight Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01), has been duly submitted to said City's Planning and Housing Commission;

**WHEREAS**, on January 6, 2020, the Planning and Housing Commission conducted a duly noticed public hearing regarding the Project, at which all persons wishing to testify in connection with the Conditional Use Permit were heard and the Conditional Use Permit was comprehensively reviewed.

**WHEREAS**, after close of said hearing, the Planning and Housing Commission by formal action, found that all the conditions necessary to grant a conditional use permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2019-0009 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission finds that this project is categorically exempt from CEQA pursuant to Sections 15303 and 15332 of the State CEQA Guidelines and Section 3.21 of the City of Corona Local Guidelines for Implementing CEQA because there is no possibility that the activity may have a significant effect of the environment.

**WHEREAS**, the Planning Commission based its recommendation to approve the Conditional Use Permit 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 Conditional Use Permit, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as a Class 3 categorical exemption under CEQA per Section 15303 and Class 32 per section 15332 of the State Guidelines and Section 3.21 of the City of Corona adopted Local Guidelines for implementing CEQA. The proposed conditional use permit will establish the right to operate a commercial drive-through service not exceeding 1,800 square feet on a vacant pad within an existing commercial center that is fully developed. There is no evidence presented to the city that the project will have any significant effects on the environment.

**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 preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project qualifies as a Class 3 Categorical Exemption per Section 15303 (New Construction or Conversion of Small Structures) and Class 32 Categorical Exemption per Section 15332 (In-Fill Development Projects) under CEQA. The project consists of a 1,800 square foot Starbucks coffee shop with drive-through services and does not involve the use of hazardous substances. In addition, the project is consistent with the MUD General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water. Therefore, there is no possibility that the project will have any significant effect on the environment.
2. All conditions necessary to granting a Conditional Use Permit as set forth in Chapter 17.92 of the Corona Municipal Code do not exist in reference to CUP2019-0009 for the following reasons:
  - a. The proposal is consistent with the Mixed Use Downtown land use designation of the General Plan because this land use is intended for commercial uses and the proposal is a Starbucks coffee shop with drive-through service.*
  - b. The proposal complies with the Downtown designation of the Downtown Corona Revitalization Specific Plan because the proposal is a coffee shop with drive-through service which is permitted in the Downtown designation with a conditional use permit, and complies with the development standards of the specific plan.*
  - c. The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed. As justified in*

*Finding #1, the project is exempt from further review.*

- d. The site is of sufficient size and configuration to accommodate the design and scale of the proposed development, including the building and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibit A2 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 Downtown designation of the Downtown Corona Revitalization Specific Plan.*
- f. The architectural design of the proposed coffee shop with drive-through service is compatible with the building character of the downtown area, will enhance the visual character of the Corona Mall and surrounding properties by improving an underutilized infill 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 will retain a reasonably adequate level of maintenance. As shown by the applicant's plans, the architecture of the building features construction materials that are commonly used in commercial buildings and are quality in nature. The color scheme is visually appealing, and the new landscaping will update and enhance the overall look of the Corona Mall.*

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

- a. The project site has a General Plan land use designation of Mixed Use Downtown which accommodates a wide range of commercial services, including coffee shops with drive-through service.*
- b. The project includes high quality building materials and architectural elements that are consistent with General Plan Policy 1.4.4 which encourages the adaptive re-use of economically underutilized commercial sites that are within existing urbanized areas because the Downtown designation will allow the site to be redeveloped with a coffee shop with drive-through services.*
- c. The project fulfills General Plan Policies 1.1.1, 1.1.2, 1.1.3, and 1.11.1 which all encourage and emphasize having a community that contains a variety of land uses that support the needs of Corona's residents and help maintain Corona as a self-sustaining city because the proposed coffee shop with drive-through service will provide the city's service population access to additional coffee establishments.*

4. The proposal is consistent with the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) for the following reason:

*a. The project is consistent with the Downtown designation because the proposed coffee shop with drive-through service is a permitted use in the Downtown designation with a conditional use permit. The project is also capable of complying with the development standards of the Downtown designation such as building setbacks, building height, parking, and landscaping.*

**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 6<sup>th</sup> day of January, 2020.

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Karen Alexander, Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**

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Jennifer Killman  
Secretary, Planning and Housing Commission  
City of Corona, California

I, Jennifer Killman, 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 an adjourned regular session of said Planning and Housing Commission duly called and held on the 6<sup>th</sup> day of January, 2020, and was duly passed and adopted by the following vote, to wit:

**AYES:**

**NOES:**

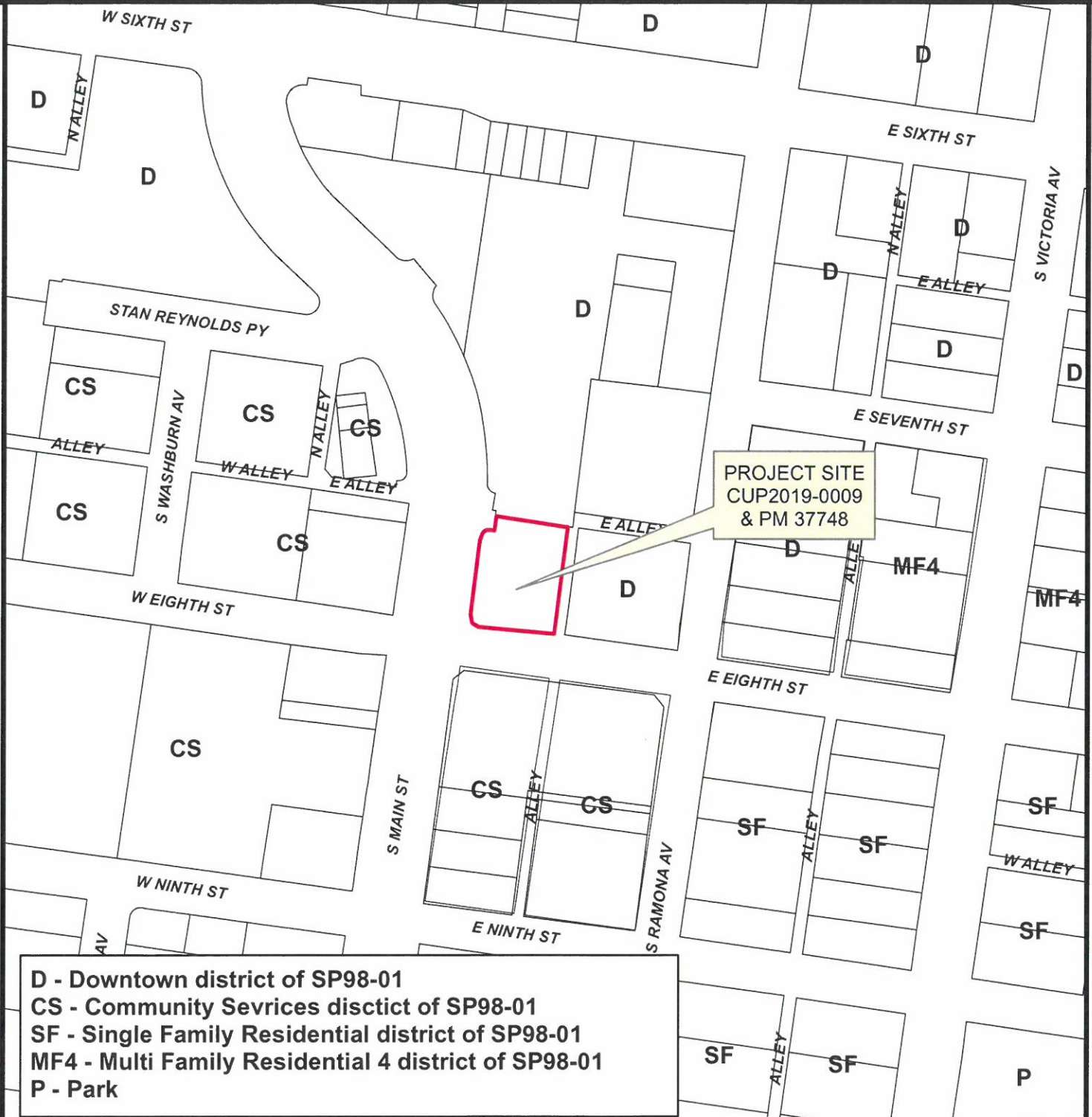
**ABSENT:**

**ABSTAINED:**

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Jennifer Killman  
Secretary, Planning and Housing Commission  
City of Corona, California

# LOCATIONAL & ZONING MAP

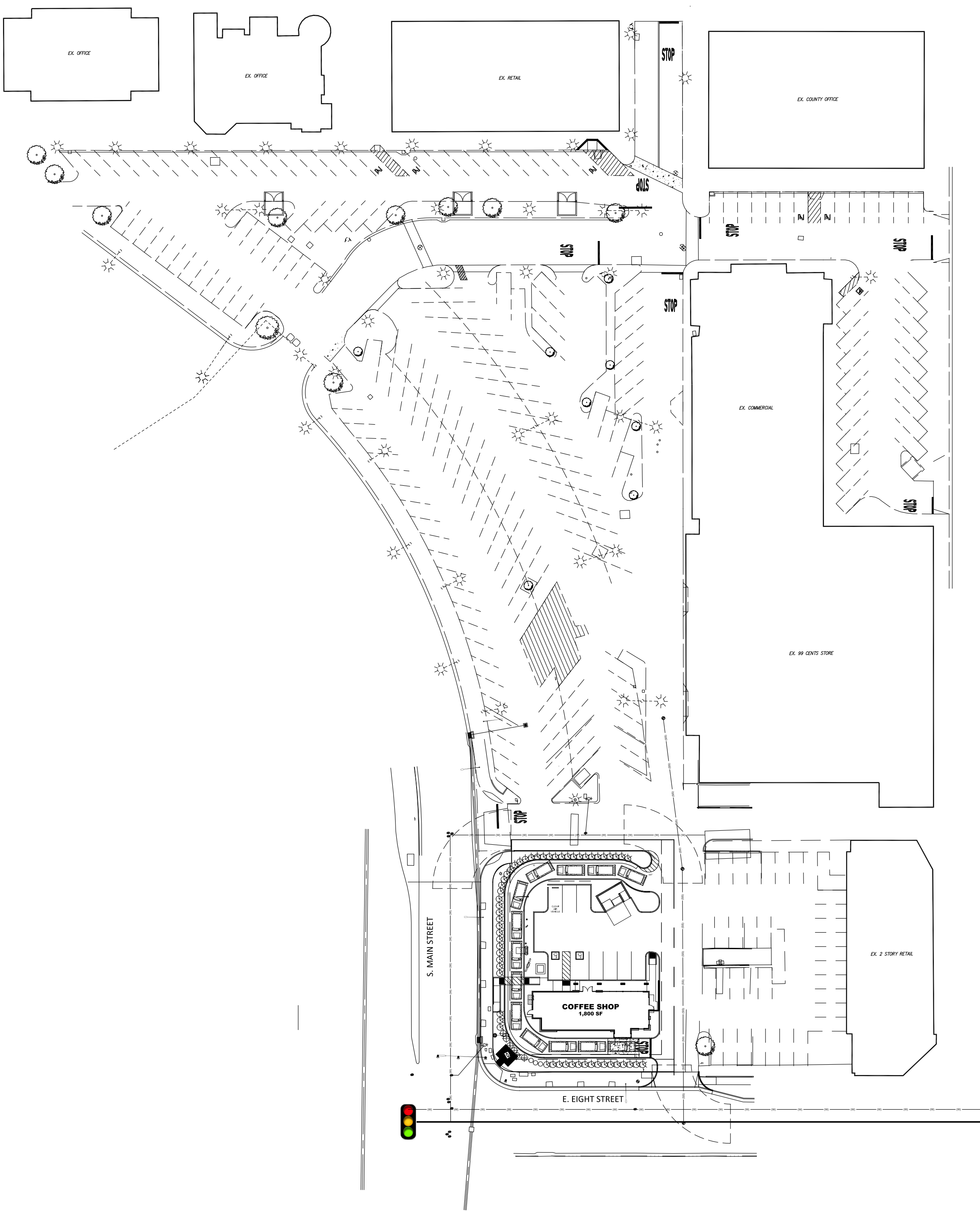


Date: 12/27/2019

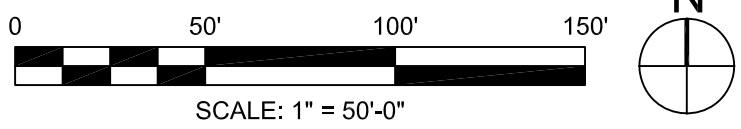
**Northeast corner of  
South Main Street and Eighth Street  
CUP2019-0009 and  
PM 2019-0005 (PM 37748)**





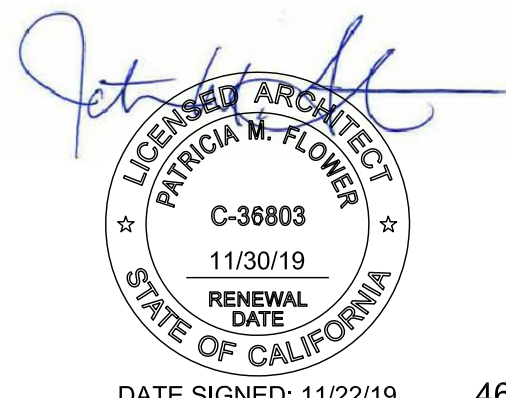


OVERALL SITE PLAN  
SCALE: 1" = 50'-0"



N.E.C. MAIN STREET AND 8TH STREET  
735 SOUTH MAIN STREET  
CORONA, CA

11.22.19  
PROJECT 18116.00



DATE SIGNED: 11/22/19 4650 E. Cotton Center Boulevard Phoenix, AZ 85040

60' EXHIBIT A1



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF LOTS 13 THROUGH, 18, INCLUSIVE, BLOCK, 119, AS SHOWN ON MAP OF SOUTH RIVERSIDE TOWNSITE, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13;

THENCE SOUTH 07 DEG 06' 11" WEST, ALONG THE EASTERLY LINE OF SAID LOTS 13 THROUGH 18, INCLUSIVE, A DISTANCE OF 147.98 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PERMANENT EASEMENT AND RIGHT OF WAY ACCEPTED BY THE CITY OF CORONA, BY DOCUMENT RECORDED OCTOBER 4, 1971, AS INSTRUMENT NO. 112331, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 82 DEG 43' 15" WEST, ALONG THE NORTHERLY LINE OF SAID PERMANENT EASEMENT AND RIGHT OF WAY, A DISTANCE OF 102.62 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER BEING AN ANGLE POINT IN THE EASTERLY LINE OF THAT CERTAIN PERMANENT EASEMENT AND RIGHT OF WAY ACCEPTED BY THE CITY OF CORONA, BY DOCUMENT RECORDED OCTOBER 4, 1971, AS INSTRUMENT NO. 112332, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY ON A CURVE, CONCAVE, TO THE NORTHEAST, HAVING A RADIUS OF 13.00 FEET, THROUGH AN ANGLE OF 89° 55' 01", AN: ARC LENGTH OF 20.40 FEET;

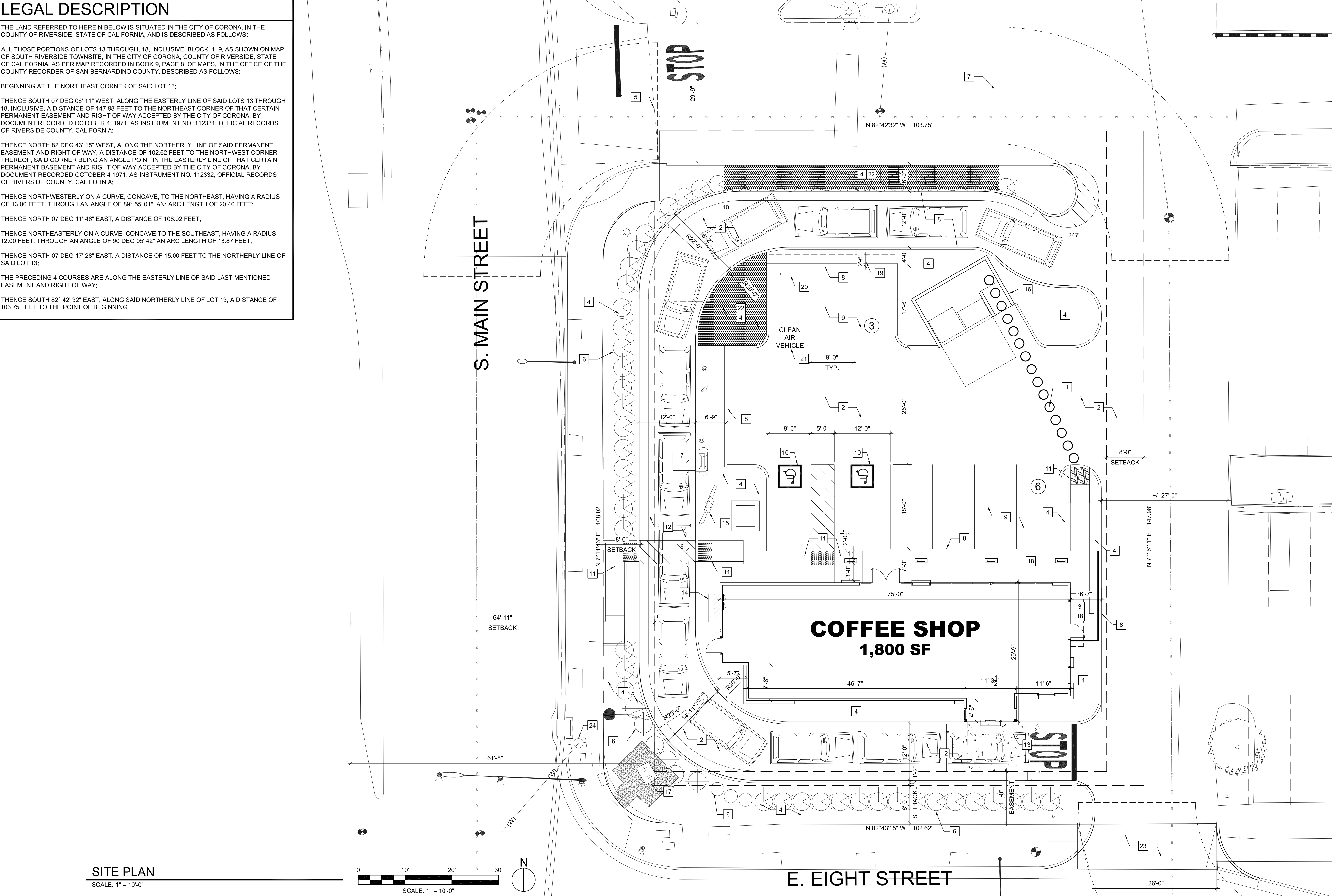
THENCE NORTH 07 DEG 11' 46" EAST, A DISTANCE OF 108.02 FEET;

THENCE NORTHEASTERLY ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS 12.00 FEET, THROUGH AN ANGLE OF 90 DEG 05' 42" AN ARC LENGTH OF 18.87 FEET;

THENCE NORTH 07 DEG 17' 28" EAST. A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID LOT 13;

THE PRECEDING 4 COURSES ARE ALONG THE EASTERLY LINE OF SAID LAST MENTIONED EASEMENT AND RIGHT OF WAY;

THENCE SOUTH 82° 42' 32" EAST, ALONG SAID NORTHERLY LINE OF LOT 13, A DISTANCE OF 103.75 FEET TO THE POINT OF BEGINNING.



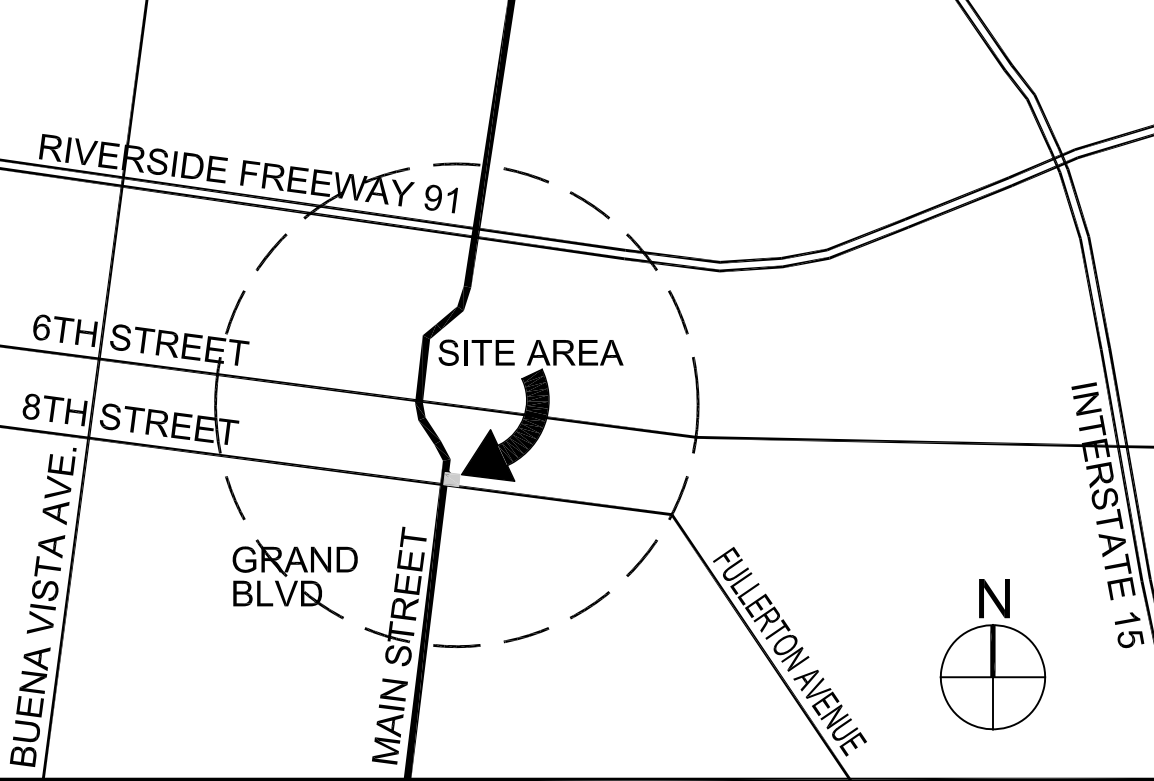
SITE DATA

EXISTING ZONING:	DOWNTOWN DISTRICT (D) OF SP98-01
GENERAL PLAN:	MUD
APN #:	117-191-020
PROPOSED USES:	RESTAURANT (A-2 OCCUPANCY)
BUILDING DATA	
SITE AREA:	16,875 S.F. (.387 AC)
BUILDING AREA:	1,800 S.F.
BUILDING COVERAGE:	10.7%
TOTAL PARKING REQUIRED:	18 SPACES (10/1,000)
TOTAL PARKING PROVIDED:	9 SPACE (6.1/1,000)
CBC ACCESSIBLE PARKING REQUIRED:	1
CBC ACCESSIBLE PROVIDED:	2
BUILDING TYPE:	VB
OCCUPANT LOAD:	56
EXITS REQUIRED:	2
EXITS PROVIDED:	3

PROJECT TEAM

OWNER	DEVELOPER
HHC CORONA, LLC 2433 POMONA ROAD CORONA, CA 92880 PHONE: 951.280.1733 FAX: E-MAIL: thawke@stratareality.com CONTACT: Timothy Hawke	KAIDENCE GROUP 5070 NORTH 40TH STREET, SUITE 210 PHOENIX, ARIZONA 85018 PHONE: 714.459.2740 FAX: E-MAIL: kbeas@kaidencegrp.com CONTACT: Kendall Beas
ARCHITECT	LANDSCAPE
VERTICAL DESIGN STUDIOS, LLC. 4650 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85040 PHONE: 602.393.9353 FAX: E-MAIL: tflower@verticaldesignstudios.com CONTACT: Trish Flower	T.J. McQUEEN & ASSOCIATES 8433 EAST CHOLLA STREET, SUITE 101 SCOTTSDALE, ARIZONA 85260 PHONE: 602.265.0320 FAX: E-MAIL: tmmqueen@tjmla.net CONTACT: Tim McQueen
CIVIL	
DRC ENGINEERING 160 SOUTH OLD SPRINGS ROAD, SUITE 210 ANAHEIM HILLS, CA 92808 PHONE: 714.865.6860 FAX: E-MAIL: jbrander@drc-eng.com CONTACT: Jay Brander	

VICINITY MAP



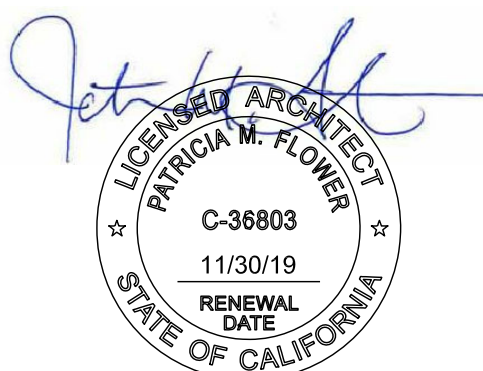
SITE KEY NOTES

1. NON-STRIPED DESIGNATED PATH OF TRAVEL FOR EMPLOYEE WORK AREA
2. ASPHALT PAVING, TYP.
3. CONCRETE SIDEWALK
4. LANDSCAPING
5. EX. 30' COMMERCIAL DRIVEWAY PER CITY OF CORONA (TO REMAIN) - SEE CIVIL DRAWINGS
6. MINIMUM 3' HIGH LANDSCAPE WALL
7. FIRE TRUCK TURNING RADIUS - 35' INSIDE / 55' OUTSIDE
8. 6" CONCRETE CURB, TYP.
9. STANDARD PARKING SPACE, TYP.
10. ACCESSIBLE PARKING SPACE
11. ACCESSIBLE PATH / RAMP
12. 12' WIDE DRIVE-THRU LANE
13. DRIVE-THRU WINDOW CANOPY
14. SERVICE ENTRANCE SECTION
15. MENU BOARD
16. TRASH ENCLOSURE W/ INTEGRAL COLOR CMU BLOCK MIN. 7'-0" HIGH WALLS AND DESIGNED PER CITY STANDARD
17. EXISTING FIRE HYDRANT BRONZE STATUE WITH DG ACCESS TRAIL-SEE CIVIL DRAWINGS
18. HARDSCAPE AT BUILDING EXTERIOR
19. 2'-0" / 2'-6" PARKING OVERHANG
20. FUTURE CONCRETE WHEEL STOP
21. FUTURE E.V. CHARGING STATIONS (STUBBED CONDUIT ONLY) FOR FUTURE E.V. CHARGING STATIONS - SEE ELECTRICAL DRAWINGS
22. WATER QUALITY FACILITY LOCATION - BIO-RETENTION - SEE CIVIL DRAWINGS
23. REPLACE EXIST. DRIVE W/ CITY CORONA DRIVEWAY TYPE 1(26' WIDE) - SEE CIVIL DWGS
24. EXISTING FIRE HYDRANT



N.E.C. MAIN STREET AND 8TH STREET  
735 SOUTH MAIN STREET  
CORONA, CA

11.22.19  
PROJECT 18116.00



DATE SIGNED: 11/22/19 4650 E. Cotton Center Boulevard Phoenix, AZ 85040

EXHIBIT A2





# Project Conditions

## City of Corona

**Project Number: CUP2019-0009**

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

Applied: **10/14/2019**

Approved:

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

Closed:

Expired:

Status: **RECEIVED**

Applicant: **KAIDENCE GROUP**

Parent Project: **DPR2018-0025**

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

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

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
<ol style="list-style-type: none"><li>Plans and applicable construction documents need to be prepared in accordance to the latest applicable codes and standards. If the project documents are submitted for plan check after December 31, 2019, the plans and construction documents will need to be prepared in accordance to the 2019 California Building Codes.</li><li>Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.</li><li>Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.</li><li>Roofing material shall be Class A.</li><li>Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.</li><li>Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Public Works Department. Landscape plans shall be approved prior to the issuance of any Building Permits.</li><li>Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.</li><li>Upon tenant improvement plan check submittal there may be additional Building Department requirements.</li><li>Separate permits are required for all fences, walls and paving.</li><li>Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.</li><li>All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</li><li>Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.</li><li>All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance</li><li>At the time of plan check please incorporate the required California Green Code Mandatory Measures such as E.V. Ready, clean air vehicle parking, bicycle parking, best management practices and storm water pollution prevention, light pollution reduction, energy efficiency, indoor and outdoor water usage efficiency etc.</li><li>Trash enclosures and the path of travel to the enclosure shall be accessible for people with disabilities.</li><li>Deferred submittals must be clearly identified on the building plans. Submittals such as; fire sprinklers, fire alarms, trusses, etc.</li></ol>	

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# Project Conditions

## City of Corona

PLANNING	Lupita Garcia
	<ol style="list-style-type: none"> <li>1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</li> <li>2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</li> <li>3. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this conditional use permit within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed.</li> <li>4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.</li> <li>5. PM 37748 shall be recorded prior to the issuance of a building permit.</li> <li>6. This project is exempt from Riverside County's MSHCP fee, as the site is currently developed as a parking lot.</li> <li>7. Separate landscape plans shall be submitted to the Building Division for plancheck. At time of submittal, the developer shall also submit a landscape deposit in the amount of \$2,500 to the Planning Division for plancheck and inspection services related to the landscaping which will be provided by a landscape consultant. Any money left remaining from this deposit at the completion of the project will be reimbursed to the developer. Note that this deposit is separate from the Building Division's landscape plancheck submittal fee.</li> <li>8. Screen hedges shall be installed between the drive-through lane and Main Street, between the drive-through lane and Eighth Street, and between the drive-through lane and the northerly drive aisle for headlight buffering purposes. The hedges shall be a minimum of 36-inches in height at time of installation.</li> <li>9. All trash enclosures shall be constructed of decorative masonry such as splitface or slumpstone block or as approved by the Community Development Department.</li> <li>10. A sign permit shall be obtained from the Planning and Building divisions prior to the installation of any signs.</li> <li>11. All signage shall be constructed in accordance with the sign criteria under the Downtown Corona Revitalization Specific Plan and Corona Municipal Code as applicable.</li> <li>12. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant (s) shall then make recommendations within 48 hours, and engage in consultation concerning the treatment of the remains as provided in Public Resources Code 5097.98.</li> </ol>



# Project Conditions

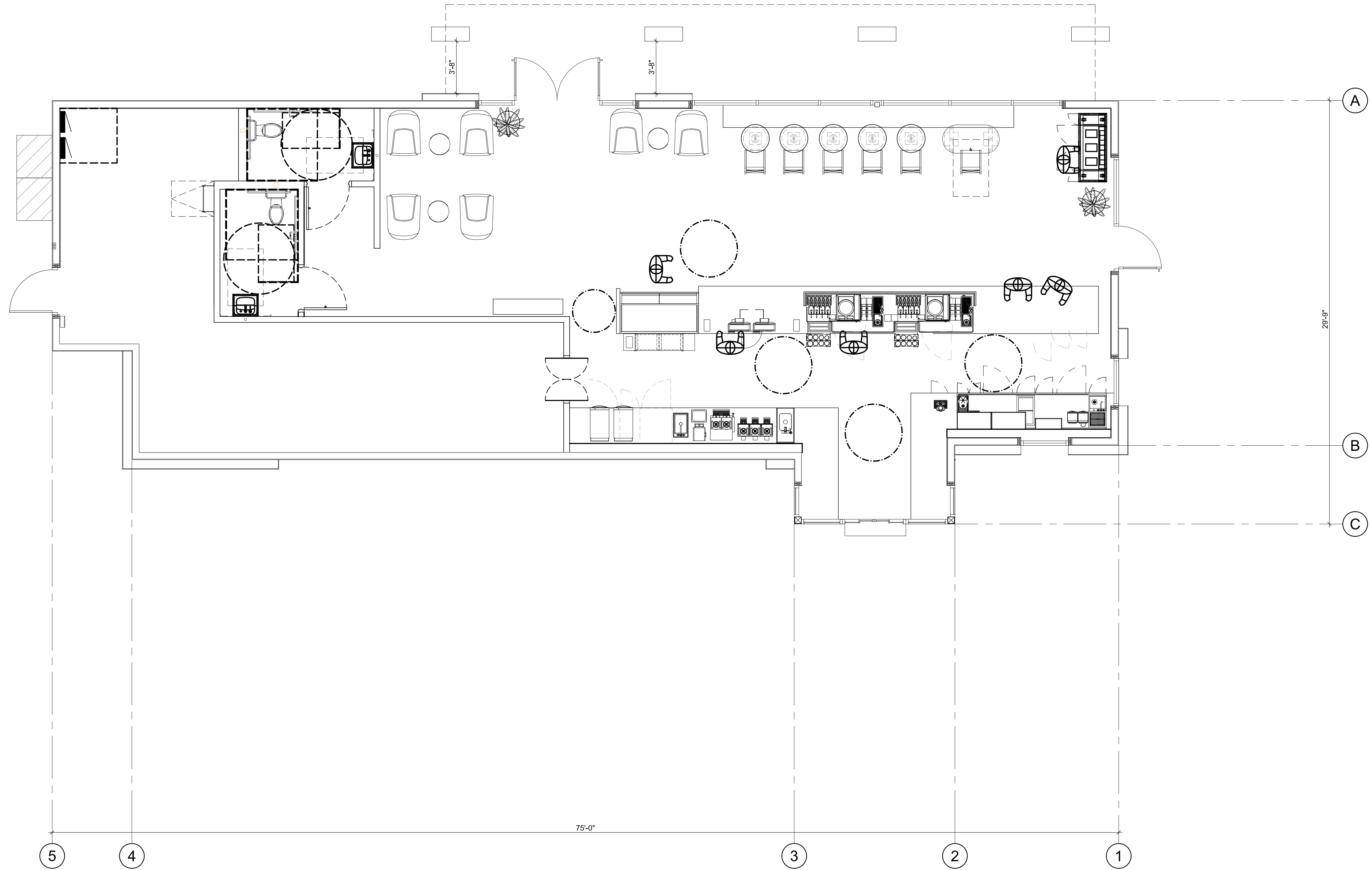
## City of Corona

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



DEVELOPMENT PLAN REVIEW NUMBER

DPR2018-0025



FLOOR PLAN

SCALE: 1/4" = 1'-0"



# N.E.C. MAIN STREET AND 8TH STREET

CORONA, CA

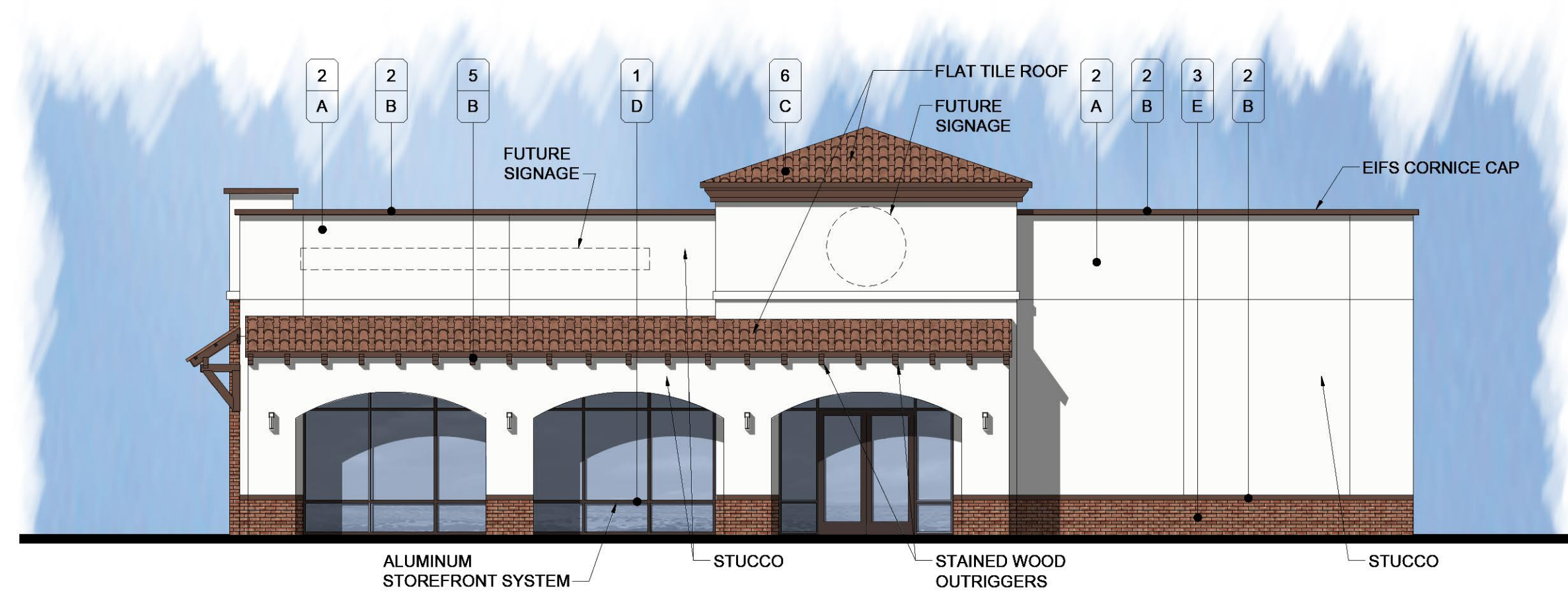
09.20.19  
PROJECT 18116.00



465

EXHIBIT C





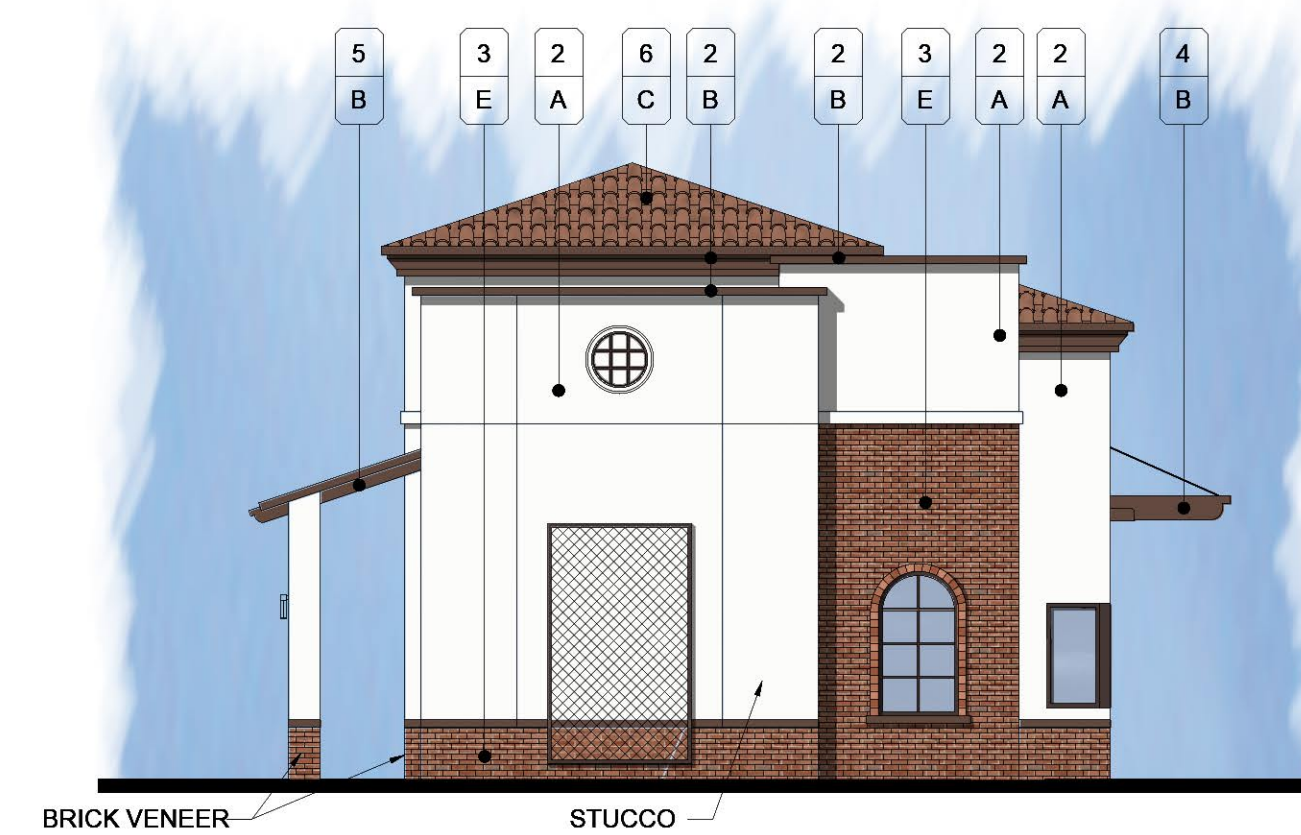
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



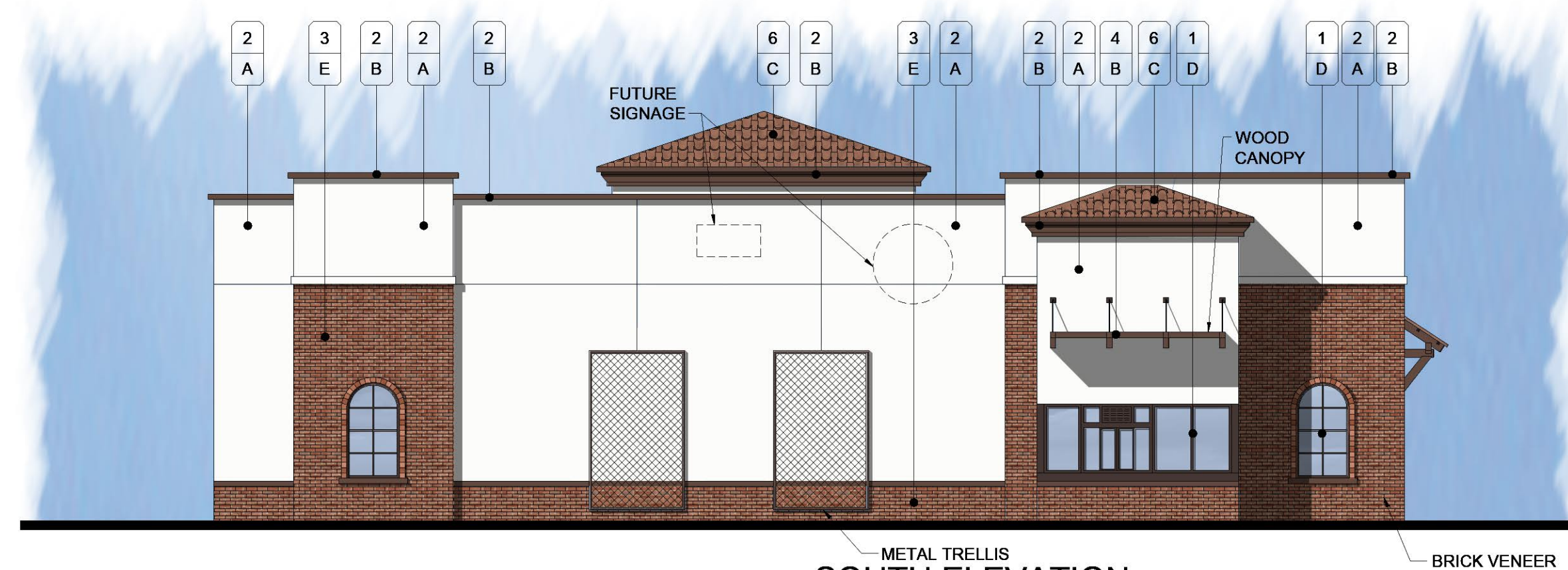
**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

## MATERIAL/COLOR SCHEDULE

### MATERIALS

1. ALUMINUM FRAME WITH 1" INSULATED GLAZING
2. STUCCO FINISH TO BE PAINTED
3. THIN BRICK
4. WOOD STRUCTURE/CANOPY
5. WOOD
6. CLAY ROOF TILE

### COLORS

by Dunn Edwards (or Equal):

- A. DEW379 "IGLOO"  
B. DE6042 "BEAR IN MIND"

by MCA Clay roof tile:

- C. B318-R CAFE RUSTIC BLEND

Storefront System:

- D. DARK BRONZE

by Hebron Brick Company:

- E. BRICK - BELL TOWER (TUMBLED THIN BRICK)

Steel Finish by Dunn Edwards (or Equal):

- F. DE6385 "BLACK BEAN"

MATERIAL #  
FINISH X

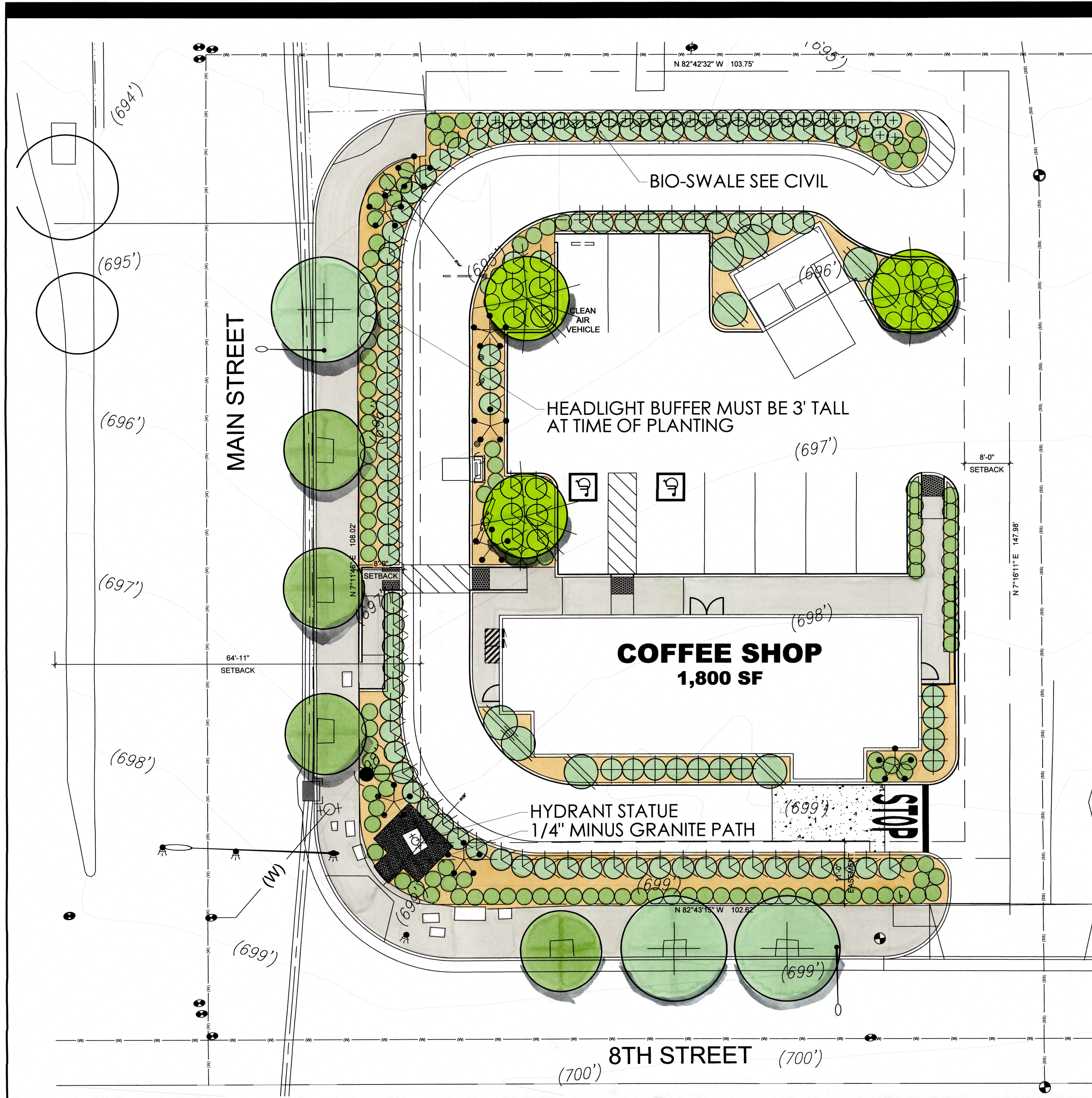












LANDSCAPE LEGEND

- JACARANDA MIMOSIFOLIA  
JACARANDA  
36" BOX (MATCHING)
- LAGERSTROMIA INDICA  
CRAPE MYRTLE  
24" BOX
- EXISTING TREE  
PROTECT FROM  
CONSTRUCTION
- PHOTINIA FRASERII  
PHOTINIA  
5 GALLON
- AGAPANTHUS 'PETER PAN'  
AGAPANTHUS  
5 GALLON
- RAPHIOLEPSIS INDICA  
INDIAN HAWTHORNE  
15 GALLON
- MUHLENBERGIA CAPILARIS  
REGAL MIST DEER GRASS  
5 GALLON
- GAZANIA 'SUN GOLD'  
SUN GOLD GAZANIA  
1 GALLON
- CHAMAEROPS HUMILUS  
MEDITERRANEAN FAN PALM  
24" BOX (MULTI HEAD)
- 3" DEPTH OF  
SHREDDED BARK MULCH  
3" DEPTH IN ALL LANDSCAPE AREAS

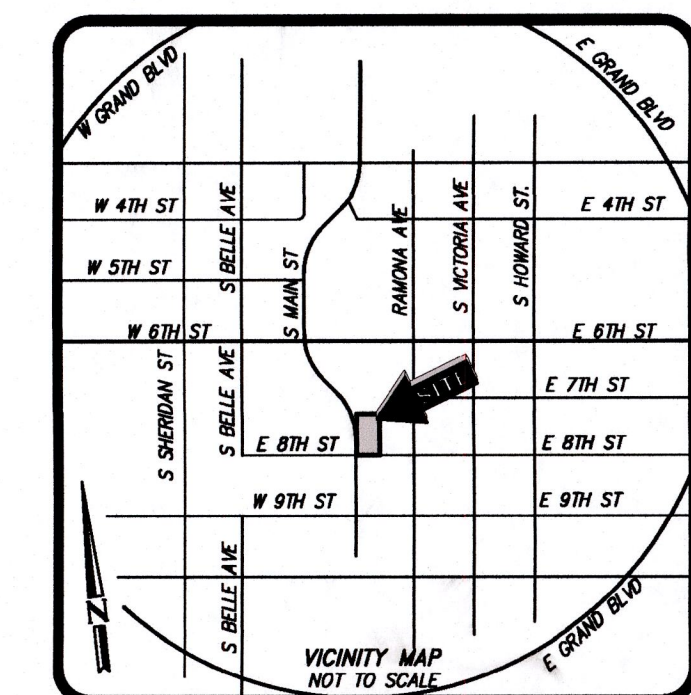
SITE DATA

EXISTING ZONING:

PROPOSED USES: RESTAURANT (A-2)

BUILDING DATA

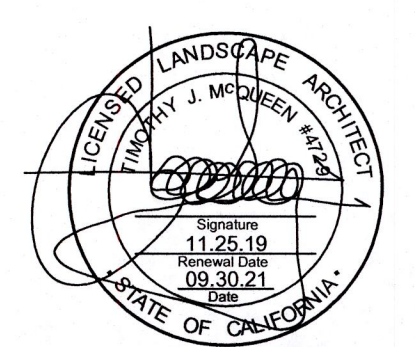
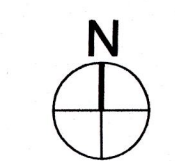
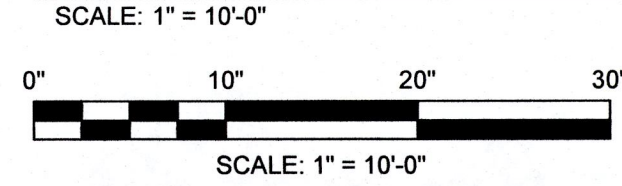
SITE AREA:	16,767 S.F. (38 AC)
BUILDING AREA:	1,800 S.F.
BUILDING COVERAGE:	10.7%
TOTAL PARKING REQUIRED:	18 SPACES (10/1,000)
TOTAL PARKING PROVIDED:	11 SPACE (6.1/1,000)



GRAPHIC SCALE: 1 INCH = 20 FT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°54'2"	12.00'	18.87'
C2	89°55'01"	13.00'	20.40'

PRELIMINARY LANDSCAPE PLAN



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P. (602) 265-0320

EMAIL: timmcqueen@tjma.net

T.J. McQUEEN & ASSOC., INC. LANDSCAPE ARCHITECTURE (TJMA) EXPRESSLY RESERVES ITS COMMON LAW, COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION OF T.J. McQUEEN & ASSOC., INC. FROM T.J. McQUEEN & ASSOC., INC.



N.E.C. MAIN STREET AND 8TH STREET

CORONA, CA

09.05.19  
PROJECT 18116.00



4650 E. Cotton Center Boulevard Phoenix, AZ 85040

EXHIBIT E





**VIEW FROM CORONA MALL PARKING LOT FACING SOUTHWEST**



**VIEW FROM CORNER OF MAIN STREET AND EIGHTH STREET LOOKING NORTH**



in-depth conversations with the City and consultants on best approach to comply with all major code requirements. We feel strongly that the current site plan is the best option when trying to fit an 1,800 SF building with drive-thru on such a tight corner.

The drive-thru entrance on the north end of the site can be accessed by the 8<sup>th</sup> Street entrance, as well as, the Main Street entrance. Turning movements into and out of the project site at the project driveways are anticipated to operate at acceptable service levels. The drive-thru queue allows for thirteen (13) cars - seven (7) before the order board and six (6) between the order board and pick-up window. Queuing observations found that the thirteen (13) vehicle queue was in the 95<sup>th</sup> percentile and the design provides adequate storage to accommodate all vehicles without encroaching into the drive aisles. To read more regarding traffic and queuing, please reference our traffic impact analysis.

Another challenge faced during the DPR process was the accommodation of the on-site trash enclosure. Due to the configuration of the existing shopping mall and the ownership of parcels, it was important that Starbucks have their own trash enclosure on-site. Our consultants worked with the City to determine the best location for the trash enclosure that allowed for trash-truck movements. The trash enclosure will provide a trash bin and recycling bin meeting the 4x4 cubic yard Starbucks requirement and will have a roll up gate to avoid doors swinging into the drive aisle.

The last major hurdle we faced, was the location of the pedestrian path of travel. Due to the configuration of the site being on a hard corner while also trying to meet all major code requirements, there was no way for the pedestrian path of travel to not cross the drive-thru. Our site plan currently shows the path crossing through the drive-thru at the sixth (6<sup>th</sup>) car on the west end of the site connecting to the right-of-way on Main Street. This path of travel location is the least harmful to pedestrians as cars in the drive-thru queue are going a minimal speed.

**Architecture and Materials** – The architecture for this Starbucks building was inspired by the Spanish Colonial style in the Downtown Revitalization Specific Plan design guidelines. Downtown Corona holds a great deal of history and when working with Rich Winn of the Corona Historic Preservation Society, he wanted us to reference the old mortuary/Sunday School. When designing the Starbucks building, we mixed in the historical architecture from the old mortuary/Sunday School while implementing Spanish Colonial design style. The blend of the white stucco, red brick and terracotta





roof tiles give this building and street corner a fresh new look while also fitting into the existing buildings.

**Parking** – The Corona Municipal Code parking ratio is 1:100 for a coffee shop with a drive-through, resulting in a requirement of eighteen (18) parking stalls for this project. Due to the configuration of this site, Starbucks is able to provide nine (9) parking stalls. Although the Starbucks site is short on parking, the Corona Mall, as a whole, has surplus. Our Parking Demand Analysis shows direct application of the City parking codes to the Corona Mall plus the proposed Starbucks Project results in a code-parking requirement of six-hundred (600) spaces. With a proposed parking supply of six-hundred fifty-eight (658) spaces, a theoretical parking surplus of fifty-eight (58) spaces is forecast. We do not foresee parking to be an issue for the proposed Starbucks site. To read more on parking utilization, please reference our Parking Demand Analysis.

We appreciate the opportunity to apply for a Conditional Use Permit in order to build an 1,800 SF Starbucks Coffee Shop with drive-thru at the Corner of 8<sup>th</sup> Street and Main Street in the Downtown District. We feel that the Starbucks will contribute to the redevelopment of the rest of the Corona Mall and surrounding areas. Should you have any questions or need additional information, please do not hesitate to call or email.

Sincerely,

A handwritten signature in blue ink that reads "Kendall Beas".

Kendall Beas



## CITY OF CORONA

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

#### Name, Description and Location of Project:

*CUP2019-0009 is a conditional use permit application to develop a 1,800 square foot Starbucks coffee shop with drive-through services located on the northeast corner of North Main Street and Eighth Street, in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona.*

*PM 37748 is a parcel map application to create one lot on 0.39 acres located on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona.*

#### Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: *Kendall Beas*  
*Kaidence Group*  
Address: *5070 N. 40<sup>th</sup> Street, Suite 210*  
*Phoenix, AZ 85018*  
Telephone No.: *(714) 459-2740*

#### Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.  
☐ B. The project is a Ministerial Project.  
☐ C. The project is an Emergency Project.  
☐ D. The project constitutes a feasibility` or planning study.  
☒ E. The project is categorically exempt: **Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects).** The proposed drive-through coffee shop is 1,800 square feet and does not involve the use of hazardous substances. Additionally, the project is consistent with the MUD (Mixed Use Downtown) General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water; therefore, the project is exempt from CEQA review.  
☐ F. The project is a statutory exemption. Code section number:  
☐ G. The project is otherwise exempt on the following basis:  
☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: \_\_\_\_\_

\_\_\_\_\_  
Lupita Garcia, Assistant Planner  
Lead Agency Representative



## NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF  
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA  
COMMUNITY DEVELOPMENT DEPARTMENT  
400 S. VICENTIA AVE, SUITE 120  
CORONA, CA 92882

1. Project title: *CUP2019-0009 and PM 37748*
2. Project location (specific): northeast corner of North Main Street and Eighth Street Corona, CA 92881 (APN: 117-191-020)
3. a. Project location - City of Corona  
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project: *CUP2019-0009 is an application to develop a 1,800 square foot Starbucks coffee shop with drive-through services located on the northeast corner of North Main Street and Eighth Street, in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona. PM 37748 is a parcel map application to create one lot on 0.39 acres located on the northeast corner of North Main Street and Eighth Street in the Downtown designation of the Downtown Corona Revitalization Specific Plan (SP98-01) in the City of Corona.*
5. Name of public agency approving project: *City of Corona*
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:  
*Kendall Beas  
Kaidence Group  
5070 N. 40<sup>th</sup> Street, Suite 210  
Phoenix, AZ 85018*
7. Exempt Status (check one):
  - a. ☐ Ministerial Project
  - b. ☐ Not a project
  - c. ☐ Emergency project
  - d. ☒ Categorical Exemption. State type and class number: **Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects).**
  - e. ☐ Declared Emergency
  - f. ☐ Statutory Exemption. State code section number:
  - g. ☐ Other: Explain:
8. Reasons why the project is exempt:  
CUP2019-0009 and PM 37748 qualify as a Categorical Exemption under Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects). The proposed drive-through coffee shop is 1,800 square feet and does not involve the use of hazardous substances. Additionally, the project is consistent with the MUD (Mixed Use Downtown) General Plan Designation, the project site has no value as habitat for endangered, rare or threatened species, and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water; therefore, the project is exempt from CEQA review.
9. Contact Person/Telephone No.: Lupita Garcia / (951) 736-2293
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_

Lupita Garcia, Assistant Planner  
Lead Agency Representative

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