



Legislation Text

File #: 17-580, Version: 2

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 4/5/2017

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration to take no action, thereby affirming the Planning and Housing Commission's action granting Conditional Use Permit 16-010, or set the item for review at a subsequent meeting, an application to construct a 2,829 square foot commercial building that would accommodate drive-through services in the Commercial Retail (CR) designation of the North Main Street Specific Plan (SP99-01). (Located at 480 N. Main Street, north of Harrison Street and west of Main Street). (Applicant: Watermarke Properties, Inc.)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP16-010, based on the findings contained in the staff report and conditions of approval.

-OR-

2. Set the item for review at a subsequent meeting.

ANALYSIS:

Conditional Use Permit 16-010 (CUP16-010) is an application to construct a new 2,829 square foot commercial building to accommodate drive-through services for an eating establishment within the Main Street Metro project located on the northwest corner of North Main Street and Metro Way in the Commercial Retail (CR) designation of the North Main Street Specific Plan (SP99-01). Drive-through restaurants are permitted in the CR designation with a conditional use permit, which is the reason for CUP16-010.

The Main Street Metro project is a mixed use development consisting of multiple family residential and commercial services on 14 acres. The overall site plan for the entire project was approved in 2013 and at that time the plan included keeping the 7,642 square foot restaurant that existed on the

site. The overall project includes 464 multiple family residential apartments and 77,256 square feet of commercial floor space. Since the project's initial approval, the developer/builder of the project demolished the restaurant and is proposing to replace it with a new 2,829 square foot commercial building that will allow drive-through services for an eating/drinking establishment, such as a coffee shop. The new building is designed to be integral to the center as it will match the architecture of the other commercial buildings proposed within the project and have similar materials and colors as the multi-story apartment buildings.

The new commercial building will have two tenant spaces with one tenant having drive-through services. The floor plan presented to the Planning and Housing Commission on March 6, 2017 showed the drive-through tenant having 1,845 square feet and the other tenant having 1,229 square feet for a total building area of 3,074 square feet. The Commission requested additional outdoor space for patio seating. Therefore, in lieu of removing parking spaces the developer reduced the size of the drive-through tenant by 245 square feet. The revised site plan is shown as Exhibit 2b. The drive-through tenant would occupy the east side of the building and the storefront for the tenant is shown recessed farther from the parking spaces to accommodate outdoor seating.

Entrance into the drive-through lane is located at the northeast corner of the building. The drive-through lane is 11 feet wide on the straight sections and 12 feet wide on the curved portions and can accommodate up to 11 vehicles with six (6) stacking spaces provided from the menu board, meeting the minimum requirement of the Corona Municipal Code. The menu board is located on the south side of the building with the pick-up window located on the east side facing Main Street.

Two new 12-foot wide by 25-foot deep loading spaces and trash enclosures are provided to the north and west of the building to serve the restaurant and retail tenant. The trash enclosure will be constructed of decorative masonry and topped with a trellis or solid cover.

The parking requirement for the dual tenant building is 21 spaces, which is 55 fewer spaces from the original restaurant footprint of 7,642 square feet. The overall project will have reciprocal access and parking that will be shared with the other users within the development. The overall parking provided for the center is 875 spaces which will be distributed in surface parking and the parking structures.

The architecture of the drive-through restaurant reflects a modern architectural design that the applicant proposed as part of the overall center. The building has cement plaster walls accented with cement board lap siding. The facades have recessed storefront windows with protruding walls, aluminum reveals with decorative metal awnings. The design of the building and overall center provides an updated and attractive look for the site, and it facilitates the expressed intent of the North Main Street Specific Plan to create a vibrant, revitalized area where people can live, recreate and benefit from transit opportunities in their everyday lives.

The overall site design of the drive-through restaurant complies with the development standards of the CR designation of the North Main Street Specific Plan. The proposed use is consistent with the site's General Plan designation of General Commercial, which accommodates various commercial uses. The project overall is consistent with the policies of the General Plan which promote a diversity of land uses to serve the community.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application processing fees for this request.

ENVIRONMENTAL ANALYSIS:

Per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.20 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because it qualifies as a Class 32 (In-Fill Development Projects) categorical exemption.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of March 6, 2017, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Ruscigno/Norton) and carried unanimously with Chair Carrillo and Commissioner Jones absent, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2493 granting CUP16-010, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 6.

REVIEWED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS:

1. Locational and Zoning Map.
2. Site Plan for CUP16-010.
3. Building Elevations.
4. Main Street Metro Building Elevations (overall project).
5. Planning and Housing Commission Staff Report.
6. Draft Minutes of the Planning and Housing Commission meeting of March 6, 2017.

APPLICANT INFORMATION

Watermarke Properties, Inc., 410 N. Main Street, Corona, CA 92880