



# STAFF REPORT

DATE: 03/05/2025  
TO: Honorable Mayor and City Council Members  
FROM: Planning and Development Department

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**2025-92**

## REQUEST FOR CITY COUNCIL ACTION

### **SUBJECT:**

CONDITIONAL USE PERMIT 2024-0010 TO ALLOW THE ESTABLISHMENT OF A NEW LIQUOR STORE WITHIN AN EXISTING COMMERCIAL SUITE LOCATED AT 511 NORTH MAIN STREET IN THE COMMERCIAL RETAIL DISTRICT OF THE NORTH MAIN STREET SPECIFIC PLAN (APPLICANT: WASEF HOUCH)

### **EXECUTIVE SUMMARY:**

This staff report asks the City Council to affirm the decision by the Planning and Housing Commission in granting Conditional Use Permit 2024-0010 to establish a liquor store in an existing commercial building. CUP2024-0010 will accommodate the relocation of an existing liquor store located at 450 South Main, which is being displaced due to the redevelopment of the property. The liquor store will occupy a vacant suite within a multi-tenant commercial building located at 511 North Main Street in the Commercial Retail (CR) district of the North Main Street Specific Plan.

### **RECOMMENDED ACTION:**

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2024-0010, based on the findings contained in the staff report and conditions of approval.

OR

- b. Set the item for review at a subsequent meeting.

### **BACKGROUND & HISTORY:**

Jahshua Liquor currently operates a liquor store at 450 South Main, Suite "E." The store has been operating at this location for eight years, however, the site is currently proposed for redevelopment under several pending development applications for the construction of a Northgate Market. As such, the applicant is proposing to relocate to the proposed location at 511 N. Main Street.

According to the Commercial Retail (CR) district of the North Main Street Specific Plan, liquor stores for the sale of alcohol for off-site consumption are permitted subject to the approval of a conditional use permit (CUP). The Planning and Housing Commission at its meeting on February 10, 2025, approved CUP2024-0010.

### **ANALYSIS:**

The applicant is proposing to occupy an existing 2,317 square-foot commercial tenant space located at 511 N. Main Street and operate a liquor store. The interior space will be remodeled to include freestanding display shelves, a cooler, walk-in refrigerators with stocking shelves, and a sales counter with wall-mounted display shelves. The store would have a sales floor area of 1,800 square feet, of which 79 percent will be dedicated to the sale of beer, wine, and liquor and 21 percent to the sale of other items such as "grab and go" food and snacks. The remaining area (located at the rear of the suite) would consist of storage space and a restroom. No changes to the exterior of the suite are proposed. Exterior building signage for the business would be reviewed and determined by staff via a sign permit.

The proposed liquor store intends to operate under a Type 21 "Off-Sale General" license from the Department of Alcoholic Beverage Control (ABC) which will allow the business to sell beer, wine, and distilled spirits for off-site consumption only. The store would be open from 7 AM to 11 PM, Monday through Thursday, and Sunday, and from 7 AM to midnight on Friday and Saturday.

The City of Corona's Police Department has reviewed the application materials and has no objection to the proposed use at the proposed location. The applicant will also be installing interior and exterior cameras, outdoor security lighting, and an alarm system.

### Access and Parking

The retail center has vehicular access via three driveways, with two located along Rincon Street and one along Main Street. No changes are proposed to these accessways under the proposed scope of work. The commercial center is already parked for retail service uses; therefore, the liquor store does not require additional parking spaces.

### **FINANCIAL IMPACT:**

The applicant paid the application processing fee of \$9,352.14 to cover the cost of the Conditional Use Permit.

**ENVIRONMENTAL ANALYSIS:**

Staff has analyzed the project in accordance with requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and determined it to be categorically exempt pursuant to Section 15301(a) (Class 1 – Existing Facilities) of the Guidelines in that the project consists of the interior alteration of an existing commercial space, with no changes proposed to the size of the suite or exterior of the broader building. Moreover, none of the six exceptions to exemptions listed in Section 15300.2 of the CEQA Guidelines are found to be applicable.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting on February 10, 2025, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Alexander/Woody) and carried with Commissioner Vernon absent, that the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a) (Class 1 – Existing Facilities), adopt Resolution No. 2657 granting CUP2024-0010, 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 4.

**PREPARED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**ATTACHMENTS:**

1. Exhibit 1 – Locational and zoning map
2. Exhibit 2 – Site plan for Conditional Use Permit 2024-0010
3. Exhibit 3 – Planning and Housing Commission staff report
4. Exhibit 4 – Minutes of the Planning and Housing Commission meeting of February 10, 2025