



STAFF REPORT

DATE: 02/10/2025
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

2025-41

APPLICATION REQUEST:

CUP2024-0010: A Conditional Use Permit 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, 1536 West 18th Street, Upland, CA 91784)

RECOMMENDED ACTION:

That the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (a) and adopt Resolution No. 2657 GRANTING CUP2024-0010, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY:

Area of Property: 3.18 acres

Existing Zoning: CR (Commercial Retail) in the North Main Street Specific Plan

Existing General Plan: GC (General Commercial)

Existing Land Use: Commercial

Proposed Land Use: Commercial (no change)

Surrounding Zoning/Land Uses:

N: CR (Commercial Retail)/Commercial Retail

E: BP (Business Park)/Light Industrial

S: CR (Commercial Retail)/Commercial Retail

W: CR (Commercial Retail)/Commercial Retail

EXHIBIT 3

BACKGROUND

The proposed project would establish a new liquor store (Jahshua Liquor) within an existing, presently vacant commercial suite (No. 103) located within a multi-tenant commercial center at 511 N. Main Street. The suite is located near the corner of Main Street and Rincon Street (Exhibit 3). The property is zoned CR (Commercial Retail) per the North Main Street Specific Plan. The Specific Plan prescribes the allowable uses and development standards for the CR District. Pursuant to Section 4.3 of the Specific Plan, “Liquor stores, sale for off-site use only” are a permitted use in the CR District, subject to the approval of a conditional use permit (CUP) by the Planning Commission.

Jahshua Liquor currently operates as an existing liquor store at 450 South Main, Suite E. The liquor 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, and so to continue their business, the applicant is proposing to relocate to the proposed location at 511 N. Main Street.

PROJECT DESCRIPTION

Conditional Use Permit CUP2024-0010 is a request to establish a new liquor store within an existing, 2,317 square-foot tenant space. The proposed scope of work consists of an interior remodel to prepare the suite for its proposed use as a liquor store and would include the installation of five freestanding display shelves, a cooler, walk-in refrigerators with stocking shelves, and a sales counter with wall mounted display shelves. The new liquor 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 area and a restroom. The applicant’s floor plan is attached as Exhibit 5. 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 separate submittal for 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 liquor store would have a staff of four to five employees and be open from 7 AM to 11 PM, Monday through Thursday, and from 7 AM to midnight on Friday and Saturday.

The City of Corona’s Police Department has reviewed the application materials and stated no concerns or issues with the project in its proposed location. In an effort to secure the store and deter the potential for crime, the applicant stated in their operational plan (Exhibit 7) that the store would feature both interior and exterior cameras, outdoor security lighting, and an alarm system.

Access/circulation

The center currently takes 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.

Parking

Submitted plans show the lot to currently have 135 parking spaces. The City's Parking Ordinance, Chapter 17.76 of the Corona Municipal Code (CMC), allows a retail center to provide parking based on the parking requirements that were in effect in the CMC at the time of the center's construction. Suite 103 was previously occupied by a retail use. The parking requirement for retail at the time the center was constructed, which was in 1990, was one parking space for every 375 square feet of retail floor area (1:375). Since the proposed liquor store use is also a retail use, the parking requirement would be the same, resulting in no change to the number of required parking spaces for the commercial center. Therefore, the center would continue to meet the parking requirements in the CMC.

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 suite, 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. A Notice of Exemption has been prepared and is attached herein as Exhibit 8.

FISCAL IMPACT

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

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, advertised in the Sentinel Weekly News, and posted at the project site. As of the preparation of this report, no written comments have been received from the public in response to the public notice.

STAFF ANALYSIS

Conditional Use Permit CUP2024-0010 is a request to allow for the establishment of a new liquor store within an existing commercial suite. The project will consist of interior improvements only, including the installation of display shelves, counters, walk-in fridges, and coolers, and would not result in any changes to the size of the suite or to the exterior of the building. The use would be contained entirely inside the building and would not impact

the center's required parking or access. The use has been reviewed internally by all applicable city departments and no concerns were raised. While there are residential uses located across North Main Street to the west, North Main Street is a commercial corridor that includes various types of commercial uses that are intended to serve the public. Therefore, the project site is appropriate for the proposed use, and the use is compatible with other commercial land uses in the area.

Furthermore, the proposal is consistent with the intent of the Commercial Retail District of the North Main Street Specific Plan, which is to attract a *general merchandise tenant mix* that service both residents and businesses nearby. The applicant's proposed merchandise would contribute to the general mix of uses that are being offered to the community in the area. Therefore, the Planning and Development Department recommends that the Planning and Housing Commission approve CUP2024-0010 based on the findings below and the recommended conditions of approval attached as Exhibit 4.

FINDINGS OF APPROVAL FOR CUP2024-0010

1. A preliminary environmental assessment has been conducted by the City of Corona and determined that the project does not require further environmental assessment as it qualifies for a Class 1 Categorical Exemption per Section 15301(a) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.28 of the City's Local CEQA Guidelines. According to the State Guidelines, Class 1 categorical exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The project consists of only interior alterations to an existing tenant suite, with no changes to the size of the suite or exterior of the existing structure, and the use will be contained entirely within the building. Therefore, there is no possibility that the project will have a significant effect on the environment.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2024-0010 for the following reasons:
 - a) *The proposed liquor store will not be detrimental to the public health, safety, convenience and general welfare because the project site is a fully developed commercial center that has adequate onsite parking and vehicular access from the surrounding roadways. Furthermore, the proposed scope of work has been reviewed by the Planning and Development Department, including therein, the Planning, Development Services and Building Divisions, as well as the Police Department, and found to be in compliance with the applicable development standards in the Corona Municipal Code and North Main Street Specific Plan.*

- b) *The proposed liquor store will not be detrimental to the other existing and permitted uses in the area as the surrounding uses are also commercial. Additionally, the proposed use will be located within an existing shopping center which is equipped with the necessary infrastructure (including parking facilities) required to serve the demand generated by these uses. Moreover, the proposed business is required to comply with the state's regulation regarding the sale of alcohol beverages and shall first obtain a permit from the Department of Alcohol Beverage Control prior to operation.*
- c) *The project is subject to the Conditions of Approval in Exhibit 4, which are necessary and desirable for the purpose of protecting public health, safety, convenience, and general welfare of the public, in accordance with the intent and purpose of the City's zoning regulations.*

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

- a) *Conditional Use Permit CUP2024-0010 is consistent with General Plan Goal ED-4 as the project retains a local business that has served the community for eight years which will contribute to the diversity of the local business base and generate sales tax revenue to support municipal operations.*
- b) *Conditional Use Permit CUP2024-0010 is consistent with Policy ED-4.1 as the project would expand the retail and visitor-serving opportunities by introducing a new retail use to the shopping center which will add to the revenue-generating uses which will assist in maintaining a strong sales tax base.*
- c) *Policy LU-11.7 aims to regulate the location and number of alcohol sales based on proximity to other such uses, residences, schools, parks, and religious facilities. By requiring a Conditional Use Permit, staff is able to control and mitigate the effects of such a use with conditions which meet the intent of Policy LU-11.7.*

4. The proposal is consistent with the Commercial Retail District of the North Main Street Specific Plan for the following reason:

- a) *Subject to the approval of a conditional use permit, a liquor store is a permitted use within the Commercial Retail District of the North Main Street Specific Plan. The use is in harmony with other existing uses within the commercial retail center in which the proposed use is located within as well as the surrounding areas.*

PREPARED BY: EDUARDO GALDAMEZ, AICP, ASSISTANT PLANNER

REVIEWED BY: EVAN LANGAN, AICP, SENIOR PLANNER

REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Exhibits:

1. Resolution No. 2657
2. Locational and Zoning Map
3. Site Plan
4. Conditions of Approval
5. Floor Plan
6. Applicant's letter, dated November 12, 2024
7. Business Operation Letter
8. Environmental Documentation

Case Planner: Eduardo Galdamez (951) 739-4973



RESOLUTION NO. 2657

APPLICATION NUMBER: CUP2024-0010

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT OF A NEW LIQUOR STORE WITHIN EXISTING SUITE 103, LOCATED AT 511 NORTH MAIN STREET IN THE COMMERCIAL RETAIL DISTRICT OF THE NORTH MAIN STREET SPECIFIC PLAN. (APPLICANT: WASEF HOUCH)

WHEREAS, the application to the City of Corona, California, for a Conditional Use Permit under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the establishment of a new liquor store within existing suite 103, located at 511 North Main Street in the Commercial Retail District of the North Main Street Specific Plan; and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUP2024-0010 on February 10, 2025, as required by law; and

WHEREAS, the Planning and Housing Commission finds that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) of the State CEQA Guidelines and Section 3.28 of the City of Corona Local Guidelines for Implementing CEQA because there is no possibility that the activity may have a significant effect on the environment; and

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting Conditional Use Permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2024-0010 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve the CUP2024-0010 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:

EXHIBIT 1

SECTION 1. CEQA Findings. As the decision-making body for this CUP2024-0010, the Planning and Housing Commission has determined that this project does not require further environmental assessment because the project qualifies as an exemption under CEQA per Section 15301(a) of the State Guidelines and Section 3.28 of the City of Corona adopted Local Guidelines for Implementing CEQA. 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 environmental assessment has been conducted by the City of Corona and determined that the project does not require further environmental assessment as it qualifies for a Class 1 Categorical Exemption per Section 15301(a) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.28 of the City’s Local CEQA Guidelines. According to the State Guidelines, Class 1 categorical exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The project consists of only interior alterations to an existing tenant suite, with no changes to the size of the suite or exterior of the existing structure, and the use will be contained entirely within the building. Therefore, there is no possibility that the project will have a significant effect on the environment.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2024-0010 for the following reasons:
 - a. *The proposed liquor store will not be detrimental to the public health, safety, convenience and general welfare because the project site is a fully developed commercial center that has adequate onsite parking and vehicular access from the surrounding roadways. Furthermore, the proposed scope of work has been reviewed by the Planning and Development Department, including therein, the Planning, Development Services and Building Divisions, as well as the Police Department, and found to be in compliance with the applicable development standards in the Corona Municipal Code and North Main Street Specific Plan.*
 - b. *The proposed liquor store will not be detrimental to the other existing and permitted uses in the area as the surrounding uses are also commercial. Additionally, the proposed use will be located within an existing shopping center which is equipped with the necessary infrastructure (including parking facilities) required to serve the demand generated by these uses. Moreover, the proposed business is required to comply with the state’s regulation regarding the sale of alcohol beverages and shall first obtain a permit from the Department of Alcohol*

Beverage Control prior to operation.

- c. The project is subject to the Conditions of Approval in Exhibit 4, which are necessary and desirable for the purpose of protecting public health, safety, convenience, and general welfare of the public, in accordance with the intent and purpose of the City's zoning regulations.*
3. The proposal is consistent with the General Plan for the following reasons:
 - a. Conditional Use Permit CUP2024-0010 is consistent with General Plan Goal ED-4 as the project retains a local business that has served the community for eight years which will contribute to the diversity of the local business base and generate sales tax revenue to support municipal operations.*
 - b. Conditional Use Permit CUP2024-0010 is consistent with Policy ED-4.1 as the project would expand the retail and visitor-serving opportunities by introducing a new retail use to the shopping center which will add to the revenue-generating uses which will assist in maintaining a strong sales tax base.*
 - c. Policy LU-11.7 aims to regulate the location and number of alcohol sales based on proximity to other such uses, residences, schools, parks, and religious facilities. By requiring a Conditional Use Permit, staff is able to control and mitigate the effects of such a use with conditions which meet the intent of Policy LU-11.7.*
 4. The proposal is consistent with the Commercial Retail District of the North Main Street Specific Plan for the following reason:
 - a. Subject to the approval of a conditional use permit, a liquor store is a permitted use within the Commercial Retail District of the North Main Street Specific Plan. The use is in harmony with other existing uses within the commercial retail center in which the proposed use is located within as well as the surrounding areas.*

SECTION 3. Effective Date. CUP2024-0010 will not become effective until the City Council either takes no action on the report or otherwise makes a decision after a City Council initiated review.

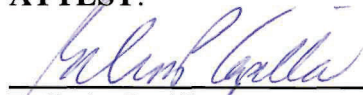
BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Conditional Use Permit.

Adopted this 10th day of February, 2025.



Sarah Longwell, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:



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

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 10th day of February, 2025, and was duly passed and adopted by the following vote, to wit:

AYES: Longwell, Alexander, Siqueland, & Woody

NOES:

ABSENT: Vernon

ABSTAINED:



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

LOCATIONAL & ZONING MAP



ZONING LEGEND:
CR (Commercial Retail)
BP (Business Park)
UDR (Urban Density Residential)
AHO (Affordable Housing Overlay)



CUP2024-0010
NEC Main and Rincon
APN: 119-280-047

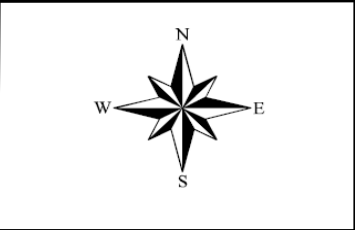
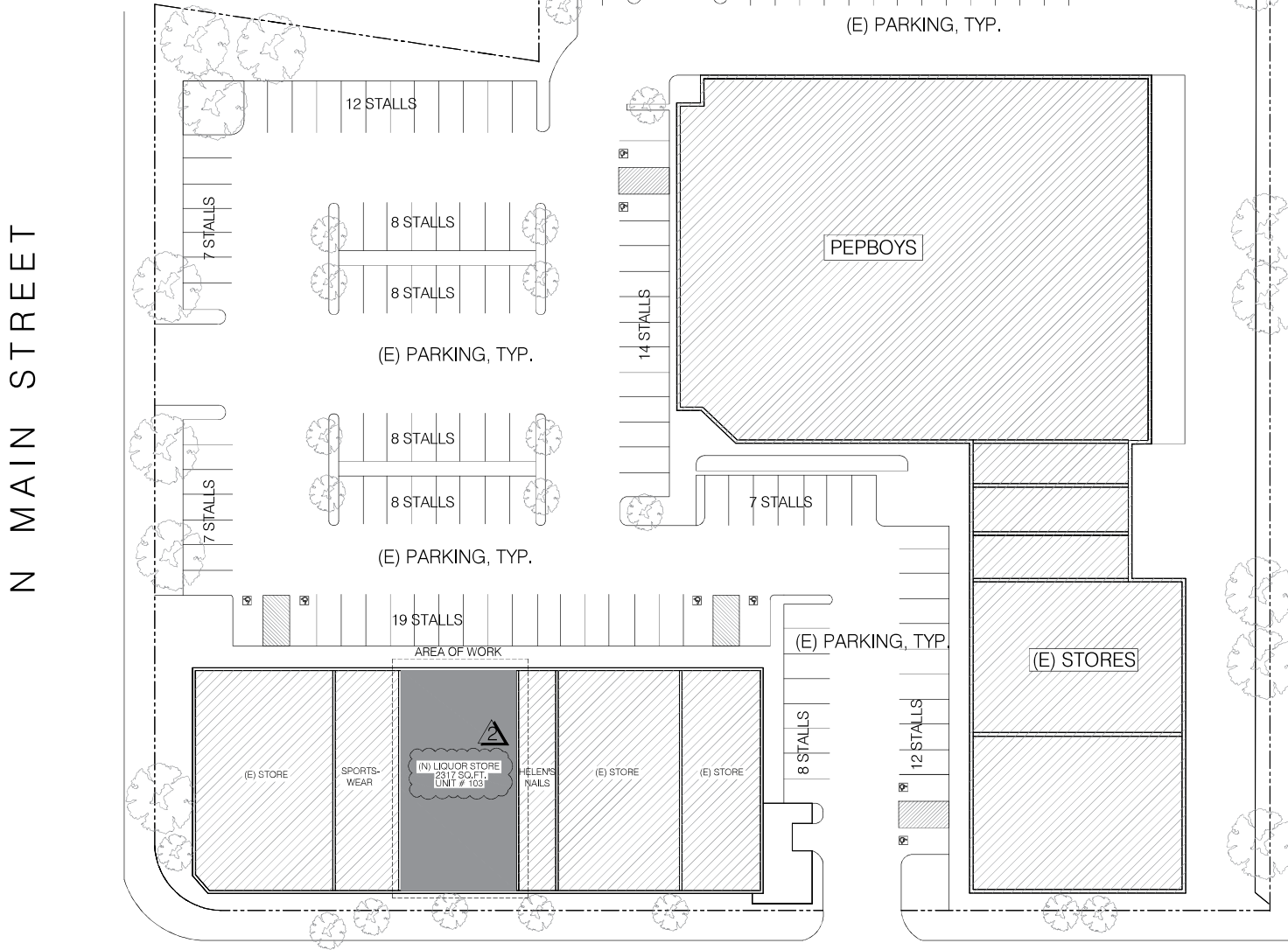


EXHIBIT 2

NOTE: NO CHANGES ARE PROPOSED TO THE EXISTING EXTERIOR BUILDING FACADES
 NO CHANGES ARE PROPOSED TO THE SITE CONDITIONS, ACCESS, PARKING, CIRCULATION OR FENCING



N MAIN STREET

E RINCON STREET

SITE PLAN

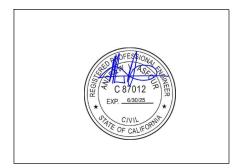


XPAND DESIGN BUILD
 ARCHITECTURE - ENGINEERING - MANAGEMENT
 LICENSE #: 950064
 1301 YELLOW ROSE WAY, UPLAND, CA 91786
 TEL: 626 - 261 3722 FAX: 909 - 931 1723
 EMAIL: SAMIRPKANDAH@GMAIL.COM
 WWW.XPANDDESIGNBUILD.COM

PROJECT NAME & SITE ADDRESS:
 T.J. PROJECT FOR
 (N) LIQUOR STORE
 DBA: JAHSHUA UNLIMITED INC.
 511 N MAIN STREET
 CORONA, CA 92878

DEVELOPER/CONTRACTOR:

DRAWING CONTENT:
 SITE PLAN



REVISIONS: DATE:
 1 C.U.P. APPLICATION CORRECTION 12/16/2024
 2 C.U.P. APPLICATION CORRECTION 1/8/2025

Project #: 24-10

Sheet

Date: NOVEMBER-2024

A-2

Scale: 1/16" = 1'-0"

EXHIBIT 3



Project Conditions

City of Corona

Project Number: CUP2024-0010

Description: **(N) Liquor Store w/in (E) Retail Suite (No. 103)**

Applied: **11/12/2024**

Approved:

Site Address: **511 N MAIN ST CORONA, CA 92879**

Closed:

Expired:

Status: **PLAN CHECK**

Applicant: **WASEF HOUGH & ANMAR YOUSIF**

Parent Project:

Details:

LIST OF CONDITIONS

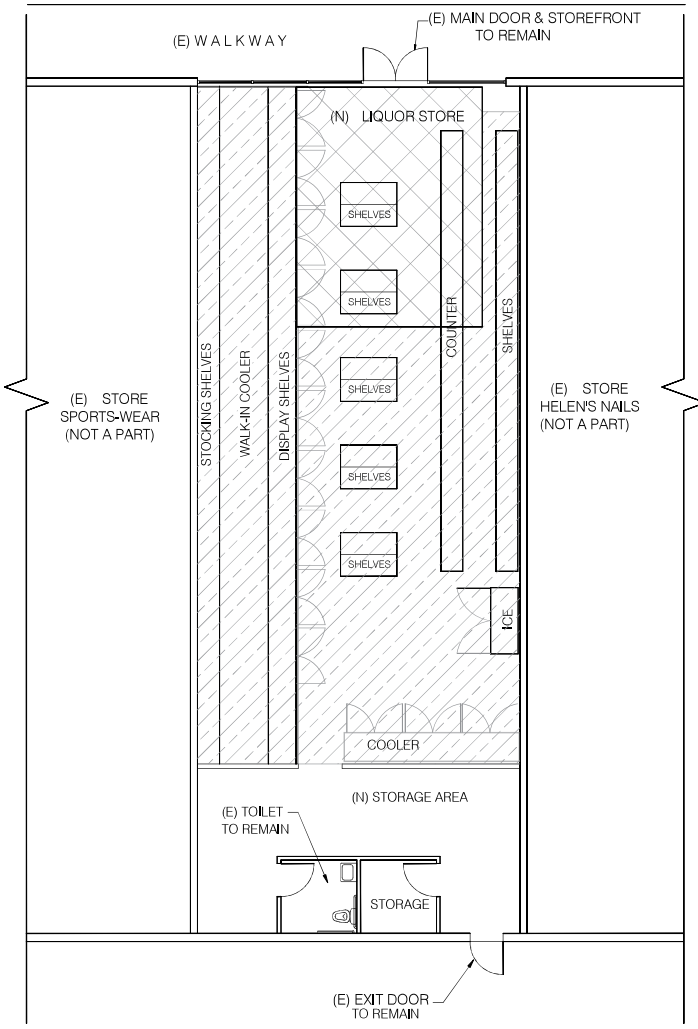
DEPARTMENT	CONTACT
BUILDING	Anthony Hurley
<p>1. Upon formal submittal of a Building Permit with the Building Department, please comply with the City handout for Tenant Improvement plan check submittal requirements (see attached link).</p> <p>https://www.coronaca.gov/home/showpublisheddocument/18947/638066191217570000</p>	
FIRE	Xente Baker
<p>1. Please provide a 6" suite number on both the front and rear door(s).</p> <p>2. Provide one 2A10BC rated fire extinguisher. Extinguisher shall be mounted between 3' and 5'.</p> <p>3. If the building is protected by an automatic fire sprinkler system (AFSS), the AFSS shall be extended to provide protection to walk-in refrigerators.</p>	
PLANNING	Eduardo Galdamez
<p>1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</p> <p>2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</p> <p>3. 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.</p>	



Project Conditions

City of Corona

PLANNING	Eduardo Galdamez
<p>4. The applicant shall obtain a separate permit from the Planning and Development Department prior to installing any signs in the building or re-facing any existing pylon or monument signs.</p> <p>5. 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.</p>	



UNIT #103 (N) FLOOR PLAN
SCALE 3/16" = 1'-0"

AREA DEDICATED FOR SALE OF ALCOHOLIC BEVERAGES



AREA DEDICATED FOR SALE OF FOOD AND OTHER ITEMS



AREA USAGE CALCULATION:

TOTAL FLOOR SALES AREA: 1800 SQ.FT.

AREA FOR SALE OF ALCOHOLIC BEVERAGES: 1422 SQ.FT. = 79%

AREA FOR SALE OF FOOD AND OTHER ITEMS: 378 SQ.FT. = 21%



XPAND DESIGN BUILD
ARCHITECTURE - ENGINEERING - MANAGEMENT
LICENSE #: 950064

1301 YELLOW ROSE WAY, UPLAND, CA 91786
TEL: 626 - 261 3722 FAX: 909 - 931 1723
EMAIL: SAMIRPKANDAH@GMAIL.COM
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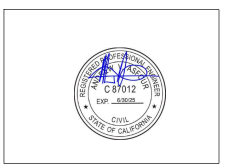
PROJECT NAME & SITE ADDRESS:

T.J. PROJECT FOR
(N) LIQUOR STORE
DBA: JAHSHUA UNLIMITED INC.
511 N MAIN STREET
CORONA, CA 92878

DEVELOPER/CONTRACTOR:

DRAWING CONTENT:

AREA USAGE CALCULATION



REVISIONS: DATE:
1 C.U.P. APPLICATION CORRECTION
12/16/2024

Project #: 24-10

Sheet

Date:
NOVEMBER-2024

A - 4

Scale:
3/16" = 1'-0"

EXHIBIT 5

November 11, 2024

To the kind attention of: The Planning & Development Department
The City of corona.

Subject: CUP application for a tenant improvement project.

Address: 511 N Min Street, Corona, CA 92878, Suite 103

Scope of work: Improve an existing retail suite to operate as an upscale convenience grocery Store offering food, beer and liquor. Total area: 2400 sq. ft.

Land Use and surrounding Uses: The Unit is located in a retail mixed use property consisting of 50,775 sq.ft. rentable area.

Architecture and Materials: No changes are proposed to the exterior architecture of the building, all work will consist of interior improvements to adapt for the intended use.

Site Design, Parking, Landscaping, Fencing: No changes are proposed to the Site's parking, access, landscape or fencing.

Applicant: WASEF HOUCI

Wasef Houch, DBA: Jahshua unlimited Inc.

Signature: 

Date: 11/12/2024



EXHIBIT 6

January 17, 2025

To the kind attention of: The Planning & Development Department
The City of corona.

Subject: CUP application for a tenant improvement project.

Address: 511 N Min Street, Corona, CA 92878, Suite 103

Business plan for the proposed Liquor store:

- | | | |
|--------------------|-------------------|--------------------|
| 1- Business hours: | Sunday – Thursday | 7.00 AM - 11.00 PM |
| | Friday-Sunday | 7.00 AM – Midnight |
- 2- Number of employees: 4-5 employees
- 3- Sold Goods: Hard Liquor, Wine, bear, soda, juices, water, tobacco, packaged and canned foods.
- 3- Security Measures and safety precautions:
- Installation of security grille at store front
 - Installation of a burglary alarm System
 - Installation of a multi camera monitoring system
Inside the store as well as by the front and back doors.
 - Installation of light fixtures by the front and back
doors, as required by the police department.

The Planning Commission to rest assured that all the required and necessary security and safety measures will be installed and active at all times. It is also to our store benefit that a safe, secure and pleasant environment is provided to our store customers, as well as to the Neighboring businesses.

Sincerely,

Wasef Houch, DBA: Jahshua unlimited Inc.

Signature: *Wasef Houch*

Date: 1/17/2025

EXHIBIT 7



NOTICE OF EXEMPTION

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Corona, Planning & Development Department (Public Agency) Address: 400 S. Vicentia Ave., Suite 120, Corona, CA 92882 Telephone: 951-736-2434</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Riverside) Address: 2724 Gateway Dr. Riverside, CA 92507</p>	

1. Project Title:	CUP2024-0010
2. Project Applicant:	Wasef Houch, Owner of Jahshua Liquor, 1536 West 18 th Street, Upland, CA 91784
3. Project Location – Identify Street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	511 North Main Street, Suite No. 103, Corona, CA 92880; intersection of East Rincon Street and North Main Street (APN: 119-280-047)
4. (a) Project Location – City: Corona	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Conditional Use Permit CUP2024-0010 to allow the establishment of a new liquor store (Jahshua Liquor) within an existing retail suite.
6. Name of Public Agency approving project:	City of Corona
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Wasef Houch, Owner of Jahshua Liquor, 1536 West 18 th Street, Upland, CA 91784
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	Section 15301 (a) (Class 1 – Existing Facilities)
(e) <input type="checkbox"/> Declared Emergency.	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	The project proposes minor alterations of an existing, private structure involving negligible or no expansion of an existing or former use. Moreover, none of the exceptions to the Categorical Exemptions listed under Section 15300.2 of the State CEQA Guidelines apply, as the project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

10. Lead Agency Contact Person: Telephone:	Eduardo Galdamez, AICP, Assistant Planner (951) 739-4973
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form “A”) before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: February 10, 2025	

Signature

Date: February 11, 2025

Name

Title: Assistant Planner

Signed by Lead Agency

Signed by Applicant

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

(Clerk Stamp Here)

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