

PUBLIC NOTICE

This is a public notice that the City of Corona's Planning and Housing Commission will conduct a public hearing in the City Council Chambers at 400 S. Vicentia Ave., on Monday, April 24, 2023, at 6:00 p.m. or thereafter upon the following:

PP2022-0004: Precise Plan application for the review of a new 52,423-square-foot health club facility proposed on 4.09 acres located at 2895 S. Main Street, within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan.

V2022-0002: Variance application to reduce the front yard landscape setback along Chase Drive from 20 feet to 15 feet and reduce the rear yard landscape setback from 20 feet to 5 feet to accommodate the parking requirements for a new 52,423-square-foot health club facility proposed on 4.09 acres located at 2895 S. Main Street, within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan.

California Environmental Quality Act (CEQA) – An Initial Study has been prepared for the project pursuant to Section 15063 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). The Initial Study prepared by the City, as the lead agency, determined that the project may have potentially significant effects, but these significant effects are capable of being mitigated to a point where clearly no significant effects would occur; and there is no substantial evidence in light of the whole record before the City, that the project may have a significant effect on the environment. Therefore, per CEQA Section 15070(b), the City has prepared a Mitigated Negative Declaration for the project. The Mitigated Negative Declaration and Mitigation Monitoring Report for the project is being considered by the Planning and Housing Commission at the public hearing on April 24, 2023.

(Applicant: Joseph Balbas, Balbas Construction, Inc.)

This is a public hearing, and you are invited to attend and comment on the applications described above. If you challenge any portion of this project 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 at, or prior to, the public hearing. If you have written comments that you wish to be included in the staff report, please deliver them to the Planning and Housing Commission Secretary, on or before the Wednesday prior to the meeting. If you have questions about this notice or the application to be heard, please call Associate Planner, Rocio Lopez, in the Planning and Development Department at (951) 736-2262.

Planning and Housing Commission Secretary
City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882
Corona City Hall-- Online, All the Time @ www.CoronaCA.gov

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