

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, February 12, 2024, at 6:00 p.m. or thereafter upon the following:

GPA2023-0002: General Plan Amendment to change the current land use designation from General Commercial (GC) to High Density Residential (HDR, 15-36 du/ac, and up to 75 du/ac for senior units) for 5.15 acres, located at 430 W. Foothill Parkway (Assessor's Parcel Numbers: 114-070-020, 114-070-021 and 114-070-022).

SPA2023-0004: Specific Plan Amendment to the Mountain Gate Specific Plan (MGSP) to add a new Senior Citizen Residential (SCR) land use category with corresponding development standards for 5.15 acres, located at 430 W. Foothill Parkway (Assessor's Parcel Numbers: 114-070-020, 114-070-021 and 114-070-022).

CFPA2023-0001: Community Facilities Plan Amendment to the South Corona Community Facilities Plan to change the current land use designation from Commercial (C) to Senior Citizen Residential (SCR, maximum target density of 40.5 du/ac) for 5.15 acres, located at 430 W. Foothill Parkway (Assessor's Parcel Numbers: 114-070-020, 114-070-021 and 114-070-022).

PP2023-0006: Precise Plan application to review the site plan, architecture, landscaping and other features associated with the development of a 107-unit assisted senior living facility on 5.15 acres, located at 430 W. Foothill Parkway (Assessor's Parcel Numbers: 114-070-020, 114-070-021 and 114-070-022).

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 February 12, 2024.

(Applicant: O & I Development)

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 Consulting 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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