



**CITY OF CORONA  
OFFICE OF THE CITY CLERK  
NOTICE OF PUBLIC HEARING**

This is a public notice that the City Council will conduct a public hearing in the City Council Chambers at 400 S. Vicentia Ave., on Wednesday, March 6, 2024, at 6:30 p.m. or thereafter upon the following:

**GPA2023-0002:** General Plan Amendment to amend the General Plan land use designation of 5.15 acres located at 430 W. Foothill Parkway from General Commercial (GC) to High Density Residential (HDR, 15-36 dwelling units per acre, and up to 75 du/ac for senior units) (APNs: 114-070-020, 114-070-021 and 114-070-022).

**SPA2023-0004:** Specific Plan Amendment to the Mountain Gate Specific Plan (SP-89-01) to change the land use of 5.15 acres located at 430 W. Foothill Parkway from Commercial (C) to Senior Citizen Residential (SCR) and establish commensurate development standards for the SCR designation (APNs: 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 of 5.15 acres from Commercial (C) to Senior Citizen Residential (SCR) for property located at 430 W. Foothill Parkway (APNs: 114-070-020, 114-070-021 and 114-070-022).

**PP2023-0006:** Precise Plan to review the site plan, architecture, landscaping and other features associated with the development of a 107-unit senior assisted living facility on 5.15 acres, located at 430 W. Foothill Parkway in the proposed Senior Citizen Residential (SCR) land use designation of the Mountain Gate Specific Plan (APNs: 114-070-020, 114-070-021 and 114-070-022).

**(Applicant: O & I Development)**

**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 Planning and Housing Commission at its meeting on February 12, 2024, held a public hearing and at the close of the hearing recommended that the application be approved. The public is invited to attend the City Council meeting and comment on the application described above. Due to time constraints and the number of persons wishing to give oral testimony, each speaker will be limited to three minutes. You may wish to make your comments in writing and submit them to the City Clerk for inclusion into the public record. If you challenge any portion of these projects 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. Any person unable to attend the public hearing may submit written comments to the City Clerk, 400 S. Vicentia Ave., Corona, CA 92882. If you have questions regarding this notice or the applications to be heard, please call the Planning & Development Department at (951) 736-2262.

Sylvia Edwards, MMC  
City Clerk

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