



**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, December 6, 2023, at 6:30 p.m. or thereafter upon the following:

**CUPM2021-0004:** Application to modify Conditional Use Permit 17-004 (CUP17-004) to revise the originally approved site plan and architecture for a senior housing development consisting of 62 units on 2.14 acres in the R-3 (Multiple Family Residential) zone located at 159 N. Buena Vista Avenue (APN: 118-290-049). (Applicant: Milad Oueijan, on behalf of Pierre Saad, Owner)

**California Environmental Quality Act (CEQA)** – The Planning and Housing Commission adopted a Mitigated Negative Declaration on November 6, 2017 in conjunction with the approval of CUP17-004 for a 62-unit senior housing development project. Pursuant to CEQA Guidelines Section 15162(a), the city has determined that no additional environmental review is necessary for the revised project (CUPM2021-0004), as the proposal is consistent with the circumstances analyzed under the adopted Mitigated Negative Declaration, and there are no substantial changes nor new information of substantial importance.

**CUPM2021-0004:** Solicitud para modificar el Permiso de Uso Condicional 17-004 (CUP17-004) para revisar el plano del sitio y la arquitectura originalmente aprobados para un desarrollo de viviendas para personas mayores que consta de 62 unidades en 2.14 acres en la zona R-3 (Residencial Multifamiliar) ubicada en 159 N. Buena Vista Avenue (APN: 118-290-049). (Solicitante: Milad Oueijan, a nombre de Pierre Saad, dueño de la propiedad)

**Aviso Ambiental (CEQA)** – La Comisión de Planificación y Vivienda adoptó una Declaración Negativa Mitigada el 6 de noviembre de 2017 junto con la aprobación de CUP17-004 para un proyecto de desarrollo de viviendas de 62 unidades para personas mayores de edad. De conformidad con la Sección 15162(a) de las Directrices CEQA (Ley de calidad Ambiental de California), la ciudad ha determinado que no es necesaria una revisión ambiental adicional para el proyecto revisado (CUPM2021-0004), ya que la propuesta es consistente con las circunstancias analizadas bajo la Declaración Negativa Mitigada adoptada, y no hay cambios sustanciales ni nueva información de importancia sustancial.

The City Council at its meeting on November 15, 2023, set the item for review. 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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