



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

**CZ2022-0002:** A Change of Zone application to change the zoning of 1.60 acres located at 2425 Garretson Avenue from R-1-20 (Single family residential, minimum lot size of 20,000 sq.ft.) to R-1-14.4 (Single family residential, minimum lot size of 14,400 sq.ft.) zone.

**California Environmental Quality Act (CEQA)** – A Notice of Exemption has been prepared for the project pursuant to the “common sense exemption” per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), because the project involves the subdivision of an already developed residential parcel into two lots for conveyance purposes. Minimal public improvements are required adjacent to proposed Parcel 2. Any future development proposed within Parcel 1 will be subject to a separate environmental review pursuant to CEQA. Therefore, there is no possibility of significant environmental effect associated with this project.

The Planning and Housing Commission at its meeting on August 7, 2023, held a public hearing and at the close of the hearing recommended that the application be denied. 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, City Clerk  
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