

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, July 8, 2024, at 6:00 p.m. or thereafter upon the following:

GPA2023-0004: General Plan Amendment application to change the General Plan designation of approximately 0.7 acres from High Density Residential (HDR) to General Commercial (GC), located on the north side of 2nd Street, approximately 450 feet west of Buena Vista Avenue.

CZ2023-0006: Change of Zone application to change the zoning of two parcels: (1) Approximately 0.7 acres, located on the north side of 2nd Street and approximately 450 feet west of Buena Vista Avenue (APN 118-027-054), from MP (Mobile Home Park) to C-3 (General Commercial); and (2) Approximately 4.01 acres, located on the south side of 2nd Street and west of Buena Vista Avenue (APN: 118-027-055), from MP (Mobile Home Park) to R-3 (Multiple Family Residential).

PP2023-0007: Precise Plan application to review the site plan, architecture, landscaping and other features associated with the development of a 1,900-square-foot restaurant with drive-through service, a gas station, and a 3,775-square-foot convenience store on 1.40 acres, located on the north side of 2nd Street, approximately west of Buena Vista Avenue.

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. Pursuant to CEQA Section 15070(b), the City has prepared a Mitigated Negative Declaration for the project. The Mitigated Negative Declaration and Mitigated Monitoring Report for the project is being considered by the Planning and Housing Commission at a public hearing on July 8, 2024.

(Applicant: Greens Development 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 Senior Planner, Eva Choi, 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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