



PLANNING & DEVELOPMENT DEPARTMENT

"Promoting and Sustaining Quality Development"

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PRC AGENDA

PROJECT & ENVIRONMENTAL REVIEW COMMITTEE

(THIS MEETING IS NOT OPEN TO THE PUBLIC)

September 12, 2024

Packet Distribution

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<u>TIME:</u>	<u>NEW CASE:</u>	<u>PLANNER</u>
9:00 a.m.	GPA2024-0003, SPA2024-0003, PM2024-0001, PP2024-0001	Rocio L.

General Plan Amendment (GPA) to revise the (General Plan) Land Use Designation for two lots from Low Density Residential (LDR – 323 S Belle) and General Commercial (GC – 332 Washburn Ave.) to Downtown Commercial / Mixed Use (MUD).

Specific Plan Amendment (SPA) to the Downtown Revitalization Specific Plan to revise the Land Use Plan designations for two properties (323 S Belle and 332 Washburn Ave respectively) from Single-Family (SF) and Gateway Business (GB) to Downtown (D).

Parcel Map to allow the merger of 13 lots (APNs 117-103-026 and 027, 117-142-006 – 009, 117-142-015 – 020, 117-144-002 and 117-044-017) into one lot.

Precise Plan to allow the expansion of an existing retail center located within the boundaries of the Downtown Revitalization Specific Plan, including the construction of a new, 40,000 square-foot market and remodel of an existing, 6,930 square-foot bank building (subdividing the structure into two suites), in conjunction with new parking facilities, landscaping, lighting and supporting infrastructure.

Project site comprises a proposed 4.88 acres in area, and is located north of W 5th Street, south of W 3rd Street, east S Belle Avenue and west of S Main Street.

Project was previously reviewed via DPR2023-0020 and DPR2023-0021.

Applicant: David Anderson (Nadel Studio One, Inc.)
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