



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)

March 12, 2026

Packet Distribution

Mike Enriquez, I.T. Dept. (email)
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C. Horn, Planning & Development Dept.
R. Ureno, Public Works
X. Baker, Fire Department
A. Hurley, Planning & Development Dept.

TIME:

NEW CASE:

PLANNER:

10:00 AM

GPA2026-0001, SP2026-0001, TTM 39149 (TTM2026-0001), PP2026-0001

Rocio L.

A request to allow the adoption of the "Bedford Heights" Specific Plan, a regulatory document to prescribe standards and guidelines for the subdivision of one lot into 130 lots and the design and development of 200 residential dwellings and related amenities and infrastructure, in conjunction with a General Plan Amendment to revise the General Plan Land Use designation for one lot (APN 282-080-003) from AG (Agriculture) to LDR (Low Density Residential); a Tentative Map (TTM 39149) to subdivide one lot into 36 numbered lots for future development with 200 residential dwellings and 94 lettered lots for development with varied community amenities and infrastructure, as well as to allow airspace ownership (condominiums) of proposed residential dwellings; a Precise Plan to review the siting and design of proposed development. The Project site is one, presently vacant lot measuring (approximately) 160 acres in area, located broadly north of Bedford Motor Way, south of Clementine Way, east of the Eagle Glen Golf Club (APN 282-020-012) and west of Welrick Road at APN 282-080-003.

Applicant: NUWI – Bedford Heights LLC (Corey Harpole)
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Santa Monica, CA 90403