



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)

July 16, 2026

Packet Distribution

M. Miranda, N. Herrera, C. Horn,
Planning & Development
J. Belding, Econ. Development
Cpl. M. Rodriguez, Police Dept.
J. Luna, Public Works Dept.

R. Ureno, Public Works
X. Baker, Fire Department
A. Hurley, Planning & Development
M. Enriquez, IT (email only)

TIME:

NEW CASE:

PLANNER:

9:00 AM

CUPE2026-0002

Rocio L.

A request for the Planning Commission to grant a three-year extension to the expiration for approved **Conditional Use Permit CUP10-017** – a proposal to construct 60 residential condominiums - revising the date from August 16, 2026, to August 16, 2029. The project site comprises three lots (APNs 122-230-012, 122-140-016 and 122-140-012) located (fronting) north of Corona Avenue, south of Hidden Valley Parkway (County of Riverside), east of North Main Street and west of Interstate 15.

Applicant: Corona 4 Land LLC (Yousef Audi)
PO Box 2712
Corona, CA 92878

10:00 AM

ARC2026-0003

Brett D.

A request for an Architectural Review to allow the proposed remodel of an existing car dealership (Aaron Kia) to include the construction of a new showroom, interior and exterior remodel, and various surface improvements as revised landscaping and parking facilities. The project site is located within the boundaries of the Corona Westgate Specific Plan, zoned as "ACDD" (Auto Center Development District), and located north of California State Route 91 (The 91 Freeway), south (fronting) and east of Wardlow Road, and west of Auto Center Drive at 2550 Wardlow Road (APN 102-420-061).

** This item was previously reviewed under DPR2025-0021

Applicant: Wagner Architecture Group 2 (Bryan Mac Dermott)
2124 South El Camino Real, Suite No. 200
Oceanside, CA 92054

11:00 AM PP2026-0003

Brett D.

A request for a Precise Plan to allow the proposed construction of a new, two-story office building to comprise 4,163 square feet of floor area, in conjunction with surface parking, landscaping and infrastructure. Variances (forthcoming) are requested for a reduction in the otherwise required front yard setback, (potentially) required parking and the design and location of the site's trash enclosure. The project site is one, presently vacant lot (identified at APN 119-250-002) measuring .21 acres (9,148 square feet) in area, zoned as "M-1" (Light Manufacturing), and located north of West Harrison, south and west of West Rincon Street, and east (fronting) North Cota Street.

** This item was previously reviewed under DPR2026-0002

Applicant: Blake Van Hensbergen
192 Flower Street
Costa Mesa, CA 92627

2:00 PM MCUP2026-0004

Brendan D.

A request for a Minor Conditional Use Permit to allow the establishment and operation of a new religious facility (Temple Beth Sholom of Corona) within an existing building located at 536 Queensland Circle (APN 119-301-009). No exterior changes or expansion to the building are proposed.

Applicant: Bruce Rouman
500 Harrington Street, Suite A1
Corona, CA 92878