



PLANNING & DEVELOPMENT DEPARTMENT

"Promoting and Sustaining Quality Development"

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DPR AGENDA

DEVELOPMENT PLAN REVIEW

(THIS MEETING IS NOT OPEN TO THE PUBLIC)

October 8, 2026

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<u>TIME</u>	<u>CASE</u>	<u>PLANNER</u>
9:00 AM	DPR2026-0022	Eduardo G.

A request for feedback regarding proposed construction of a new, four-story, multifamily residential development to comprise 15 units – including three to be dedicated as affordable to individuals/households qualified as “low income” - on one, presently vacant lot measuring .17 acres (7,500 square feet) in area. In accordance with requirements of the property’s “D” (Downtown) Zoning, the Downtown Revitalization Specific Plan, and Corona Municipal Code Section 17.31, the Project utilizes allowances, requirements and review/determination processes for Senate Bill 6 (CA Gov’t. Code §65852.24) and the City’s adopted Affordable Housing Overlay, and the Applicant additionally proposes utilizing State Density Bonus Law to add density (additional units) and CA Assembly Bill 2097 to reduce otherwise required parking. The project site is located north of West Sixth Street, south of West Fifth Street, east (fronts) South Sheridan Street and west of South Belle Avenue at 509 South Sheridan Street (APN 117-145-005).

** Project is a redesign of a proposal previously submitted and reviewed under DPR2025-0018.

Applicant: AIA Development (Salim Habib)
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