

From: Joanne Coletta
Sent: Friday, March 15, 2024 4:30 PM
To: Julia Ghabour <mnmembroidery@hotmail.com>
Cc: Michael Shaker <Mshaker817@gmail.com>; johnpeter00@yahoo.com
Subject: RE: Urgent respond (McKinley project zone 8)

Julia, thank you for your email. The following answers are provided to your questions.

1. Was this rezoning was initiated by the city of Corona or the property owner? [This is being initiated by the city. The rezoning does not change the current commercial zoning of the property. The rezoning is an overlay to the existing zoning. The overlay is an optional zoning.](#)
2. Are there any current rezoning initiatives planned or underway in the vicinity of my business? [There is no other rezoning in this general area but other properties in the city have been rezoned or are being rezoned with the Affordable Housing Overlay. You can view these other properties on the city's website at \[www.CoronaCA.gov/GPUUpdate\]\(http://www.CoronaCA.gov/GPUUpdate\).](#)
3. What are the proposed changes or objectives of these rezoning efforts? [The city is required to provide zoning that would allow for high density residential to support housing for all economic segments of the community. This is demonstrated in the city's Housing Element which is a state requirement. No projects are proposed with the rezoning. The rezoning is a planning tool that would permit residential development.](#)
4. How might these changes affect my business operations and the surrounding area? [This change will not affect your business as the existing commercial zoning on the property will still exist.](#)
5. What channels are available for me to stay informed and involved in the rezoning process? [You can check the city's website or email me directly.](#)

Please let me know if you have additional questions.

Thank you.

Joanne Coletta
Planning and Development Director

-----Original Message-----

From: Julia Ghabour <mnmembroidery@hotmail.com>
Sent: Thursday, March 14, 2024 9:01 PM
To: Joanne Coletta <Joanne.Coletta@CoronaCA.gov>
Cc: Michael Shaker <Mshaker817@gmail.com>; johnpeter00@yahoo.com
Subject: Urgent respond (McKinley project zone 8)

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Dear City Planning and Development Department,

EXHIBIT 7

I trust this email finds you well. I am reaching out to inquire about the potential rezoning of the area surrounding my business, [3M Cig City] located at 107 N. McKinley Street Suite 102 Corona, CA 92879.

I am interested in understanding any ongoing or proposed rezoning efforts that may impact the vicinity of my business. Specifically, I would appreciate information on the following:

1. Was this rezoning was initiated by the city of Corona or the property owner?
2. Are there any current rezoning initiatives planned or underway in the vicinity of my business?
3. What are the proposed changes or objectives of these rezoning efforts?
4. How might these changes affect my business operations and the surrounding area?
5. What channels are available for me to stay informed and involved in the rezoning process?

Understanding the potential impacts of rezoning on my business and the surrounding community is crucial for informed decision-making and planning.

I sincerely appreciate your attention to this matter and any assistance you can provide in addressing my inquiries. Please feel free to reach out to me with any additional information or to discuss this matter further.

Thank you for your time and consideration.

Best regards,
Julia Ghabour
3M Cig City
951-818-6234