



Joseph C. Bonadiman, P.E. (1932 – 2013)
Joseph E. Bonadiman, P.E. (1903 – 1990)
Charles F. Bonadiman, L.S. (1898 – 1986)

03/27/2018

City of Corona,
Community Development Department, Planning Division
400 S. Vicentia Ave.
Corona, CA 92882

Attn: City Staff

Re: Parcel Map Review (PM No. 37452), Change of Zone (1125 W. Sixth St.)

The site is located at 1125 and 1203 W. Sixth St. in the City of Corona. The APN(s) are 118-201-013, 118-201-012, 118-183-048, 118-183-027, and portions of 118-183-022 and 118-183-006. It has an "MP" zoning. The site is fully developed. Located at 1203 W. Sixth St. is Flamingo Mobile Lodge Trailer Park, a mobile home park of 92 units. Located at 1125 W. Sixth St. is The Lounge, an unoccupied commercial building.

No development is proposed for this project, on-site or off-site (right-of-way or streets). A Parcel Map is being applied for in order to separate the commercial site, The Lounge, from the mobile home park and then rezone the Lounge parcel from "MP" (Mobile Home Park) to "C3" (General Commercial). Therefore, no street improvements, storm drains, grading, buildings, etc. are being proposed.

The property at 1125 W. Sixth St. has been operating as a commercial business for more than 40 years. The proposed Change of Zone would ultimately provide conformity with the surrounding commercial properties to the East, West and South.

Sincerely,

Kyle Oswald, E.I.T.
Representative for Joseph E. Bonadiman & Assoc., Inc.

77 Years
of Professional Experience

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