



City of Corona

**Planning & Housing Commission Minutes**

**Wednesday, November 13, 2024, 6:00 p.m.  
Council Chambers  
400 S. Vicentia Avenue  
Corona, CA 92882**

Commission Present: Marie Vernon, Craig Siqueland, Karen Alexander

Commission Absent: Matt Woody, Sarah Longwell

**1. PLEDGE OF ALLEGIANCE**

Commissioner Alexander led the Pledge of Allegiance.

**2. CALL TO ORDER**

Acting Chair Siqueland called the meeting to order.

**3. MEETING MINUTES**

**3.1 MINUTES - October 21, 2024**

These minutes were approved.

**Moved by:** Karen Alexander

**Seconded by:** Marie Vernon

Aye (3): Marie Vernon, Craig Siqueland, and Karen Alexander

Absent (2): Matt Woody, and Sarah Longwell

**Motion APPROVED (3 to 0)**

**4. COMMUNICATIONS FROM THE PUBLIC**

None.

**5. CONSENT CALENDAR**

**5.1 REPORT - GPCD2024-0011**

This Consent Item was not pulled for discussion by Commission.

**Moved by:** Karen Alexander

**Seconded by:** Marie Vernon

That the Planning and Housing Commission adopt Resolution No. 2652 determining that the acquisition of properties located at 580 Corona Mall, 588

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Corona Mall, 113 E. Sixth Street, 487 S. Corona Mall, 500 S. Corona Mall, 106 E. Sixth Street, 114 E. Sixth Street, 122 E. Sixth Street, 138 E. Sixth Street, 675 S. Main Street, 683 S. Main Street, and 715 S. Main Street is in conformance with the City's General Plan.

Aye (3): Marie Vernon, Craig Siqueland, and Karen Alexander

Absent (2): Matt Woody, and Sarah Longwell

**Motion APPROVED (3 to 0)**

**5.2 REPORT - Corona Del Rey and Corona De Oro Apartments Pass Through Funding and Corona De Oro Regulatory Agreement**

This Consent Item was pulled for discussion by the Commission.

Cynthia Lara, Community Assistance Manager, reviewed the staff report for this report.

Commissioners had questions and Ms. Lara provided clarification.

**Moved by:** Karen Alexander

**Seconded by:** Marie Vernon

That the Planning and Housing Commission:

- a. Recommend to the City Council the approval of the Corona Del Rey and Corona De Oro Apartments Pass Through Funding Agreements for the rehabilitation of existing affordable housing units, and
- b. Recommend to the Corona Housing Authority the approval of the First Amendment to the Corona De Oro Apartments Regulatory Agreement to extend the affordability period from 55 years to a term in perpetuity.

Aye (3): Marie Vernon, Craig Siqueland, and Karen Alexander

Absent (2): Matt Woody, and Sarah Longwell

**Motion APPROVED (3 to 0)**

**6. PUBLIC HEARINGS**

**6.1 SPA2024-0002**

Joanne Coletta, Director of Planning and Development Department, reviewed the staff report and exhibits for SPA2024-0002.

Commissioners had questions and comments regarding various elements of the amendment and Ms. Coletta provided clarification.

Acting Chair Siqueland opened the public hearing.

Debra Perkins, resident, spoke in opposition of any funding being used for the Downtown area's revitalization.

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Michael Romero, resident, expressed concerns regarding the design guidelines for his home, and staff provided clarification.

Cory Smith, resident, spoke in opposition to the new restriping in the City and had comments regarding the timeframe for the City's revitalization plans.

Therese Stuber, resident, spoke in favor of the Downtown's revitalization plan and had various questions addressed by staff.

Angie Black, resident, provided comments regarding the history of Corona and the current plans for the Downtown's revitalization.

John Alwardt, resident, commented on benefits, costs, and construction issues as related to a Downtown revitalization, and staff provided clarification.

Acting Chair Siqueland closed the public hearing.

The Commission provided final comments and expressed a consensus that this specific plan amendment provides a needed step in the City's goal to modernize the Downtown area. Commissioners expressed thanks for the community members' attendance and comments at this meeting.

**Moved by:** Marie Vernon

**Seconded by:** Karen Alexander

That the Planning and Housing Commission recommend to the City Council the approval of SPA2024-0002 based on the findings contained in the staff report and the approval of an addendum to the General Plan Environmental Impact Report (EIR) (SCH# 2018081039), and Downtown Revitalization Specific Plan EIR (SCH# 97071021) pursuant to CEQA Guidelines Sections 15164(e) and 15168(c).

Aye (3): Marie Vernon, Craig Siqueland, and Karen Alexander

Absent (2): Matt Woody, and Sarah Longwell

**Motion APPROVED (3 to 0)**

7. **WRITTEN COMMUNICATIONS**

None.

8. **ADMINISTRATIVE REPORTS**

None.

9. **COMMISSIONERS' REPORTS AND COMMENTS**

Commissioner Alexander expressed appreciation to all involved in accomplishing this comprehensive amendment.

10. **FUTURE AGENDA ITEMS**

Future agenda items are scheduled for the Planning and Housing Commission meetings of November 25, 2024.

11. **ADJOURNMENT**

Acting Chair Siqueland adjourned the meeting at 7:37 p.m. to the Planning and Housing Commission meeting of Monday, November 25, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.