



City of Corona  
Planning & Housing Commission Minutes

Monday, November 25, 2024, 6:00 p.m.  
Council Chambers  
400 S. Vicentia Avenue  
Corona, CA 92882

Commission Present: Matt Woody, Marie Vernon, Craig Siqueland, Sarah Longwell, Karen Alexander

1. **PLEDGE OF ALLEGIANCE**

Vice Chair Vernon led the Pledge of Allegiance.

2. **CALL TO ORDER**

Chair Woody called the meeting to order.

3. **MEETING MINUTES**

3.1 **MINUTES - November 13, 2024**

These minutes were approved.

**Moved by:** Karen Alexander

**Seconded by:** Marie Vernon

Aye (5): Matt Woody, Marie Vernon, Craig Siqueland, Sarah Longwell, and Karen Alexander

**Motion APPROVED (5 to 0)**

4. **COMMUNICATIONS FROM THE PUBLIC**

None.

5. **CONSENT CALENDAR**

None.

6. **PUBLIC HEARINGS**

6.1 **GPA2020-0002**

Sandra Vanian, Planning Manager, reviewed the staff report and exhibits for GPA2020-0002, SPA2020-0006, TTM 37963 and PP2020-0004 together as they are related to the same project.

FINAL

Jeremy Mape, representing PSIP WR Green River LLC (applicant), gave a presentation regarding the project.

The Commissioners, city staff and the applicant discussed various aspects of the project including the project's Subsequent Environmental Impact Report, wildlife corridor, architecture, landscape plan, Fresno Road access, public improvements, traffic control plans, specific plan amendment, and the new Open Space land use designation proposed on the southern portion of the project site.

Public speakers spoke in favor and in opposition of the project.

**Moved by:** Craig Siqueland

**Seconded by:** Sarah Longwell

That the Planning and Housing Commission adopt Resolution No. 2650 granting GPA2020-0002 as part of Cycle I of General Plan Amendments for 2025, and recommend approval of GPA2020-0002 to the City Council based on the findings contained in the staff report and certify the Subsequent Environmental Impact Report to the Green River Ranch Specific Plan Environmental Impact Report (SCH#2022080640).

Aye (4): Marie Vernon, Craig Siqueland, Sarah Longwell, and Karen Alexander

Abstain (1): Matt Woody

**Motion APPROVED (4 to 0)**

**6.2 SPA2020-0006**

**Moved by:** Karen Alexander

**Seconded by:** Sarah Longwell

That the Planning and Housing Commission recommend APPROVAL of SPA2020-0006 to the City Council, based on the findings contained in the staff report, with the added condition that the permitted land uses table shall be changed to require a conditional use permit for restaurants with drive-through services in the GC designation.

Aye (5): Matt Woody, Marie Vernon, Craig Siqueland, Sarah Longwell, and Karen Alexander

**Motion APPROVED (5 to 0)**

**6.3 TTM 37963**

**Moved by:** Craig Siqueland

**Seconded by:** Matt Woody

That the Planning and Housing Commission recommend APPROVAL of TTM 37963, based on the findings contained in the staff report and conditions of approval.

Aye (5): Matt Woody, Marie Vernon, Craig Siqueland, Sarah Longwell, and Karen Alexander

**Motion APPROVED (5 to 0)**

**6.4 PP2020-0004**

**Moved by:** Karen Alexander  
**Seconded by:** Craig Siqueland

That the Planning and Housing Commission adopt Resolution No. 2651 GRANTING PP2020-0004 based on the findings contained in the staff report and the following added conditions: Staff shall evaluate the requirement of the California Housing Crisis Act of 2019 (SB 330) to determine if the ER designation located on Lot 7 of TTM 37963 can be removed from the project because of the property's location within a High Fire Severity Zone and replaced with an Open Space designation. If the project's ER designation is exempt from the state's no net loss in residential capacity requirement under the Housing Crisis Act of 2019, the ER land use designation shall be changed to the OS designation on the project's specific plan amendment and General Plan amendment before final consideration by the City Council; architectural enhancements, such as different building materials and architectural projections, shall be spaced no greater than every 50 linear feet of the building facades facing Green River Road and Dominguez Ranch Road; the applicant shall provide 36" box-sized trees along the front of the project's property lines adjacent to Green River Road and Dominguez Ranch Road; prior to the issuance of a grading permit, the applicant shall consult with the Northwest Mosquito and Vector Control District regarding the vector surveillance and control recommendations mentioned in their letter dated November 4, 2024.

Aye (5): Matt Woody, Marie Vernon, Craig Siqueland, Sarah Longwell, and Karen Alexander

**Motion APPROVED (5 to 0)**

**7. WRITTEN COMMUNICATIONS**

None.

**8. ADMINISTRATIVE REPORTS**

None.

**9. COMMISSIONERS' REPORTS AND COMMENTS**

Commissioner Alexander thanked everyone for attending the meeting and for all the written correspondence regarding the Green River project.

**10. FUTURE AGENDA ITEMS**

Future agenda items are scheduled for the Planning and Housing Commission meeting of December 9, 2024.

**11. ADJOURNMENT**

FINAL

Chair Woody adjourned the meeting at 9:30 p.m. to the Planning and Housing Commission meeting of Monday, December 9, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.