



City of Corona  
Planning & Housing Commission Minutes

Monday, June 23, 2025, 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

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1. **PLEDGE OF ALLEGIANCE**

Commissioner Vernon led the Pledge of Allegiance.

2. **CALL TO ORDER**

Chair Longwell called the meeting to order.

3. **MEETING MINUTES**

3.1 **MINUTES - May 28, 2025**

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 **TTM 37895 (CONTINUED)**

Sandra Vanian, Planning Manager, reviewed the staff report and exhibits for TTM 37895.

Peter Carlson of Carlson Strategic Land Solutions, representative for the applicant, addressed the Commission to provide a summary of the public outreach conducted for the project. Mr. Carlson reviewed the current site conditions, the traffic study and future plans to correct outstanding issues; and he commented on the City's Regional Housing Needs Allocation (RHNA) and the City's Housing Element related projects.

Commissioners had various questions and comments regarding the project's relation to the adjacent Riverside County project, street striping, lighting, and traffic calming measures. Staff provided clarification.

Kevin Tsang, Division Manager for the Riverside County Transportation Department, provided clarification on comments related to the County side of the proposed site plan.

Joanne Coletta, Planning and Development Director, provided comments on City areas annexed from Riverside County.

Chair Longwell opened the public hearing.

Elissa Barela, resident, spoke in opposition of the project's traffic plans.

Julie Trapp, resident, spoke in opposition of this project, and commented on the history of the proposed development.

Chris Salazar, resident, spoke in opposition of this project, and commented on the history of the proposed development.

Joe Morgan, resident, provided comments on the project's relation to the adjacent proposed County project.

Jim Gore, representing Vulcan Materials Company, expressed an intent to work with applicant to address concerns related to their proximity to the project site.

Sallie Ruiz, resident, spoke in opposition of this project, noting safety concerns on Old Temescal Canyon Road.

Shahab Khair, resident, spoke in opposition of this project, noting traffic concerns on Old Temescal Canyon Road.

Dale Worthington, resident, expressed traffic concerns on State Street, and provided an alternative.

Sanika Joshi, resident, expressed concerns with increased traffic and a lack of public outreach by applicant.

Chris McHenry, resident, spoke in opposition of this project, noting traffic concerns.

Sarah Mostafa, resident, spoke in favor of the proposed safety measures and of opening a second egress for the existing neighborhoods.

Chair Longwell closed the public hearing.

The Commission discussed the speakers' concerns and considered additional input provided by staff and the applicant, as well comments provided by Mr. Tsang. Discussion focused on traffic related safety issues, and the Commission

reached a consensus that the application as presented should be denied. The Commission thanked staff for their hard work and audience for their participation.

**Moved by:** Matt Woody

**Seconded by:** Karen Alexander

That the Planning and Housing Commission DENY approval of TTM 37895.

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**

10. **FUTURE AGENDA ITEMS**

Future agenda items are yet to be determined.

11. **ADJOURNMENT**

Chair Longwell adjourned the meeting at 8:29 p.m. to the Planning and Housing Commission meeting of Monday, July 7, 2025, commencing at 6:00 p.m. in the City Hall Council Chambers.