



City of Corona
Planning & Housing Commission Minutes

Monday, December 8, 2025, 6:00 p.m.
Council Chambers
400 S. Vicentia Avenue
Corona, CA 92882

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

Commission Absent: Marie Vernon

1. **PLEDGE OF ALLEGIANCE**

Commissioner Woody led the Pledge of Allegiance.

2. **CALL TO ORDER**

Chair Longwell called the meeting to order.

3. **ELECTION OF CHAIR & VICE CHAIR FOR 2026**

A motion was made by Commissioner Siqueland, seconded by Chair Longwell, to elect Vice Chair Alexander as Chair for the 2026 year. A roll call vote was unanimous in favor.

A motion was made by Vice Chair Alexander, seconded by Chair Longwell, to elect Commissioner Siqueland as Vice Chair for the 2026 year. A roll call vote was unanimous in favor.

4. **MEETING MINUTES**

4.1 **MINUTES - October 20, 2025**

These minutes were approved without public comment.

Moved by: Matt Woody

Seconded by: Karen Alexander

Aye (4): Sarah Longwell, Karen Alexander, Craig Siqueland, and Matt Woody

Absent (1): Marie Vernon

Motion APPROVED (4 to 0)

5. **COMMUNICATIONS FROM THE PUBLIC**

No speaker cards or public comments were received for items not on the agenda.

6. **CONSENT CALENDAR**

Commissioner Woody pulled the Consent Calendar item for discussion.

6.1 GPCD2025-0012

Sandra Vanian, Planning Manager, reviewed the staff report and exhibits for GPD2025-0012.

Commissioners had questions about the current use of the property being acquired by the City, and the status of other acquisitions in the North Mall.

Moved by: Karen Alexander

Seconded by: Craig Siqueland

That the Planning and Housing Commission adopt Resolution No. 2678 determining that the City's acquisition of property located at 141 W. Corona Mall is consistent with the City's General Plan.

Aye (4): Sarah Longwell, Karen Alexander, Craig Siqueland, and Matt Woody

Absent (1): Marie Vernon

Motion APPROVED (4 to 0)

7. PUBLIC HEARINGS

7.1 GPA2024-0003

Rocio Lopez, Senior Planner, reviewed the staff reports and exhibits for items 7.1 thru 7.4, all applications relating to a proposed Northgate Gonzalez market.

Paul Mittmann, representing the applicant, presented on their company history, community engagement, store design, and current project vision.

Discussion ensued between the Commission and staff regarding various elements of the project, including the proposed vacation of Fourth and Fifth Streets, project access on Main Street, onsite circulation, on-street parking along Belle Avenue, and delivery truck access on Belle Avenue.

Chair Longwell opened the public hearing for the General Plan Amendment.

Joe Morgan, resident, expressed concerns regarding the vacation of city streets and truck access on Belle Avenue.

The applicant addressed several questions including community outreach and parcel ownership within Fourth and Fifth Streets.

Chair Longwell closed the public hearing.

Commissioners provided additional comments for this item.

Colby Cataldi, Planning & Development Director, provided clarification comments.

Moved by: Karen Alexander

Seconded by: Sarah Longwell

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of GPA2024-0003 to the City Council, based on the findings contained in the staff report, and adopt Resolution No. 2676 GRANTING GPA2024-0003 as part of Cycle 1 of General Plan Amendments for 2026.

Aye (3): Sarah Longwell, Karen Alexander, and Craig Siqueland

Nay (1): Matt Woody

Absent (1): Marie Vernon

Motion APPROVED (3 to 1)

7.2 SPA2024-0003

Ms. Lopez provided a recap of the Specific Plan Amendment application.

Chair Longwell opened the public hearing for the Specific Plan Amendment.

Mike Rossi, resident, inquired if delivery truck access on Main Street was considered as an alternative to the proposed access on Belle Avenue.

Chair Longwell closed the public hearing.

Staff addressed the truck access question and explained why placing the truck access on Main was not feasible.

Moved by: Craig Siqueland

Seconded by: Sarah Longwell

That the Planning and Housing Commission recommend APPROVAL of SPA2024-0003 to the City Council, based on the findings contained in the staff report and conditions of approval.

Aye (4): Sarah Longwell, Karen Alexander, Craig Siqueland, and Matt Woody

Absent (1): Marie Vernon

Motion APPROVED (4 to 0)

7.3 PM 38981

The Parcel Map application was not discussed further, and the public hearing for this item was opened and closed with no public comment.

Moved by: Karen Alexander

Seconded by: Craig Siqueland

That the Planning and Housing Commission recommend APPROVAL of PM 38981 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

Aye (4): Sarah Longwell, Karen Alexander, Craig Siqueland, and Matt Woody

Absent (1): Marie Vernon

Motion APPROVED (4 to 0)

7.4 PP2024-0001

The Commission proceeded with a detailed discussion of the Precise Plan application, including the delivery truck route, trash maintenance, the parking plan, landscaping, sound wall, on-street parking along Belle Avenue, and operational hours of the proposed Northgate store. Discussion also included adding conditions of approval to address truck idling and community outreach to the surrounding neighborhood.

Chair Longwell opened the public hearing for the Precise Plan application.

Mr. Morgan, resident, expressed concerns with having the delivery truck access on Belle Avenue potentially impacting the nearby residential properties.

The applicant addressed several questions from the Commission.

Chair Longwell closed the public hearing.

Commissioners made final comments, adding conditions of approval before entering a motion for a vote.

Moved by: Karen Alexander

Seconded by: Sarah Longwell

That the Planning and Housing Commission adopt Resolution No. 2677 GRANTING PP2024-0001 based on the findings contained in the staff report and conditions of approval, with the added conditions that 1) The applicant shall install and maintain the appropriate electrical outlets at the loading docks to minimize truck idling noise. Upon arrival, all delivery trucks, if properly equipped, – including those equipped with Transport Refrigeration Units (TRUs) – shall immediately shut down their engines and, when needed, connect to the provided electrical outlets in lieu of idling. The applicant shall install a “No Truck Idling” sign at the truck loading area. The electrical outlets shall be shown on the applicant’s construction plans for the Northgate building; and 2) Prior to commencement of on-site grading, the applicant shall conduct community outreach with the residents along Belle Avenue (between Sixth Street and Third Street) and along Washburn Avenue (between Fourth Street to Third Street) on the project. Outreach may be completed through written notification such as mailed letters, flyers, or notices placed in residents’ mailboxes. The notification shall include, at a minimum, the project site plan and contact information for a Northgate representative (name, phone number, and email). Prior to distribution, the applicant shall provide a copy of the notice and the list of addresses to the Project Planner with the Planning & Development Department as evidence for compliance with this condition.

Aye (4): Sarah Longwell, Karen Alexander, Craig Siqueland, and Matt Woody

Absent (1): Marie Vernon

Motion APPROVED (4 to 0)

8. WRITTEN COMMUNICATIONS

No written communications were received.

9. ADMINISTRATIVE REPORTS

Mr. Cataldi wished everyone a happy and safe holiday.

10. COMMISSIONERS' REPORTS AND COMMENTS

The Commission expressed gratitude for the opportunity to attend an upcoming training course for planning commissioners and for their one-on-one meetings with the new director of the Planning & Development Department.

11. FUTURE AGENDA ITEMS

It was noted the 2026 schedule of meetings for the Planning & Housing Commission is forthcoming.

12. ADJOURNMENT

Chair Longwell adjourned the meeting at 9:37 p.m. to the Planning and Housing Commission meeting of Monday, January 12, 2026, commencing at 6:00 p.m. in the City Hall Council Chambers.