

# City of Corona

*400 S. Vicentia Ave.  
Corona, CA 92882*

## **Planning and Housing Commission Minutes - Draft**

**Monday, November 20, 2023**

**Council Chambers - 6:00 p.m.**



**Chair Matt Woody**  
**Vice Chair Marie Vernon**  
**Commissioner Karen Alexander**  
**Commissioner Sarah Longwell**  
**Commissioner Craig Siqueland**

## ROLLCALL

**Present** 3 - Chair Matt Woody, Commissioner Karen Alexander, and Commissioner Sarah Longwell

**Absent** 2 - Vice Chair Marie Vernon, and Commissioner Craig Siqueland

## CALL TO ORDER

Chair Woody called the meeting to order.

## PLEDGE OF ALLEGIANCE

Chair Woody led the Pledge of Allegiance.

## COMMUNICATIONS FROM THE PUBLIC

None.

## MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of November 6, 2023.

**A motion was made by Commissioner Alexander, seconded by Chair Woody, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 3 - Chair Woody, Commissioner Alexander, and Commissioner Longwell

## CONSENT ITEMS

None.

## PUBLIC HEARINGS

2. PM 38694: Parcel Map application to subdivide 1.48 acres into two (2) parcels for single family residential purposes and two (2) lettered lots for right-of-way purposes, located at the southeast corner of Upper Drive and Lester Avenue, in the A-14.4 (Single Family Residential, minimum lot size of 14,440 SF) zone. (Applicant: Sajid Bari Syed)

Rene Aguilar, Associate Planner, reviewed the staff report and exhibits for PM 38694. He mentioned an email and petition submitted by residents, which were both made available to the Commissioners and the public.

Discussion ensued between Commission and City staff regarding the history of the parcel map location and details of the current and future site plan layouts, including a flag lot, and easements.

Chair Woody opened the public hearing.

Resident, John Hernandez, expressed opposition to the project's potential density.

Resident, Paul Klein, shared his history with the project site and his opposition to construction there.

The applicant, Mr. Sajid Syed, addressed the Commission, and answered questions regarding past and future plans for his property.

Chair Woody closed the public hearing.

Commissioners and staff discussed details of the Additional Dwelling Unit (ADU) Laws in California, the soil testing required for any new construction, property owners' rights, and 'being a good neighbor'.

**A motion was made by Chair Woody, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend APPROVAL of PM 38694 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval, and find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15332. The motion carried by the following vote:**

**Aye:** 3 - Chair Woody, Commissioner Alexander, and Commissioner Longwell

## WRITTEN COMMUNICATIONS

None.

## ADMINISTRATIVE REPORTS

None.

## PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

## ADJOURNMENT

Chair Woody adjourned the meeting at 6:57 p.m. to the Planning and Housing Commission meeting of Monday, December 11, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.