

Douglas & Denise Wingett  
1107 Old Hickory Road  
Corona, CA 92882  
Phone: (714) 801-1209  
Email: doug@bizal-hoff.com

June 13, 2024

City Council of Corona, CA  
400 S Vicentia Avenue  
Corona, CA 92882-2187

RE: Wingett ADU Grading Permit Application 23-01-4564 / Appeal and Variance Request

Dear Mayor and City Council Members:

As the property owner of 1107 Old Hickory Road, I'm planning the construction of an ADU and garage on my property, which contains an existing single-family residence. The intent is for the property to be multi-generational where my wife and I will reside in the ADU while my daughter and her family reside in the primary residence.

The property was established by the Marvin and Lemon Tracts and includes the streets Shady Mill, Stillwater, Old Hickory, Millbrook and Bridgeport. According to city records, the 110 houses within these tracts were built in 1984 and no sidewalks and streetlights were constructed when the properties were developed. This continues to be the existing condition today and over the years certain properties have had building additions added without having to install the missing public improvements along the property's frontage. According to state law, the construction of the ADU does not require the construction of the missing public improvements. However, the proposed attached garage, being approximately 900 square feet requires the construction of the missing public improvements and the underground of the overhead utilities according to the city's ordinance.

The city's ordinance does make accommodations for the waiver of the construction of the public improvements and the undergrounding of overhead utility wires if the following findings can be made:

**Waiver of public improvements:**

1. The strict application of the particular requirement will cause unnecessary hardship to the applicant, which is inconsistent with the findings, as stated in § 15.48.010;

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**Response:**

The 110 houses in the Marvin and Lemon Tracts were constructed in 1984 and the developer was not required to construct sidewalks and streetlights along the street frontages of these properties, which include portions of Shady Mill, Stillwater, Old Hickory, Millbrook and Bridgeport. The installation of the missing public improvements along my street frontage, which includes Old Hickory Road and Waterfall Lane, would be incongruent with the properties that are immediately adjacent to my property. The construction of the sidewalks along my property's frontage would not connect to other sidewalks because no sidewalks exist on the adjoining properties. Additionally, no streetlights exist within the street segments identified in the Marvin and Lemon Tracts. Therefore, this requirement would cause unnecessary hardship because the adjacent properties would remain in their current condition where no sidewalks or streetlights exist.

2. There are exceptional circumstances or conditions applicable to the subject property, or to its proposed use or development which make the application of the requirement unfair and oppressive to the applicant.

**Response:**

The construction of the missing public improvements would be inconsistent with the appearance of this neighborhood and not adjoin other improvements. The improvements at this corner would essentially be an island and stand on its own with no connection to a sidewalk beyond the boundaries of my property.

3. The granting of a waiver or deferral from such requirement would not adversely affect the public health, safety, and general welfare, nor be injurious to any property or improvements in the immediate vicinity of the property for which the applicant has pending with the city a request for a building permit.

**Response:**

Other property owners, including the property immediately to the north of our property, were not required to install the missing public street improvements or underground the overhead utilities when subsequent building additions were constructed. The adjacent property to the north of my property constructed an 875sf addition in 2017 and was not required to construct the missing sidewalks, streetlight or undergrounding of overhead utilities along the property's frontage. Additionally, city staff researched city records to see if any liens exist on the properties in the Marvin and Lemon Tracts for the missing public improvements, and no liens exist on any of the properties.

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**Waiver of the undergrounding of overhead utilities:**

1. The request would be unreasonable, impractical and cause undue hardship to the applicant or the general public.

**Response:**

The overhead wires on the west side of Waterfall Lane are multi-tiered and exist continuously from the corner of Millbrook and Waterfall (north) to the corner of Stillwater and Waterfall (south), which is approximately 1,400 linear feet. The one pole that fronts my property on Waterfall Lane supports the overhead wires that extend beyond my property. The overhead wires along the front of my property cannot be placed underground unless the overhead wires beyond my property are also placed underground to the next pole to the north and south on the neighbors' properties. Therefore, the cost to underground the overhead wires is not proportionate to the improvements being made to my property and is an unreasonable request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Denise Wingett".A handwritten signature in cursive script, appearing to read "Doug Wingett".

Doug and Denise Wingett  
Jessica Lamm  
(Applicants)

ATTACHMENTS – Photos of my property on following pages.



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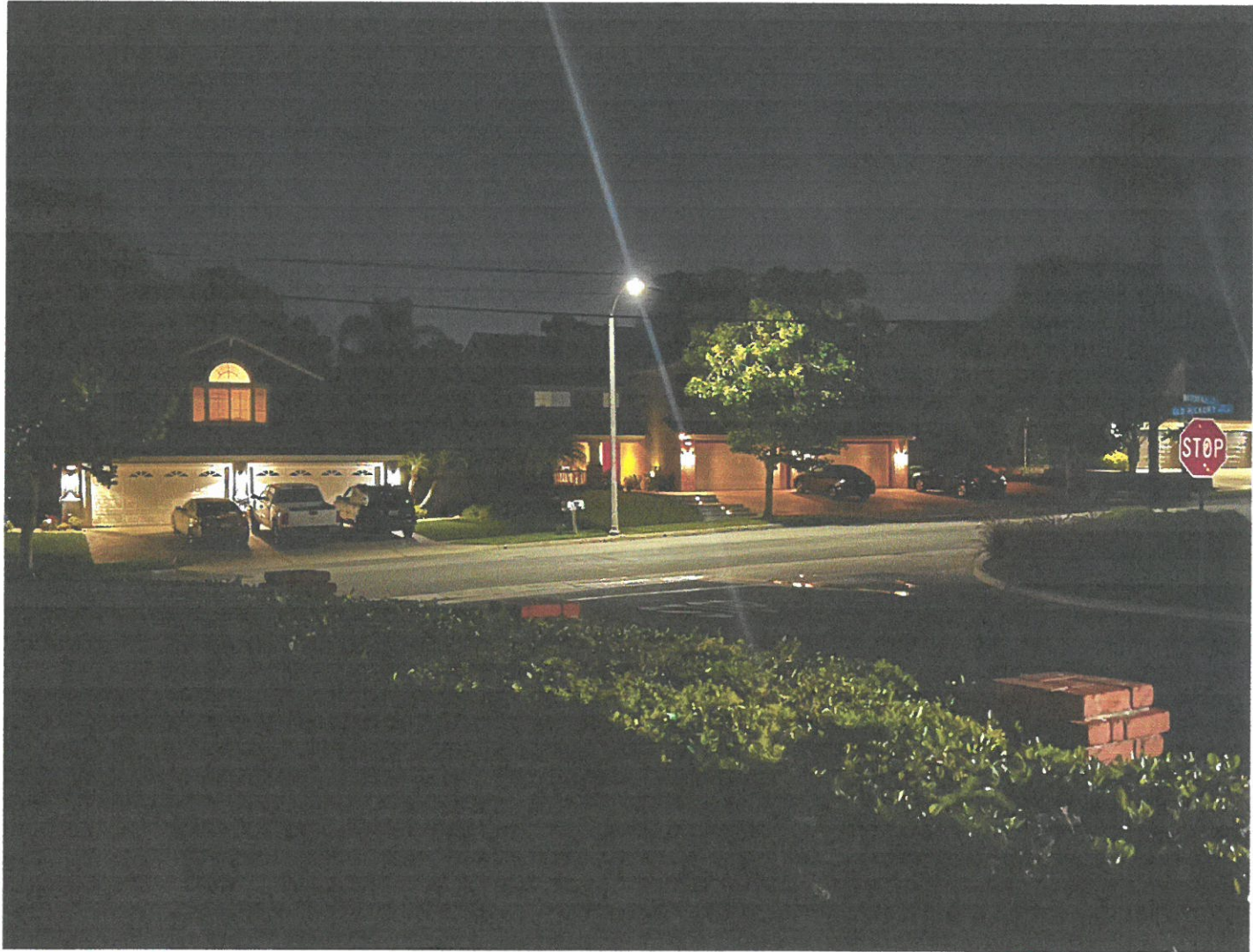
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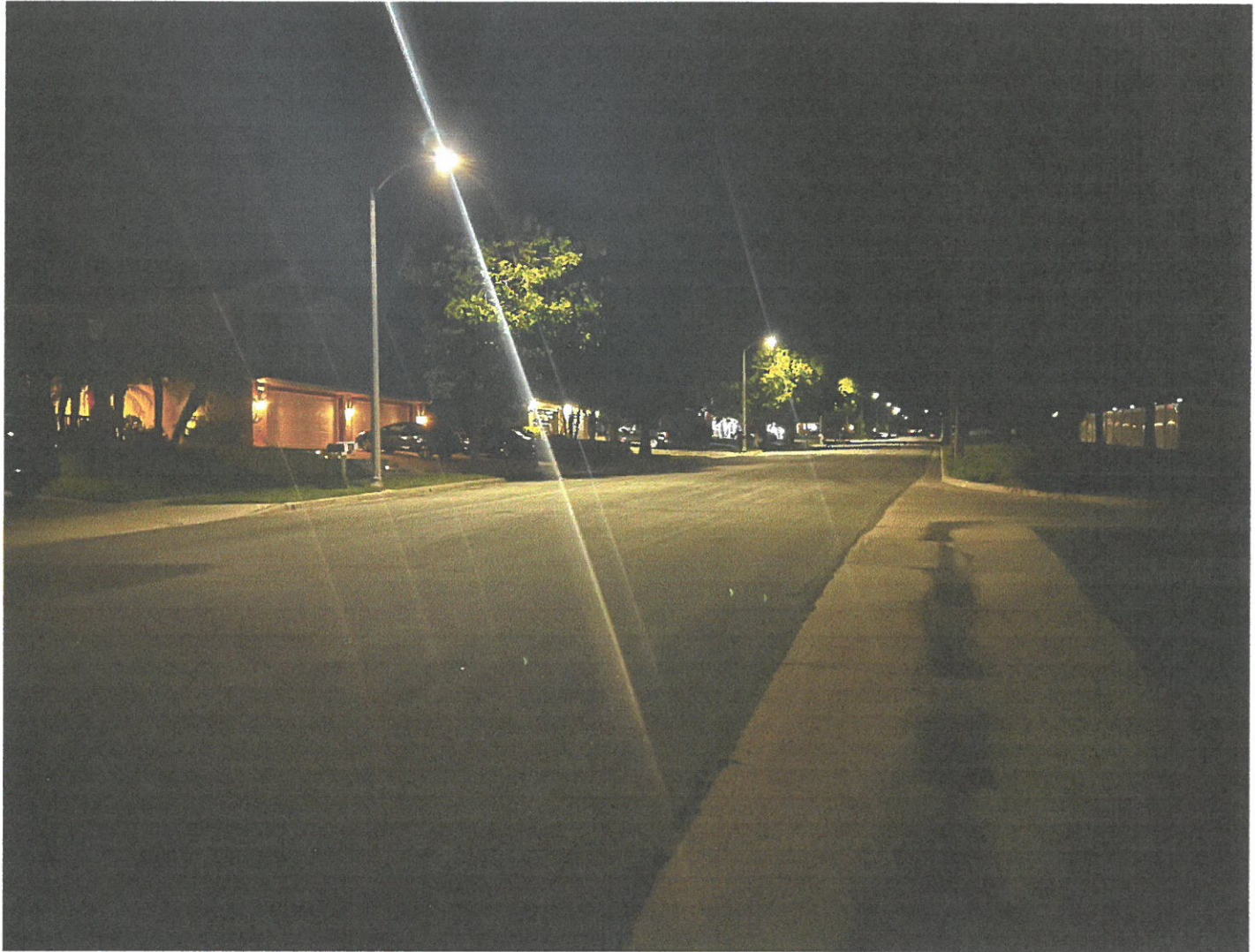
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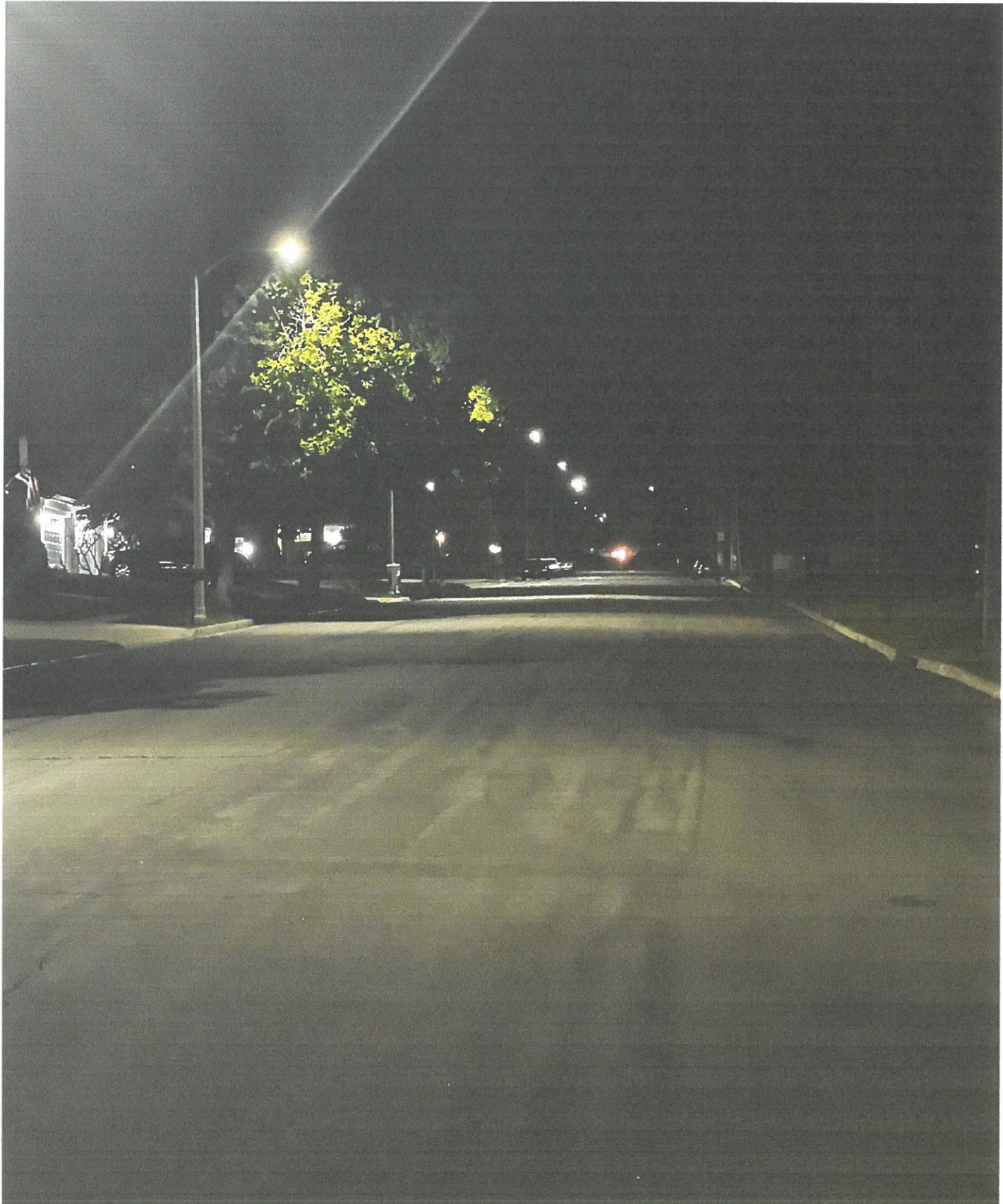
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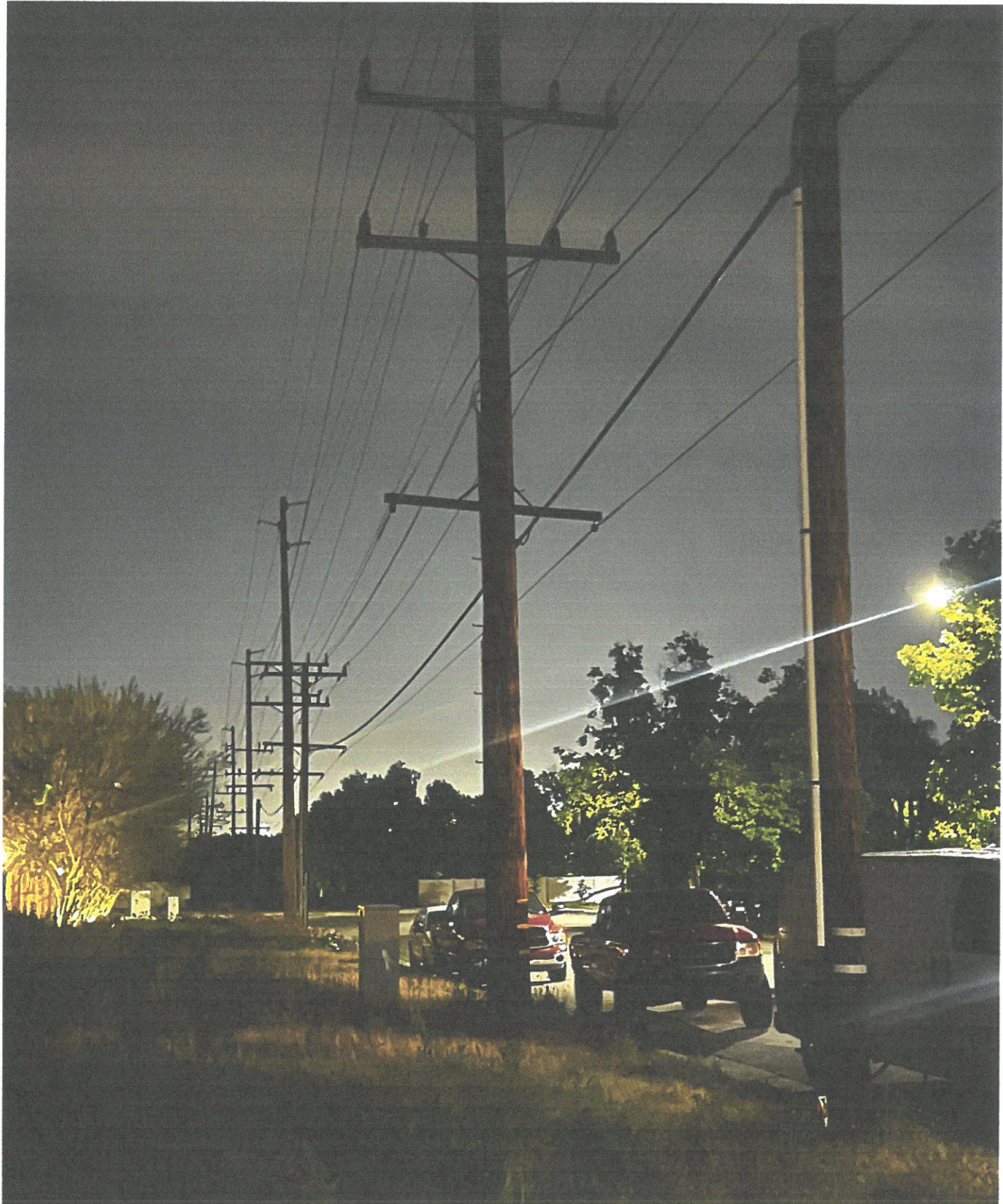
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City Of Corona-City Clerk  
400 S Vicentia Ave  
Corona, CA 92882  
951-279-3532

# Of Corona - Payment Receipt

Clerk  
Vicentia Ave  
Corona, CA 92882

Batch: 73280  
Trans ID: 1023988  
Trans Date: 6/13/2024 10:58:08 AM  
User: RohndaS

6/13/2024 13:43:03  
Terminal SN: 2M774087

## Credit Sale:

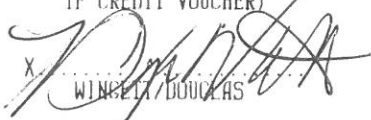
Transaction #: 95  
Card Type: Visa  
Account: \*\*\*\*\*7709  
Entry: Chip  
WINGETT  
OLD HICKORY ROAD  
Corona, CA 92882

Amount: USD\$1,628.00

Ref. Number: 10028497797  
Auth. Code: 09031D  
Response: APPROVED

Code: Issuer  
ID: A0000000031010  
VR: 0080008000  
AD: 0602120321A002  
SI: E800  
RC: Z3  
PPN: CHASE VISA  
PPLAB: VISA CREDIT

I AGREE TO PAY ABOVE TOTAL  
AMOUNT ACCORDING TO CARD ISSUER  
AGREEMENT (MERCHANT AGREEMENT  
IF CREDIT VOUCHER)

X   
WINGETT/DOUGLAS  
MERCHANT COPY

POWERED BY FIDELITY

	Reference	Qty	Price	Ext.Price
ound Waiver	10028497797	1.00	\$1,628.00	\$1,628.00

Reference	Amount
10028497797	\$1,628.00

Account #	Amount
11011000	\$1,628.00

City Clerk - 951-736-2201

Cash:	\$0.00
Checks:	\$0.00
Credit Cards:	\$1,628.00
Paypal/Deposit:	\$0.00
Amount Tendered:	\$1,628.00
Change Due:	\$0.00
<b>Total Paid:</b>	<b>\$1,628.00</b>