



City of Corona  
**Planning & Housing Commission Minutes**

Monday, March 10, 2025, 6:00 p.m.  
Council Chambers  
400 S. Vicentia Avenue  
Corona, CA 92882

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

Commission Absent: Craig Siqueland

---

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 - February 24, 2025**

A resident addressed the Commission with a request to speak, and Chair Longwell confirmed the speaker wanted to wait for the Public Hearing item.

These minutes were approved.

**Moved by:** Karen Alexander

**Seconded by:** Marie Vernon

Aye (4): Matt Woody, Marie Vernon, Sarah Longwell, and Karen Alexander

Absent (1): Craig Siqueland

**Motion APPROVED (4 to 0)**

4. **COMMUNICATIONS FROM THE PUBLIC**

None.

5. **CONSENT CALENDAR**

None.

6. **PUBLIC HEARINGS**

6.1 **CUP2023-0015**

Brendan Dalde, Assistant Planner, reviewed the staff report and exhibits for CUP2023-0015.

Discussion ensued between the Commission and staff regarding the project's access, vehicular queuing at the entrance, on-site circulation, parking, and potential noise and light impacts. Staff provided clarification.

Chair Longwell opened the public hearing.

Asad Basravi, applicant, provided the Commission a brief history of their religious denomination and of their proposed project, and addressed various questions from the Commission and staff.

Fernando and Maricelda Gomez, residents, expressed concern for potential overflow parking issues on Nanners Way.

Ramiro Gonzalez, resident, expressed concerns about potential lighting, noise, and traffic issues.

Melissa and Jessie Arreola, residents, spoke in opposition of the project.

Leon Matsuki, resident, expressed concerns with potential noise levels from the project.

Jose Sanchez, resident, expressed traffic concerns related to the project.

Waseem Rashid, project architect, addressed the Commission's questions regarding potential revisions to the project's on-site circulation and access.

Hasnain Khaku, project developer, expressed appreciation to the Commission for consideration of their application.

Mr. Bazravi, addressed concerns raised by the Commission and resident speakers.

Joanne Coletta, Planning and Housing Commission Director, provided clarifying comments regarding parking and traffic concerns.

Chair Longwell closed the public hearing.

Commission and staff discussion continued, and Commission moved to vote with additional conditions of approval.

**Moved by:** Marie Vernon

**Seconded by:** Karen Alexander

That the Planning and Housing Commission find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and adopt Resolution No. 2661 GRANTING CUP2023-0015, based on the findings contained in the staff report and conditions of approval, with the added conditions that: The drive aisle extending west from the northerly driveway on Main Street shall be designed as a through-access connecting to the back drive aisle to allow for left turns to prevent possible vehicular stacking on Main Street from this driveway; At no time shall there be any outdoor audible speakers or amplifying device; Applicant shall notify congregants that parking access on any residential street including Nanners Way is prohibited.

Aye (4): Matt Woody, Marie Vernon, Sarah Longwell, and Karen Alexander

Absent (1): Craig Siqueland

**Motion APPROVED (4 to 0)**

**7. WRITTEN COMMUNICATIONS**

None.

**8. ADMINISTRATIVE REPORTS**

None.

**9. COMMISSIONERS' REPORTS AND COMMENTS**

None.

**10. FUTURE AGENDA ITEMS**

Future agenda items are to be determined.

**11. ADJOURNMENT**

Chair Longwell adjourned the meeting at 6:44 p.m. to the Planning and Housing Commission meeting of Monday, March 24, 2025, commencing at 6:00 p.m. in the City Hall Council Chambers.