

# City of Corona

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

## City Council Meeting Final Agenda



**CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF  
CORONA/CORONA PUBLIC FINANCING AUTHORITY/CORONA UTILITY  
AUTHORITY/CORONA HOUSING AUTHORITY MEETING**

**Jim Steiner, Mayor  
Jacque Casillas, Vice Mayor  
Tony Daddario, Council Member  
Tom Richins, Council Member  
Wes Speake, Council Member**

Wednesday, April 2, 2025

Closed Session Council Board Room 5:00 PM  
Open Session Council Chambers 6:00 PM

1. **CONVENE CLOSED SESSION**

1.1 **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code Section 54956.9 (d)(1)  
United States, et al. ex rel John Hendrix v. J-M Manufacturing Company Inc., and Formosa Plastics Corporation, U.S.A., Case No. ED CV06-00055-GW

1.2 **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8  
Property: 365 N Main St (APN 119-280-060)  
Agency Negotiator: Jacob Ellis, City Manager  
Negotiating Party: Dalia Gadelmawla  
Under Negotiation: Price & Terms of Payment

2. **INVOCATION**

*The invocation may be offered by a person of any religion, faith, belief or non-belief, as well as Council Members. A list of volunteers is maintained by the City Clerk and interested persons should contact the Clerk for further information.*

3. **PLEDGE OF ALLEGIANCE**

4. **CONVENE OPEN SESSION**

*Individuals wishing to address the City Council are requested to complete a speaker card available at the rear of the Council Chambers. Please deliver the card to the City Clerk prior to the item being heard by the City Council or, for items not listed on the agenda, before the "Communications" section of the agenda is called. Please observe a three-minute limit for communications and please note that the Communications section of the agenda is limited to items within the subject matter jurisdiction of the City Council that are not listed on the agenda. Once called upon to speak, you are requested to state your name and city of residence for the record.*

5. **PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

5.1 **PROCLAMATION: DONATE LIFE MONTH**

5.2 **RECOGNITION: BORDER PICKLE BALL COURTS**

5.3 **PRESENTATION: NATIONAL MAYOR'S CHALLENGE FOR WATER CONSERVATION**

**6. MEETING MINUTES**

**6.1 MINUTES - CITY COUNCIL MEETING MARCH 19, 2025**

Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority City Council Meeting of March 19, 2025

**6.2 MINUTES - SPECIAL MEETING MARCH 19, 2025**

Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority Special Meeting of March 19, 2025

**7. CONSENT CALENDAR**

*All items listed on the Consent Calendar are considered to be routine matters, status reports or documents covering previous City Council action. The items listed on the Consent Calendar may be enacted in one motion. With the concurrence of the City Council, a Council member or any person in attendance may request that an item be removed for further consideration.*

**7.1 CITY COUNCIL ADOPTION OF ORDINANCE NO. 3413, SECOND READING OF AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA**

APPROVING A CHANGE OF ZONE TO CHANGE THE ZONING ON 0.86 ACRES LOCATED ON THE EAST SIDE OF PROMENADE AVENUE, APPROXIMATELY 170 FEET NORTH OF EAST SIXTH STREET, FROM C-3 (GENERAL COMMERCIAL) TO M-1 (LIGHT MANUFACTURING) (CZ2022-0004)

**7.2 RESOLUTION ORDERING THE SUMMARY VACATION OF TWO EASEMENTS TRAVERSING TRACT 37030 AND TRACT 37644 LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15 IN THE BEDFORD COMMUNITY**

That the City Council adopt Resolution No. 2025-018, ordering the summary vacation of the two public trail easements on Lots "C" and "F" of Tract 37030 and Lot "H" of Tract 37644.

**7.3 PUBLIC IMPROVEMENT AGREEMENT, SURVEY MONUMENTATION AGREEMENT AND FINAL TRACT MAP 36634 LOCATED ON THE EASTSIDE OF HUDSON AVENUE AT POPPYSEED LANE**

That the City Council:

- a. Approve the Final Map for Tentative Tract Map 36634.
- b. Authorize the City Manager, or his designee, to execute Landscape Improvement, Public Improvement, and Survey Monumentation Agreements between the City and Poppybend LLC, a California Limited Liability Company.

**7.4 MAINTENANCE/GENERAL SERVICES AGREEMENTS WITH VARIOUS FIRMS FOR TRAFFIC SIGNAL MAINTENANCE AND REPAIR SERVICES**

That the City Council:

- a. Award Request for Proposals No. 25-017SB for traffic signal maintenance and repair services to St. Francis Electric, LLC, Econolite Systems, Inc., Bear Electrical Solutions, LLC,

Crosstown Electrical & Data, Inc., and Macadee Electrical Construction.

- b. Approve the Maintenance/General Services Agreements with St. Francis Electric, LLC, Econolite Systems, Inc., Bear Electrical Solutions, LLC, Crosstown Electrical & Data, Inc., and Macadee Electrical Construction.
- c. Authorize the City Manager, or his designee, to execute the Maintenance/General Services Agreements with St. Francis Electric, LLC., Econolite Systems, Inc., Bear Electrical Solutions, LLC, Crosstown Electrical & Data, Inc., and Macadee Electrical Construction in the amount of \$200,000 each per fiscal year for the initial contract term ending June 30, 2026, with two two-year option year renewals ending June 30, 2030.
- d. Authorize the City Manager, or his designee, to negotiate and execute non-substantive extensions, change orders, and amendments up to 10% as authorized in Corona Municipal Code Section 3.08.060(J).
- e. Authorize the City Manager, or his designee, to issue a purchase order to St. Francis Electric, LLC., Econolite Systems, Inc., Bear Electrical Solutions, LLC, Crosstown Electrical & Data, Inc., and Macadee Electrical Construction in accordance with the duly authorized and executed agreements.

**7.5 WAIVER FROM SECTION 15.48.020 OF THE CORONA MUNICIPAL CODE REQUIRING THE CONSTRUCTION OF THE MISSING PUBLIC STREET IMPROVEMENTS LOCATED AT 3980 HOWE STREET ASSOCIATED WITH THE CONSTRUCTION OF AN ACCESSORY STRUCTURE (APN 116-113-006) (APPLICANT: RICHARD DE**

That the City Council waive the requirement from Section 15.48.020 of the Corona Municipal Code requiring the construction of the missing public street improvements adjacent to 3980 Howe Street.

**7.6 MAINTENANCE/GENERAL SERVICES AGREEMENTS WITH SUPERIOR PAVEMENT MARKINGS, INC., AND WGJ ENTERPRISES, INC. dba PCI FOR STREET STRIPING AND PAVEMENT MARKING SERVICES**

That the City Council:

- a. Award Request for Proposals No. 25-014SB for Street Striping Services to Superior Pavement Markings, Inc. and WGJ Enterprises, Inc. dba PCI for the not-to-exceed fiscal year amounts noted therein.
- b. Approve the Maintenance/General Services Agreements with Superior Pavement Markings, Inc. and WGJ Enterprises, Inc. dba PCI.
- c. Authorize the City Manager, or his designee, to execute the Maintenance/General Services Agreements with Superior Pavement Markings, Inc., and WGJ Enterprises, Inc. dba PCI for \$200,000 each per fiscal year for the initial contract term ending June 30, 2026 with two additional two-year optional extension renewals ending June 30, 2030.
- d. Authorize the City Manager, or his designee, to negotiate and execute non-substantive extensions, change orders, and amendments up to 10% as authorized by Corona Municipal Code Section 3.08.060(J)
- e. Authorize the City Manager, or his designee, to issue a purchase order to Superior Pavement Markings, Inc., and WGJ Enterprises Inc. dba PCI in accordance with the duly authorized and executed agreements.

**7.7 CONSTRUCTION CONTRACT WITH VENTURE CONSTRUCTION & MANAGEMENT FOR THE CITY HALL VETERANS MEMORIAL IMPROVEMENTS**

That the City Council:

- a. Find David Ollis Landscape Development, Inc. non-responsive to Notice Inviting Bids 25-019AT and reject all other prior bids for reasons noted in this staff report, and cancel the existing contract.
- b. Approve the Construction Contract with Venture Construction & Management for the City Hall Veterans Memorial Improvements Project Re-Bid, No. FC-2023-06, in the amount of \$488,635.
- c. Award Notice Inviting Bids 25-039AT to Venture Construction & Management, the lowest responsive, responsible bidder, for the total bid amount of \$488,635, and waive all minor irregularities in the bidding document as submitted by the said bidder.
- d. Authorize the City Manager, or his designee, to execute the Construction Contract with Venture Construction & Management in the amount of \$488,635, including any non-substantive extensions, change orders, purchase orders, and amendments up to the amount authorized by Corona Municipal Code Section 3.08.050(H) which is equivalent to 10% or \$48,863.
- e. Authorize an appropriation in the amount of \$122,414 from Measure X Fund 120 to the City Hall Veterans Memorial Improvements Project, No. FC-2023-06.

**7.8 UPDATE ON CONTRACTED EMERGENCY TRANSMISSION WATER MAIN AND PARKING LOT REPAIRS AT 515 SOUTH PROMENADE AVENUE PURSUANT TO CORONA MUNICIPAL CODE SECTION 3.08.130(A)**

That the City Council receive and file the update to contracted emergency transmission water main line and parking lot repairs at 515 South Promenade Avenue.

That the Corona Utility Authority review, ratify, and to the extent necessary, direct the City Council to take the above actions.

**7.9 RESOLUTION ADOPTING THE CITY'S DWELLING UNIT OCCUPANCY FACTOR ACCORDING TO SECTION 16.35.040 OF THE CORONA MUNICIPAL CODE FOR DETERMINING THE MAXIMUM AREA OF PARKLAND THAT IS REQUIRED TO BE DEDICATED FOR RESIDENTIAL SUBDIVISIONS**

That the City Council approve Resolution 2025-017 establishing the dwelling unit occupancy factor based upon the 2020 U.S. Census data for determining the amount of parkland to be dedicated pursuant to Chapter 16.35 of the Corona Municipal Code.

**7.10 FIRST AMENDMENT TO THE MAINTENANCE/GENERAL SERVICES AGREEMENT WITH NATIONAL CONSTRUCTION RENTALS, INC. TO INCREASE THE COMPENSATION BY \$75,000 FOR A TOTAL COMPENSATION OF \$175,000 FOR FISCAL YEAR ENDING JUNE 30, 2025**

That the City Council:

- a. Approve the First Amendment to the Maintenance/General Services Agreement with National Construction Rentals, Inc. to increase the compensation by \$75,000 for total compensation of \$175,000 for the fiscal year ending June 30, 2025.
- b. Authorize the City Manager, or his designee, to execute the First Amendment to the Maintenance/General Services Agreement with National Construction Rentals, Inc. for total compensation of \$175,000 for the fiscal year ending June 30, 2025.

- c. Authorize the City Manager, or his designee, to issue a change order to Purchase Order B250278 to National Construction Rentals, Inc. in the amount of \$75,000 for a total purchase order amount of \$175,000.

**8. COMMUNICATIONS FROM THE PUBLIC**

*Persons wishing to address the City Council are requested to state their name and city of residence for the record. This portion of the agenda is intended for general public comment only, which means it is limited to items within the subject matter jurisdiction of the City Council that are not listed on the agenda. Please note that state law prohibits the City Council from discussing or taking action on items not listed on the agenda. The City Council will appreciate your cooperation in keeping your comments brief. Please observe a three-minute limit for communications.*

**9. PUBLIC HEARINGS**

*This portion of the agenda is for advertised public hearing items where formal public testimony on each individual item is accepted prior to City Council action.*

**9.1 PUBLIC HEARING FOR CITY COUNCIL CONSIDERATION AND APPROVAL OF AMENDMENT NO. 1 TO THE 2024-2025 ACTION PLAN & 2022-2023 ACTION PLAN**

That the City Council:

- a. Conduct a public hearing to receive comments concerning Amendment No. 1 to Program Year 2024-2025 HUD and Program Year 2022-2023 Action Plans of the HUD Consolidated Plan.
- b. Approve Amendment No. 1 to the Program Years 2024-2025 and 2022-2023 Action Plans of the HUD Consolidate Plan to cancel an activity (Program Year 2024 Victoria Park Community Center Park Improvements Project Phase III) and to transfer the funds to an existing project (Program Year 2022 Victoria Park Improvements Phase I - Splash Pad) in excess of 50% of the project's original budget.
- c. Authorize the City Manager, or his designee, to prepare and process all necessary budgetary transactions to effectuate the changes in Amendment No. 1 for the Program Years 2024-2025 and 2022-2023 Action Plans.
- d. Authorize the City Manager, or his designee, to negotiate, execute, and amend contracts with sub-recipients, developers, or professional service providers as necessary to implement CDBG funds under the approved projects identified in Amendment No. 1 to the Program Years 2024-2025 and 2022-2023.
- e. Authorize the City Manager, or his designee, to execute, amend, and submit all plans and documents necessary to administer the CDBG projects identified in Amendment No. 1 to the United States Department of Housing and Urban Development.

**10. ADMINISTRATIVE REPORTS**

*The portion of the agenda is for Council discussion and action on staff reports and new topics that may not be routine status reports, or documents covering previous City Council action.*

**10.1 REQUEST BY COUNCIL MEMBER SPEAKE ASKING THE CITY COUNCIL TO CONSIDER AN UPDATE TO THE CITY'S HERITAGE INVENTORY TO INCLUDE CERTAIN COMMERCIAL STRUCTURES**

That the City Council provide direction to City staff based on one of the options presented in the staff report.

**10.2 REQUEST FROM COUNCIL MEMBER SPEAKE FOR PROPOSED IMPROVEMENTS TO THE MAGNOLIA AVENUE AND EL SOBRANTE ROAD INTERSECTION**

That the City Council:

- a. Approve staff's recommendation to implement the short-term plan of crosswalk removal at El Sobrante Road in the interest of removing disruptions to the corridors signal coordination.
- b. Provide feedback and direction on the proposed long-term treatments, perform detailed traffic studies to quantify the impacts of these proposed treatments, and prepare a future presentation to discuss conceptual alternatives and study results for the proposed long-term reconfigurations of the intersection of Magnolia at El Sobrante.

**10.3 ECONOMIC DEVELOPMENT STRATEGIC PLAN UPDATE**

That the City Council receive an update and provide feedback on the implementation of the Economic Development Strategic Plan.

**10.4 APPROVAL OF RESOLUTION 2025-020, A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CORONA ESTABLISHING ITS INTENTION TO AMEND ITS AGREEMENT WITH CALPERS**

That the City Council:

- a. Adopt Resolution No. 2025-020, the intention to approve an amendment to the contract between the Board of Administration California Public Employees' Retirement System and the City Council of the City of Corona.
- b. Introduce, by title only, and waive full reading of consideration of Ordinance No. 3414, first reading of an ordinance authorizing an amendment to the contract between the City Council of the City of Corona, and the Board of Administration of the California Public Employees' Retirement System.

**11. LEGISLATIVE MATTERS**

*The portion of the agenda is for proposed ordinances presented for the City Council's consideration.*

**12. REPORTS FROM BOARDS AND COMMISSIONS**

*This portion of the agenda lists items from Commissions and Boards from the City Council, Commissioners, and Staff.*

**12.1 Library Board of Trustees**

**12.2 Planning & Housing Commission**

**12.2.a STAFF REPORT - CONDITIONAL USE PERMIT 2023-0015**

CONDITIONAL USE PERMIT 2023-0015 FOR THE ESTABLISHMENT OF A RELIGIOUS FACILITY (MOSQUE) WITHIN AN EXISTING 4,330 SQUARE-FOOT RESIDENTIAL DWELLING, ON 1.37 ACRES LOCATED AT 2460 SOUTH MAIN STREET IN THE R-1-

8.4, SINGLE FAMILY RESIDENTIAL, ZONE (APPLICANT: ALI RAZA RIZVI, Sajjadia Islamic Society)

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2023-0015, based on the finding contained in the staff report and conditions of approval. OR
- b. Set the item for review at a subsequent meeting.

**12.3 Parks & Recreation Commission**

**12.4 Regional Meetings**

- 12.4.a UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE CAL CITIES HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING OF MARCH 27, 2025

**13. CITY ATTORNEY'S REPORTS AND COMMENTS**

**14. CITY MANAGER'S REPORTS AND COMMENTS**

**15. CITY COUNCIL MEMBERS' REPORTS AND COMMENTS**

**16. FUTURE AGENDA ITEMS**

*This portion of the agenda is for items requested by the Mayor, Council Members or Staff for consideration at a future meeting. No immediate action is taken on Future Agenda Items; this section serves to highlight topics that will be considered at upcoming meetings. Council action on items that have appeared in this section takes place under Administrative Reports, when accompanied by a staff report.*

- 16.1 MCKINLEY GRADE SEPARATION UPDATE (STAFF) APRIL 16, 2025
- 16.2 AUTOMATIC GATES AT PARKS (STAFF) APRIL 16, 2025
- 16.3 HISTORIC CIVIC CENTER (HCC) OPERATIONS PLAN (STAFF) APRIL/MAY
- 16.4 SKYLINE MASTER PLAN (STAFF) APRIL/MAY
- 16.5 HERITAGE ROOM POLICY UPDATES (STAFF) APRIL/MAY
- 16.6 CORPORATE AND COMMUNITY GIVING POLICY (STAFF) MAY 7, 2025
- 16.7 INCLUSIONARY HOUSING ORDINANCE (W. SPEAKE) – JUNE/JULY
- 16.8 FUTURE CIP FOR DEDICATED RIGHT TURN LANE FOR WB BEDFORD TO CAJALCO (W. SPEAKE) TBD
- 16.9 WRCRWA REPRESENTATIVE CHANGE (W. SPEAKE) – TBD
- 16.10 UPDATE CMC 9.52.030, NO EXCEPTION - CERTAIN CCW PERMITS (T. DADDARIO) TBD
- 16.11 FEATHER FLAG PERMIT AMENDMENTS (W. SPEAKE) TBD



- 16.12 EXPLORE CMC ORDINANCE CHANGES TO SET TIME LIMITS FOR SPECIFIC FOR TEMPORARY FENCING AND BOARDED UP WINDOWS (W. SPEAKE) TBD
- 16.13 EXPLORE CORDON PRICING OF THE FOOTHILL CORRIDOR TO DETER CUT THROUGH TRAFFIC (W. SPEAKE) TBD
- 16.14 REVIEW/AMEND SECTION 17.63.120 ALTERATION, RELOCATION OR DEMOLITION OF HISTORIC RESOURCES, SPECIFICALLY (D)(6) (W. SPEAKE) TBD

17. **ADJOURNMENT**

*The next regular meeting of the City Council is scheduled for April 16, 2025 or thereafter as noted on the posted agenda for closed session items in the City Council Board Room followed by the regular meeting at 6:00 p.m. or thereafter as noted on the posted agenda in the City Council Chambers.*

*This meeting is being conducted in person as well as via teleconference. For members of the public wishing to submit written comments, please email comments to the City Clerk at [CityClerk@CoronaCA.gov](mailto:CityClerk@CoronaCA.gov) prior to the City Council meeting and your comments will be made part of the official record of proceedings.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

*Meeting is Being Recorded.*