



STAFF REPORT

DATE: 10/02/2024
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2024-52

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

ZONE TEXT AMENDMENT 2024-0003 TO TITLE 17 OF THE CORONA MUNICIPAL CODE AMENDING CHAPTER 17.63, HISTORICAL RESOURCES AND ADDING CHAPTER 2.38 ESTABLISHING A HISTORIC PRESERVATION BOARD TO TITLE 2 OF THE CORONA MUNICIPAL CODE (APPLICANT: CITY OF CORONA)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve Zone Text Amendment 2024-0003 (ZTA2024-0003) as recommended by the Planning and Housing Commission amending Chapter 17.63, Historical Resources, of the Corona Municipal Code. The amendment adds and amends definitions, creates a new historic resources listing for a structure of merit, and replaces certain responsibilities delegated to the Planning Commission to a Historic Preservation Board. Chapter 2.38 is also being added to the CMC to establish the creation of a Historic Preservation Board.

RECOMMENDED ACTION:

That the City Council:

- a. Approve Zone Text Amendment 2024-0003, as recommended by the Planning and Housing Commission.
- b. Introduce, by title only, and waive full reading of consideration of Ordinance No. 3403, first reading of an ordinance adding Chapter 2.38 (Historic Preservation Board)

to Title 2 (Administration and Personnel) and amending Chapter 17.63 (Historic Resources) of Title 17 (Zoning) of the Corona Municipal Code (ZTA2024-0003).

BACKGROUND & HISTORY:

Chapter 17.63 of the Corona Municipal Code (CMC) governs historic resources in the City. The Historic Resources ordinance was adopted in 2001 and establishes definitions, criteria for listing properties on the City's heritage inventory and local landmark register, criteria for deleting or reducing a listing on the heritage inventory or local landmark register, and criteria for the alteration, relocation or demolition of historic resources. The ordinance also covers other miscellaneous requirements associated with historic resources.

The City Council at its study session meetings on April 19, 2023, and March 20, 2024, discussed certain amendments to the Historic Resources ordinance which included adding a new historic resource category for a structure of merit and replacing the responsibilities delegated to the Planning Commission to a Historic Preservation Board. Most of the City Council agreed to the proposed changes and directed staff to prepare the appropriate amendment to the ordinance.

ANALYSIS:

ZTA2024-0003 amends several sections of Chapter 17.63. Noteworthy changes to the Historic Resources ordinance are described below.

- **Section 17.63.020 Definitions.** Definitions for California Historical Landmarks, Historic Artifacts, Historic Preservation Board, and Structure of Merit were added. Other definitions were also amended to commensurate with the changes being made to the ordinance.
- **Section 17.63.050 Corona Register – Landmark Listing Criteria.** For a landmark to be listed on the local register, one of the criteria is for the age of the historic resource to be in existence for a period of 50 years. Rather than stipulating the number of years for a historic resource, this is being amended to identify an era. The amendment changes a property to be in existence before 1950, or if in existence after 1950, is of exceptional historical importance to the community.
- **Section 17.63.065 Corona Register – Structures of Merit Listing Criteria.** This is a new section being added to the Historic Resources ordinance. The structure of merit category is below the listing of a landmark but is worthy of being nominated to the local register because it includes physical elements that contribute to the City's heritage and are worthy of preservation. A property identified as a structure of merit would be eligible for a Mills Act contract, which would allow the property owner to receive a reduced property tax in exchange for the maintenance and preservation of the property as a historic resource.
- **Historic Preservation Board.** The ordinance delegates authority to the Planning Commission when it comes to reviewing local landmark nominations, adding or removing properties from the Heritage Inventory or Corona Register, and reviewing major alterations, relocation, or demolition of a historic resource on the Corona

Register. Other duties of the Planning Commission include the review of any amendment to the Historic Resources Element of the General Plan, a recommendation to survey potential historic resources to be listed on the Corona Register or Heritage Inventory, and public outreach programs regarding the management and preservation of historic resources. The amendment is proposing a Historic Preservation Board to oversee these responsibilities instead of the Planning Commission.

Title 2 of the CMC is being amended to add Chapter 2.38 establishing the Historic Preservation Board for the City.

FINANCIAL IMPACT:

The amendment to the CMC is City-initiated; therefore, no application fees were paid for the processing of this application.

ENVIRONMENTAL ANALYSIS:

Per Section 15061(b)(3) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.06 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed amendment involves text revisions to the CMC and will have no significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting on September 9, 2024, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Alexander/Vernon) and carried with Commissioner Longwell voting "No" that the Planning and Housing Commission recommend approval of ZTA2024-0003 to the City Council, based on the findings and conditions contained in the Staff Report. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Ordinance No. 3403
2. Exhibit 2 – CMC Chapter 17.63 Redlines
3. Exhibit 3 – Planning and Housing Commission staff report
4. Exhibit 4 – Minutes of the Planning and Housing Commission meeting of September 9, 2024