

City of Corona

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

City Council Minutes - Draft

Wednesday, August 21, 2024

**Closed Session Council Board Room 4:30 PM
Open Session Council Chambers 6:30 PM**



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

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

The City Council meeting of August 21, 2024, will be conducted in person. Members may attend in person or remotely. To participate remotely, please use the following link:

<https://coronaca-gov.zoom.us/j/81225375239>

CONVENE CLOSED SESSION

Closed Session convened at 5:08 p.m. for the purposes listed below. Present were Mayor Richins, Vice Mayor Steiner, Council Member Casillas, Council Member Daddario, and Council Member Speake. Closed Session adjourned at 6:15 p.m.

- 1.** CONFERENCE WITH REAL PROPERTY NEGOTIATORS
PURSUANT TO GOVERNMENT CODE SECTION 54956.8
PROPERTY: 815 W SIXTH STREET, APN 118-270-049
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER
NEGOTIATING PARTY: CORONA SYMPHONY ORCHESTRA
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT
- 2.** CONFERENCE WITH REAL PROPERTY NEGOTIATORS
PURSUANT TO GOVERNMENT CODE SECTION 54956.8
PROPERTY: 152 E SIXTH STREET, APN 117-191-014
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER
NEGOTIATING PARTY: CORONA NORCO UNIFIED SCHOOL DISTRICT
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT
- 3.** CONFERENCE WITH LABOR NEGOTIATORS
PURSUANT TO GOVERNMENT CODE SECTION 54957.6
AGENCY DESIGNATED REPRESENTATIVE: JACOB ELLIS, CITY MANAGER
EMPLOYEE ORGANIZATIONS: CORONA EXECUTIVE GROUP EMPLOYEES, CORONA FIREFIGHTERS ASSOCIATION IAFF LOCAL #3757 (CFA), CORONA MANAGEMENT/CONFIDENTIAL GROUP EMPLOYEES, CORONA POLICE EMPLOYEES ASSOCIATION (CPEA), CORONA POLICE SUPERVISORS ASSOCIATE (CPSA), CORONA PUBLIC SERVICE EMPLOYEES ASSOCIATION (CPSEA), AND CORONA SUPERVISORS ASSOCIATION (CSA)
- 4.** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)
NAME OF CASE: FOOTHILL PARKWAY SHOPPING PLAZA, LLC V. CITY OF CORONA
CASE NUMBER: RIVERSIDE SUPERIOR COURT CASE NO. CVRI 2306699
- 5.** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)
NAME OF CASE: CLARK EVELAND V. CITY OF CORONA
WCAB CASE NUMBERS: UNASSIGNED
- 6.** CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PURSUANT TO GOVERNMENT CODE SECTION 54956.8
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER
PROPERTY: 580 CORONA MALL, 588 CORONA MALL, AND 113 E SIXTH ST
NEGOTIATING PARTIES: HAK SOO PARK AND JI OK PARK
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT

CITY COUNCIL

INVOCATION - PASTOR SHANNON SCOTT FROM GRACE BAPTIST CHURCH

The Invocation was led by Elijah Coombes, Grace Baptist Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Brett Channing, Assistant City Manager.

CONVENE OPEN SESSION

Mayor Richins called the meeting to order at 6:38 p.m.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

7. COMMENDATION: LIFE SAVING AWARD

Chief Young, Elizabeth Nunez, Daniel Olivan, Morgan McKinley, Zach Begman, Janine Hassett, Jeff Anderson, accepted the commendation.

8. PRESENTATION: NORTHWEST MOSQUITO VECTOR CONTROL DISTRICT UPDATE

Dr. Breidenbaugh, District Manager, provided an update.

Council Member Daddario had inquiries and Dr. Breidenbaugh provided clarification.

9. PRESENTATION: RIVERSIDE COMMUNITY COLLEGE DISTRICT (RCCD)

Trustee Bill Hedrick and Dr. Monica Green provided a presentation.

The Council provided comments and staff direction.

Joe Morgan, resident, addressed the Council to provide comments on the proposed item.

MEETING MINUTES

A motion was made by Council Member Casillas, seconded by Vice Mayor Steiner, that the Meeting Minutes be approved. The motion carried by the following vote:

Aye: 5 - Richins, Steiner, Casillas, Daddario, and Speake

- 10.** 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 STUDY SESSION MEETING OF AUGUST 7, 2024

These Minutes were approved.

- 11.** 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 AUGUST 7, 2024

These Minutes were approved.

- 12.** 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 AUGUST 7, 2024

These Minutes were approved.

CONSENT CALENDAR

A motion was made by Council Member Speake, seconded by Council Member Casillas, that the consent Calendar be approved with the exception of Item 18, which was voted on separately. The motion carried by the following vote:

Aye: 5 - Richins, Steiner, Casillas, Daddario, and Speake

- 13.** CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CORONA, CORONA PUBLIC FINANCING AUTHORITY, CORONA UTILITY AUTHORITY, AND CORONA HOUSING AUTHORITY TO RECEIVE AND FILE THE MONTHLY INVESTMENT PORTFOLIO REPORT FOR THE MONTH OF MAY 2024

This Financial Report was received and filed.

- 14.** CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CORONA, CORONA PUBLIC FINANCING AUTHORITY, CORONA UTILITY AUTHORITY, AND CORONA HOUSING AUTHORITY TO RECEIVE AND FILE THE MONTHLY FISCAL REPORT FOR THE MONTH OF MAY 2024

This Financial Report was received and filed.

- 15.** CITY COUNCIL ADOPTION OF ORDINANCE NO. 3399, SECOND READING OF AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO CHAPTER 5.34 OF THE CORONA MUNICIPAL CODE TO REGULATE ONLY SOLICITORS, ADDING CHAPTER 5.35 TO THE CORONA MUNICIPAL CODE TO REGULATE SIDEWALK VENDORS, AND AMENDING SECTION 12.20.030 TO REQUIRE A SIDEWALK VENDOR PERMIT TO SELL MERCHANDISE ON THE STREET AND SIDEWALK IN A MANNER CONSISTENT WITH SENATE BILL 946

Council Member Casillas no vote.

This Ordinance was adopted.

- 16.** CITY COUNCIL ADOPTION OF ORDINANCE NO. 3400, SECOND READING OF AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING A CHANGE OF ZONE FROM MOBILE HOME PARK (MP) TO GENERAL COMMERCIAL (C3) ON 0.59 ACRES LOCATED ON THE NORTH SIDE OF SECOND STREET, APPROXIMATELY 450 FEET WEST OF BUENA VISTA AVENUE AND A CHANGE OF ZONE FROM MOBILE HOME PARK (MP) TO MULTIPLE FAMILY RESIDENTIAL (R3) ON 4.01 ACRES LOCATED AT THE SOUTHWEST CORNER OF BUENA VISTA AVENUE AND SECOND STREET (CZ2023-0006)

This Ordinance was adopted.

- 17.** APPROVAL OF THE THIRD AMENDMENT TO THE MERCY HOUSE HOMELESS SYSTEM OF SERVICES AGREEMENT

This Agreement was approved.

- 18.** COOPERATIVE AGREEMENT BETWEEN THE CITY OF CORONA AND RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, FOR BEDFORD CANYON CHANNEL, STAGE 1 STORM DRAIN FACILITIES DOWNSTREAM OF THE BEDFORD CANYON WASH AND UPSTREAM OF APN 279-470-030 AND 279-470-022 (APPLICANT: CITY OF CORONA AND RIVERSIDE COUNTY FLOOD CONTROL)

Council Member Speake had inquiries and Joanne Coletta, Planning and Development Director, provided clarification.

A motion was made by Council Member Speake, seconded by Council Member Daddario, that this Agreement be approved. The motion carried by the following vote:

Aye: 5 - Richins, Steiner, Casillas, Daddario, and Speake

- 19.** APPROVAL OF THE BEDFORD CHANNEL EXTENSION PUBLIC IMPROVEMENT AGREEMENT AND SECURITY FOR TRACT MAP 38572 LOCATED SOUTHWEST OF CLEMENTINE WAY AND HUDSON HOUSE DRIVE (APPLICANT: ARANTINE HILLS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP)

This Agreement was approved.

- 20.** PROFESSIONAL SERVICES AGREEMENT WITH GRIFFIN STRUCTURES, INC. FOR CONSTRUCTION MANAGEMENT, MATERIALS TESTING, SPECIAL INSPECTIONS, AND LABOR COMPLIANCE SERVICES FOR THE FIRE STATION NO. 2 REBUILD CAPITAL IMPROVEMENT PROJECT NO. FC-2022-20 IN THE AMOUNT OF \$2,405,000

This Bid & Purchase was approved.

- 21.** RELEASE OF GRADING AND IMPROVEMENT SECURITIES POSTED BY TRI POINTE HOMES INC, A DELAWARE CORPORATION, FOR TRACT MAP 36355 LOCATED ON

THE NORTH AND SOUTH SIDE OF FOOTHILL PARKWAY, EAST OF STATE STREET
(APPLICANT: TRI POINTE HOMES INC)

This Release of Security was approved.

22. RESOLUTION NO. 2024-072, APPROVING THE CITY-WIDE RECORDS RETENTION SCHEDULE

This Resolution was adopted.

23. RESOLUTION DESIGNATING AUTHORITY TO ACT ON BEHALF OF THE CITY FOR PURPOSES OF OBTAINING FEDERAL FINANCIAL ASSISTANCE PROVIDED BY THE DEPARTMENT OF HOMELAND SECURITY

This Resolution was adopted.

24. RESOLUTION DECLARING THE CITY'S INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES) AND ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED THERETO (ANNEXATION NO. 39)

This Resolution was adopted.

COMMUNICATIONS FROM THE PUBLIC

Joe Morgan, resident, addressed the Council regarding employee turnover in the Utilities Department.

PUBLIC HEARINGS

25. PUBLIC HEARING FOR THE AUTHORITY BOARD AND CITY COUNCIL CONSIDERATION OF THE AFFORDABLE HOUSING DISPOSITION AND DEVELOPMENT AGREEMENT (CORONA 2ND STREET FAMILY APARTMENTS) WITH SECOND STREET FAMILY, LP

Mayor Richins opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received from the public. Mayor Richins closed the public hearing.

A motion was made by Council Member Speake, seconded by Council Member Daddario, that this Public Hearing be approved. The motion carried by the following vote:

Aye: 5 - Richins, Steiner, Casillas, Daddario, and Speake

26. PUBLIC HEARING FOR THE AUTHORITY BOARD AND CITY COUNCIL CONSIDERATION OF THE AFFORDABLE HOUSING DISPOSITION AND DEVELOPMENT AGREEMENT (CORONA 2ND STREET PERMANENT SUPPORTIVE HOUSING) WITH SECOND STREET HOUSING, LP

Mayor Richins opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received from the public. Mayor Richins closed the public hearing.

A motion was made by Vice Mayor Steiner, seconded by Council Member Daddario, that this Public Hearing be approved. The motion carried by the following vote:

Aye: 5 - Richins, Steiner, Casillas, Daddario, and Speake

- 27.** RESOLUTION ESTABLISHING AN APPLICATION FEE FOR SOLICITOR PERMITS AND SIDEWALK VENDOR PERMITS AND AN IMPOUND FEE FOR THE RELEASE OF IMPOUNDED SIDEWALK VENDING RECEPTACLES, FOOD, AND MERCHANDISE

Mayor Richins opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received from the public. Mayor Richins closed the public hearing.

A motion was made by Council Member Speake, seconded by Mayor Richins, that this Public Hearing be approved. The motion carried by the following vote:

Aye: 4 - Richins, Steiner, Daddario, and Speake

Nay: 1 - Casillas

ADMINISTRATIVE REPORTS

- 28.** COUNCIL MEMBER SPEAKE REQUESTED THE FORMATION OF A LOBBYING GROUP OF CITIES TO SUPPORT IMPROVEMENTS ON INTERSTATE 15

This item has been pulled from the agenda.

- 29.** REQUEST BY COUNCIL MEMBER SPEAKE ASKING THE CITY COUNCIL TO CONSIDER ADOPTING A RESOLUTION ACCORDING TO SECTION 17.63.070 OF THE CORONA MUNICIPAL CODE FOR ALL EXISTING HISTORIC MARKERS TO BE LISTED ON THE CORONA REGISTER OF HISTORIC RESOURCES

Joanne Coletta, Planning and Development Director, provided a presentation.

Richard Winn, resident, addressed the Council in support of the proposed item.

The Council provided comments.

A motion was made by Council Member Speake, seconded by Mayor Richins, that the Administrative Report be approved. The motion carried by the following vote:

Aye: 5 - Richins, Steiner, Casillas, Daddario, and Speake

- 30.** COUNCIL MEMBER DADDARIO REQUESTED AN UPDATE ON THE STREET IMPROVEMENT PROJECT AT GARRETSON ELEMENTARY SCHOOL

This item has been pulled from the agenda and will be brought back to a future meeting.

- 31.** DISCUSSION REGARDING STATUS OF COMMERCIAL CANNABIS REGULATIONS, INCLUDING: (1) CONSIDERING WHETHER TO ELIMINATE THE MERIT-BASED SELECTION PROCESS FOR STOREFRONT RETAIL PERMITS NOW THAT THE PRIOR RANKING LIST HAS EXPIRED; (2) CONSIDERING WHETHER TO DECREASE THE MAXIMUM NUMBER OF STOREFRONT RETAIL PERMITS; AND (3) PROVIDING DIRECTION ON WHETHER TO RESEARCH THE FOLLOWING: (A) COMMERCIAL

CANNABIS TAX RATES; (B) CHANGES TO THE COMMUNITY BENEFITS REQUIREMENTS FOR STOREFRONT RETAIL BUSINESSES; AND (C) CHANGING THE PROHIBITION AGAINST TRANSFERING A PERMIT OR SELLING 50% OR MORE OWNERSHIP OR CONTROL OF THE PERMIT

Dean Derleth, City Attorney, provided a report.

The following addressed the Council in support of the proposed item: Shawn Gibson, Wen Lin, Charles Boldwin, and Joe Morgan.

The Council provided comments and staff direction, the item will be brought back to a future meeting.

LEGISLATIVE MATTERS

None.

BOARDS AND COMMISSIONS – REPORTS FROM CITY COUNCIL, COMMISSIONERS, AND STAFF FOR THE:

A) Library Board of Trustees

None.

B) Planning & Housing Commission

None.

C) Parks & Recreation Commission

None.

D) Regional Meetings

32. UPDATE FROM COUNCIL MEMBER JACQUE CASILLAS ON THE BEDFORD COLDWATER GROUNDWATER SUSTAINABILITY AUTHORITY (BCGSA) MEETING OF AUGUST 15, 2024

Council Member Casillas provided an update.

CITY ATTORNEY'S REPORTS AND COMMENTS

None.

CITY MANAGER'S REPORTS AND COMMENTS

None.

CITY COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Daddario commended Community Services Department staff for the Johnny Cash tribute.

Council Member Speake provided an overview on the Fireworks complaints received this year. He announced his upcoming Town Hall meeting and apologized to his colleagues for his actions during a previous City Council meeting.

Vice Mayor Steiner sent his well wish to the fire fighters who were injured in a previous structure fire.

Mayor Richins wished Nicole McDaniel, Assistant to the City Manager, a Happy Birthday.

FUTURE AGENDA ITEMS

1. California Service Corps (J. Casillas) September 4, 2024
2. Downtown Specific Plan Update (Staff) September 18, 2024
3. Vehicle Purchasing/Leasing Program (Staff) September 18, 2024
4. Inclusionary Housing Ordinance for Multifamily Housing (W. Speake) September 18, 2024
5. 6th Street Transformation project (Staff) September 18, 2024
6. Rent Stabilization (Staff) October 16, 2024
7. Update to the Historic Resources Inventory (Speake) TBD
8. Historic Civic Center Operations Plan (Staff) TBD
9. Arterial Streets Median Enhancements (J. Steiner) TBD

ADJOURNMENT

The next scheduled meeting of the Council is on September 4, 2024. Council Member Casillas adjourned the meeting at 8:56 p.m. in honor of Susana Lynn Quintero-Soto.