

City of Corona

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

City Council Meeting Final Agenda - Final-revised

Wednesday, September 6, 2023

**Closed Session Council Board Room 5:30 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**

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

**Revised agenda on September 6, 2023 at 11:39 a.m.

Item 17 - Revision to Analysis section of the staff report.**

The City Council meeting of September 6, 2023, 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/89587973865>

To participate remotely during Closed Session, please use the following link:

<https://coronaca-gov.zoom.us/j/86320237803?pwd=L01FenRIYmV4THZjdk9seERub3lRdz09>

CONVENE CLOSED SESSION

CITY COUNCIL

- 1. CLOSED SESSION - CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8**
PROPERTY: 118-283-026 (901 W 6th STREET)
NEGOTIATING PARTIES: JAMES JOSEPH FAVREAU
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER
UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT
- 2. CLOSED SESSION - CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8**
PROPERTY: APN 113-340-014 LOCATED ON CHASE DRIVE, EAST OF MAIN STREET
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER
NEGOTIATING PARTIES: CHRISTIAN CHURCH HOMES
UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT
- 3. CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(4)
POSSIBLE INITIATION OF LITIGATION: (1 POTENTIAL CASE)

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.

PLEDGE OF ALLEGIANCE

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.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

4. [RECOGNITION: CORONA CHAMBER OF COMMERCE FOUNDATION](#)

MEETING MINUTES

5. **MINUTES** - [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 16, 2023](#)
6. **MINUTES** - [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 16, 2023](#)

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. **LEGISLATIVE MATTER - SECOND READING** - [CITY COUNCIL ADOPTION OF ORDINANCE NO. 3377, AMENDING SECTION 6.20.040 OF CHAPTER 6.20 OF TITLE 6 OF THE CORONA MUNICIPAL CODE RELATING TO THE KEEPING OF CHICKENS IN SINGLE-FAMILY RESIDENTIAL ZONES](#)
8. **AGREEMENT** - [FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HINDERLITER, DE LLAMAS & ASSOCIATES FOR SALES, TRANSACTION, AND USE TAX CONSULTING SERVICES, AND A PROFESSIONAL SERVICES AGREEMENT WITH HINDERLITER, DE LLAMAS & ASSOCIATES FOR TRANSIENT OCCUPANCY TAX SERVICES](#)

That the City Council:

- a. Approve the First Amendment to the Professional Services Agreement with Hinderliter, de Llamas & Associates for Sales, Transaction, and Use Tax Consulting Services, increasing compensation by \$320,000 for a new Agreement total of \$420,000 for Fiscal Year 2024 only and approving the compensation of \$250,000 for future fiscal years.
- b. Authorize an appropriation in the amount of \$320,000 from the General Fund 110 to the General Government operating budget.
- c. Authorize the City Manager, or his designee, to execute the First Amendment with Hinderliter, de Llamas & Associates in the amount of \$420,000, including any non-substantive extensions, change orders, purchase orders, and

amendments up to \$42,000 or 10% of the total contract cost as authorized by Corona Municipal Code (CMC) [Section 3.08.070\(I\)](#).

- d. Authorize the City Manager, or his designee, to issue purchase orders to Hinderliter, de Llamas & Associates in the amount of \$420,000 for FY 2024 and \$250,000 for future fiscal years.
- e. Authorize the City Manager, or his designee, to execute the Professional Services Agreement with Hinderliter, de Llamas & Associates for Transient Occupancy Tax Services for an initial term of September 9, 2023, through June 30, 2025, in the amount of \$25,000 per fiscal year, and approve two (2) two-year renewals for the period of July 1, 2025, through June 30, 2027, and July 1, 2027, through June 30, 2029, as an exception to bidding pursuant to Corona Municipal Code (CMC) [Section 3.08.140\(E\)](#) "Purpose of bidding is otherwise accomplished."
- f. Authorize an appropriation in the amount of \$25,000 from the General Fund 110 to the Finance Department's operating budget.
- g. Authorize the City Manager, or his designee, to negotiate and execute non-substantive extensions, change orders, and amendments up to \$2,500 or 10% of the total contract cost as authorized by Corona Municipal Code (CMC) [Section 3.08.070\(I\)](#).
- h. Authorize the City Manager, or his designee, to issue purchase orders to Hinderliter, de Llamas & Associates in the amount of \$25,000 per fiscal year.

9. BID & PURCHASE - CONSTRUCTION CONTRACT WITH VOLTAIRE ENGINEERING, INC., IN THE AMOUNT OF \$413,579 FOR THE DOMINGUEZ RANCH SLOPE IMPROVEMENTS PROJECT, NO. FC-2023-03; NOTICE INVITING BIDS 23-039CA

That the City Council:

- a. Approve the Construction Contract with Voltaire Engineering, Inc., for the Dominguez Ranch Slope Improvements Project, No. FC-2023-03, in the amount of \$413,579.
- b. Adopt Plans and Specifications for the Dominguez Ranch Slope Improvements Project, No. FC-2023-03, Notice Inviting Bids 23-039CA.
- c. Award the Notice Inviting Bids 23-039CA to Voltaire Engineering, Inc., the lowest responsive, responsible bidder, for the total bid amount of \$413,579, and waive any and all minor irregularities in the bidding documents as submitted by the said bidder.
- d. Authorize the City Manager, or his designee, to execute the Construction

Contract with Voltaire Engineering, Inc., in the amount of \$413,579, 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 \$41,358.

- e. Authorize a budgetary transfer up to the amount of \$516,975 from LMD 84-2, Zone 10 Slope Improvement/Stabilization, Project No. FC-2020-02, to Dominguez Ranch Slope Improvements, Project No. FC-2023-03 within the LMD 84-2, Zone 10 Fund 460. The initial budget transfer will be \$475,617, which includes the contract amount as well as City and Consultant Construction Support.

10. BUDGETARY - [FISCAL YEAR 2023 YEAR-END BUDGETARY ADJUSTMENTS](#)

That the City Council:

- a. Authorize an appropriation in the amount of \$14,215 to the Landscape Maintenance District (LMD) 84-2, Zone 20 Fund 470 to offset the overage due to first-year of grid pruning.
- b. Authorize an appropriation in the amount of \$2,013 to the Eagle Glen HOA Streetlight Fund 473 due to an increase in electric utility costs with Southern California Edison.
- c. Authorize an appropriation in the amount of \$25,023 to the Workers' Compensation Self Insurance Fund 683 due to an accrued invoice for Excess Workers' Compensation premiums.

11. RELEASE OF SECURITY - [RELEASE OF PRECISE GRADING SECURITY POSTED BY MELTEADES ECONOMY AND JEANIE ECONOMY, TRUSTEES OF THE 2018 ECONOMY FAMILY TRUST, DATED MAY 8, 2018, AND ANY AMENDMENTS THERETO FOR 4330 GREEN RIVER ROAD \(APPLICANT: MELTEADES ECONOMY AND JEANIE ECONOMY, TRUSTEES OF THE 2018 ECONOMY FAMILY TRUST\)](#)

That the City Council release the Grading and Erosion Control Securities. (Bond No. R4439260 and Receipt No. R23565)

12. RELEASE OF SECURITY - [RELEASE OF THE GRADING AND IMPROVEMENT SECURITY POSTED BY WOODSIDE 05S, L.P., A CALIFORNIA LIMITED PARTNERSHIP FOR TRACT MAP 37030 LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15 \(APPLICANT: WOODSIDE 05S, L.P.\)](#)

That the City Council:

- a. Accept the improvements associated with the Woodside Homes - Bedford Six Pack on Lot 13, and Lots 21 through 35.

- b. Retaining twenty-five percent (25%) of the Faithful Performance Security for one year from the date of acceptance of improvements as security for repair and replacement of any improvements that fail to meet City standards at the end of the one-year period. (Bond#800082072, Bond#LICX1196095, Bond#LICX1195848, Bond#LICX1195847, Bond#800044391, Bond#800044392, Bond#800038302, and Bond#800038301)
- c. Retaining the Labor and Material Security for six months from the acceptance of improvements date and automatically release the security unless any claims are filed. (Bond#800082072, Bond#LICX1196095, Bond#LICX1195848, Bond#LICX1195847, Bond#800044391, Bond#800044392, Bond#800038302, and Bond#800038301)
- d. Release Grading and Erosion Control Securities. (Bond#800038303, R4305, Bond#LICX1159743, and R9596)

13. RESOLUTION - [RESOLUTION AUTHORIZING THE EXTENSION OF THE SERVICE FEE COLLECTED ON BEHALF OF THE RIVERSIDE COUNTY ABANDONED VEHICLE ABATEMENT SERVICE AUTHORITY](#)

That the City Council adopt Resolution No. 2023-091 extending the service fee collected on behalf of the Riverside County Abandoned Vehicle Abatement Service Authority until May 31, 2034.

14. RESOLUTION - [RESOLUTION AMENDING THE ELECTRIC ENERGY RULES AND REGULATIONS AND THE SCHEDULE OF USER/SERVICE FEES FOR THE PROVISION OF ELECTRIC ENERGY TO UPDATE ELECTRIC UTILITY TIME-OF-USE TIME PERIODS](#)

That the City Council adopt Resolution No. 2023-092, amending the Electric Energy Rules and Regulations and the Schedule of User/Service Fees for the Provision of Electric Energy to update time-of-use time periods.

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.

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.

15. PUBLIC HEARING - [CHANGE OF ZONE 2022-0002 TO CHANGE THE ZONING FROM R-1-20 TO R-1-14.4 ON 1.59 ACRES LOCATED AT 2425 GARRETSON AVENUE \(APPLICANT: MOHAMMED S. BAIG AND ISLAMIC SOCIETY OF CORONA-NORCO\)](#)

That the City Council:

- a. Approve Change of Zone 2022-0002 as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3376, first reading of an ordinance approving a change of zone to change the zoning on 1.59 acres located at 2425 Garretson Avenue from R-1-20 (Single Family Residential, 20,000 sq. ft. minimum Lot size) to R-1-14.4 (Single Family Residential, 14,400 sq. ft. minimum lot size). (CZ2022-0002)

- 16. PUBLIC HEARING - [PARCEL MAP 37949 TO SUBDIVIDE 4.66 ACRES INTO TWO PARCELS, LOCATED AT 2425 GARRETSON AVENUE IN THE R-1-14.4 ZONE \(APPLICANT: MOHAMMED S. BAIG AND ISLAMIC SOCIETY OF CORONA-NORCO\) \(NOT AN ADVERTISED PUBLIC HEARING\)](#)**

That the City Council approve Parcel Map 37949 subject to the findings and conditions as recommended by the Planning and Housing Commission.

ADMINISTRATIVE REPORTS

This 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.

- 17. ADMINISTRATIVE REPORT - [REVIEW OF THE CALIFORNIA PUBLIC UTILITIES COMMISSION'S PROCEEDING REGARDING IMPLEMENTATION OF AN INCOME-GRADUATED FIXED CHARGE FOR RESIDENTIAL CUSTOMERS](#)**

That the City Council discuss the CPUC's proceeding on the implementation of an IGFC and use discretion with regards to staff direction.

- 18. ADMINISTRATIVE REPORT - [PROFESSIONAL SERVICES AGREEMENT WITH CORONA CHAMBER OF COMMERCE FOR BUSINESS PROMOTION, MARKETING, AND RETENTION SERVICES](#)**

That the City Council:

- a. Approve a Professional Services Agreement with the Corona Chamber of Commerce for Business Promotion, Marketing, and Retention Services for the total not-to exceed amount of \$60,250.
- b. Authorize the City Manager, or his designee, to execute the Professional Services Agreement with the Corona Chamber of Commerce for \$60,250.

LEGISLATIVE MATTERS

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

19. LEGISLATIVE MATTER - [ORDINANCE AMENDING CHAPTERS 12.08, 12.12, AND 15.36 OF THE CORONA MUNICIPAL CODE TO DELETE AND UPDATE OUTDATED LANGUAGE AND ADD LANGUAGE RELEVANT TO THE CITY'S CURRENT OPERATIONS](#)

That the City Council introduce by title only, and waive full reading of consideration of Ordinance No. 3378, first reading of an ordinance approving amendments to Corona Municipal Code [Chapters 12.08, 12.12 and 15.36](#) to delete and update outdated language and add language consistent with the City's current operations.

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

This portion of the agenda lists items from Commissions and Boards.

A) Library Board of Trustees

B) Planning & Housing Commission

20. PLANNING & HOUSING COMMISSION REPORT - [CONDITIONAL USE PERMIT 2023-0016 TO ESTABLISH A VETERINARY CLINIC AT 1973 FOOTHILL PARKWAY, SUITE 103, WITHIN THE COMMERCIAL DESIGNATION OF THE EL CERRITO SPECIFIC PLAN \(APPLICANT: CHANTE D. TRAN C/O DR. TRAN'S VETERINARY CLINIC, LLC.\)](#)

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2023-0016, based on the findings contained in the staff report and conditions of approval.

OR

- b. Set the item for review at a subsequent meeting.

C) Parks & Recreation Commission

D) Regional Meetings

21. REGIONAL MEETING REPORT - [UPDATE FROM COUNCIL MEMBER JIM STEINER ON THE RIVERSIDE TRANSIT AGENCY \(RTA\) BOARD MEETING OF AUGUST 24, 2023](#)

CITY ATTORNEY'S REPORTS AND COMMENTS

CITY MANAGER'S REPORTS AND COMMENTS

CITY COUNCIL MEMBER REPORTS AND COMMENTS

22. CITY COUNCIL MEMBER REPORT - [TRAVEL REIMBURSEMENT REQUEST FOR COUNCIL MEMBER WES SPEAKE FOR ATTENDING A MEETING AT THE CALIFORNIA STATE CAPITOL.](#)

That the City Council approve the travel reimbursement request for Council Member Wes Speake for attending a meeting at the State Capitol. The estimated total cost for the requested trip was \$641.97, which included airfare, transportation, meals, and other related fees.

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.

1. Garrettson Elementary School Traffic Circulation Study Results (Staff) September 20, 2023
2. Draft City Seal Review (Staff) September 20, 2023
3. Rent Stabilization Update (T. Richins) October 12, 2023
4. Security Camera Master Plan Update (Staff) October 12, 2023
5. Banning Temporary Signs in the Public Right of Way (W. Speake) October 12, 2023
6. Park Fee Reduction (J. Casillas) October 12, 2023
7. Clothing Bin Size Requirements (J. Casillas) October 12, 2023
8. Duncan Gate Options (Staff) October 12, 2023
9. Development of a I 15 Corridor Lobbying Coalition (W. Speake) October 12, 2023
10. LMD Zones 17 and 18 Prop 2018 Ballot Measure (Staff) October 12, 2023
11. Draft Parks & Recreation Masterplan Review (Staff) Nov/Dec
12. Draft Trails Masterplan Review (Staff) Nov/Dec
13. Historic Resources Ordinance Revisions (W. Speake) Jan/Feb
14. Wylie Labs (J. Casillas) TBD
15. Banning Semi Trucks on Hidden Valley Parkway (J. Casillas) TBD
16. Inclusive/Inclusionary Housing Ordinance for Multi-family Housing (W. Speake) TBD
17. Public/Private Partnership for Flock Camera Placement (W. Speake) TBD
18. Large Native Tree Ordinance/Placing Trees on Historic Tree List (W. Speake) TBD

ADJOURNMENT

The next regular meeting of the City Council/Successor Agency to the Redevelopment Agency of the City of Corona/Corona Public Financing Authority/Corona Utility Authority/Corona Housing Authority is scheduled for Wednesday, September 20, 2022 at 4:30 P.M. or thereafter as noted on the posted agenda for closed session items in the City Council Board Room followed by the regular meeting at 6:30 p.m. or thereafter as noted on the posted agenda in the City Council Chambers.

Corona City Hall - Online, All the Time at www.CoronaCA.gov

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting in the entry way display case at City Hall. A complete agenda packet is available for public inspection during business hours at the City Clerk's Office. Any materials relating to an item on the agenda which are distributed to all, or a majority of all, members of the City Council after the posting of the agenda will also be available at the same time for public inspection during business hours at the City Clerk's Office.

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 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