

# City of Corona

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

## Study Session Meeting Final Agenda

**Wednesday, April 19, 2023**

**Council Chambers 3:30 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**

The Study Session meeting of April 19, 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/85425868185>

## PLEDGE OF ALLEGIANCE

## CONVENE OPEN SESSION

## COMMUNICATIONS FROM THE PUBLIC

## AGENDA ITEMS

1. **REPORT - [OVERVIEW ON THE IMPLEMENTATION OF SENATE BILL 6 AND ASSEMBLY BILL 2011](#)**

**That the City Council** direct staff to apply the City's Affordable Housing Overlay Zone requirements for housing in commercial zones allowed by Senate Bill 6.

2. **REPORT - [REQUEST FROM COUNCIL MEMBER SPEAKE TO EXPLORE POSSIBLE REVISIONS TO THE CITY'S HISTORIC RESOURCES ORDINANCE, CORONA MUNICIPAL CODE CHAPTER 17.63](#)**

**That the City Council** provide feedback on possible changes to the Historic Resources Ordinance.

## ADJOURNMENT

*Agendas for all regular City meetings are posted at least 72 hours prior to the meeting in the entryway at City Hall. Written communications from the public for agendas must be submitted to the City Clerk's Office prior to the respective meeting.*

*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.*



# Overview & Implementation of SB 6 and AB 2011 Housing Legislation



**Joanne Coletta**  
Planning & Development Director  
City Council Study Session  
April 19, 2023

# The Ask

Direct staff to apply the City's Affordable Housing Overlay Zone requirements for housing in commercial zones allowed by Senate Bill 6.

*Affordable Housing Overlay Zone requires 20% of total housing units to be set aside for low income.*



# Senate Bill 6 (SB 6)

## Middle Class Housing Act of 2022

CA Gov't Code 65852.24

Effective July 1, 2023

Ends January 1, 2033

# Assembly Bill 2011 (AB 2011)

## Affordable Housing and High Road Jobs Act of 2022

CA Gov't Code 65912.100

Effective July 1, 2023

Ends January 1, 2033

# SB 6

- Housing an “allowed” use on property zoned to allow office, retail or parking.
- **No affordable housing required.**
- Housing development project can include:
  - Residential only
  - Mixed-Use
    - 50% or more square feet is designated residential
    - No square footage for hotel, motel or other transient lodging
- Project site must be 20 acres or less.
- Density meets or exceeds 30 dwelling units per acre.
- Not on a site or adjacent to a site where one-third of the square footage is dedicated to industrial.
- Subject to objective development standards:
  - Zoning for the applicable residential density and other local codes.





# AB 2011

- Housing an “allowed” use on property zoned to allow office, retail or parking.
- **Affordable housing required.**
- Housing development project can include:
  - 100% Affordable Residential Units
  - Mixed-Income Housing
- Not on a site or adjacent to a site where one-third of the square footage is dedicated to industrial.
- Housing on a site shall not be within 500 feet of a freeway.
- 75% of the perimeter of the site adjoins parcels that are developed with urban uses.
- Subject to objective development standards:
  - Zoning for the applicable residential density
  - Other local codes
  - Development standards imposed by the bill for mixed-income housing.



# AB 2011

## Two Types of Housing Allowed

### 100% Affordable Housing Project In Commercial Zones

- 100% of units dedicated to low-income households.
- Density meets or exceeds 30 dwelling units to the acre (du/ac).
- Deed restricted:
  - 55 years for rental
  - 45 years for owner-occupied

### Mixed-Income Housing Project Along Commercial Corridors

- Must abut a commercial corridor\*.
- Property frontage of 50' or more on a commercial corridor.
- Property no greater than 20 acres.
- **Rental housing** shall include:
  - 8% of units for low-income and 5% of units for extremely low-income, or
  - 15% of units for low-income
  - Deed restricted 55 years
- **Owner occupied** housing shall include:
  - 30% of units for moderate-income, or
  - 15% of units for low-income
  - Deed restricted 45 years
- Affordable units shall have the same bedroom & bathroom count ratio as market rate units and be equitably distributed.

\* **Commercial corridor** means a highway that is not a freeway defined by the Vehicle Code and has a right-of-way of at least 70' and no greater than 150'.



# AB 2011 Additional Mixed Income Development Standards

Development Standards				
Property	< 1 acre site	≥ 1 acre site w/less than 100' width	≥ 1 acre site w/100' width or greater	Except sites within ½ mile of a major transit stop
Density: du/ac (dwellings per acre)	30 du/ac	40 du/ac	60 du/ac	80 du/ac

Property	w/less than 100' width	w/100' width or greater	Except sites within ½ mile of a major transit stop & in a city w/a population greater than 100,000
Building Height	35'	45'	65'

# AB 2011 Additional Mixed Income Development Standards

Development Standards				
Property	Portion of site that fronts a commercial corridor	Portion of site that fronts a side street	Portion of site that abuts adjoining property on same commercial corridor (abutting property line with no residential use)	Portion of site that: <ul style="list-style-type: none"> <li>- Does not abut a commercial corridor &amp; a side street; or</li> <li>- abuts property that abuts the same commercial corridor &amp; contains an adjoining residential use</li> </ul>
Minimum Setback From Property Line:				
• Building	0'	Shall abut within 10' of property line at least 60% of the frontage	0'	Along property lines that abut property w/residential: <ul style="list-style-type: none"> <li>• Ground floor: 10'</li> <li>• Second &amp; Subsequent Floors: 7' x # of floors</li> </ul> Along property lines that abut property w/no residential: 15'
• Building Ground Floor	Shall abut within 10' of property line at least 80% of the frontage	See above Building Setback	See above Building Setback	See above Building Setback
• Parking	25'	0'	0'	0'

# Parking Requirements

## SB 6

- Does not limit parking
- Projects would adhere to city requirements; or
- Rely on AB 2097

## AB 2011 100% Affordable Housing

- Does not limit parking
- Projects would adhere to city requirements; or
- Rely on AB 2097

## AB 2011 Mixed Income Housing

- **No parking required**
- Bicycle parking, electric vehicle supply equipment & ADA compliant parking spaces would still apply

### **AB 2097** (Effective January 1, 2023)

Prohibits minimum parking requirements on a residential, commercial or other development project if the project is located within ½ mile of a major transit stop.

Major transit stop means:

- An existing rail or bus rapid transit station
- The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and afternoon peak commute periods.

<b>Comparison Between Bills</b> (N= No Y= Yes)	<b>SB 6</b>	<b>AB 2011</b>
Residential an allowed use in a zone that principally allows office, retail or parking.	Y	Y
Does <b>not</b> require rezoning or an amendment to the General Plan to allow residential.	Y	Y
Requires affordable housing.	N	Y
Certain objective development standards imposed by bill.	N	N/Y* *for mixed income developments
Parking restrictions outside the city's requirement and AB 2097	N	N/Y* *no parking required for mixed income dev.
Requires ministerial streamlined review.	N	Y
Site requires a cultural analysis and must not contain tribal cultural resources that could be affected by development.	Y	Y
Requires prevailing wage for construction workers.	Y	Y
Requires skilled and trained workforce.	Y	Y (>50 units, an apprenticeship program must be provided w/health care coverage)

# The Ask

Direct staff to apply the City's Affordable Housing Overlay Zone requirements for housing in commercial zones allowed by Senate Bill 6.

*Affordable Housing Overlay Zone requires 20% of total housing units to be set aside for low income.*





# PROS & CONS



## Pros on “The Ask”

- City is not prevented from requiring inclusionary housing to require a percentage of affordable housing units under SB 6.
- Provides consistency with other commercial sites that have already been zoned AHO.
- Prevents a shortfall of housing sites for low-income units in the city's commercial zones.
- Keeps the City's Housing Element *Housing Sites Inventory* in compliance with state law by maintaining housing sites for low-income households.

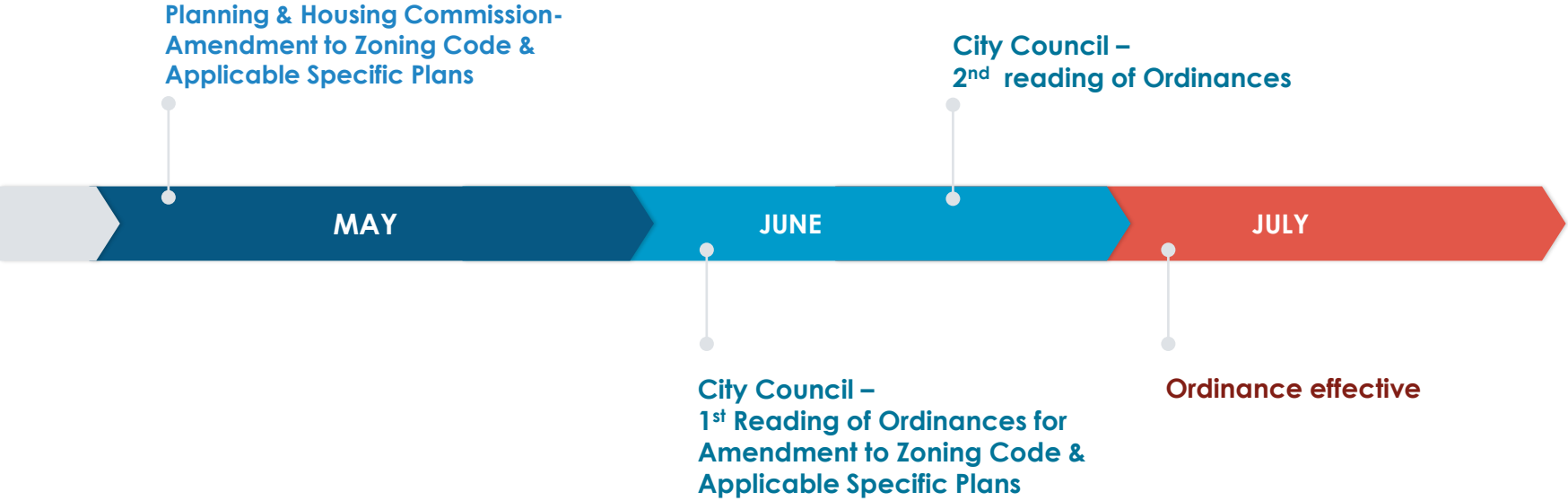
- Ensures equality by requiring new housing developments in qualifying commercial zones to participate in the development of mixed-income units.



## Con on not doing “The Ask”

- Properties with an AHO zone and on the City's Housing Sites Inventory could be develop using SB 6 and thereby create a shortfall of housing sites for low-income households that the city would have to replace elsewhere.

# Next Steps



# Questions?





# Request by Councilmember Speake Historic Resources Revisions (CMC Chapter 17.63)



Jay Eastman  
Planning Manager  
April 19, 2023

# The Ask...

**Obtain feedback from the City Council on possible changes to the Historic Resources Ordinance.**





# Background



## Prior Discussion

- ▷ Council Study Session – November 2022
- ▷ Council recommended a future study session on possible amendments to the Historic Resource Ordinance

## Historic Resources Ordinance (CMC 17.63)

- ▷ Adopted 2001
- ▷ Established criteria for:
  - Approving properties or a structure as a local landmark on the Corona Register of Historic Resources.
  - Listing of a geographical area as a historic district.
  - Alteration, relocation or demolition of historic resources.

# City of Corona Historic Resources:

## Corona Heritage Inventory

- ▷ 529 heritage properties.

## Corona Landmark Properties & Districts

- ▷ 62 properties listed as local landmarks
- ▷ 10 historic districts

## National Landmark Listings

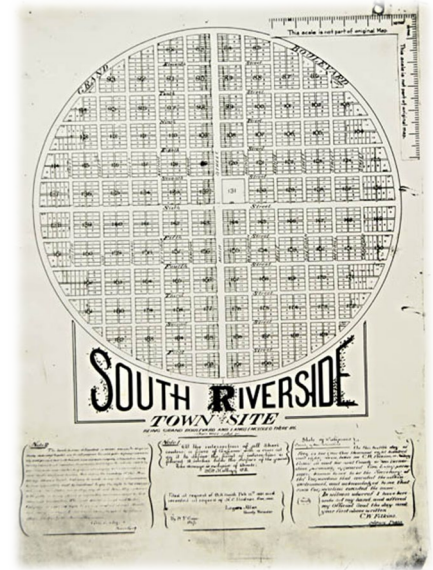
- ▷ 4 Properties
- ▷ 1 Street (Grand Boulevard)

## Historic Property Preservation Agreements

- ▷ 45 agreements under the Mills Act.

## Design Guidelines for Historic Buildings

- ▷ City design guidelines for preserving historic buildings.



# Today's Discussion

- 1 Current challenges
- 2 Input from Corona Historic Preservation Society
- 3 Possible amendments to the Historic Preservation Ordinance
- 4 Explore the creation of an additional pathway for getting homes recognized and qualified for Property Preservation Agreements under the Mills Act.
- 5 Explore changes to the Property Preservation Agreement.

# 1

## Current Challenges

1. City has three separate design guidelines for residential properties
  - ▷ Design Guidelines for Historic Buildings (Existing Buildings)
  - ▷ Residential Development Design Guidelines
  - ▷ Downtown Revitalization Specific Plan Guidelines
2. Downtown not officially adopted as an “Historic District”
3. No specific “architectural style standards” for **new residential** within Grand Avenue or on the outskirts
4. Historic preservation regulations not promoted well
5. Historic preservation regulations are verbose, interpretive, and “soft”
6. Cost of historic preservation

## 2

# Historic Preservation Society Input

## Ordinance Revisions Proposed by CHPS

### 1. Establish **Historic Commission**

- ▷ Five (5) members with expertise or education; Council appointed
  - Study City's heritage inventory
  - Evaluate historic applications
  - Recommend to City Council on historic and cultural matters
  - Maintain Corona Register of Historic Resources

### 2. Establish new resources types to be included in Corona Register

- ▷ **Designated Historic Resources (DHR)** – Monuments, murals, markers, or similar
- ▷ **Structure of Merit (SM)** – Structures that do not meet the level of significance for listing as a Landmark property.



# 3

## Historic Preservation Ordinance

Possible amendments for the City Council to consider

1. Update and clarify definitive residential **architectural styles** for infill development and major renovation of non-contributing buildings.



Victorian Queen Anne (1880-1910)



Mission & Spanish Revival (1890-1940)



Provincial Revival (1893-1940)



Victorian Hipped-Roof Cottage (1905-1930)



Colonial Revival (1893-1940)



Craftsman Bungalow (1905-1930)

# 3

## Historic Preservation Ordinance

### Possible amendments for the City Council to consider

2. Consider creating “**Preservation Areas**” as step to “Landmark District”.
  - ▷ Can be used to define significant historical architectural period for distinct neighborhoods.
3. Establish a “**Corona Historic Commission**” with knowledge and purpose.
  - ▷ Review major alterations to historic buildings and districts, instead of Planning Commission.
  - ▷ Review architectural style of residential infill against adopted architectural style standards.
  - ▷ Act as an architectural review board.
4. Keep “**50 year rule**” but establish historic era context.

## 4 Preservation Incentives

Explore the creation of an additional pathway for getting homes recognized and qualified for Property Preservation Agreements under the Mills Act.

1. Consider properties **eligible** for listing as Landmarks (aka, heritage listed properties) as meeting criteria for Preservation Agreements (Mills Act).
  - ▷ Not a common practice among cities evaluated, unless within historic district
  - ▷ Same tax incentive formula, so consideration might include:
    - Funding improvements to establish their value as a Landmark or contributions to a Landmark, versus funding improvements that aren't *individually* significant

# 5 Preservation Agreements (Mills Act)

Explore changes to the Property Preservation Agreement.

1. Consider Preservation Agreements (Mills Act) re-evaluations for enhancements and maintenance, versus automatic annual renewals.
  - ▶ Fullerton example:
    - Require annual progress report by property owner
    - @ 5 year – Progress inspection
    - @ 10 year – Rehabilitation/maintenance plan

# Next Steps...

- ▷ Organize today's feedback and prepare a draft amendment to the Historic Resources Ordinance.
- ▷ Prepare guidelines for new construction that include architectural styles recommended by City Council.
- ▷ Return to a City Council study session with the draft changes.

