

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Wednesday, March 28, 2018

3:30 PM

Council Chambers

Study Session

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

***Karen Spiegel, Mayor
Eugene Montanez, Vice Mayor
Randy Fox, Council Member
Dick Haley, Council Member
Jason Scott, Council Member***

1. Call To Order

The meeting was called to order by Mayor Spiegel at 3:33 p.m. Mayor Spiegel led the Pledge of Allegiance.

2. Public Comments

None.

Agenda Items

3. [18-1631](#) Overview and update on the General Plan Technical Update.

Joanne Coletta, Community Development Director, provided a status report on the General Plan Technical Update. She reported that the Comprehensive General Plan Update was conducted in 2004. Staff is currently preparing the technical updates to the General Plan to evaluate growth projections for Year 2035/2040. She provided an overview on the involvement of the technical update and discussed the topics that will be updated. She also discussed that the technical update will not be changing or re-evaluating land uses or changing the City's HCD Certified Housing Element 2013-2021.

Vice Mayor Montanez inquired about the traffic forecast and the existing traffic. Dennis Ralls, Public Works Program Manager, provided clarification on the citywide traffic count. He stated that the traffic count was conducted due to changes with the Foothill Parkway and the SR-91 Expansion projects as well as for General Plan Technical Update. Vice Mayor Montanez inquired about the traffic issues on Green River and the onramps being noted in the General Plan Technical Update. Ms. Coletta provided clarification and reported that it will be noted as part of the review.

Vice Mayor Montanez inquired about the Environmental Impact Report (EIR). Ms. Coletta reported that the EIR will be covering everything required under the California Environmental Quality Act (CEQA) which includes noise, biological and cultural resources, air quality, and greenhouse gas emissions. She reported that a General Plan EIR was also conducted in 2004. She also provided a brief overview of the EIR process which includes a 45-day public review.

Council Member Haley discussed the growing population especially in south Corona and inquired about how growth and traffic would be taken into consideration. Ms. Coletta reported that population growth within the City boundaries and growth within the City's sphere of influence is evaluated by our consultant. She discussed the sphere of influence areas and noted that growth in the areas is included because the areas can be annexed into the City. She reported that the report will also include a

regional component conducted by Southern California Association of Governments (SCAG). Mr. Ralls discussed the traffic circulation component that will be included in the General Plan Technical Update.

Mayor Spiegel inquired about existing land use from the General Plan report from 2004 and amendments to the report. Ms. Coletta reported that the law allows land use amendments to the General Plan up to four times a year and discussed the cycles and process. She also briefly discussed the housing legislation that was passed in November and the impacts it will have in the 2021 cycle. Mayor Spiegel also inquired about the cultural resources component discussed. Ms. Coletta provided clarification and discussed the involvement with the Native American tribes. Mayor Spiegel asked for clarification on the circulation and the classification of streets. She provided an overview on the different classifications of streets. Mayor Spiegel also inquired about public utility component as part of the General Plan Technical Update. Mr. Tom Moody, Department of Water and Power General Manager, provided a brief overview on the public utility standpoint and the review of the public services provided. Mayor Spiegel also inquired about the engagement with the City's various Commissions. Ms. Coletta responded that the consultant will be working on public engagement which will include the Commissions as well as the Corona-Norco Unified School District. Lastly, Mayor Spiegel addressed traffic circulation and the sphere of influence.

Council Member Scott inquired about the housing aspect and new laws discussed. Ms. Coletta provided an overview on the process. She stated that a number is issued by the State and discussed that 770 number that was issued during the update in 2013. Then the number is broken down by the State into income categories and the City must show where the housing for those particular income categories can fit within the City. Council Member Scott inquired about the penalties for not obtaining sufficient credits for the number units required. Ms. Coletta discussed the certified housing element received through HCD. She reported that there are grant opportunities that become available through the State and certain grants say that you are eligible for this grant because you have a certified housing element or because you permitted so many low-income units. The City can lose opportunities to have grants awarded. She discussed the benefits of having a certified housing element.

Council Member Fox inquired about the 770 units being a fixed number. Ms. Coletta responded that the number is fixed for our City. She discussed the methodology used in with SCAG and every City is given a different number. Council Member Fox also inquired about the current workforce housing being used towards credits. Ms. Colette provided clarification and provided an overview on the annual housing report recently submitted to

HCD. Council Member Fox asked if a zoning change can be enforced during the update process. Ms. Coletta stated that a zoning change cannot be forced and the City still retains control.

Tom Richins, resident, thanked Ms. Coletta for her presentation. He addressed the Council with general questions regarding Native American discoveries and requested that they be disclosed to the public. He inquired about penalties involved for not meeting the 700 unit fixed number. He referenced the Chuck Wagon and noted that he believes that the grant opportunities are not significant. He inquired about rent control and asked if it is a factor of the General Plan Technical Update. He referenced the Van Dale development and expressed his concerns. He also inquired about the street reports and the grading of the streets and requested that the public receive updates. He expressed his concerns with the traffic study that was conducted in December 2017 because it was conducted during the holiday season. He requested that as part of the General Plan Technical Update building on the mountains can be stopped to protect the mountains. He also addressed the Council regarding the Chuck Wagon development and low-income housing on a busy street.

Joe Morgan, resident, addressed the Council regarding his concerns with the purpose of the Study Session. He also discussed his concerns with the Council requesting public engagement when the meetings are held in the middle of the day and there is no documentation attached to the agenda. He stated that the discussion should have been held during a City Council meeting to allow for public engagement. Vice Mayor Montanez stated that the item was placed on the Study Session agenda because there was a request for a General Plan Technical Update to allow Ms. Coletta to discuss the process. He noted that as Ms. Coletta reported the public engagement will come along later in the process. Mr. Morgan stated that he submitted a public records request to obtain the schedule and that the City should have the timeline available for the public. He also addressed his concern about mobile parks not being discussed as part of the housing element.

James Steiner, resident, commended Ms. Coletta for the presentation and the discussion regarding affordable housing. He stated that the affordable housing component is a complicated issue and is sensitive for the need of affordable housing. He requested that the City push back with the State because Corona is not like every other City; Corona has the Green River funnel. He requested that the Council reach out to our Assembly Member and Senator to ask for help to convince the Governor that Corona is unique and might not be able to handle everything that is being put on the City. Mr. Stiner also addressed the Council regarding his concerns with the downtown area and stated that the General Plan Update is an opportunity

to focus on the downtown. He inquired about the downtown area being discussed during the update process.

Ms. Coletta addressed the comments made during the public comment. She responded regarding the cultural resources by stating that if anything is found the public would be informed of the findings. Vice Mayor Montanez inquired about the requirement for developers to have a member of a Tribe on the project site. Ms. Coletta responded that it has been about 10 years that there has been agricultural monitoring under Assembly Bill 18. Ms. Coletta responded to the rent control comment and reported that rent control is not a part of the General Plan Technical Update because the rent control is more of an Ordinance decision. She responded to the comment about the traffic study and reported that it was conducted during peak times in fall of 2017. Mr. Ralls reported that the traffic study was conducted prior to Halloween and just before the holiday kick-off season. Ms. Coletta responded to the comments regarding the downtown area and reported that in 2004 the Downtown was identified as an opportunity area and the land use was changed. The City has been pushing for downtown redevelopment since 2004 and the area is currently being looked at by a developer and getting ready to close escrow. Vice Mayor Montanez reported that the majority of the property in the downtown area is private control and not City control. Mr. Darrell Talbert, City Manager, provided an overview on what government can and cannot do in the downtown area. He provided a brief overview on the status on the Corona Mall and the Labs Holdings Corp. He also provided clarification on developer fees. Ms. Coletta also addressed the Mobile Home park comment and reported that in the housing element there is inventory of housing. The inventory is broken down into owner and renter base, single family and multi-family, and mobile homes. She provided an overview on how the inventory is conducted and what is considered affordable housing. Mayor Spiegel responded to the street report comment and asked Mr. Nelson Nelson, Public Works Director, to provide clarification. Mr. Nelson discussed the level of services that is included in the General Plan Technical Update. He reported that the condition of the asphalt is not part of the update. Mayor Spiegel also addressed the comments regarding the Chuck Wagon. Lastly, Council Member Haley provided clarification on the Study Session and stated that it allows for dialog.

4. [18-1641](#) Discussion on the current status of the commercial property located south of Cajalco Road and west of Interstate 15 in the Arantine Hills Specific Plan.

Darrell Talbert, City Manager, introduced the item and Joanne Coletta, Community Development Director, provided an overview on the current status of the commercial property located south of Cajalco Road and west of Interstate 15 in the Arantine Hills Specific Plan. She discussed the piece of property that is owned by Riverside County Transportation Commission

(RCTC). RCTC purchased property from the McMillian Family in 2008 and were granted an access easement from the adjoining property, now owned by New Home.

Vice Mayor Montanez reported that he requested an update on the property because he was contacted by a broker inquiring the land use of the property. He stated that the broker has clients interested in the property for retail and possible high density residential. Vice Mayor Montanez stated that he is in support of the retail component but not the high density residential. He provided an overview on a conversation with Supervisor Tavaglione regarding the property. He would like RCTC to know what the City wants to see on the property. He also discussed other possible use of the property such as an auto dealership.

Mayor Spiegel reported that she spoke with Supervisor Tavaglione and explained to him why she was advocating so strongly for the property. She provided an overview on their discussion and noted that she has asked Supervisor Tavaglione to work with the City of Corona. She also noted that a grocery store would be a good use for the property. Vice Mayor Montanez noted that the purchaser of the new commercial is also the owner of the adjacent commercial so putting a grocery store across from an existing grocery store is a need for the community. Council Member Fox inquired about public access to the property. Vice Mayor Montanez provided clarification and stated that RCTC can work with California Department of Transportation (Caltrans) to allow access. Mayor Spiegel noted that she has been in contact with the City's Caltrans District Director to keep their rules in place.

Joe Morgan, resident, addressed the Council regarding discussion that was held during the approval of the Arantine Hills project and the removal of commercial property. He provided an overview on the discussion and expressed his concerns.

Tom Richins, resident, addressed the Council to thank them for providing an update on the property and engaging with residents. He provided a brief history overview on the Earp Family who lived in the area on Bedford Canyon. He requested that the property owner consider a monument for Wyatt Earp.

Steve Nolan, resident, addressed the Council for clarification regarding the reduced commercial. He commended Mayor Spiegel for meeting with Supervisor Tavaglione. He expressed his concerns about setting conditions for the property owner to put a grocery store on the property. Vice Mayor Montanez commented that grocery stores have approached the developer looking at the property requesting possible store locations.

Mr. Nolan stated that he wants to see retail on the property and not more apartments. Vice Mayor Montanez suggested that residents reach out to RCTC and express their concerns about not wanting more apartments. Council Member Haley commented that there has been discussion regarding putting a high-end grocery store on the property.

Council Member Scott asked for clarification on the commercial component when New Home first brought the project. He referenced discussion held during a previous Infrastructure meeting where commercial was discussed. Vice Mayor Montanez responded that the original proposal included apartments and no commercial and the Committee did not support the concept. Mr. Talbert provided clarification and discussed the original project submitted. He provided an overview on the project.

Mayor Spiegel requested that Mr. Tom Richins coordinate with other historians to provide a monthly historical presentation during a regularly scheduled City Council Meeting.

Mr. Talbert, reported that Mr. Richins has inquired about the property and requested to know more information. He also reported that Mr. Morgan made a suggestion about story mapping on all the projects and the Information Technology staff have created the portal on the City's website. Mr. Talbert thanked the residents for their collaboration.

5. Adjournment

Mayor Spiegel adjourned the meeting at 5:15 p.m.