



## Agenda Report

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**File #:** 19-0778

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### **AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 09/18/2019

**TO:** Honorable Mayor and City Council Members

**FROM:** Community Development Department

**SUBJECT:**

Public hearing for City Council consideration of Resolution No. 2019-080, for HRLM2019-0002, approving an application to nominate a Victorian Hipped Roof Cottage residence built in 1900 (located at 506 E. Seventh Street) in the Single Family District of the Downtown Corona Revitalization Specific Plan (SP98-01) as a Historic Landmark on the Corona Register of Historic Resource. (Applicant: Robert and Angela Montanez)

**RECOMMENDED ACTION:**

That the City Council adopt Resolution No. 2019-080, designating the property located at 506 E. Seventh Street as an official Historic Landmark on the Corona Register of Historic Resources. (HL-049) (HRLM2019-0002)

**ANALYSIS:**

HRLM2019-0002 is an application from property owners Robert and Angela Montanez to nominate their home at 506 E. Seventh Street to be listed as a Historic Landmark-049 (HL-049) on the Corona Register of Historic Resources. The home is a Victorian Hipped Roof Cottage built in 1900 and sits on a 5,000 square foot lot located on the south side of East Seventh Street. The property contains an 816 square foot home without a garage and two freestanding metal sheds at the rear of the property. The metal sheds are not historic buildings and the construction materials are not at parity with the main structure, and therefore, cannot be included as part of the landmark.

The home is currently listed on the Corona Heritage Inventory. Properties that are on the Corona Heritage Inventory are potential resources that may qualify as a historic landmark on the Register by virtue of age (50+ years) or by having significant cultural, historical or architectural value to the City. Heritage properties are given a ranking of high, moderate or low as to their potential. The subject home as a high ranking.

The Victorian Hipped Roof Cottage home is 119 years old. The home consists of a one-story hipped roof structure which retains its original footprint on the original lot and sits on a high stucco brick

foundation. The hipped roof is clad with composition shingles, shiplap siding walls edged with corner boards, a four-paneled wood door with a four-lite framed window at the top, the front door is protected by a small gable roof set on triangular braces, with double-hung sash windows on each side of the front door, the east and west walls also have two double hung windows on each side; however, the east side also has a small bathroom window. The Victorian Hipped Roof Cottage does reflect the historic fabric of inside-the-circle residences of more than 100 years ago.

The subject home was originally built for Benton Lincoln Shepherd. Mr. Shepherd was one of Corona's earliest settlers, coming to Corona in June 1888 from Cathlamet, Washington. Mr. Shepherd purchased ten acres of land in the area and planted oranges, soon to be one of the city's biggest industries. A news article describes Mr. Shepherd as one of the earliest grove owners in the vicinity.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The applicant paid \$432.00 in application processing fees.

**ENVIRONMENTAL ANALYSIS:**

In accordance with Section 3.20 of the City's local CEQA guidelines, HRLM2019-0002 is considered a Class 31 Categorical Exemption (Exhibit C). HRLM2019-0002 promotes the preservation of historic resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as applied by CMC Chapter 17.63.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting of August 26, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made with the added conditions of approval that the: 1) roof turbine shall be relocated to make it less visible from the street, 2) the trees in the front yard shall be pruned prior to approval of the Mills Act contract and 3) a maintenance plan for the front yard landscaping shall be included in the initial 10 year work plan for the Mills Act contract, seconded (Siqueland/Jones) and carried unanimously that the Planning and Housing Commission recommend approval of HR2019-0002 to the City Council.

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**File #:** 19-0778

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**PREPARED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

**REVIEWED BY:** KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

**REVIEWED BY:** MICHELE NISSEN, ASSISTANT CITY MANAGER

**SUBMITTED BY:** MITCHELL LANSDELL, ACTING CITY MANAGER

**Attachments:**

1. Exhibit 1 - City Resolution No. 2019-080.
2. Exhibit 2 - Locational map.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission Meeting of August 26, 2019.
5. Exhibit 5 - Conditions of Approval

**APPLICANT INFORMATION**

*Robert and Angela Montanez, 506 E. Seventh Street, Corona*

**RESOLUTION NO. 2019-080**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CORONA, CALIFORNIA, DESIGNATING THE  
PROPERTY LOCATED AT 506 E. SEVENTH STREET AS  
AN OFFICIAL HISTORIC LANDMARK ON THE CORONA  
REGISTER OF HISTORIC RESOURCES (HL-049)  
(HRLM2019-0002)**

**WHEREAS**, pursuant to Chapter 17.63 of the Corona Municipal Code (“CMC”) the City of Corona (“City”) has established and maintains an official Corona Register of Historic Resources (“Corona Register”); and

**WHEREAS**, pursuant to Section 17.63.100 of the CMC, the structure located at 506 E. Seventh Street, City of Corona, State of California, bearing Riverside County Assessor’s Parcel Number 117-205-002, is proposed for listing on the Corona Register as Historic Landmark No. 049 (“HL-049”); and

**WHEREAS**, the application for listing HL-049 on the Corona Register has been deemed complete in accordance with the City’s application procedures and has been distributed to the Heritage Librarian, the Corona Historic Preservation Society, the Corona History Association, applicable City departments, and other parties requesting said notice for their review and comment; and

**WHEREAS**, the owners of the residence and underlying property, which is more fully described and depicted in Exhibit “A” attached hereto and incorporated by reference, have provided written consent to have such property included on the Corona Register and regulated in accordance with Chapter 17.63 of the CMC, the documentation of which is on file in the City’s Planning Department; and

**WHEREAS**, on August 26, 2019, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing on the application to list HL-049 on the Corona Register, determined that the application met the eligibility criteria for historic landmarks as set forth in Section 17.63.050, and recommended that the City Council approve the listing of HL-049 on the Corona Register.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Corona, California, as follows:

**SECTION 1. Findings.** Pursuant to the criteria set forth in CMC Section 17.63.050 and based on substantial evidence presented to the Planning Commission and thereafter to the City Council, including written staff reports, together with public testimony, the City Council hereby finds that the residence located at 506 E. Seventh Street, City of Corona,

**EXHIBIT 1**



State of California, is eligible for listing on the Corona Register as an historic landmark for the following reasons:

A. *The historic resource has been in existence for a period of at least 50 years, or if less than 50 years old, is of exceptional importance to the community.*

Based on independent research on the property prepared by the applicant, the home was built in 1900, making it 119 years old. The home was built for the Benton Lincoln Shepard family, one of Corona's earliest settlers.

B. *The historic resource has significant historic, cultural, or architecture value, and its designation as a landmark is reasonable, appropriate and necessary to promote, preserve and further the purposes and intent of Chapter 17.63 of the CMC.*

The proposed landmark is a Victorian Hipped Roof Cottage and consists of a one-story hipped roof structure, sitting on a high stucco brick foundation. The exterior of the home includes a composition shingle roof, shiplap siding walls edged with corner boards, and double-hung sash windows throughout the home. The proposed landmark has been restored to retain much of its original Victorian Hipped Roof Cottage architectural character, and its preservation promotes the City's cultural heritage.

C. *The historic resource exhibits the following additional characteristics pursuant to Section 17.63.050(3) of the CMC:*

(i) *It embodies a distinctive characteristic of a style, type, period, or method of construction or a valuable example of the use of materials or craftsmanship.*

The home displays several key characteristics of a Victorian Hipped Roof Cottage style. Architectural details of the home include a clad hipped roof with composition shingles, shiplap siding walls, a four-paneled wood door with four windows on top, a small gable roof above the door, and double-hung sash windows throughout.

The home is one of 30 of the oldest homes in the City retaining similarity in style and appearance to how it was originally constructed. In the early part of the twentieth century, stone and wooden bungalows and vernacular wood-framed structures in Corona were designed with the use of excellent materials and craftsmanship. This Victorian Hipped-Roof Cottage reflects the historic fabric of inside-the-circle residences of more than 100 years ago.

A room with a shed roof was added to the rear of the home at an unknown date. The shiplap siding on the addition was applied with great craftsmanship and matches up very well with the original structure. The addition includes double-hung wood sash windows.

D. *The historic resource has integrity of location, design, setting, materials, workmanship, feeling and association.*

By maintaining many of its original architectural features and materials, the proposed landmark has retained its historic integrity, which CMC Chapter 17.63 defines as “the authenticity of an historic resource’s physical identity as evidenced by the survival of characteristics that existed during the historic resource’s period of significance.”

**SECTION 2. Designation of Historic Landmark.** Based on the foregoing findings and pursuant to Chapter 17.63 of the CMC, the City Council finds that all procedures required for the listing of an historic landmark on the Corona Register have been duly followed and executed and hereby designates the residence located at 506 E. Seventh Street, City of Corona, State of California as an historic landmark, and hereby causes said historic landmark to be listed in the Corona Register as HL-049.

**SECTION 3. Restrictions.** The real property underlying HL-049, as more particularly described in Exhibit “A” attached hereto, and all improvements or natural features which comprise HL-049, shall hereafter be subject to the applicable restrictions, limitations, and provisions set forth in Chapter 17.63 of the CMC. In furtherance hereof, the City Clerk shall cause a copy of this resolution to be recorded in the Official Records of the County Recorder of Riverside County, California for the real property described in Exhibit “A.”

**SECTION 4. CEQA Findings.** This Resolution is exempt pursuant to Section 15331 of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if it is limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. This Resolution designates the structure and property at 506 E. Seventh Street, Corona, California, as an historic landmark and makes said structure and property subject to the restrictions set forth in Chapter 17.63 of the CMC, which, among other things, promotes the preservation of historic resources and requires consistency with the City’s design guidelines for historic structures or the Secretary of the Interior’s Standards. Therefore, no environmental analysis is required.

**SECTION 5. Distribution and Effective Date.** The Mayor shall sign this Resolution, and the City Clerk shall attest thereto, and thereafter shall distribute a copy of this Resolution to the owners of the real property described in Exhibit “A,” the Corona Historic Preservation Society, and all affected City departments. This Resolution shall take effect and be in force on the date of its adoption.

**PASSED, APPROVED AND ADOPTED** this 18<sup>th</sup> day of September, 2019.

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Mayor of the City of Corona, California

**ATTEST:**

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City Clerk of the City of Corona, California

**Exhibit “A”**  
**HL-049**

The legal description for Historic Landmark No. HL-049, located at 506 E. Seventh Street, City of Corona, State of California, APN 117-205-002:

**[SEE ATTACHED 6 PAGES]**

**506 E 7th Street Corona, California, Assessors Parcel Number (APN) 117-205-002-8**

### **Historical Significance**

#### **Original Build Date - 1900**

The home, as it stands today, is approximately 119 years. This makes the house one of the oldest houses in the City of Corona.

#### **Builder:**

At this time the builder of the home is unknown. The property records from 1893-1926 are currently with the conservators for repair. According to the 1987 Historic Resources Inventory List the house was built in 1900. According to the practice at the time, construction could have begun in 1899, but the tax rolls are the best indicator of when a property was occupied. The Historic Resource List was probably correct.

#### **Original Owner:**

The original owner of 506 E 7th St. was Benton Lincoln Shepherd. Mr. Shepherd was "one of Corona's earliest settlers" coming to Corona in June 1888 from Cathlamet, Washington. This was only two years after the town was founded at the beginning of the Southern California citrus boom. He purchased 10 acres of land in the area and planted oranges, soon to be one of the fledgling city's biggest industries. He was successful, but then sold his land to C.T. Zintz and retired in May of 1903. A news article describes Mr. Shepherd as "one of the earliest grove owners in this vicinity." Mr. Shepherd served as a juror (only men were able to serve as jurors at this time) on multiple court cases in Corona and in 1902 was listed as a Judge for Corona No. 1.

The 1900 Census shows Benton, Flora and Grace Shepherd living at this location in Corona along with Herbert Heal, Flora's brother. In 1904, Benton Shepherd is shown paying taxes on Block 115, lots 7, 8 and 9. It is very likely that the home was first occupied sometime in 1900.

The current legal description of the address 506 E 7th Street is listed as .11ACRES IN POR LOTS 7 & 8 BLK 115 MB 009/008 SB SOUTH RIVERSIDE TOWNSITE.

In 1904 Benton Shepherd's brother-in-law, Herbert Heal, suddenly died in the house from a severe asthma attack. He had suffered from asthma for many years. Just a few years later, on early Monday morning, June 12, 1909, Mr. Shepherd passed away at home. The funeral was held in the house the next day, conducted by Rev. Chester Ferris. While he was born and raised on the other side of the country, he chose to be interned at Sunny Slope Cemetery, located on Rimpau Ave. in Corona. it is very likely that the home was first occupied sometime in 1900.

In 1910 Flora is reported to have given a contract to Sam Bloom for him to erect a five room modern cottage on her quarter block at Seventh St. and Joy St., becoming 502 E 7th St. It is unfortunate that documentation was not available connecting Sam Bloom with the construction of 506 East Seventh Street. This would permit the conclusion that this property exhibited at least two additional characteristics required by CMC Section 17.63.050 (A)(3) by associating the construction with "the lives of persons significant in Corona's past. [17.63.050 (A)(3)(b)] and "It is representative of the work of a notable

**EXHIBIT A**

builder, designer or architect" [17.63.050 (A)(3)(e)] S.L. Bloom constructed the historic Andrew Carnegie Library in Corona in 1906.

The 502 E. 7th Street property became Flora and daughter Grace's new residence, and the house at 506 E 7th Street was rented out. Grace Shepherd, the daughter of Benton and Flora Shepherd attended Corona schools and graduated from Corona High School with the class of 1897. She had a passion for music and pursued her education at the University of Southern California. She used her music education to become a music teacher and taught in Corona. She was known for her piano solos and vocals in the church, and entertained the community during performances for the school. Grace was a member of the Starlight Rebekah Lodge, No. 231, for more consecutive years than any other member. She was a past noble grand of the organization and past deputy president of District No. 86 of the Lodge.

Mr. Shepherd's obituary from the LA Times as well as other newspaper articles supporting the statements above are attached.

### **Other Residents**

#### **1912-1914 Edward Conover**

The house at 506 E 7th St was a stepping stone for Edward Conover who spent most of his working years at the Packing House, a major part of Corona's earliest industry. Renting the house helped him get himself on his feet. He came to Corona from Palmyra, Illinois. In 1910 Edward's occupation was a box marker in the lemon groves and he was still living at home with his parents before his marriage. In 1912 he stayed a short time at 506 E 7<sup>th</sup> St. while saving money to purchase a house and working his way up in the Citrus industry, becoming a foreman for the Packing House

On 20 May 1954 while walking during a power "Blackout", Edward Conover was struck by a car driven by James W. Mullins. James worked for California Electric Power Company and was headed into work to investigate the power outage. Edward passed away on 12 Jul 1954 from shock and injuries sustained from the accident.

#### **1914-16 Ralph L Webster**

Shortly after marriage, Ralph Webster and Betty Dickey moved into 506 E 7th St and welcomed their first daughter, Elizabeth.

Ralph Webster purchased the Old Standard Oil station at Sixth St. and Victoria Ave. from Lincoln and Johnson. He upgraded the equipment, installing a new Alemite pressure lubricator as well as other new equipment.

#### **1920 Adolphus and Ella Schuyler**

The 1920 United States Federal Census shows that Adolphus and Ella (Walworth) Schuyler are occupying the house at 506 E 7th St. Adolphus is listed as 66 years of age, was born in New York and was employed as a farmer. Ella is listed at 67 years of age, born in Michigan and no occupation was provided.

Their son, Harry A Schuyler, went on to be the vice president of Leffingwell Ranch in

Whittier, California and worked hand and hand with Howard W. Hall at the Exchange Lemon Products Company in Corona. He became the manager of the lemon association in Orange County.

**1927 Raymond Fife and Ella Green**

**1930 Charles Morse**

**1984-1988 Peter and Annette Rodzewich**

**1988-1999 Franklin M and Phyllis A Tipple**

**1999-2002 Jose M and Mercedes Avila**

**2002-2018 Sergey and Galina Katykhin**

Sergey Katykhin was born in Kazakhstan and emigrated to the United State to seek a better life for himself and his family. He began his employment with Downs Energy in Corona in the year 2000 working in the maintenance department. He then later transitioned into the warehouse department and finally was promoted to become the bulk lubricants specialist. Sergey's responsibilities included the important task of off-loading products being delivered from suppliers as well as repackaging these many products into drums and pails.

Shortly after he joined the Downs Energy team, Sergey, assisted by various Downs Energy team members, went through the legal process to become a United States citizen. He then helped his family through the process as well. After 18 years of working and living in the city of Corona, Sergey retired and relocated.

There son Sergey Katykhin is a teacher for the Corona-Norco Unified School District at Corona Fundamental Intermediate School.

**The following is for information only as current owners never lived in the house**

**2018-Current Owners: Robert and Angela Montanez**

Robert Montanez and Angela Ensign purchased 506 E 7th St in November 2018. The purchase was made as an investment property in the highly desired Corona community and they never resided there. They spent some time modernizing it, updating the bathrooms, giving it a fresh coat of paint, updating the porch and adding modern touches to the kitchen and throughout the house.

Both Robert and Angela are involved in the city of Corona. Robert Montanez is the son of Eugene Montenez, long-time owner of printing business here in Corona and a former member of the City Council and Mayor of Corona. Robert and Angela work for the Corona Police Department, Robert as a Police Corporal and Angela is a jailer, one of the first jailers for the city of Corona. They were married in 2005 and have two young boys born and raised here in Corona. They currently reside in the City of Corona



**506 E 7th Street Corona, California, Assessors Parcel Number (APN) 117-205-002-8**

### **Architectural Significance**

This residential property was listed on the Corona Historic Resources Inventory List created in 1987 as a Victorian Hipped-roof Cottage built in 1900 and with a “high” potential for listing as a “Landmark” property.

The home, as it stands today, is approximately 119 years old. This makes the house one of perhaps 30 of the oldest houses in the City of Corona retaining similarity in style and appearance to how it was originally constructed. There are houses that are older or more ornate, but many of the houses originally built inside “the circle” would have been this size and designed for the average family.

As time passes, and as we have already seen, these homes will become fewer and fewer, because the owners chose to not maintain them in their original condition or they fall into such disrepair that the owners feel that they are not worth saving. Thus, it is becoming more and more important that we preserve these historic structures for future generations.

In the early part of the twentieth century, stone and wooden bungalows and vernacular wood-framed structures in Corona were designed with the use of excellent materials and craftsmanship. Their beauty lies in their historic character. Such older homes reflect the historic fabric of inside-the-circle residences. This Victorian hipped-roof cottage lacks the aesthetic character and charm of those homes but does reflect the historic fabric of inside-the-circle residences of more than 100 years ago.

This one-story, hipped roof house, retains its basic footprint on the original lot and is built on a high stuccoed brick foundation. The home’s architectural features described in the 1987 Historic Resource Inventory are as follows:

- Its hipped roof is clad with composition shingles which replaced the original wooden cedar shingles which were the likely original roofing material. Replacement of wooden shingles with composition shingles to meet building and fire code requirements is permitted by the Secretary of the Interior’s Standards for Rehabilitation. The rafter tails of the short overhang beyond the wall’s upper plate are enclosed with vents visible on the lower surfaces.
- The walls are shiplap siding edged with corner boards.
- The facade is simple, a double-hung sash window flanks each side of the front door.
- The front door entry is protected by a small gable roof set on triangular braces. The six panel modern door has been replaced with a 4-paneled wooden door with 4 lite framed window at the top, in a style typical of the period when the home was constructed
- The east and west walls have two double-hung windows each and the east wall has an additional small bathroom window.

**Alterations noted on the 1987 Historic Resources Survey that are still present on the property:**



- A room addition with a shed roof is attached at the rear. The ship-lap siding on this addition was applied with great craftsmanship and matches up well with the original structure. It has double-hung sash windows but a modern 6-panel door. The date of this addition is unknown but it was clearly done prior to 1987.

#### **Alterations/Improvements made since the 1987 Historic Resources Survey:**

- In 2018 the decorative block on the porch was removed and a simple Victorian style wood railing was installed to restore an original appearance.
- The front door, which had previously been replaced with a modern window/panel door, was replaced with a custom fitted wooden door providing an appearance more likely replaced that fits more with the style of the home when it was built.
- A previous owner had installed a metal security screen door, this was also removed.
- The window on the west side of the northwest corner of the home, which had previously been replaced with a modern, metal frame unit to accommodate a window mounted air conditioner, was removed and replaced with a custom fitted, wood frame double hung sash window that matches the others in the house.
- A metal rain gutter had been installed around the front porch overhangs; this was also removed.
- The prior owner had painted the trim (and some of the concrete) of the home in a bright, baby blue color. The home's trim has been repainted in a muted gray shade, which was recommended as something more fitting of the home's original era.
- A prior owner had installed a wrought iron metal fence and gate along the north side of the property, on the property line facing the south sidewalk on Seventh Street. The fence was painted bright green which was not likely an historic color. It was suggested that the fence be painted black as that would be more appropriate for the home and the era in which it was built.

#### **Interior alterations/Improvements**

While interior improvements carry no weight in the historic designation decision, it is important to mention some of the work that has been done by the applicant since the purchase of the home in November of 2018

- The master bathroom has been remodeled – including; tile, lighting, toilet, vanity, mirrors, paint, and adjusting an oversized interior wall.
- The master bedroom has been remodeled and modernized – including; paint, drywall repair, and installation of a ceiling fan.
- The living room has been modernized with new paint, drywall work, door handles, and lighting fixtures.
- The kitchen was completely remodeled about four years ago. Recent improvements include: new paint, drywall work, backsplash, and hardware.
- The half-bath was remodeled to include: new tile, toilet, pedestal sink, lighting, mirror, cabinetry and drywall work.
- The second bedroom received a makeover to include: new paint, addition of a ceiling fan, and removal of poorly installed cabinetry added by a previous owner.

The work the applicant has already accomplished clearly demonstrates a commitment to restoration and preservation of this unique property. It indicates an unusual level of dedication and creativity to our historic downtown area.

“Landmark” listing on the Corona Register of Historic Resources requires that several requirements be fulfilled. CMC section 17.63.050 (A) (3) requires that the property exhibit one or more of a listing of nine items. Section 17.63.050(A)(3)(f) is the only item that applies for this home. This property does exemplify one of the best remaining architectural styles or types in a neighborhood.

Images depicting the status of the property over the years are attached.

## **CERTIFICATION**

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted at a regular meeting of the City Council of the City of Corona, California, thereof held on the 18th day of September, 2019, by the following vote of the Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 18th day of September, 2019.

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City Clerk of the City of Corona, California

(SEAL)

# LOCATIONAL MAP



Date: 07/26/2019

506 E. Seventh Street  
HRLM2019-0002



# EXHIBIT 2





## Agenda Report

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**File #:** 19-0754

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### **PLANNING AND HOUSING COMMISSION STAFF REPORT**

**DATE:** 8/26/2019

**TO:** Honorable Chair and Commissioners

**FROM:** Community Development Department

#### **APPLICATION REQUEST:**

**HRLM2019-0002:** Application to nominate a Victorian Hipped Roof Cottage residence built in 1900 located at 506 E. Seventh Street in the Single Family District of the Downtown Corona Revitalization Specific Plan (SP98-01) as a landmark on the Corona Register of Historic Resource. (Applicant: Robert and Angela Montanez).

#### **RECOMMENDED ACTION:**

That the Planning and Housing Commission recommend APPROVAL of HRLM2019-0002 to the City Council based on the satisfaction of the listing criteria contained in the staff report.

#### **PROJECT SUMMARY**

HRLM2019-0002 is an application from property owners Robert and Angela Montanez to nominate their home at 506 E. Seventh Street to be listed as a Historic Landmark-049 (HL-049) on the Corona Register of Historic Resources. The home is a Victorian Hipped Roof Cottage built in 1900 and sits on a 5,000 square foot lot located on the south side of East Seventh Street. The property contains an 816 square foot home without a garage and two freestanding metal sheds at the rear of the property. The metal sheds are not historic buildings and the construction materials are not at parity with the main structure, and therefore, cannot be included as part of the landmark.

The home is currently listed on the Corona Heritage Inventory. Properties that are on the Corona Heritage Inventory are potential resources that may qualify as a historic landmark on the Register by virtue of age (50+ years) or by having significant cultural, historical or architectural value to the City. Heritage properties are given a ranking of high, moderate or low as to their potential. The subject home as a high ranking.

#### **BACKGROUND**

According to the materials accompanying this nomination, the subject home was originally built for Benton Lincoln Shepherd. Mr. Shepherd was one of Corona's earliest settlers, coming to Corona in June 1888 from Cathlamet, Washington. Only two years after the city was founded at the beginning

of the Southern California citrus bloom. He purchased ten acres of land in the area and planted oranges, soon to be one of the city's biggest industries. He was successful, but then sold his land to C.T. Zintz and retired in May of 1903. A news article describes Mr. Shepherd as one of the earliest grove owners in the vicinity. In addition, Mr. Shepherd served as a juror (only men were able to serve as jurors at this time) on multiple court cases in Corona and in 1902 was listed as a Judge for Corona No. 1.

The Victorian Hipped Roof Cottage home consists of a one-story hipped roof structure which retains its original footprint on the original lot and sits on a high stucco brick foundation. The hipped roof is clad with composition shingles, shiplap siding walls edged with corner boards, a four-paneled wood door with a four-lite framed window at the top, the front door is protected by a small gable roof set on triangular braces, with double-hung sash windows on each side of the front door, the east and west walls also have two double hung windows on each side; however, the east side also has a small bathroom window. Photographs of the home are attached as Exhibits B1-B14.

According to the materials accompanying this nomination, a room addition with a shed roof is attached at the rear. The ship-lap siding on the addition was applied with great craftsmanship and matches up well with the original structure. The addition contains double-hung sash windows constructed out of wood and a modern six-panel door. The date of the addition is unknown, but it was clearly built prior to 1987. Photographs of the addition are attached as Exhibits B10-B14.

If HRLM2019-0002 is approved, the owners intend to enter into a property preservation contract (Mills Act) with the city to enable them to obtain a property tax reduction through the Riverside County Assessor's Office. Participation in this program will allow the owners to reinvest the savings into maintaining and preserving the home. Per the city's Mills Act contract, *the owners shall not be permitted to block the view corridor with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the Historic Property from the public right-of-way.* Therefore, staff would like to bring to the commissioner's attention and the applicant's attention that before the property can enter into the Mills Act contract the fruit trees at the front of the property need to be pruned so that the home is easily visible from Seventh Street. Photographs of the front of home are attached as Exhibit B1.

### **SATISFACTION OF LISTING CRITERIA**

Section 17.63.050 of the Corona Municipal Code (CMC) delineates the criteria that must be satisfied for a landmark to be listed on the Register. Shown below is how the proposed landmark meets these requirements. The data were gathered from independent staff research and documents provided by the applicant.

1. *The historic resource has been in existence for a period of at least 50 years, or if less than 50 years old, is of exceptional importance to the community.*

Based on independent research prepared regarding the property by the applicant, the home was built in 1900, making it 119 years old. The home was built for Benton Lincoln Shepherd and his family, one of the earliest grove owners in the vicinity.

2. *The historic resource has significant historic, cultural, or architectural value, and its designation as a landmark is reasonable, appropriate and necessary to promote, preserve and further the purposes and intent of this Chapter.*

The Victorian Hipped Roof Cottage home consist of a one-story hipped roof structure, sitting on a high stucco brick foundation. The exterior of the home includes a composition shingle roof, shiplap siding walls edged with corner boards, a four-paneled wood door, a small gable roof above the front door on triangular braces, and double-hung sash windows throughout the home. The subject home has been restored to retain much of its original Victorian Hipped Roof Cottage architectural character, and its preservation promotes the city's cultural heritage.

3. *The historic resource exhibits the following characteristics:*

*a. It embodies a distinctive characteristic of a style, type, period or method of construction or a valuable example of the use of materials or craftsmanship.*

The home displays several key characteristics of a Victorian Hipped Roof Cottage style. Architectural details of the home include a clad hipped roof with composition shingles, shiplap siding walls, a four-paneled wood door with four windows on top, a small gable roof above the front door, and double-hung sash windows throughout.

The home is one of 30 of the oldest homes in the City of Corona retaining similarity in style and appearance to how it was originally constructed. In the early part of the twentieth century, stone and wooden bungalows and vernacular wood-framed structures in Corona were designed with the use of excellent materials and craftsmanship. This Victorian Hipped Roof Cottage does reflect the historic fabric of inside-the-circle residences of more than 100 years ago.

As previously noted, a room addition with a shed roof is was added to the rear of the home. The date of the addition is unknown. The ship-lap siding on the addition was applied with great craftsmanship and matches up well with the original structure. The addition contains wood double-hung sash windows.

If HRLM2019-0002 is approved, the owners intend to enter into a property tax preservation contract (Mills Act) with the City to enable them to obtain a property tax reduction through the Riverside County Assessor's office. Participation in this program will allow the owners to reinvest the savings into maintaining and preserving their home.

4. *The historic resource has integrity of location, design, setting, materials, workmanship, feeling and association.*

By maintaining many of its original architectural features and materials, the proposed landmark has retained its historic integrity, which CMC Chapter 17.63 defines as "the authenticity of a resource's physical identity as evidence by the survival of characteristics that existed during the resource's period of significance."

## **ENVIRONMENTAL DETERMINATION**

In accordance with Section 3.20 of the City's local CEQA guidelines, HRLM2019-0002 is considered a Class 31 Categorical Exemption (Exhibit C). HRLM2019-0002 promotes the preservation of historic resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing

Historic Buildings, as applied by CMC Chapter 17.63.

### **PUBLIC NOTICING**

In accordance with Chapter 17.63, the application for HRLM2019-0002 was distributed for comment to the Heritage Room of the Corona City Library, to the Corona Historic Preservation Society (CHPS), and to the Corona History Association (CHA). Additionally, the public hearing notice regarding this nomination was published in *The Sentinel Weekly* newspaper. Staff received a letter from CHPS stating the property meets the minimum criteria for a local historic landmark nomination based on the criteria listed in the municipal code. However, CHPS further commented that the house has minimal appearance from Seventh Street due to the mature growth of the citrus trees at the front of the property and the curb side appearance of the home should be considered when making the decision to list the home as a local landmark (Exhibit C). Lastly, as of the preparation of the staff report, staff has not received any comments from the public regarding the nomination.

### **STAFF ANALYSIS**

The application has met the requirements for placement as a historic landmark on the Corona Register of Historic Resources in accordance with Corona Municipal Code Chapter 17.63; however, before the Historic Property Preservation application (Mills Act) goes to the City Council, the front fruit trees need to be pruned so that the home is easily visible from Seventh Street as required by the Mills Act contract. Staff recommends that the Planning and Housing Commission recommend approval of HRLM2019-0002 to the City Council.

### **FISCAL IMPACT**

The applicant paid \$432.00 in application processing fees for the Historic Resources Nomination application.

**PREPARED BY:** LUPITA GARCIA, ASSISTANT PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

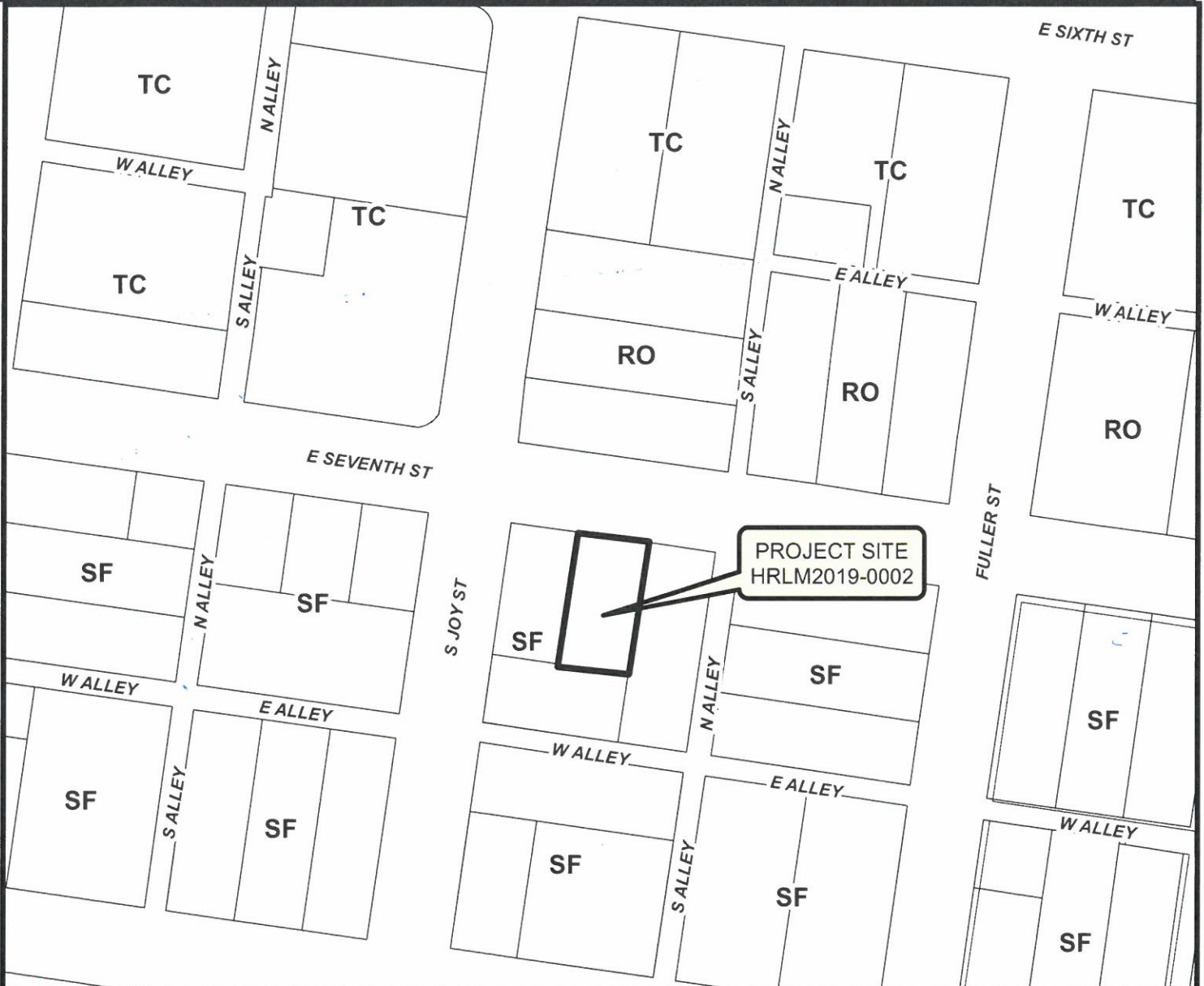
### **EXHIBITS**

1. Locational and Zoning Map
2. Exhibit A - Statement of architectural and historical significance
3. Exhibits B1-B14 - Photographs of property
4. Exhibit C - CHPS letter dated August 4, 2019
5. Exhibit D - Environmental Documentation
6. Exhibit E - Aerial map of property

Case Planner: Lupita Garcia (951) 736-2293



# LOCATIONAL & ZONING MAP



## ZONING LEGEND

SF: Single Family Residential District of the Downtown Corona Revitalization Specific Plan (SP98-01)  
RO: Residential Office District of the Downtown Corona Revitalization Specific Plan (SP98-01)  
TC: Transitional Commercial District of the Downtown Corona Revitalization Specific Plan (SP98-01)



Date: 07/30/2019

**506 E. Seventh Street  
HRLM2019-0002**



**506 E 7th Street Corona, California, Assessors Parcel Number (APN) 117-205-002-8**

### **Historical Significance**

#### **Original Build Date - 1900**

The home, as it stands today, is approximately 119 years. This makes the house one of the oldest houses in the City of Corona.

#### **Builder:**

At this time the builder of the home is unknown. The property records from 1893-1926 are currently with the conservators for repair. According to the 1987 Historic Resources Inventory List the house was built in 1900. According to the practice at the time, construction could have begun in 1899, but the tax rolls are the best indicator of when a property was occupied. The Historic Resource List was probably correct.

#### **Original Owner:**

The original owner of 506 E 7th St. was Benton Lincoln Shepherd. Mr. Shepherd was "one of Corona's earliest settlers" coming to Corona in June 1888 from Cathlamet, Washington. This was only two years after the town was founded at the beginning of the Southern California citrus boom. He purchased 10 acres of land in the area and planted oranges, soon to be one of the fledgling city's biggest industries. He was successful, but then sold his land to C.T. Zintz and retired in May of 1903. A news article describes Mr. Shepherd as "one of the earliest grove owners in this vicinity." Mr. Shepherd served as a juror (only men were able to serve as jurors at this time) on multiple court cases in Corona and in 1902 was listed as a Judge for Corona No. 1.

The 1900 Census shows Benton, Flora and Grace Shepherd living at this location in Corona along with Herbert Heal, Flora's brother. In 1904, Benton Shepherd is shown paying taxes on Block 115, lots 7, 8 and 9. It is very likely that the home was first occupied sometime in 1900.

The current legal description of the address 506 E 7th Street is listed as .11ACRES IN POR LOTS 7 & 8 BLK 115 MB 009/008 SB SOUTH RIVERSIDE TOWNSITE.

In 1904 Benton Shepherd's brother-in-law, Herbert Heal, suddenly died in the house from a severe asthma attack. He had suffered from asthma for many years. Just a few years later, on early Monday morning, June 12, 1909, Mr. Shepherd passed away at home. The funeral was held in the house the next day, conducted by Rev. Chester Ferris. While he was born and raised on the other side of the country, he chose to be interned at Sunny Slope Cemetery, located on Rimpau Ave. in Corona. it is very likely that the home was first occupied sometime in 1900.

In 1910 Flora is reported to have given a contract to Sam Bloom for him to erect a five room modern cottage on her quarter block at Seventh St. and Joy St., becoming 502 E 7th St. It is unfortunate that documentation was not available connecting Sam Bloom with the construction of 506 East Seventh Street. This would permit the conclusion that this property exhibited at least two additional characteristics required by CMC Section 17.63.050 (A)(3) by associating the construction with "the lives of persons significant in Corona's past. [17.63.050 (A)(3)(b)] and "It is representative of the work of a notable

**EXHIBIT A**

builder, designer or architect" [17.63.050 (A)(3)(e)] S.L. Bloom constructed the historic Andrew Carnegie Library in Corona in 1906.

The 502 E. 7th Street property became Flora and daughter Grace's new residence, and the house at 506 E 7th Street was rented out. Grace Shepherd, the daughter of Benton and Flora Shepherd attended Corona schools and graduated from Corona High School with the class of 1897. She had a passion for music and pursued her education at the University of Southern California. She used her music education to become a music teacher and taught in Corona. She was known for her piano solos and vocals in the church, and entertained the community during performances for the school. Grace was a member of the Starlight Rebekah Lodge, No. 231, for more consecutive years than any other member. She was a past noble grand of the organization and past deputy president of District No. 86 of the Lodge.

Mr. Shepherd's obituary from the LA Times as well as other newspaper articles supporting the statements above are attached.

### **Other Residents**

#### **1912-1914 Edward Conover**

The house at 506 E 7th St was a stepping stone for Edward Conover who spent most of his working years at the Packing House, a major part of Corona's earliest industry. Renting the house helped him get himself on his feet. He came to Corona from Palmyra, Illinois. In 1910 Edward's occupation was a box marker in the lemon groves and he was still living at home with his parents before his marriage. In 1912 he stayed a short time at 506 E 7<sup>th</sup> St. while saving money to purchase a house and working his way up in the Citrus industry, becoming a foreman for the Packing House

On 20 May 1954 while walking during a power "Blackout", Edward Conover was struck by a car driven by James W. Mullins. James worked for California Electric Power Company and was headed into work to investigate the power outage. Edward passed away on 12 Jul 1954 from shock and injuries sustained from the accident.

#### **1914-16 Ralph L Webster**

Shortly after marriage, Ralph Webster and Betty Dickey moved into 506 E 7th St and welcomed their first daughter, Elizabeth.

Ralph Webster purchased the Old Standard Oil station at Sixth St. and Victoria Ave. from Lincoln and Johnson. He upgraded the equipment, installing a new Alemite pressure lubricator as well as other new equipment.

#### **1920 Adolphus and Ella Schuyler**

The 1920 United States Federal Census shows that Adolphus and Ella (Walworth) Schuyler are occupying the house at 506 E 7th St. Adolphus is listed as 66 years of age, was born in New York and was employed as a farmer. Ella is listed at 67 years of age, born in Michigan and no occupation was provided.

Their son, Harry A Schuyler, went on to be the vice president of Leffingwell Ranch in



Whittier, California and worked hand and hand with Howard W. Hall at the Exchange Lemon Products Company in Corona. He became the manager of the lemon association in Orange County.

**1927 Raymond Fife and Ella Green**

**1930 Charles Morse**

**1984-1988 Peter and Annette Rodzewich**

**1988-1999 Franklin M and Phyllis A Tipple**

**1999-2002 Jose M and Mercedes Avila**

**2002-2018 Sergey and Galina Katykhin**

Sergey Katykhin was born in Kazakhstan and emigrated to the United State to seek a better life for himself and his family. He began his employment with Downs Energy in Corona in the year 2000 working in the maintenance department. He then later transitioned into the warehouse department and finally was promoted to become the bulk lubricants specialist. Sergey's responsibilities included the important task of off-loading products being delivered from suppliers as well as repackaging these many products into drums and pails.

Shortly after he joined the Downs Energy team, Sergey, assisted by various Downs Energy team members, went through the legal process to become a United States citizen. He then helped his family through the process as well. After 18 years of working and living in the city of Corona, Sergey retired and relocated.

There son Sergey Katykhin is a teacher for the Corona-Norco Unified School District at Corona Fundamental Intermediate School.

**The following is for information only as current owners never lived in the house**

**2018-Current Owners: Robert and Angela Montanez**

Robert Montanez and Angela Ensign purchased 506 E 7th St in November 2018. The purchase was made as an investment property in the highly desired Corona community and they never resided there. They spent some time modernizing it, updating the bathrooms, giving it a fresh coat of paint, updating the porch and adding modern touches to the kitchen and throughout the house.

Both Robert and Angela are involved in the city of Corona. Robert Montanez is the son of Eugene Montenez, long-time owner of printing business here in Corona and a former member of the City Council and Mayor of Corona. Robert and Angela work for the Corona Police Department, Robert as a Police Corporal and Angela is a jailer, one of the first jailers for the city of Corona. They were married in 2005 and have two young boys born and raised here in Corona. They currently reside in the City of Corona

**506 E 7th Street Corona, California, Assessors Parcel Number (APN) 117-205-002-8**

### **Architectural Significance**

This residential property was listed on the Corona Historic Resources Inventory List created in 1987 as a Victorian Hipped-roof Cottage built in 1900 and with a “high” potential for listing as a “Landmark” property.

The home, as it stands today, is approximately 119 years old. This makes the house one of perhaps 30 of the oldest houses in the City of Corona retaining similarity in style and appearance to how it was originally constructed. There are houses that are older or more ornate, but many of the houses originally built inside “the circle” would have been this size and designed for the average family.

As time passes, and as we have already seen, these homes will become fewer and fewer, because the owners chose to not maintain them in their original condition or they fall into such disrepair that the owners feel that they are not worth saving. Thus, it is becoming more and more important that we preserve these historic structures for future generations.

In the early part of the twentieth century, stone and wooden bungalows and vernacular wood-framed structures in Corona were designed with the use of excellent materials and craftsmanship. Their beauty lies in their historic character. Such older homes reflect the historic fabric of inside-the-circle residences. This Victorian hipped-roof cottage lacks the aesthetic character and charm of those homes but does reflect the historic fabric of inside-the-circle residences of more than 100 years ago.

This one-story, hipped roof house, retains its basic footprint on the original lot and is built on a high stuccoed brick foundation. The home’s architectural features described in the 1987 Historic Resource Inventory are as follows:

- Its hipped roof is clad with composition shingles which replaced the original wooden cedar shingles which were the likely original roofing material. Replacement of wooden shingles with composition shingles to meet building and fire code requirements is permitted by the Secretary of the Interior’s Standards for Rehabilitation. The rafter tails of the short overhang beyond the wall’s upper plate are enclosed with vents visible on the lower surfaces.
- The walls are shiplap siding edged with corner boards.
- The facade is simple, a double-hung sash window flanks each side of the front door.
- The front door entry is protected by a small gable roof set on triangular braces. The six panel modern door has been replaced with a 4-paneled wooden door with 4 lite framed window at the top, in a style typical of the period when the home was constructed
- The east and west walls have two double-hung windows each and the east wall has an additional small bathroom window.

**Alterations noted on the 1987 Historic Resources Survey that are still present on the property:**

- A room addition with a shed roof is attached at the rear. The ship-lap siding on this addition was applied with great craftsmanship and matches up well with the original structure. It has double-hung sash windows but a modern 6-panel door. The date of this addition is unknown but it was clearly done prior to 1987.

#### **Alterations/Improvements made since the 1987 Historic Resources Survey:**

- In 2018 the decorative block on the porch was removed and a simple Victorian style wood railing was installed to restore an original appearance.
- The front door, which had previously been replaced with a modern window/panel door, was replaced with a custom fitted wooden door providing an appearance more likely replaced that fits more with the style of the home when it was built.
- A previous owner had installed a metal security screen door, this was also removed.
- The window on the west side of the northwest corner of the home, which had previously been replaced with a modern, metal frame unit to accommodate a window mounted air conditioner, was removed and replaced with a custom fitted, wood frame double hung sash window that matches the others in the house.
- A metal rain gutter had been installed around the front porch overhangs; this was also removed.
- The prior owner had painted the trim (and some of the concrete) of the home in a bright, baby blue color. The home's trim has been repainted in a muted gray shade, which was recommended as something more fitting of the home's original era.
- A prior owner had installed a wrought iron metal fence and gate along the north side of the property, on the property line facing the south sidewalk on Seventh Street. The fence was painted bright green which was not likely an historic color. It was suggested that the fence be painted black as that would be more appropriate for the home and the era in which it was built.

#### **Interior alterations/Improvements**

While interior improvements carry no weight in the historic designation decision, it is important to mention some of the work that has been done by the applicant since the purchase of the home in November of 2018

- The master bathroom has been remodeled – including; tile, lighting, toilet, vanity, mirrors, paint, and adjusting an oversized interior wall.
- The master bedroom has been remodeled and modernized – including; paint, drywall repair, and installation of a ceiling fan.
- The living room has been modernized with new paint, drywall work, door handles, and lighting fixtures.
- The kitchen was completely remodeled about four years ago. Recent improvements include: new paint, drywall work, backsplash, and hardware.
- The half-bath was remodeled to include: new tile, toilet, pedestal sink, lighting, mirror, cabinetry and drywall work.
- The second bedroom received a makeover to include: new paint, addition of a ceiling fan, and removal of poorly installed cabinetry added by a previous owner.

The work the applicant has already accomplished clearly demonstrates a commitment to restoration and preservation of this unique property. It indicates an unusual level of dedication and creativity to our historic downtown area.

“Landmark” listing on the Corona Register of Historic Resources requires that several requirements be fulfilled. CMC section 17.63.050 (A) (3) requires that the property exhibit one or more of a listing of nine items. Section 17.63.050(A)(3)(f) is the only item that applies for this home. This property does exemplify one of the best remaining architectural styles or types in a neighborhood.

Images depicting the status of the property over the years are attached.

## DIES AT THE AGE OF 73

### B. L. Shepherd Passes Away June 12th After a Brief Illness

Mr. Benton Lincoln Shepherd, one of Corona's earliest settlers, passed away at his home, corner of Seventh and Joy streets, early Monday morning, June 12.

The funeral services were held at the house Tuesday afternoon, and were conducted by Rev. Chester Ferris. A quartette composed of Mrs. Van Kirk, Mrs. Harding, Harry Sweet and Mr. Barth rendered several favorite hymns. The interment was made at Sunny Slope cemetery.

Deceased was born in Lincolnville, Me., September 12, 1836, and was therefore in his 73rd year.

While still a boy in his 'teens, he made his first trip to California following the rush for gold in the early fifties. After spending several years in the mines he returned to his old home in Maine, but not for long. He again heard the call "Go West, Young Man," and responded, this time going to Minnesota, where he engaged in wheat farming. In June, 1866, he was married to Miss Florilla Heal, also of Lincolnville, Me. They made Minnesota their home for 17 years. There eight children were born to them, of whom five died in early childhood and one, their youngest son George, soon after coming to Corona.

In 1883 the family removed to Cathlamet, Wash., where two brothers had preceded him. He remained there for five years, coming to Corona from there in June, 1888, when the colony was but a few months old, and for 21 years has been an interested citizen in all that pertained to the welfare of this city.

An honest, upright man, a kind father and friend, he will be missed by many, especially by those who have known him longest and best.

In the immediate family circle, he leaves a wife, the companion of 43 years, two daughters, Mrs. Winnie Riddle and Miss Grace Shepherd, two grandsons, Masters Percy and Ralph Riddell, and one brother, C. C. Shepherd, of Lincolnville, Me., and other brother, Byron P. Shepherd of Washington, having but recently passed away.

The Los Angeles Times May 31, 1903



Picture #1- 1986



Picture #2- January 2018



Picture #3- Sep 2018



Picture #4- 2019



Picture #5- 2019





POR. CITY OF CORONA  
(POR. SOUTH RIVERSIDE LAND AND WATER COMPANY)  
T3S 07W

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MB9 / 6-B SB. South Riverside Land And Water Company

### Death of Herbert Heal

Mr. Herbert Heal, brother of Mrs. B. L. Shepherd, died at the home of his sister on Seventh street, on Thursday evening. His death was sudden, resulting from a severe attack of asthma, with which he has been a great sufferer for many years.

Mr. Heal was born in Maine, and was 56 years old at the time of his death. He was never married, and has lived at his sister's home for more than 20 years. He came to Corona with the Shepherd family when the town was in its infancy, and has been a resident of this place ever since. He was a quiet man, and lived a very quiet life, always suffering more or less with the disease which has finally taken his life. Some years ago, during the pastorate of Rev. J. S. Jewell, he was received into the membership of the Congregational church. His funeral was held at the Shepherd home at ten o'clock this morning, conducted by Rev. W. N. Burr.

### Back to the Water Tanks.

Saturday, 16 Apr 1904 Corona Courier

On March 16, 1934, Arthur B. He and Miss Grace Shepherd were married. Her father was B. L. Shepherd, one of the earliest grove owners in this vicinity. The year of his arrival was 1888.

Arthur and Grace Tuthill make their home at 1117 Sheridan street.

Edward Goodrich Tuthill

The Corona Daily Independent Wednesday 29 Apr 1942

## **CORONA CANDIDATES.**

**Clerk and Treasurer Seek Re-election.  
Woman's Improvement Club Will  
Help Schools.**

CORONA, March 11.—Candidates for the city election are Capt. J. L. Merriam, treasurer; E. J. Genereux and Mason Terpening, for clerk; A. H. Cross, H. H. Holmes, Hively, F. Park, Enos and Hampton, for trustees. A. F. Gillett and E. P. Kidder remain as trustees for another term. Genereux is now City Clerk and Merriam has been treasurer for several years.

Charles McMillan is enjoying a visit from his father, Hugh McMillan, who is 75 years old, and recently came here alone from Scotland.

Mrs. B. L. Shepherd has let the contract to Sam Bloom to erect a five-room modern cottage on her quarter block at Seventh and Joy streets. Work was begun this week.

The Altar Society of the Catholic Church will give a literary and social entertainment St. Patrick's Day.

The Tuesday Musical Club met Monday afternoon at the E. P. Newton home on Kellogg avenue. A delightful programme was given.

## **WOMAN'S CLUB.**

The Los Angeles Times March 12, 1910

## ADDS NEW EQUIPMENT

### Ralph Webster Improves His Service Station Here

Planning to give the Corona motorists the very best in service, Ralph Webster, who recently purchased the old Standard Oil station lease at Sixth and Victoria streets from Lincoln and Johnson, announced today the purchase of a new Alemite pressure lubricator of the very latest type. This powerful machine in the hands of Mr. Webster who has had twelve years of practical experience in the lubrication of cars, assures his patrons of correct and complete lubrication of every working part of the car. He invites the motorists of the city to visit his station and inspect the new equipment. Mr. Webster purchased this station about two months ago, returning to Corona with his family from Glendale where he was connected with one of the large automotive concerns of that city. He reports business in his newly acquired Corona station on the "up and up."

PRINTED BY THE STROMBERG

Corona Daily Independent Wednesday, October 24, 1928



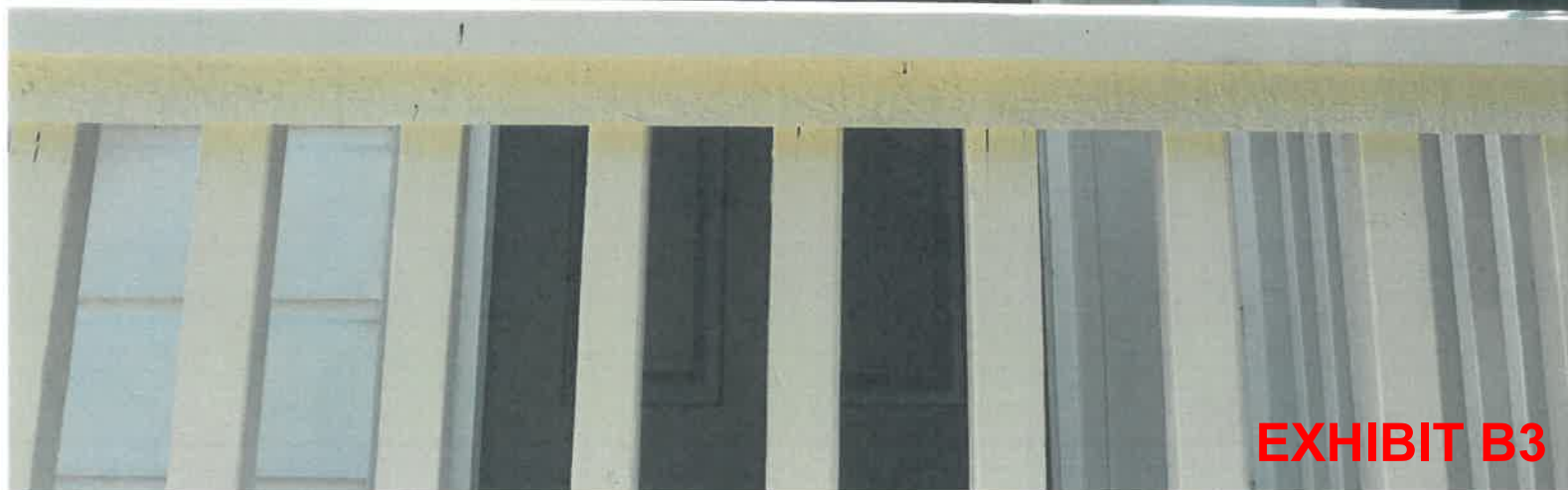


**EXHIBIT B1**





EXHIBIT B2



**EXHIBIT B3**



506

EXHIBIT B4





**EXHIBIT B5**







**EXHIBIT B7**





**EXHIBIT B8**



**EXHIBIT B9**





**EXHIBIT B10**



EXHIBIT B11





**EXHIBIT B12**





**EXHIBIT B13**





**EXHIBIT B14**



August 4, 2019

Lupita Garcia, Assistant Planner  
City of Corona Community Development Department  
400 South Vicentia Avenue  
Corona, California 92882

RE: Application for Landmark status on Corona's Register of Historic Resources for the property located at 506 East Seventh Street APN 117-205-002

Dear Ms. Garcia:

**Please withdraw any previous letters or drafts of letters on this subject and substitute this letter as our response.**

Over the years CHPS has received much advice and direction from sitting City Councilpersons that those properties on our local Register should represent the "best of the best" historic properties to be found in our community. We are mindful that the intent of the establishment of Corona Register was to provide a local register comparable with the California Register and the National Register, with similar criteria, definitions, and considerations, (Corona Municipal Code {CMC} Chapter 17.63.040 (A)). We also have concluded that Landmark properties listed on our local register may lack many details and are not necessarily worthy of consideration for the state or national register.

Members of our Society and former members of the Planning Staff have attended meetings of the California Historic Resources Commission where discussion took place on various applications to determine whether the acceptance criteria were met or not. State Office of Historic Preservation staff and Commission Members went to remarkable detailed lengths in taking their responsibilities very seriously and from time to time determined that a particular submission just did not measure up or didn't measure up at that moment. We have had similar experiences here in Corona.

This property was listed with "high" potential for future landmark consideration in the survey accomplished in 1982, that became Corona's Historic Resources Inventory List, based on its physical condition, continued integrity and year of construction (1900). Typically, only properties rated as "high" or restored to "high" status are considered for landmark designation, but additional criteria must also be met.

We understand that CMC Section 17.63.050 establishes our local Landmark Listing Criteria. Paragraph A defines what a landmark is and defines its eligibility if the City Council finds that **all** of the accompanying 4 criteria are met.

The Board of Directors of the Corona Historic Preservation Society offers the following concerns and comments for your consideration:



- CMC section 17.63.050 (A)(1) Requires that the property in question be 50 years old. This property clearly meets this criteria.
- CMC section 17.63.050 (A)(2) Requires that the property in question has significant historic, cultural, or architectural value and that its designation as a landmark is reasonable, appropriate and necessary to promote, preserve and further the purposes and intent of the Chapter. Our conclusion is that this property lacks significant historic, cultural or architectural value but it is one of the last remnants of a depleted stock of historic homes in our community so it does retain historic value.
- CMC section 17.63.050 (A)(3) Requires that the property exhibit one or more of the following 9 characteristics:
  - (a) It is associated with events that have made a significant contribution to the history of Corona, the region, the state or the nation;
  - (b) It is associated with the lives of persons significant in Corona's past;
  - (c) It embodies distinctive characteristics of a style, type, period or method of construction or a valuable example of the use of materials or craftsmanship;
  - (d) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural or natural history;
  - (e) It is representative of the work of a notable builder, designer or architect;
  - (f) It exemplifies one of the best remaining architectural styles or types in a neighborhood or contains outstanding elements of architectural design, detail, materials or craftsmanship of a particular historic period;
  - (g) It is in a unique location or contains physical characteristics representing an established and familiar visual feature of a neighborhood;
  - (h) It is a potential source of archeological or paleontological interest;
  - (i) It is or contains a natural setting or feature that strongly contributes to the well being of the people of the city;

After a review of a revised applicant's statement of architectural significance, for this submittal, the CHPS Board of Directors observed that there was not a clear current photograph of the front elevation of the house for us to evaluate. We were able to determine that the property located at 506 East Seventh Street met the minimum requirements of CMC Section 17.63.050(A)(3)(f) only. This property does exemplify a "... remaining architectural style or type in a neighborhood."

CMC section 17.63.050 (A)(4)(a) Requires that the property in question has integrity of location, design, setting, materials, workmanship, feeling and association;

- (a) Integrity is the authenticity of an historic resource's physical identity, as evidenced by the survival of characteristics that existed during the historic resource's period of significance, to be recognizable and to convey the reasons for its significance. No significant alterations appear to have been made.

CMC section 17.63.050 (A)(4)(b) Requires that the property in question has "integrity of location, design, setting, materials, workmanship, feeling and association." After a review of a revised statement of significance, for this submittal, the CHPS Board of Directors determined that the property located at 506 East Seventh Street met the minimum requirements of CMC Section 17.63.050(A)(4)(a) and (b). It has been in place for 119 years and does possess "... integrity of location, design, setting, materials,

workmanship, feeling and association.”

CMC Section 17.63.050(A)(4)(b) further states that “. . . A site, . . . that has diminished . . . appearance may still have sufficient integrity for the Corona Register if it retains the potential to yield significant scientific or historical information or specific data or retains sufficient character to convey the reasons for its significance. Thus, it is possible that a site, improvement or natural feature may not retain sufficient integrity to meet the criteria for listing on the California Register or National Register, but it may still be eligible for listing on the Corona Register; We seriously doubt whether significant scientific or historical information or specific data can be obtained from this site to add to the merits of this application.

We have concluded that this property, in its current condition, forces the viewer, when traveling eastward on Seventh Street, to imagine what the face of the house looks like from curbside. It is simply not visible from that angle, nor is a clear full frontal view possible when traveling westbound. In earlier correspondence we commented that this property was not sufficiently “polished up” for presentation as Landmark property and action on this application should be postponed until a later date.

While we understand that Corona’s preservation agreements permit work plans to include street facing structural renovation and preservation as well as street facing front yard “greenscape” improvements. The decision on whether a property should be granted landmark status should not be based on promises by an owner to use any future Mills Act tax savings to bring the property landscaping up to community landmark expectations. To our knowledge, all of Corona’s Landmark properties were “camera ready” when the City Council took final action on them. This property is not “camera ready” now. It our feeling that granting landmark status when “landmark worthy” street facing aesthetic landscaping is absent sets a bad precedent, and breaks faith with all other Landmark property owners who were required to complete such improvements prior to appearing on Planning Commission/ City Council agendas.

CMC Section 17.63.050(A)(4)(c) does not appear to require a response from CHPS.

The owners deserve much credit for their compliance with the Secretary of the Interior’s Standards for Rehabilitation in all the restoration work accomplished on the home prior to the submission of the application. After careful evaluation we can only conclude that the structure meets minimum landmark criteria. However, this property’s curbside appearance is not up to the standards met by all previous Landmark applicants.

This house has been here for 119 years. There is no compelling reason to declare this property a landmark at a time when qualifying work is incomplete. The structure will still be here next year. It is our recommendation that the owner make the landscaping improvements this year and resubmit the Landmark application next year.

Your careful review of our concerns, comments and conclusions is appreciated.

Sincerely,

FOR THE BOARD OF DIRECTORS

*Richard Winn*

Richard Winn, Acting Secretary





## CITY OF CORONA

### PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

#### Name, Description and Location of Project:

HRLM2019-0002 is an application to nominate a Victorian Hipped Roof Cottage residence built in 1900 located at 506 E. Seventh Street in the Single Family District of the Downtown Corona Revitalization Specific Plan (SP98-01) as Historic Landmark Number 49 on the Corona Register of Historic Resources.

#### Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):      Name: Robert & Angela Montanez  
   Address: 339 E. Hacienda Drive  
   Corona, CA 92879  
   Telephone No.: (951) 545-4210

#### Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.
- ☐ B. The project is a Ministerial Project.
- ☐ C. The project is an Emergency Project.
- ☐ D. The project constitutes a feasibility or planning study.
- ☒ E. The project is categorically exempt: *Class 31 (Historical Resource Restoration/Rehabilitation)*
- ☐ F. The project is a statutory exemption. Code section number:
- ☐ G. The project is otherwise exempt on the following basis:
- ☐ H. The project involves another public agency which constitutes the lead agency. Name of Lead Agency:

Date: \_\_\_\_\_

\_\_\_\_\_  
Lupita Garcia, Assistant Planner  
Lead Agency Representative

**EXHIBIT D**



## NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF  
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA  
COMMUNITY DEVELOPMENT DEPT  
400 S. VICENTIA AVE, SUITE 120  
CORONA, CA 92882

1. Project title: *HRLM2019-0002*
2. Project location (specific): *506 E. Seventh Street, Corona, CA 92879*
3.
  - a. Project location - City of Corona
  - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

*HRLM2019-0002 is an application to nominate a Victorian Hipped Roof Cottage residence built in 1900 located at 506 E. Seventh Street in the Single Family District of the Downtown Corona Revitalization Specific Plan (SP98-01) as a Historic Landmark on the Corona Register of Historic Resource.*

5. Name of public agency approving project: *City of Corona*
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:

*a. Robert and Angela Montanez /  
339 E. Hacienda Drive  
Corona, CA 92879  
(951) 545-4210*

7. Exempt Status (check one):
  - a. ☐ Ministerial Project
  - b. ☐ Not a project
  - c. ☐ Emergency project
  - d. ☒ Categorical Exemption. Class No.: *Class 31 (Historical Resource Restoration/Rehabilitation)*
  - e. ☐ Declared Emergency.
  - f. ☐ Statutory Exemption. State code section number
  - g. ☐ Other: Explain:

8. Reasons why the project is exempt:

*The proposal does not affect land uses or the public's well-being in terms of health, safety, or welfare. The proposal promotes the preservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as applied by CMC Chapter 17.63. Therefore, there is no possibility of environmental effect.*

9. Contact Person/Telephone No.: *Lupita Garcia, Assistant Planner / (951)736-2262*

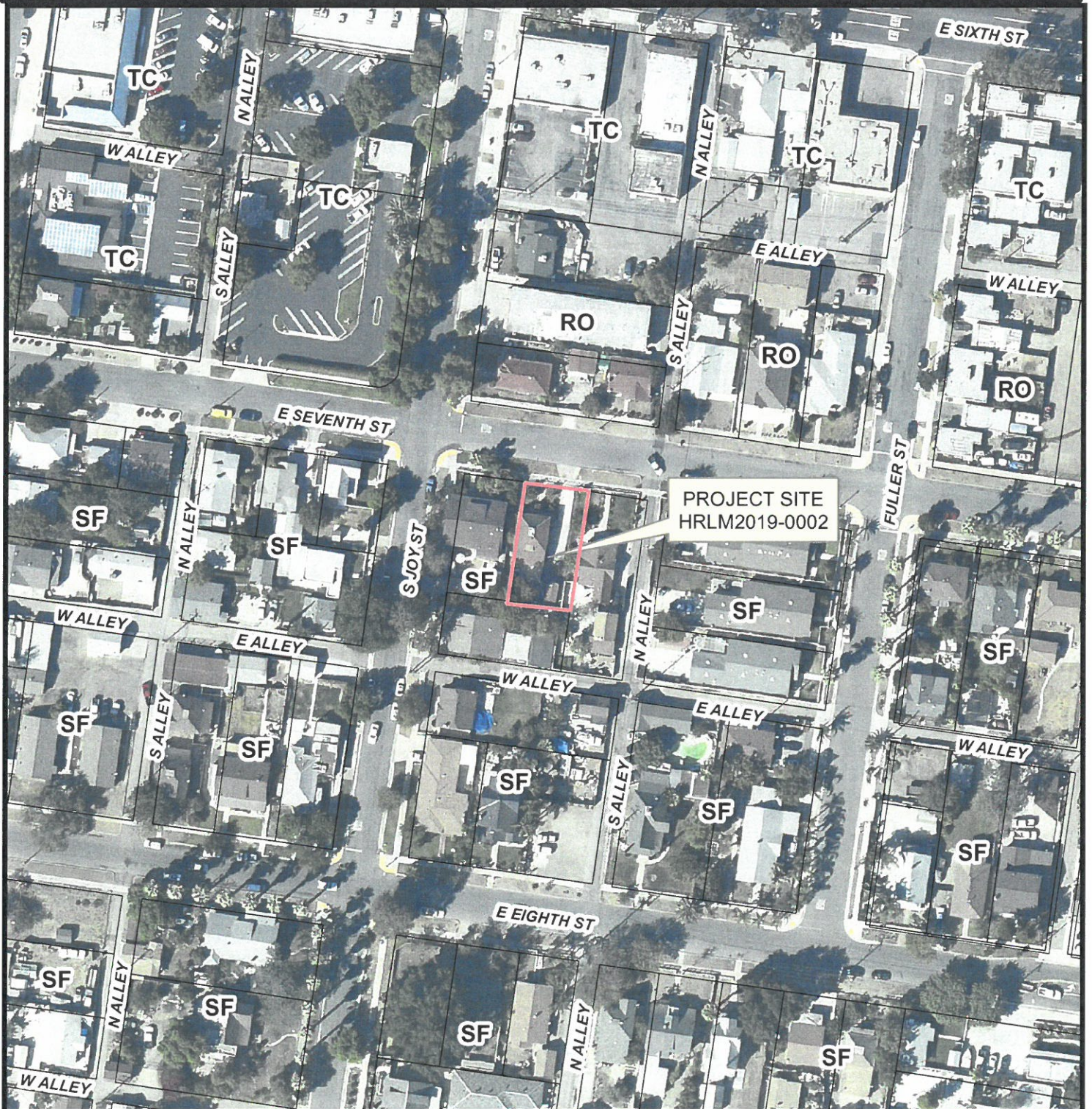
10. Attach Preliminary Exemption Assessment (Form "A") before filing:

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_  
Lupita Garcia, Assistant Planner



# LOCATIONAL MAP



Date: 07/26/2019

506 E. Seventh Street  
HRLM2019-0002



**EXHIBIT E**



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Monday, August 26, 2019

6:00 PM

Council Chambers

## Planning and Housing Commission

*Karen Alexander, Chair*  
*Timothy Jones, Vice Chair*  
*David Hooks, Commissioner*  
*Craig Siqueland, Commissioner*  
*Viren Shah, Commissioner*

**EXHIBIT 4**

## ROLLCALL

**Present** 5 - Commissioner Viren Shah, Vice Chair Tim Jones, Chair Karen Alexander, Commissioner Craig Siqueland, and Commissioner David Hooks

**1. CALL TO ORDER**

Chair Alexander called the meeting to order.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Hooks led the Pledge of Allegiance.

**3. ORAL COMMUNICATIONS FROM THE PUBLIC**

None.

**4. CONSENT ITEMS**

None.

**5. PUBLIC HEARINGS**

[19-0752](#)

CUP2018-0014 (CONTINUED): Conditional Use Permit application to establish and operate a 4,375 square foot public charter school within an existing commercial building located at 700 North Main Street in the CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01) (Applicant: Bill Calleja of Pivot Charter School, 700 North Main Street, Corona, CA 92880).

**Attachments:** [Staff Report](#)

**A motion was made by Commissioner Shah, seconded by Commissioner Siqueland, that the Planning and Housing Commission CONTINUE item CUP2018-0014 to the Planning and Housing Commission meeting of September 9, 2019. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Shah, Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

[19-0754](#)

HRLM2019-0002: Application to nominate a Victorian Hipped Roof Cottage residence built in 1900 located at 506 E. Seventh Street in the Single Family District of the Downtown Corona Revitalization Specific Plan (SP98-01) as a landmark on the Corona Register of Historic Resource. (Applicant: Robert and Angela Montanez).

**Attachments:** [Staff Report](#)[Locational and Zoning Map](#)[Exhibit A - Statement of architectural and historical significance](#)[Exhibits B1-B14 - Photographs of Property](#)[Exhibit C - CHPS letter dated August 4, 2019](#)[Exhibit D - Environmental Documentation](#)[Exhibit E - Aerial map of property](#)[HRLM2019-0002 PP Presentation](#)

At the request of Chair Alexander, Lupita Garcia, Assistant Planner, reviewed the staff report for HRLM2019-0002. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

Chair Alexander asked if the applicant would like to speak on the item before the public hearing is opened.

TOM RICHINS, SPOKE ON BEHALF OF APPLICANT ROBERT MONTANEZ, gave a brief description on the history of the home and provided clarification regarding the add-on to the home and the year the home was built. He also stated that if the home is approved for a Mills Act contract, the applicant would be allowed to take the savings and apply it towards the preservation and maintenance of the home.

ANGELA MONTANEZ, APPLICANT, commented that trees in the front yard will be pruned.

Chair Alexander opened the public hearing.

RICHARD WINN, REPRESENTING CORONA HISTORIC PRESERVATION SOCIETY (CHPS), spoke about CHPS's concerns for this home being listed as a local landmark. He indicated the current condition of the home and property does not compare to other historic homes that have been given local landmark status and that the owner should do more work on the property to better the appearance before it is listed as a local landmark. He also showed an example of another home in the city that is same style as the applicant's home, but demonstrates a better appearance from the street.

Chair Alexander closed the public hearing.

Commissioner Hooks expressed his agreement on the recommendation for the trees to be pruned.

Vice Chair Jones asked if the attic ventilation located on the roof can be removed or relocated to keep the historic value of the home.

Angela Montanez responded yes.

Mr. Richins expressed his acknowledgement of the Mills Act and agreed that the attic ventilation should be removed to keep the historic value of the home; and that it can be easily done with the cost savings the owner will have through the Mills Act.

Vice Chair Jones asked that the removal of the attic ventilation be added to the conditions of approval.

Commissioner Siqueland commented he believes the home is a good example of a historic home in Corona. He also recommends that a landscape maintenance agreement be established for this property to include tree trimming.

JOANNE COLETTA, DIRECTOR OF COMMUNITY DEVELOPMENT, stated an improvement plan can be added to the Mills Act contract. Ms. Coletta explained the terms of the Mills Act contract to the Commissioners.

Chair Alexander expressed she likes the historic preservation in the city and thanked the CHPS and the applicant for all their work. She also commented on the letter she received from Mr. Winn. She agrees this home meets the requirements stated in the Corona Municipal Code (CMC) for placement as a historic landmark, which was also stated in the letter received from CHPS.

Commissioner Shah asked if there will be a plaque in front of the home identifying it as a historic landmark.

Mr. Richins responded he only knows of one home that current displays a plaque. He mentioned people can look up historic homes on the website.

Chair Alexander thanked the Riverside Cultural Heritage Commissioner and the Redlands Historic Society and spoke about the CHPS considering a similar tier program to the Riverside and Redlands Historic Society. She also thanked the previous three presidents of the CHPS and the Richins family.

**A motion was made by Commissioner Siqueland, seconded by Vice Chair Jones, that the Planning and Housing Commission recommend APPROVAL of HRLM2019-0002 to the City Council, based on the satisfaction of the listed criteria**



contained in the staff report and the added conditions of approval that a maintenance plan for the front yard landscaping shall be included in the initial 10-year workplan for the Mills Act contract, the trees in the front yard shall be pruned prior to approval of the Mills Act contract and the roof turbine shall be relocated to make it less visible from the street. The motion carried by the following vote:

**Aye:** 5 - Commissioner Shah, Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

19-0737

PP2018-0005: A precise plan application to review the site plan and architecture of a 37,000 square foot LA Fitness health club and a 9,300 square foot commercial pad on five acres located north of west Sixth Street and east of Smith Avenue (1415 and 1435 W. Sixth Street) in the C-3 (General Community Commercial) zone. (Applicant: Greg Gill for Fitness International, LLC, 3161 Michelson Drive, Suite 600, Irvine, CA 92612).

**Attachments:** [Staff Report](#)

[Resolution No. 2540](#)

[Locational and Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C- Floor Plan](#)

[Exhibit D - Colored Elevations](#)

[Exhibit E - Wall Elevations](#)

[Exhibit F - Colored Landscape Plan](#)

[Exhibits G1-G3 - Proposed Signage](#)

[Exhibit H - Applicant's letter dated August 23, 2018, addressing criteria for Precise Plans](#)

[Exhibit I - Environmental Documentation](#)

[Exhibit J - Letter dated July 13, 2018 sent to six properties adjacent to project site along Pleasant View Avenue](#)

[Exhibit K - Letter dated August 8, 2018 sent to all properties within 500 feet](#)

[PP2018-0005 Presentation](#)

At the request of Chair Alexander, Lupita Garcia, Assistant Planner, reviewed the staff report for PP2018-005. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

Chair Alexander asked if the applicant would like to speak on the application before the public hearing is opened.

MIKE CALAHAN, REPRESENTING LA FITNESS ON BEHALF OF APPLICANT, GREG GILL, thanked the Commissioners and Ms. Garcia for all their hard word they put into this project. Mr. Calahan expressed all the

conditions of approval are acceptable except for condition #5 under the Building Division. He believes since the pool is located inside a building, in a separate room, a fence should not be required. He asked for that condition to be removed.

Commissioner Siqueland expressed his approval for this project. He asked if there will be an impact to the residents located behind the property with regards to the retaining wall being built.

Mr. Calahan replied there will be no impact to the residents and the wall will be within the LA Fitness parcel.

Commissioner Siqueland asked for additional clarification and wanted to know if the wall will be built behind the existing fence.

Mr. Calahan replied yes, but the residents will have ability remove their existing wood fence along their rear property line and use the new block wall.

Commissioner Siqueland asked if the vacant lot (Pad B) will be irrigated and maintained until it is fully developed.

Mr. Calahan responded yes.

Commissioner Siqueland asked if the operating hours are a part of the application and can they be changed at any given time.

Mr. Calahan responded yes the operating hours can be changed without the city's approval.

Vice Chair Jones asked if the main entrance is the only access entry into the building for members.

Mr. Calahan responded all members will have to come through the main entrance to enter the building because of the check-in procedures for members.

Vice Chair Jones asked if there will be any security measures installed on the building.

Mr. Calahan responded they did not propose security cameras on the outside of the building as it is not required by city ordinance, but have done exterior cameras in other cities.

Vice Chair Jones expressed his security concerns for the patrons who park

towards the rear of the building.

Mr. Calahan responded they will consider installing security cameras to monitor the parking lot.

Vice Chair Jones asked if there are other measures that could be taken to make sure the site is more secure around the perimeter of the building.

Mr. Calahan gave an explanation as to why the site plan was designed as it is and explained all measures were considered in the planning process.

Vice Chair Jones agreed with Mr. Calahan and expressed his concern for the safety of patrons to the rear of the building going to their cars.

Mr. Calahan responded the applicant will consider installing security cameras to monitor the rear parking lot.

Commissioner Hooks expressed his concerns over the safety of the patrons and asked if the lighting at the rear of the building will be attached to the building or free standing.

Mr. Calahan responded the lighting will be free standing and additional lighting will be outside the rear exit doors. He explained the design of the lighting and that it will not have an impact to the residents.

Chair Alexander expressed her concerns regarding trespassing to the rear of the building due to the type of shrubs that may conceal trespassers. She suggested a different type of ground cover be considered instead of shrubs along the rear planter. She also suggested a motion sensor be installed to the rear of the building.

Mr. Calahan responded it will be considered.

Chair Alexander expressed her concerns for loitering at the future Pad B location. She suggested a fence be placed around the site to prevent loitering.

Mr. Calahan responded a fence will be considered.

Vice Chair Jones asked what the time frame would be for the block wall to be built between the site and the residents.

Mr. Calahan responded it will take approximately six weeks for the wall to be built and a temporary fence will be placed during construction so residents privacy will not be impacted.



Commissioner Siqueland asked city staff about the condition regarding the fence being placed around the pool.

Ms. Coletta responded it is a standard condition of approval, but this condition does not apply to this project and will be removed from the conditions of approval.

Chair Alexander opened the public hearing.

JOE MORGAN, RESIDENT, expressed his approval for this project and thanked the applicant and city staff.

Chair Alexander closed the public hearing.

**A motion was made by Commissioner Shah, seconded by Vice Chair Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and adopt Resolution No. 2540 GRANTING PP2018-0005, based on the findings contained in the staff report and conditions of approval with the removal of condition 5 (building division) and the added conditions: to install security cameras in the parking lot with signage indicating the property is under surveillance and the security tapes be kept for 30 days for retention purposes, install a temporary three-foot high white vinyl fence or other fencing approved by the Community Development Department around Pad B to prevent loitering with signage indicating private property and the parking lot light poles located along the north perimeter of the project site be designed to prevent glare on to the adjacent residential properties to the north. The light poles will be determined by staff in conjunction with staff's review of the project's photometric analysis and light fixture design plan which the applicant shall submit to the city prior to issuance of a building permit. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Shah, Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

[19-0747](#)

GPA2019-0001: An application to amend the General Plan designation of four properties totaling approximately 0.50 acres from Low Density Residential (LDR) to Office Professional (OP) and establish the Office Professional and Mixed Use Downtown (MUD) designation on approximately 0.56 acres of public rights-of-way to facilitate the development of a medical office park on a total of 3.48 acres located on the south side of West Sixth Street, between Sheridan Street and Belle Avenue. (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

**Attachments:** [Staff Report](#)  
[Resolution No. 2538](#)  
[Locational & Zoning Map](#)  
[Exhibit A - Proposed General Plan Amendment](#)  
[Exhibit B - Aerial Map](#)  
[Exhibit C - Existing General Plan Designation](#)  
[Exhibit D - Site Plan](#)  
[Exhibit E - Environmental Documentation](#)  
[Exhibit F - Public Correspondence](#)  
[GPA2019-0001, SPA2019-0001, PM 37565, PP2019-0003 PP Presentation](#)

At the request of Chair Alexander, Sandra Yang, Senior Planner, presented the staff reports for GPA2019-0001, SPA2019-0001, PP2019-0001 and PM 37565. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

Vice Chair Jones asked if the parking on Belle Avenue is required parking for the proposed site.

Ms. Yang responded the site is over parked and the street parking would be excess parking.

Commissioner Siqueland asked how much of the building will City of Hope occupy and what services will be offered.

RICHARD BOURESTON, REPRESENTING BOURESTON DEVELOPMENT, responded City of Hope will be occupying all of Building A and they provide a broad range of services.

RICHARD GANN, REPRESENTING CITY OF HOPE, explained they are a cancer research hospital and he explained the services that will be provided.

Chair Alexander asked how this new facility will impact the existing facility located in Corona.

Mr. Gann responded they will be relocating from the current location to this new location.

Chair Alexander opened the public hearing.

Ms. Yang provided clarification on the street parking on Belle Avenue. She stated 24 parking spaces on Belle Avenue are part of the required parking

for the site.

Vice Chair Jones asked for clarification, are 24 parking spaces required to meet the building parking requirements and will the other remaining spaces be for excess parking. He asked how many parking spaces will be constructed on Belle Avenue.

Ms. Yang responded 24 parking spaces are required and a total of 54 parking spaces are planned on Belle Ave.

Commissioner Shah asked how many parking spaces are on Belle Avenue.

Ms. Yang responded the plan proposes 54 parking spaces on Belle Avenue.

Chair Alexander opened the public hearing.

ELIZABETH MCCREARY, CITY OF CORONA PARKS AND RECREATION COMMISSIONER, expressed her concerns regarding the parking because this project would remove the overflow parking lot currently used by the library.

Ms. Yang responded the existing parking lot contains 41 parking stalls and the parking will be replaced with 54 parking spaces planned on Belle Avenue. The applicant and city will have a shared parking agreement that will allow library patrons to use the on-street parking during the medical offices off-peak business hours.

Chair Alexander asked what the office hours will be for the City of Hope.

Mr. Gann responded the operating hours for City of Hope are normally 8:00 a.m. to 5:00 p.m. and at times patients getting infusion treatments may go later into the afternoon with radiology and oncology patients mostly seen in the morning hours.

Chair Alexander asked with the doubling of the square footage, if services could expand beyond 5:00 p.m.

Mr. Gann responded it is difficult to predict but their clientele is reduced toward the end of the day.

Ms. Coletta asked if the clientele would be different in the evening hours.

Mr. Gann responded it would depend on the type of treatments that are



being done, such as infusion care.

KEVIN CHENG, REPRESENTING CITY OF HOPE, responded the current hours of operation are 8:00 a.m. to 5:00 p.m. He also explained which procedures are typically done in the morning versus the afternoon.

DENNIS RALLS, PUBLIC WORKS PROGRAM MANAGER, stated that he is working with city management and the Library department on ways to improve the library parking lot and their availability for parking. He stated they are evaluating ways to reconfigure the library parking lot.

DOTTIE LARADEN, RESIDENT / RETIRED LIBRARIAN, spoke about her concern with the parking on Belle Avenue and it being a route for ambulances.

Mr. Ralls responded ambulances will still route through Belle Avenue. He explained that the proposed street parking is designed to allow cars to pass on the street with the parking.

Chair Alexander closed the public hearing.

Commissioner Shah asked if there is a plan to have a mutual access to the parking lot between the two proposed buildings and the hospital parking lot.

Ms. Yang responded no.

TOM KOPER, PUBLIC WORKS ASSISTANT DIRECTOR, explained the sewer line in the alley between the two buildings and mentioned the diagonal parking on the hospital parking lot will remain.

Commissioner Shah asked if Building B will have interface with City of Hope.

Mr. Koper responded Building B will not be affiliated with the City of Hope.

Vice Chair Jones asked if Building B will have similar operating hours as the City of Hope.

Mr. Boureston responded various tenants will occupy Building B which can include a surgery center and urgent care, and this building will have no direct affiliation with the City of Hope.

Vice Chair Jones commented he supports this project.

**A motion was made by Vice Chair Jones, seconded by Commissioner Shah, that the Planning and Housing Commission recommend adoption of the Mitigated**

**Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of GPA2019-0001, based on the findings contained in the staff report and adopt Resolution No. 2538 granting GPA2019-0001 as part of Cycle I of the General Plan Amendments for 2019. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Shah, Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

[19-0757](#)

SPA2019-0001: Application to amend the Downtown Corona Revitalization Specific Plan (SP98-01) to change the designation of seven properties totaling approximately 1.03 acres from Single Family (SF) and Commercial Services (CS) to Downtown (D) and establish the Downtown District on approximately 0.56 acres of public rights-of-way to facilitate the development of a medical office park on 3.48 acres located on the south side of West Sixth Street between Sheridan Street and Belle Avenue. (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

**Attachments:** [Staff Report](#)

[Locational & Zoning Map](#)

[Exhibit A - Proposed Specific Plan Amendment](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Aerial Map](#)

[Exhibit D - Existing Specific Plan Designation](#)

[Exhibit E - Existing General Plan Designation](#)

[Exhibit F - Site Plan](#)

[Exhibit G - Applicant's letter dated March 5, 2019, explaining Specific Plan and General Plan amendments](#)

[Exhibit H - Legal description of the specific plan amendment site](#)

[Exhibit I - Environmental Documentation](#)

[Exhibit J - Public Correspondence](#)

**A motion was made by Commissioner Siqueland, seconded by Commissioner Shah, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of SPA2019-0001 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Shah, Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

[19-0759](#)

PP2019-0003: A precise plan application to review the site plan and architecture of two medical office buildings totaling 58,900 square feet on 3.48 acres located on the south side of West 6th Street between Sheridan Street and Belle Avenue in the Downtown District zone of the Downtown Corona Revitalization Specific Plan (SP98-01) (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

**Attachments:** [Staff Report](#)[Resolution No. 2539](#)[Locational & Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Parcel Map 37565](#)[Exhibit D1 & D2 - Floor Plans](#)[Exhibit E - Colored Elevations for Building A](#)[Exhibit F - Colored Elevations for Building B](#)[Exhibit G - Detailed Elevations for Building A](#)[Exhibit H - Detailed Elevations for Building B](#)[Exhibit I - Applicant's letter dated June 6, 2019, addressing the architecture of the buildings](#)[Exhibit J - Landscape Plan](#)[Exhibit K - Sign Program](#)[Exhibit L - Proposed Corona Cruiser Bus Route Change](#)[Exhibit M - Angled parking design on Belle Avenue](#)[Exhibit N - Applicant's letter dated March 15, 2019, addressing criteria for Precise Plans](#)[Exhibit O - Environmental Documentation](#)[Exhibit P - Public Correspondence](#)

**A motion was made by Commissioner Shah, seconded by Vice Chair Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2539 GRANTING PP2019-0003, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Shah, Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

**19-0758**

PM 37565: A parcel map application to create two parcels totaling 3.48 acres to facilitate the development of two medical office buildings located on the south side of West 6th Street between Sheridan Street and Belle Avenue in the Downtown District zone of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Richard Boureston, Boureston Development, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626)

**Attachments:** [Staff Report](#)[Locational & Zoning Map](#)[Exhibit A - Parcel Map 37565](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Site Plan](#)[Exhibit D - Proposed Corona Cruiser Bus Route Change](#)[Exhibit E - Applicant's letter dated May 21, 2019 giving essential subdivision information](#)[Exhibit F - Environmental Documentation.pdf](#)[Exhibit G - Public Correspondence](#)

A motion was made by Vice Chair Jones, seconded by Chair Alexander, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of PM 37565 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

**Aye:** 5 - Commissioner Shah, Vice Chair Jones, Chair Alexander, Commissioner Siqueland, and Commissioner Hooks

**6. WRITTEN COMMUNICATIONS**

None.

**7. ADMINISTRATIVE REPORTS**

None.

**8. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS**

None.

**9. ADJOURNMENT**

Chair Alexander adjourned the meeting at 7:39 p.m. to the Planning and Housing Commission meeting of Monday, September 9, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.





# Project Conditions

## City of Corona

**Project Number:** HRLM2019-0002

**Description:** HISTORICAL RESOURCE NOMINATION 506 E 7TH STREET

**Applied:** 5/31/2019

**Approved:**

**Site Address:** 506 E SEVENTH ST CORONA, CA 92879

**Closed:**

**Expired:**

**Status:** RECEIVED

**Applicant:** ROBER & ANGELA MONTANEZ

**Parent Project:**

339 E HACIENDA DRIVE CORONA CA, 92879

**Details:**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
PLANNING	Lupita Garcia
<div>1. The roof turbine shall be relocated to make it less visible from the street. [ADDED AT THE PLANNING &amp; HOUSING COMMISSION MEETING ON AUGUST 26, 2019].</div> <div>2. The trees in the front yard shall be pruned prior to approval of the Mills Act contract. [ADDED AT THE PLANNING &amp; HOUSING COMMISSION MEETING ON AUGUST 26, 2019].</div> <div>3. A maintenance plan for the front yard landscaping shall be included in the initial 10-year workplan for the Mills Act contract. [ADDED AT THE PLANNING &amp; HOUSING COMMISSION MEETING ON AUGUST 26, 2019].</div>	