City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Minutes - Final

Monday, May 6, 2019

6:00 PM

Council Chambers

Planning and Housing Commission

Karen Alexander, Chair
Timothy Jones, Vice Chair
Mitchell Norton, Commissioner
Viren Shah, Commissioner
Craig Siqueland, Commissioner

ROLLCALL

| Present | 3 - | Commissioner Viren Shah, Chair Karen Alexander, and Commissioner Craig Siqueland |
| Absent | 2 - | Commissioner Mitchell Norton, and Vice Chair Tim Jones |

1. CALL TO ORDER

Chair Alexander called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Commissioner Shah led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

4. MEETING MINUTES

19-0437   Approval of minutes for the Planning and Housing Commission meeting of April 22, 2019.

Attachments: 20190422-P&H Minutes - DRAFT

A motion was made by Commissioner Siqueland, seconded by Commissioner Shah, that the Planning and Housing Commission approve the meeting minutes of April 22, 2019. The motion carried by the following vote:

Aye: 3 -   Commissioner Shah, Chair Alexander, and Commissioner Siqueland

5. CONSENT ITEMS

19-0433   First Amendment to Disposition and Development Agreement between the City of Corona and Lab Holding, LLC for the acquisition and development of (17) Corona Housing Authority properties and (9) City of Corona properties generally located East of Main Street between East Fourth Street and West Eighth Street, and West of Ramona Avenue (Corona Mall Property) originally approved May 17, 2017. (Applicant: Lab Holding).

Attachments: Staff Report

Location Map

Exhibit A - Proposed First Amendment to Disposition and Development Agreement (Redline)
Exhibit B - Proposed First Amendment to Disposition and Development Agreement (Final)

At the request of Chair Alexander, Ryan Cortez, Economic Development Coordinator, reviewed the staff report for First Amendment to Disposition

and Development Agreement. At the conclusion of his presentation, Mr. Cortez offered to answer any questions of the Commission.

Commissioner Siqueland asked for clarification regarding the amendment and other developers becoming a minority owner.

Mr. Cortez provided a response clarifying that with this amendment, Lab Holding, LLC may transfer to other entities as long as Lab Holding, LLC still holds at least 51% of the ownership.

Commissioner Shah asked for clarification on the pre-approved entities.

Mr. Cortez responded to Commissioner Shah's question and concerns about the pre-approved entities stating as of today, there is only one entity identified as Corona Arts District, LLC with 51% owned by Lab Holding, LLC.

Commissioner Siqueland asked for clarification on the language for the Reciprocal Easement Agreement (REA).

Mr. Cortez responded currently there is no REA but the condition of one is being added to the Disposition and Development Agreement (DDA).

Chair Alexander stated she liked the idea of the REA being added to the DDA. Chair Alexander also stated she liked the idea of the developer having all the tools to be successful in this development. Chair Alexander expressed her appreciation to Mr. Cortez for his time and explanation.

Commissioner Shah asked for clarification regarding the original agreement in 2017 and the completion of the project.

Mr. Cortez responded and addressed Commissioner Shah's concerns stating Lab Holding, LLC has a tight deadline of 2022 for the schedule of performance noting they are working hard to meet the deadline.

Chair Alexander expressed her concerns for the parking at the site.

Commission Shah asked if the City Attorney is in favor of the amendment.

JAMIE RAYMOND, DEPUTY CITY ATTORNEY, said the DDA has been reviewed by the legal staff and the terms in the DDA have been accepted by the developer and city staff.

Chair Alexander opened the public hearing.

Chair Alexander closed the public hearing.

A motion was made by Commissioner Siqueland, seconded by Commissioner Shah, that the Planning and Housing Commission recommend Approval of the First Amendment to the Disposition and Development Agreement to the City Council and Corona Housing Authority. The motion carried by the following vote:

Aye: 3 -   Commissioner Shah, Chair Alexander, and Commissioner Siqueland

Absent: 2 -   Commissioner Norton, and Vice Chair Jones

6. PUBLIC HEARINGS

None.

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

None.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

Chair Alexander mentioned that her and Vice Chair Jones attended the Infrastructure Committee meeting on Wednesday, May 1st. She stated the information was well received.

Chair Alexander mentioned in regards to the Lazy Dog Restaurant, she was contacted by other merchants stating they would like to meet with the property management to discuss the traffic issue on McKinley Street and asked for the City to assist. Chair Alexander sent information about their discussion to Ms. Coletta.

Ms. Coletta asked for a quorum from the Commissioners for a study session to take place on the next Planning and Housing Commission meeting on Monday, May 20th.

Chair Alexander confirmed that Commissioner Shah will be the alternate for the Infrastructure meetings in the event herself or Vice Chair Jones cannot attend a meeting.

Ms. Coletta asked Chair Alexander for clarification on the traffic information on Mckinley Street regarding the traffic concerns from the nearby merchants to the Lazy Dog Restaurant.

Chair Alexander responded with the exact locations of the traffic concerns

on McKinley Street.

Ms. Coletta responded she will follow up with the Public Works Department.

19-0438   Report on the April 3, 2019 Infrastructure Committee meeting.

Attachments: 20190403 Infrastructure Committee Minutes - Final

11. ADJOURNMENT

Chair Alexander adjourned the meeting at 6:23 p.m. to the Planning and Housing Commission meeting of Monday, May 20, 2019, commencing at 6:00 p.m. in the City Hall Council Chambers.