



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Minutes - Final

Infrastructure Committee

MAYOR JASON SCOTT
COUNCIL MEMBER WES SPEAKE

ADVISORY MEMBER
PLANNING & HOUSING COMMISSIONER

Wednesday, December 4, 2019

8:00 AM

Council Board Room

1. Call To Order

The meeting was called to order at 8:03 a.m. by Vice Mayor Jim Steiner, as the alternate for Mayor Jason Scott, with Council Member Wes Speake. In addition to the Committee Members, the following individuals were in attendance:

Jacob Ellis, City Manager
Joanne Coletta, Com. Dev. Dir.
Jamie Raymond, Chief Deputy City Attorney
Sandra Yang, Senior Planner
Naomi Ramirez, Management Svcs. Asst.

Others Present:

Tim Jones, Planning & Housing Commission
Mark Rogers, TRG Land
Johnnie Griffiths, American Legion Post 742
Kelly Martinez, Recuperative Care

2. Public Comments

None.

3. Agenda Items

A. [19-1017](#)

Discussion regarding the potential residential land use on 9 acres owned by the Corona Norco Unified School District located on the east side of Garretson Avenue approximately 500 feet south of Santana Way.

(Community Development)

Action: Information & Discussion

Ms. Joanne Coletta, Community Development Director, introduced to the Committee a proposal by TRG Land to change the zoning of a portion of a previously approved residential subdivision located east of Garretson Avenue, south of Santana Way from the R-1-14.4 zone to the R-1-7.2 zone. The zone change would affect the northern portion of the site and reduce the minimum lot size requirement from 14,400 square feet to 7,200 square feet. The southern portion of the site would retain the zoning that was originally approved for this portion which is R-1-1.20, which requires a minimum lot size of 20,000 square feet. The site is associated with an expired tentative tract that was originally approved for the subdivision of 23 single family residential lots. Due to the owner's inability to market the site under current market conditions the owner is seeking the zone change to make the site more desirable for builders to develop. Ms. Coletta provided the background on the subdivision and what changes have transpired since the original map was approved.

Mr. Mark Rogers, representing TRG Land and property owner Corona Norco Unified School District, provided background on the current market conditions and the owner's efforts and inability to retain a potential builder to develop the site. Mr. Rogers explained that builders are currently looking to develop smaller lots with home prices ranging from \$400,000 to \$800,000 which is the reason the owner is seeking to develop smaller 7,200 square foot lots on the site.

Residents expressed their concerns with proposed request to minimize lot size. They noted that lot size should be consistent with surrounding properties.

Mr. Joe Morgan, Resident, commented on not having attachments provided on the agenda. Mr. Morgan stated that the City should not be involved in this matter with the Corona Norco Unified School district, he noted that the land purchased was for the purpose of building a school.

Council Member Wes Speake expressed his concerns with the zone change and Vice Mayor Steiner echoed the same concern. Both mentioned the existing large lots on Garretson Avenue and the longstanding establishment of that existing neighborhood. Both felt the R-1-14.4 zone was the best transitional zone for this neighborhood due to the interface with Garretson Avenue. Planning Commissioner Tim Jones concurred and indicated that he was comfortable with the existing zoning on the site.

Discussion of directional signage for the American Legion Post 742.

(Community Development)

Action: Information & Discussion

Mr. Johnnie Griffiths, representing American Legion Post 742 located at 1557 Yorba Street, requested help from the Committee to install directional signs on Yorba Street and Sixth Street to help direct veterans to the American Legion Post.

Council Member Speake responded that the request may seem simple on the surface, but similar signs have not been approved in the past because of the City's sign ordinance.

Vice Mayor Steiner inquired about designing the directional sign to be similar to the blue government facility directional signs that are placed throughout the city. Vice Mayor Steiner also suggested that the signage be considered as part of the City's military banner program and maybe a banner on a light standard can be placed in this area advertising the American Legion Post.

Chief Deputy City Attorney Jamie Raymond responded that if the City is going to make considerations for one group the City would have to give other groups the same consideration in order to provide equal treatment for all.

The Committee asked if the American Legion Post sign can share signage space on an existing sign.

Joanne Coletta, Community Development Director, responded that this type of sign would be considered an off-premise sign which is prohibited by the sign ordinance.

City Manager Jacob Ellis suggested that there may be other ways of advertising the American Legion Post without signage and that he would engage with staff on other possible options.

C. [19-1024](#)

Discussion regarding expanding Emergency Shelter services as a land use from the M-1 (Light Industrial), M-2 (General Industrial) and M-3 (Heavy Industrial) zones to the M-4 (Industrial Park) zone.

(Community Development)

Action: Information & Discussion

Attachments: [Item 3C - Handout](#)

[Applicant Prepared Handouts -Item 3C](#)

Ms. Coletta presented to the Committee a request to allow emergency shelters by right in the City's M-4 (Industrial Park) zone. Emergency shelters are currently not permitted in the M-4 zone but are permitted by right in the M-1 (Light Industrial) zone and allowed in the M-2 (General Manufacturing) and M-3 (Heavy Manufacturing) zones by approval from the Board of Zoning Adjustment. Ms. Coletta explained that the Community Development Department was previously approached by Ms. Kelly Martinez to establish a recuperative care center in the city and, based on how Ms. Martinez intends to operate the center, the Community Development Department determined that the use would fall under the City's existing land use emergency shelter. However, Ms. Martinez has not been able to find a suitable building in the M-1, M-2, or M-3 zones but have found a building for lease in the M-4 zone.

Ms. Martinez explained to the Committee that a recuperative care center is a facility that will care for patients that have no permanent housing after being discharged from a hospital. Patients would receive a bed, meals, and assistance with transportation and medication while under the care of the facility. A typical stay length is 2 to 4 weeks. Those staying at the center are transported from the hospital and no walk-ins from the street are accepted. She also said the facility is staffed 24 hours a day and provides transportation services for individuals in the program.

Vice Mayor Jim Steiner commented on the facility being in line with the city's Homeless Task Force goals in addressing the homeless issue and wanted to ensure that there would be no walk-ups from nonpatients.

Mr. Eugene Montanez, Resident, provided the Committee background on why emergency shelters were originally omitted from the M-4 zone and expressed his concerns with there not having another recuperative care facility in the Riverside area to compare to. In order to ensure that the facility does not violate any standards, Mr. Montanez suggested that the City require a conditional use permit for recuperative care centers in the M-4 zone so that there is a layer of control over the use. Ms. Martinez let the Committee know that although there is only one facility in Riverside County in Coachella there are numerous recuperative care facilities in Orange and LA Counties. Therefore, recuperative care facilities are not a new concept and have been used widely in other counties.

Ms. Coletta clarified that revoking a conditional use permit is not immediate or a quick process and the city would have to present findings to the Planning and Housing Commission that the operator of the facility is in violation of their use permit. Also, the city has to allow an operator a reasonable amount of time to cure any violations before the CUP can be revoked. If the preference is to have clear development standards for a

recuperative care center, staff can work with Ms. Martinez in creating a definition and operating standards for this type of use.

Council Member Wes Speak added that if the center operates the way how the City wants it to operate then a conditional use permit would not be necessary.

Overall, the Committee did not oppose the proposal to allow recuperative care centers in the M-4 zone.

4. Adjournment

The meeting was adjourned at 9:20 a.m.