



**MINUTES OF THE REGULAR MEETING  
OF THE CITY COUNCIL/CORONA REDEVELOPMENT AGENCY/  
CORONA PUBLIC FINANCING AUTHORITY/CORONA PUBLIC IMPROVEMENT  
CORPORATION/CORONA UTILITY AUTHORITY  
CORONA, CALIFORNIA  
DECEMBER 6, 2006**

**CALL TO ORDER**

Mayor Eugene Montanez called the *regular meeting* of the City Council/Corona Redevelopment Agency/Corona Public Financing Authority/Corona Public Improvement Corporation/Corona Utility Authority to order at 6:00 p.m. in the City Council Chambers, 400 South Vicentia Avenue, Corona, California.

**ROLL CALL PRESENT:** Jeff Miller; Eugene Montanez; Steve Nolan; Stan Skipworth; Karen Spiegel

**ABSENT:** None

**OTHERS PRESENT:** Greg Irvine, Assistant City Manager  
Lisa Alexen, Deputy City Clerk  
Dean Derleth, City Attorney  
Members of staff and the press

**CONVENE – CLOSED SESSION**

**1. CITY COUNCIL**

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8

Property Location: APN 118-270-049  
Agency Negotiator: Greg Irvine, Assistant City Manager  
Negotiating Party: Corona Partners for Parks & Recreation  
Under Negotiation: Price, Terms and Payment

*City Attorney Dean Derleth announced that Mayor Montanez abstained on this matter.*

**2. REDEVELOPMENT AGENCY**

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8

Property Location: APN 119-320-039  
Agency Negotiator: Scott Whyte, Director of Redevelopment & Economic Development  
Negotiating Party: Riverside County Transportation Commission, Robert Suko, Corona Elks Lodge #2045 and Mark Ganahl/Ganahl Lumber  
Under Negotiation: Price, Terms and Payment

*City Attorney Dean Derleth announced that Robert Suko, Corona Elks Lodge #2045 and Mark Ganahl, owner of Ganahl Lumber were added as negotiating parties.*

**1. CONVENED**

The City Council/Corona Redevelopment Agency/Corona Public Financing Authority/Corona Public Improvement Corporation/Corona Utility Authority convened in open session at 7:00 p.m.

**2. INVOCATION**

The Invocation was given by Pastor Harry Kries, First Baptist Church of Corona.

**3. PLEDGE OF ALLEGIANCE:**

Mayor Montanez invited Sarah Danner to the podium to lead the Pledge of Allegiance. Mayor Montanez presented Sarah with a Certificate of Appreciation.

**4. SPECIAL ORDERS OF THE DAY**

No items.

**5. MEETING MINUTES - APPROVED**

- A. Approval of Minutes for the City Council, Corona Redevelopment Agency, Corona Public Improvement Corporation, Corona Public Financing Authority, Corona Utility Authority Meeting of November 15, 2006.

**MOTION was made by SPIEGEL, seconded by MILLER, to approve the Minutes.**

**AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE**

**6. CONSENT CALENDAR – APPROVED**

The Consent Calendar was before the Council for consideration and adoption by one motion.

**MOTION was made by SKIPWORTH, seconded by NOLAN, to approve those actions recommended to be appropriate to the items listed on the Consent Calendar.**

**AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE**

**A. CHECK REGISTER – RATIFIED**

**Ratified** approval of the following check registers:

(Check Nos. 00527400 - 00527739) for the week of November 13, 2006 thru November 17, 2006;  
(Check Nos. 00527740 - 00528027) for the week of November 20, 2006 thru November 22, 2006;  
(Check Nos. 00527740 - 00528027) for the week of November 27, 2006 thru December 1, 2006.

**MONTHLY ELECTRONIC REGISTER (NOVEMBER, 2006) – RATIFIED**

(Check Numbers: 00103616 through 00103876).

**B. AFFIDAVIT OF ADJOURNMENT – RECEIVED AND FILED**

**Received** the City Clerk's Affidavit of Posting Notice of Adjournment for the City Council, Corona Redevelopment Agency, Corona Public Improvement Corporation, Corona Public Financing Authority, Corona Utility Authority Meeting of November 15, 2006.

**C. MITIGATED NEGATIVE DECLARATION**

**1. CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION REGARDING POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH A MASS GRADING PERMIT ON 12.2 ACRES LOCATED EAST OF HOWE STREET, BETWEEN HAYDEN AVENUE AND DUNCAN WAY IN THE R-1-14.4 ZONE (APPLICANT: ROBERT TROY PROPERTIES) – ADOPTED**

Adopted the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the mass grading permit for **Robert Troy Properties**.

**D. AWARD OF BIDS**

**1. AWARD OF BID FOR THE 2006/07 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ALLEY OVERLAY, PROJECT NO. 26-306 - AWARDED**

**Awarded** Bid No. 26-306 to **Tyner Paving Co.**, of Los Angeles, the lowest responsible bidder for the total amount of \$471,000, waived any and all minor irregularities in the bidding document as submitted by said bidder; authorized the City Manager and the Public Works Director to approve appropriate change order(s) necessary for the execution of the work; and appropriated \$300,000 from the unappropriated Measure "A" Fund balance for the project.

**2. AWARD OF BID FOR PROJECT NO. 39-704 ENTITLED: "JOSEPH CANYON WASH BOX CULVERT" - AWARDED**

**Awarded** the bid to **Riverside Construction Company**, of Riverside, the lowest responsible bidder, for the total bid amount of \$988,856; waived any and all minor irregularities in the bidding document as submitted by said bidder; authorized the Mayor to execute the Construction Agreement with the Contractor in an amount not to exceed \$988,856.

**E. RESOLUTIONS**

**1. CONSIDERATION OF AN AMENDMENT TO THE APPENDIX OF THE CITY'S CONFLICT OF INTEREST CODE – ADOPTED RESOLUTION NO. 2006-155**

**Passed and adopted the following resolution:**

*"RESOLUTION NO. 2006-155 - A Resolution of the City Council of the City of Corona, California, amending the Appendix of the City's Conflict of Interest Code pursuant to the Political Reform Act of 1974."*

2. **CONSIDERATION OF A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT BY AND BETWEEN THE CITY OF CORONA AND THE CITY OF NORCO FOR HIDDEN VALLEY PARKWAY PAVEMENT REHABILITATION – ADOPTED RESOLUTION NO. 2006-156**

**Passed and adopted the following resolution:**

*“RESOLUTION NO. 2006-156 - A Resolution of the City Council of the City of Corona, California, authorizing execution of the agreement by and between the City of Corona and the City of Norco for Hidden Valley Parkway Pavement Rehabilitation.”*

3. **CONSIDERATION OF A RESOLUTION APPROVING A SHORT TERM LOAN FROM THE REDEVELOPMENT AGENCY’S LOW AND MODERATE INCOME HOUSING FUND TO THE COMMUNITY REDEVELOPMENT FUND – ADOPTED RDA RESOLUTION NO. 2006-11**

**Authorized** the transfer of funds in the amount of \$1,500,000 from the Low and Moderate Income Housing Fund to the Community Redevelopment Fund; and authorized the Executive Director of the Redevelopment Agency to execute and deliver on behalf of the Agency any documents necessary in the furtherance of this action and **passed and adopted the following resolution:**

*“RESOLUTION NO. 2006-11 - A Resolution of the Redevelopment Agency of the City of Corona, California, approving a short term loan from the Agency’s Low and Moderate Income Housing Fund to its Community Redevelopment Fund.”*

## **F. AGREEMENT**

1. **CONSIDERATION OF A REIMBURSEMENT AGREEMENT FOR CONSTRUCTION OF SEWER FACILITIES – APPROVED**

**Approved** the Reimbursement Agreement with River Road Cottages LLC and authorized the DWP General Manager to execute the Agreement with River Road Cottages, LLC, in the amount of \$250,000 for costs associated with construction of sewer facilities.

## **G. EXTENSION OF TIME**

1. **REQUEST FOR EXTENSION OF TIME FOR PARCEL MAP 32192 LOCATED AT THE NORTHWEST CORNER OF GISE CIRCLE AND CORONA AVENUE (LINCOLN AVENUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY) – APPROVED**

**Approved** the Request for a one-year extension for Parcel Map 32192.

## **H. BUDGETARY**

1. **ADDITIONAL AWARD OF STATE FUNDING FROM CALIFORNIA STATE LIBRARY WHICH WILL AMEND THE REVENUE AND BUDGET FOR FY 2006/07 GRANT FUNDING FOR ADULT LITERACY AND FAMILY LITERACY PROGRAMS – ACCEPTED AND AMENDED**

**Accepted** additional \$11,358 in grant funding for the continuation of the Adult Literacy and Family Literacy grant from the California State Library; and amended the revenue and budget previously estimated at \$20,000 prior to the award to \$31,358.

**\* \* \* CONSENT CALENDAR FINIS \* \* \***

## **7. PUBLIC HEARINGS**

### **A. CONSIDERATION OF ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2001-1 FOR LANDSCAPE MAINTENANCE PURPOSES, ANNEXATION NO. 27, PARCEL MAP 34367, LOCATED AT THE SOUTH SIDE OF GOLDEN HARVEST DRIVE APPROXIMATELY 600 FEET FROM LEMON GROVE LANE, (JOSE AND GLORIA VALENCIA) - ADOPTED RESOLUTION NO. 2006-157**

Public Hearing was before the Council to consider annexation of territory to Community Facilities District No. 2001-1- for landscape maintenance purposes, Annexation No. 27, Parcel Map 34367 (Jose and Gloria Valencia).

Notice of the hearing was given in accordance with law.

In response to the Mayor, the Deputy City Clerk stated the Proof of Publication and Proof of Mailing are on file in the City Clerk's office.

PAUL THOMPSON, of Albert Webb & Associates, the consulting engineer on this project, reported that the Council is being asked to consider the Annexation of Territory to CFD 2001-1. The territory to be annexed is Parcel Map 34367. (Annexation No. 27). The parcel map consists of 4.47 acres which is proposed to be developed into four single family residential units, located west of Lemon Grove Lane and south of Golden Harvest Drive. The maintenance category for this parcel map is Category A. The rate of assessment for fiscal year 2006/07 is \$334.59 per benefit unit. Total assessment for this Parcel Map would be \$1,338.36.

Mayor Montanez opened the hearing and invited comments from persons in the audience.

Mayor Montanez inquired and the Deputy City Clerk responded she had not received any written protests.

Mayor Montanez asked if there were any registered voters within the area to be annexed. The Deputy City Clerk responded there were zero (0) persons registered to vote within the area to be annexed. The Deputy City Clerk reported if less than 12 persons are registered to vote within the proposed CFD, the vote in the special election shall be by the landowners of the territory proposed for the Community Facilities District.

Mayor Montanez asked the Deputy City Clerk if she agreed to hold the special election for the territory to be annexed to the CFD on December 19, 2006. The Deputy City Clerk presented a letter to the Council from the City Clerk agreeing to conduct the election on that date.

There were no other speakers. Mayor Montanez closed the public hearing.

**MOTION was made by NOLAN, seconded by MILLER, to pass and adopt the following resolution:**

*“RESOLUTION NO. 2006-157 - A Resolution of the City Council of the City of Corona, California, calling a special election and submitting to the qualified electors of territory proposed to be annexed to Community Facilities District No. 2001-1 of the City of Corona the question of levying special taxes within the territory proposed to be annexed (Annexation No. 27).”*

AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE

**B. PP06-008 – AFFIRMED PLANNING COMMISSION’S DETERMINATION BY GRANTING PP06-008**

Public Hearing was before the Council for the consideration of **PP06-008**, an application for a Precise Plan to review the site plan, architecture, landscaping and signage of five commercial buildings totaling 58,120 square feet on 4.56 acres located on the south side of River Road, approximately 1,000 feet west of Main Street in the Commercial Retail land use designation of the North Main Street Specific Plan and consideration of the Mitigated Negative Declaration regarding potential environmental impacts associated with the project. (Applicant: Circle City LLC).

Notice of the hearing was given in accordance with law.

Bradly L. Robbins, Assistant City Manager/Planning Director, reported on items 7.A and 7.B together. He reported that both applications would provide for the establishment and construction of a 58,120 square foot commercial office center located on the south side of River Road, west of Main Street. He noted that 34,272 square feet of the building was proposed for office uses and the remaining 23,848 square feet designated for commercial uses. Five buildings were proposed for the site and two would front River Road, designated for commercial uses. He noted after meeting with the applicant and the Mayor, four conditions added for project approval and copies of those conditions were provided to the Council and City Clerk for the record.

Councilmember Spiegel addressed the parking requirement and questioned the ability of the applicant to change the uses of the buildings to retail or restaurant.

Mr. Robbins indicated that the parking ratio was a 1:200 ratio for the office portion of the project and a 1:100 ratio for the restaurant.

Councilmember Spiegel stated that the number of parking spaces in the project provided for one space more than the minimum required number of spaces.

Mayor Montanez noted that in anticipation of two commercial buildings, there was parking included to accommodate two restaurant areas.

There was discussion regarding tenant improvements regarding restaurants and adequate parking for various uses.

Mayor Montanez inquired and the Deputy City Clerk responded she had not received any correspondence.

Mayor Montanez opened the hearing and invited comments from persons in the audience.

There were no speakers. Mayor Montanez closed the public hearing.

MOTION was made by NOLAN, seconded by MILLER, to affirm the Planning Commission's determination by granting PP06-008, based on the findings contained in the staff report and the conditions of approval.

AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE

Not a Public  
Hearing

C. **TTM 34902 – APPROVED**

Memorandum dated December 6, 2006, from the Planning Department, requesting the City Council consider **TTM 34902**, an application for a tentative tract map to create five lots for commercial condominium purposes on 4.56 acres located on the south side of River Road, approximately 1,000 feet west of River Road in the Commercial Retail land use designation of the North Main Street Specific Plan and consideration of the Mitigated Negative Declaration regarding potential environmental impacts associated with the project. (Applicant: Circle City LLC).

MOTION was made by MILLER, seconded by SKIPWORTH, to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan, and approve TTM 34902, subject to the findings and conditions as recommended by the Planning Commission.

AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE

D. **SPA06-010 - INTRODUCED ORDINANCE NO. 2867**

Public Hearing was before the Council for the consideration of **SPA 06-010**, an application to amend the Downtown Corona Revitalization Specific Plan to revise the floor area ratio and lot coverage requirements of the land use designations to be consistent with the City's General Plan. (Applicant: City of Corona).

Notice of the hearing was given in accordance with law.

Bradly L. Robbins, Assistant City Manager/Planning Director, reported that the application was a clean-up amendment to the Downtown Specific Plan to eliminate lot coverage requirements and replace them with floor area ratio requirements. This amendment applies to several commercial office designations in the Downtown Specific Plan which would bring the Downtown Specific Plan into conformance with the provisions of the newly adopted General Plan.

Mayor Montanez inquired and the Deputy City Clerk responded she had not received any correspondence.

Mayor Montanez opened the hearing and invited comments from persons in the audience.

There were no speakers. Mayor Montanez closed the public hearing.

MOTION was made by NOLAN, seconded by MONTANEZ, to approve SPA06-010, as recommended by the Planning Commission, and waive further reading and introduce the following ordinance:

*“ORDINANCE NO. 2867 – First reading of an ordinance to amend the Downtown Corona Revitalization Specific Plan to revise floor area ratio and lot coverage requirements of the land use designations (SPA06-010).”*

AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE

**E. CFPA06-001 - INTRODUCED ORDINANCE NO. 2868**

*Mayor Pro Tem Miller recused himself from Item Nos. 7.E, 7.F, 7.G and 7.H and left the Council Chambers.*

Public Hearing was before the Council for the consideration of **CFPA 06-001**, a proposal to amend the South Corona Community Facilities Plan land use designation of Estate Residential to Commercial on 2.69 acres of land located at 1508 Taber Road, 480 feet east of Compton Avenue and to amend Section 3.3.6 text to allow contemporary architecture for office buildings within 350 feet of the I-15 Freeway right-of-way. (Applicant: Strata Realty.)

Notice of the hearing was given in accordance with law.

Bradly L. Robbins, Assistant City Manager/Planning Director, reported that the proposed Community Facilities Plan Amendment would allow for a contemporary style of architecture for office buildings located within 350 feet of Interstate 15. He stated that the following applications would change the zoning of the site from Agriculture to C-2, and Community Facilities District land use designations of the 2.69 acre site from Estate Residential to Commercial. This action would bring the zoning and Community Facilities District land use designation in conformance with the site's existing General Plan land use designation, which is General Commercial. The Precise Plan is an application to establish an office complex consisting of two buildings of approximately 38,000 square feet in size. The office buildings would be two stories in height with a decorative courtyard in between them. Sufficient parking is provided and access would be taken off of Taber Road.

Councilmember Spiegel addressed the contemporary architecture. Mr. Robbins provided an exhibit for reference.

Mayor Montanez inquired and the Deputy City Clerk responded she had not received any correspondence.

Mayor Montanez opened the hearing and invited comments from persons in the audience.

There were no speakers. Mayor Montanez closed the public hearing.

**MOTION was made by NOLAN, seconded by SPIEGEL, to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan, and approve CFPA06-001, as recommended by the Planning Commission, and waive further reading and introduce the following ordinance:**

*“ORDINANCE NO. 2868 – First reading of an ordinance to amend the South Corona Community Facilities Plan to amend the Land Use Designation from Estate Residential to Commercial on approximately 2.69 acres of land and to amend Section 3.3.6 of the CFP Text to allow for contemporary architecture fro office buildings within 350 feet of the I-15 Freeway (CFPA006-001).”*

AYES: MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE  
ABSTAINED: MILLER

**F. CZ06-002 - INTRODUCED ORDINANCE NO. 2869**

Public Hearing was before the Council for the consideration of **CZ 06-002**, a proposal to change the zone from A/AP (Agriculture with an Agricultural Projects Overlay) to C-2 (Restricted Commercial) on 2.69 acres of land located at 1508 Taber Road, approximately 480 feet east of Compton Avenue and consideration of the Mitigated Negative Declaration regarding potential environmental impacts associated with the project. (Applicant: Strata Realty)

Notice of the hearing was given in accordance with law.

Mayor Montanez inquired and the Deputy City Clerk responded she had not received any correspondence.

Mayor Montanez opened the hearing and invited comments from persons in the audience.

There were no speakers. Mayor Montanez closed the public hearing.

**MOTION was made by SKIPWORTH, seconded by NOLAN, to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan, and approve CZ06-002, as recommended by the Planning Commission, and waive further reading and introduce the following ordinance:**

*“ORDINANCE NO. 2869 – First reading of an ordinance to change the zone from A/AP (Agriculture/Agricultural Products Overlay) to C-2 (Restricted Commercial) on approximately 2.69 acres of land (CZ06-002).”*

**AYES: MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE  
ABSTAINED: MILLER**

Not a Public  
Hearing

**G. TTM 34654 – APPROVED**

Memorandum dated December 6, 2006, from the Planning Department, requesting the City Council consider **TTM 34654**, an application for a tentative tract map to create two lots for commercial condominium purposes on 2.69 acres located on the south side of Taber Road, approximately 400 feet east of Compton Avenue in the C-2 zone and consideration of the Mitigated Negative Declaration regarding potential environmental impacts associated with the project. (Applicant: Strata Realty).

**MOTION was made by NOLAN, seconded by SKIPWORTH, to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan, and approve TTM 34654, subject to the findings and conditions as recommended by the Planning Commission.**

**AYES: MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE  
ABSTAINED: MILLER**

Not a Public  
Hearing

**H. PP06-007 – APPROVED**

Memorandum dated December 6, 2006, from the Planning Department, requesting the City Council consider **PP06-007**, an application for a Precise Plan to review the site plan, architecture, landscaping and signage of two professional office buildings totaling 37,568 square feet on 2.69 acres located on the south side of Taber Road, approximately 400 feet east of Compton in the C-2 zone and consideration of the Mitigated Negative Declaration regarding potential environmental impacts associated with the project. (Applicant: Strata Realty).

Councilmember Nolan stated that he liked the building and addressed the large amount of palm trees proposed.

TIM HAWKE, Strata Realty provided an overview of the varieties of plants, trees and hedges planned for the area around the building. He described the fountain in the entry courtyard.

**The City Council took no action, thereby affirming the Planning Commission's acting granting PP06-007, based on the findings contained in the staff report and conditions of approval. (Miller abstained).**

**I. CONSIDERATION OF RESOLUTIONS APPROVING APPLICATIONS FOR COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT FUNDS AND COMMUNITY-WIDE PETROLEUM ASSESSMENT GRANT FUNDS IN THE TOTAL AMOUNT OF \$400,000 FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY - ADOPTED RDA RESOLUTION NOS. 2006-12 AND 2006-13**

Public Hearing was before the Redevelopment Agency to consider applications for Community-Wide Hazardous Substances Assessment and Community-Wide Petroleum Assessment Grant Funds in the total amount of \$400,000 from the U. S. Environmental Protection Agency.

Notice of the hearing was given in accordance with law.

Scott Whyte, Director, Redevelopment and Economic Development Department reported that identifying and addressing brown field properties would assist in turning difficult to develop properties into areas with various land uses, contributing to the City's economic base. He noted that the application for grant funds would be used to develop a City-wide inventory of brown field properties existing within the City and conduct a complete environmental assessment at three to five key sites within the City that have the highest redevelopment potential and to create a strategic clean up plan as necessary to remediate any contamination and facilitate the redevelopment of those properties. He indicated that the grant applications would be responded to within one to two months.

Mayor Montanez opened the hearing and invited comments from persons in the audience.

Mayor Montanez inquired and the Deputy City Clerk responded she had not received any correspondence.

There were no speakers. Mayor Montanez closed the public hearing.

**MOTION was made by MILLER, seconded by SPIEGEL, to pass and adopt the following resolutions:**

***“RESOLUTION NO. 2006-12 - A Resolution of the Redevelopment Agency of the City of Corona, California, authorizing the application for grant funds for Community-wide Hazardous Substance Assessment and authorizing the Executive Director to act on behalf of the Agency.”***

***“RESOLUTION NO. 2006-13 - A Resolution of the Redevelopment Agency of the City of Corona, California, authorizing the application for grant funds for Community-wide Petroleum Assessment and authorizing the Executive Director to act on behalf of the Agency.”***

**AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE**

**8. WRITTEN COMMUNICATIONS**

No items.

**9. ORAL COMMUNICATIONS**

NONE

**10. LEGISLATIVE MATTERS**

**A. ORDINANCE NO. 2865 – ADOPTED**

Following the reading of the title by the Mayor, MOTION was made by MILLER, seconded by SPIEGEL, to pass and adopt the following ordinance:

*“ORDINANCE NO. 2865 – An ordinance of the City of Corona to amend the El Cerrito Specific Plan to revise the regulations for smoking lounges located in the Commercial Center District (SPA 06-013).”*

AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE

**B. ORDINANCE NO. 2866 – ADOPTED**

Following the reading of the title by the Mayor, MOTION was made by MILLER, seconded by SPIEGEL, to pass and adopt the following ordinance:

*“ORDINANCE NO. 2866 – An ordinance of the City of Corona to amend Chapter 17.44 of the Corona Municipal Code to allow real estate and industrial related offices as permitted uses in the M-2 zones, and introduce land surveying as a permitted use in the M-1, M-2 and M-4 zones (ZTA 06-005).”*

AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE

**C. ORDINANCE NO. 2870 – INTRODUCED**

Following the reading of the title by the Mayor, MOTION was made by SPIEGEL, seconded by NOLAN, to waive further reading and introduce the following ordinance:

*“ORDINANCE NO. 2870 – First reading of an ordinance amending Section 1.08.021(C) of the Corona Municipal Code to add entertainment permits to the list of enforcement matters subject to recovery of attorneys fees for nuisance enforcement matters and amending Section 5.06.070 of the Corona Municipal Code to clarify mandatory entertainment permit conditions .”*

AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL  
NOES: NONE

**11. REPORTS FROM CITY COMMISSIONS, COMMITTEES, AND BOARDS**

**A. PLANNING COMMISSION ITEMS REQUIRING CITY COUNCIL ACTION:**

**1. TTM 31373 – APPROVED**

Memorandum dated December 6, 2006, from the Planning Department, requesting the City Council consider **TTM 31373**, an application to subdivide 18.1 acres into 26 single family residential lots located on the east side of Lester Avenue, approximately 160 feet south of Upper Drive in the A-14.4 (Single-Family Residential, 14,400 square foot minimum lot size) zone and consideration of the Mitigated negative Declaration regarding potential environmental impacts of the project. (Applicant: Jeom Nam Chung).

City Attorney Dean Derleth stated that three conditions of approval have been added to the TTM 31373 associated with a resident who attended the Council Chat and expressed his opposition to the project. He indicated that the staff of the Public Works Department and the Planning Department had negotiated issues and the additional issues addressed at the Council Chat.

**MOTION was made by MILLER, seconded by SKIPWORTH, to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve TTM 31373 and approve a waiver from CMC Section 16.08.120 regarding the City's subdivision design standards to allow single loaded residential blocks, based on the findings contained in the staff report and the amended conditions of approval.**

**AYES: MILLER, MONTANEZ, NOLAN, SKIPWORTH, SPIEGEL**  
**NOES: NONE**

**B. PLANNING COMMISSION ITEMS NOT REQUIRING COUNCIL ACTION BUT SUBJECT TO REVIEW:**

No items.

**12. CITY COUNCIL WRITTEN COMMITTEE REPORTS**

**A. JOINT SCHOOLS COMMITTEE (STEVE NOLAN, KAREN SPIEGEL)**

**1. SUMMARY MINUTES – RECEIVED AND FILED**

The summary minutes of the November 21, 2006 Joint Schools Committee meeting were received and filed.

**13. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS AND COMMENTS REGARDING REGIONAL BOARDS AND COMMISSIONS**

**A. MAYOR PRO TEM JEFF MILLER**

**1. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING - RECEIVED**

Mayor Pro Tem Jeff Miller provided an update on the Riverside County Transportation Commission projects to be funded by Proposition 1B. He reported that a \$19.9 billion transportation bond was passed in the November 2006 election for transportation related improvements in Riverside County.

**B. MAYOR EUGENE MONTANEZ**

**1. UPDATE ON THE SANTA ANA RIVER PARKWAY - RECEIVED**

Mayor Montanez provided an update on the Santa Ana River Parkway extension project. He reported that \$45 million was approved for an extension of the trail system from Orange County through Riverside County and into San Bernardino County.

**C. COUNCILMEMBER KAREN SPIEGEL**

**1. UPDATE ON THE RIVERSIDE TRANSIT AGENCY BOARD MEETING HELD NOVEMBER 16, 2006.**

Councilmember Karen Spiegel provided an update on the Riverside Transit Agency Board Meeting held November 16, 2006. She reported that the Agency created a "Ten Trip Pass" for the month of December and the Corona Cruiser was checking for compatibility with that promotion. She reported the kick off of the Holiday Trolley on Saturday, December 9<sup>th</sup> at 9:00 a.m. at Crown Point.

**14. ADMINISTRATIVE REPORTS FROM CITY STAFF**

No items.

Mayor Montanez welcomed and introduced two Boy Scouts who were seated in the audience.

**15. CITY COUNCIL MEMBER WRITTEN REPORTS AND COMMENTS**

**A. MAYOR EUGENE MONTANEZ:**

Mayor Montanez invited Amad Qattan, Public Works Director to announce the awards the City had received earlier today. Amad Qattan, Public Works Director, announced that the Public Works Department received two awards from the American Public Association Southern Chapter of California for Advanced Traffic Management (ATMS) in the category of relieving congestion and traffic management. The other award was in the category of public outreach for Public Works Week held in May. Mayor Montanez noted the ribbon cuttings and grand openings in the month of December. He noted that Kids And Cops would be having an event at Sheridan Park.

**B. MAYOR PRO TEM JEFF MILLER:**

Mayor Pro Tem Miller welcomed Councilmember Skipworth and congratulated Mayor Montanez on their first official City Council meeting.

**C. COUNCILMEMBER STEVE NOLAN:**

Councilmember Nolan welcomed Councilmember Skipworth to the Council. He addressed the issues associated with trash enclosures and waste management on commercial and industrial sites. He acknowledged the PACE team and their efficient response time. He addressed the school district obtaining Automatic External Defibrillators (AED) and placing them in all schools in the Corona/Norco School District.

**D. COUNCILMEMBER STAN SKIPWORTH:**

No comments.

**E. COUNCILMEMBER KAREN SPIEGEL:**

Councilmember Spiegel announced the Metro Link Toy Express on Sunday, December 10<sup>th</sup> and the Spark of Love Annual Toy Drive. She announced Caroling for Cans December 12<sup>th</sup> and 13<sup>th</sup>. She stated that E-Waste Recycling through the Corona/Norco YMCA would take electronics for a fund raiser. She provided an overview of the events in the month of December geared toward the Season of Giving.

**16. CITY ATTORNEY'S REPORTS AND COMMENTS**

City Attorney Dean Derleth reported the City Council/Redevelopment Agency met in closed session to discuss the items on the agenda. There were no reportable actions. He noted that Mayor Montanez recused himself from Closed Session Item 1.A. He further noted the addition of Robert Suko, Corona Elks Lodge #2045 and Mark Ganahl from Ganahl Lumber to the Negotiating Party as potential purchasers. He added that Councilmember Spiegel's husband and Mayor Montanez are members of the Elks Lodge; however they are not on the Board.

**17. CITY MANAGER'S REPORTS AND COMMENTS**

Greg Irvine, Assistant City Manager had no comments.

**18. CONFIRMATION OF CITY COUNCIL CALENDARS**

Confirmed.

**19. ADJOURNMENT**

There being no further business to come before the Council, Mayor Montanez adjourned the meeting at 8:02 p.m. The next meeting of the City Council/Corona Redevelopment Agency/Corona Public Financing Authority/Corona Public Improvement Corporation/Corona Utility Authority is scheduled for Wednesday, December 20, 2006 at 6:00 p.m. for closed session items in the City Council Chambers followed by the regular meeting at 7:00 p.m.

---

Lisa C. Alexen, Deputy City Clerk