



**CITY OF NORCO
CITY COUNCIL REGULAR MEETING MINUTES**

**Wednesday, December 2, 2015
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

CALL TO ORDER: 6:18 p.m.

ROLL CALL: Kevin Bash, Mayor Pro Tem, **Present**
Berwin Hanna, Council Member, **Present**
Greg Newton, Council Member, **Present**
Robin Grundmeyer, Council Member, **Present**
Ted Hoffman, Council Member, **Present**

Mayor Pro Tem Bash called for a moment of silence for the victims of the tragedy that occurred in San Bernardino today.

The City Council recessed to Closed Session (Section 54954) to consider the following matter:

CLOSED SESSION:

§54956.9(c) – Conference with Legal Counsel – Anticipated Litigation
One Case

RECONVENE PUBLIC SESSION: 7:12 p.m.

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION - §54957.1: (City Attorney)

City Attorney John Harper indicated that there was no reportable action from Closed Session.

PLEDGE OF ALLEGIANCE: Council Member Greg Newton

INVOCATION: Pastor Louie Monteith, Norco Calvary Chapel

REORGANIZATION OF CITY COUNCIL:

A. Election of Mayor

Harvey Sullivan congratulated and welcomed the two new Council Members. Mr. Sullivan talked about reorganization protocol and commented that all Council Members should be Mayor once during their first term. He requested that the Council look closely as to who has served as Mayor already as opposed to those Council Members who have not. Mr. Sullivan suggested Council Member Newton be elected Mayor.

Lou Paltza endorsed Council Member Newton for Mayor.

M/S HANNA/HOFFMAN to elect Mayor Pro Tem Bash for Mayor. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

B. Election of Mayor Pro Tem

M/S BASH/GRUNDMEYER to elect Council Member Newton for Mayor Pro Tem. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Mayor Bash recessed the meeting at 7:22 p.m. and reconvened the meeting at 7:27 p.m.

PRESENTATIONS: Eagle Scout Candidate Ryan Hosking, Troop 444
- "Leave No Trace" Project

Eagle Scout candidate Ryan Hosking presented a summary of his Leave No Trace project of shadow boxes near the horse trails above the Santa Ana River. Mr. Hosking said that the goal of his project is to protect the watershed area.

Mayor Bash presented Mr. Hosking with a certificate of achievement for his outstanding work.

Norco Robotics Team - 2015 Trash Trek Project
for First Lego League

Wendy Webb introduced the First Lego League Robotics Team, which has been together in Norco for two years. The team won in the Inland Empire and will be going on to represent Norco at competition in Lego Land.

The Norco Robotics Team gave a presentation to Council about their project. Following the presentation, Mayor Bash gave each team member a Certificate of Appreciation for their outstanding work on the project.

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

- 1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:**

Council Member Hanna:

- Attended a Vector Control meeting and reported a decline in mosquito breeding.

- Attended a Riverside County Transportation Commission meeting and reported that the Perris Valley Line will start running sometime this month. The train runs from south Perris to Riverside, and further connections to Orange County and Los Angeles. The train is predicted to remove approximately 4,000 cars from streets and highways.
- Attended a Riverside Transportation Agency Finance Committee meeting and reported that additional funds were approved for new buses since the ridership continues to increase.

Mayor Pro Tem Newton:

No report given

Council Member Hoffman:

No report given

Council Member Grundmeyer:

No report given

Mayor Bash:

- Commented on the Senior Lunch event on December 17 at the Senior Center
- Commented on the Pearl Harbor Remembrance Day event on December 7 at the Naval Surface Warfare Center, Detachment Norco

2. CITY COUNCIL CONSENT ITEMS:

City Manager Andy Okoro pulled item 2.C.

M/S HANNA/NEWTON to approve the remaining items on the Consent Calendar as recommended. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- A. City Council Regular Meeting Minutes of November 18, 2015. **Action: Approved the City Council regular meeting minutes.** (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved.** (City Clerk)
- C. Letter to Corona-Norco Unified School District Supporting the Establishment of a Future Farmers of America (FFA) Program at Riverview Elementary School. **Pulled for discussion.** (Planning Director)

3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR

- 2.C. Letter to Corona-Norco Unified School District Supporting the Establishment of a Future Farmers of America (FFA) Program at Riverview Elementary School. (Planning Director)

City Manager Okoro pulled this item because staff discovered that an FFA program is not offered at junior high school level. Staff is recommending a revision to the letter to request that the CNUSD Board include an agricultural education program for students with exceptional needs at Riverview Elementary School

Mayor Bash requested that Council Member Grundmeyer assist with the drafting of the letter.

M/S NEWTON/BASH to revise the letter to request that the Corona-Norco Unified School District Board include an agricultural education program for students with exceptional needs at Riverview Elementary School. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

4. PUBLIC COMMENTS

Geoff Kahan, Chair of the Parade of Lights and Christmas Festival, invited all to attend the event which is on Saturday, December 12, beginning at 9:00 a.m. with Breakfast with Santa at Nellie Weaver Hall, as well as live entertainment, vendors, a petting zoo, and more. The parade will begin at 5:00 p.m. at Corona Avenue and Sixth Street.

5. LEGISLATIVE MATTERS:

- A. **Ordinance No. 997, Second Reading.** An Ordinance Repealing Existing Norco Municipal Code Chapter 9.52 and Adopting a Revised Chapter 9.52 "Graffiti Prevention, Prohibition, removal and Abatement Procedures." Code Change 2015-06. (City Clerk)

Staff reported that the first reading of Ordinance No. 997 was held on November 18, 2015 and adopted by the City Council with a 4-0 vote. Ordinance No. 997 repeals existing Norco Municipal Code Chapter 9.52 and adopts a revised Chapter 9.52 titled "Graffiti Prevention, Prohibition, Removal and Abatement Procedures." Ordinance No. 997 provides the City with an abatement procedure for the removal of graffiti on public and private property.

M/S BASH/NEWTON to adopt Ordinance No. 997 for second reading. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE

ABSTAIN: NONE

6. DISCUSSION / ACTION ITEM:

- A. Appointment to the Planning Commission to Fill One (1) Unscheduled Vacancy. (City Clerk)

City Clerk Cheryl Link reported that as a result of former Planning Commissioner Ted Hoffman's election to the City Council in November, and his subsequent letter of resignation from the Planning Commission, the City Clerk's Office began accepting applications on November 9, 2015 for the unscheduled vacancy. During the two-week recruitment period, the City Clerk's Office received six applications: The City Council is requested to review the applications submitted and make an appointment.

Harvey Sullivan commented that the Planning Commission is an important arm of the City and asked that the Council appoint a qualified applicant.

Mike Thompson commented that he has been a Norco resident for over 30 years. Mr. Thompson said he was recently appointed to the Streets, Trails and Utilities Commission and would like the opportunity to shape the future of the City as a member of the Planning Commission. Mr. Thompson concluded by stating that he has no political affiliation with local groups, which allows him to have an open mind for the betterment of Norco.

Scott da Rosa thanked the Council for consideration and was excited about the possibility of serving on the Planning Commission; however, he learned that a seat on another City committee could be opening soon. Therefore, Mr. da Rosa withdrew his application.

Lou Paltza commented that he has been a resident of Norco for nearly 40 years. Mr. Paltza gave a summary of his background and experience with planning, maintenance, and construction. Mr. Paltz said he could bring good insight to the Commission.

Danny Azevedo commented that he has lived in Norco for 52 years. Mr. Azevedo commented that he has done work in the City as an electrical contractor and for the past four years has been working as an inspector for a municipality. Mr. Azevedo said that he has the qualifications needed for the Planning Commission.

Mayor Bash indicated that Mr. Gary Schonne was not able to attend the meeting tonight and that Mr. Kevin Koch withdrew his application.

Mayor Pro Tem Newton indicated that he tried something different for this recruitment process having served on the Planning Commission for three terms. Mayor Pro Tem Newton read the question he posed to all applicants that the Planning Commission has had to consider and will continue to consider: "In your own words, as a Planning Commissioner with regulatory powers, what is your understanding of the difference between public interests and property rights?"

The Council thanked all those who applied for the position and encouraged them to apply for future vacancies.

City Clerk Link distributed voting ballots to the Council.

By unanimous vote of the City Council, Mr. Danny Azevedo was appointed to the Planning Commission.

7. APPEAL / PUBLIC HEARINGS:

- A. **Appeal Hearing Site Plan 2015-23. Appeal Hearing Conditional Use Permit 2015-26. Appeal Hearing Conditional Use Permit 2015-27. Appeal Hearing Conditional Use Permit 2015-28. Appeal Hearing Variance 2015-05. Tentative Parcel Map 36999:** A Proposal to Construct a 113,331 Square-Foot Commercial Center with Seven Buildings and to Subdivide Approximately 13.7 Net Acres Into 9 Parcels with Conditional Use Permits for the Sale of Distilled Spirits, Four Drive-Thru Lanes, and a Service Station; and a Variance Request to Reduce the Required 50-Foot Rear Building Setback to 38 Feet Located on the Southwest Side of River Road and the Northwest Side of Corydon Street in the C-G Zone (APNs 121-310-086, 121-310-087, 121-180-014). (Planning Director)

Planning Director Steve King reported that at its meeting on October 28, 2015 the Planning Commission approved Site Plan 2015-23, Conditional Use Permit 2015-26, Conditional Use Permit 2015-27, Conditional Use Permit 2015-28, Variance 2015-05, and the Norco Village Sign Program. The City Council appealed the approvals of the Planning Commission on November 4, 2015. The Planning Commission had also recommended approval of Tentative Parcel Map 36999 which requires approval by the City Council. The proposed project is an integrated shopping center on 13.7 net acres on the southwest side of River Road at the northwest side of Corydon Street. The proposed center would be anchored by a major grocery store and a stand-alone pharmacy along with in-line retail buildings, pad sites, a 2-story office structure, and a service station. All proposed uses are either permitted, or conditionally-permitted uses in the C-G zone which is the zoning designation on the property. Staff prepared an initial study and a Mitigated Negative Declaration is proposed.

Director King indicated that the center is anchored by a grocery store and a pharmacy. Since the Planning Commission's approval of the gas station, the developer is proposing to flip the location of the gas station to the other side of the Sundance Lane driveway, away from the residences along that side of the property. Director King also noted that there is a proposed Variance to reduce the rear-building setback to 38 feet.

Director King briefly commented on some architectural changes. Director King stated that the center has more than the required number of parking spaces per the Norco Municipal Code.

Mr. King also indicated that prior to the meeting, he distributed a memorandum to the Council with proposed changes to the development, which include: two speed humps installed in the residential neighborhood on Sundance Lane and the other on Del Mar Road; a recommendation that speed control devices be installed at the rear of shopping center; and a recommendation that the location of the pump islands and canopy for the gas station be revised to allow for truck/trailer access.

Council Member Hanna commented on access for trucks and trailers into gas station by moving the landscaping area to the north end of the center. Director King said he spoke with the developer and due to certain equipment required at north end of the center, he doesn't believe there would be enough turning radius for trucks and trailers. Council Member Hanna said it should be reconsidered.

Council Member Hoffman commented that River Road will be four lanes and asked if a traffic engineer determined the speed for that segment of road. Director King indicated that the speed cannot be changed specifically as a result of this project. Council Member Hoffman commented on the traffic signals at the project to slow down traffic.

In response to Mayor Pro Tem Newton, the developer agreed to the proposed changes. Mayor Pro Tem Newton recommended speed tables rather than speed humps and that staff take careful consideration as to the placement of the speed tables (i.e., not in front of a driveway).

Timothy Reeves, Lewis Development Company (applicant), thanked staff for their work on this project and noted that he is agreeable to the proposed changes in the Site Plan. Mr. Reeves requested that the pylon sign on Corydon Street be replaced with a monument sign.

Mayor Bash opened the public hearing indicating that proper notification had been made and asked for the appearance of those wishing to speak.

David Hudson commented on his experience as a Planning Commissioner, a planner, and consultant, and noted his surprise that this project came before the City Council for approval so quickly without discussions with the residents. When residents asked for a meeting to discuss give and take, the developer did not want to. Mr. Hudson commented on Resolution No. 2015-72 and the conditions of approval regarding alcohol sales and wagering and urged the Council to read the conditions carefully before approving.

Erin Allan commented on the proposed exit going south on Corydon and said that currently it can take up to five minutes to exit her property. Ms. Allan said that the entrance can remain but suggested that the exit be removed as it will pose dangerous conditions. A second concern Ms. Allan commented on was the proposed Variance and suggested removing the additional parking space to accommodate a 50-foot rear building setback.

Steven Renquist requested that the speed tables be implemented as soon as possible. Mr. Renquist suggested making the Sundance entrance right turn exit only.

Janet Garcia-Hudson thanked Mr. Reeves for receiving questions via e-mail and Mayor Bash for visiting the residents to listen to concerns. Ms. Garcia-Hudson said that several residents met and suggested having the pumps moved back and more inward. She also said that there was concern about increased crime and light and noise pollution associated with 24-hour businesses. Residents are also concerned for the safety of children and horses due to increased traffic in the area. Ms. Garcia-Hudson commented that the horse trail appears to be more for design than function.

Mike Thompson expressed his concern regarding the entrances/exits nearest to Corydon. He commented on his disappointment that this project did not come before the Streets, Trails and Utilities Commission for recommendations. Mr. Thompson suggested a raised median on River Road to prevent traffic from making a left hand turn as they exit the property. Mr. Thompson also suggested a completion bond.

Robert Dworshak commented that he will be directly across from the proposed project. Mr. Dworshak expressed his concern about the proposed street light at Corydon and River Road and that cars will block his driveway. Mr. Dworshak suggested that the entry and exit at Sundance Lane from River Road be closed, but with a gate to allow access for emergency vehicles. In conclusion, Mr. Dworshak expressed his disappointment with the Council for not reaching out to the residents.

Heather Dworshak expressed her concern about noise pollution and safety. Mrs. Dworshak said she would have preferred a give and take discussion prior to the project being presented for approval. She said that a traffic signal, with potentially added traffic, will not be beneficial to the residents of Remington Estates.

Delaney Forsythe expressed concerns about the proposed Variance and the 3-foot gap between the development wall and the residential wall. Ms. Forsythe suggested eliminating the additional parking spaces to allow for the full 50-foot setback. She also suggested sit down restaurants versus fast food restaurants.

Jeff Lange said he lives on Corydon and his house backs up to the proposed shopping center. He is concerned about the 3-foot alley as noted by the previous speaker. Mr. Lange asked how tall the wall and building will be. Mr. Lange suggested installing more mature landscaping. Lastly, Mr. Lange also suggested eliminating parking spaces to allow for the 50-foot setback and commented on his concerns about the exit at Corydon and retailers adhering to the delivery schedule.

Jodie Webber said she owns a home behind the proposed center and was not notified of the project. If the gas station placement in the center changes, she is concerned about ingress and egress. Ms. Webber said that she would also like to suggest that the City expand their notification.

Geoff Kahan, resident of Remington Estates, noted that he appreciates the developer accommodating resident's concerns. Mr. Kahan also suggested keeping the 50-foot setback and eliminating the extra parking spaces.

Don Bowker commented that he supports the project. Suggested expanding noticing boundaries, installing fully mature trees and making accommodations for truck and trailer access.

Kristen Dubois expressed her biggest concern which is the gas station across the street and requested that the pumps be relocated more inward. Her other concerns include noise pollution and signage.

Kathy Azevedo commented that the property has been zoned commercial for many years. Ms. Azevedo recommended that the Council approve the project and appoint two Council Members to the review board.

Amy Furlich commented on the safety aspect and will the Sheriff's Department be able to adjust coverage for this new development.

Lou Paltza asked if a study has been conducted on the effects of the natural air flow the block wall may produce.

With no one else wishing to speak, Mayor Bash closed the public hearing bringing the discussion back to the Council Members.

In response to Council Member Hanna, Director King said that a "porkchop"/raised median could be installed to only allow a right turn in and only allow a right turn out, which can be added as a condition to the Site Plan. Council Member Hanna also suggested moving the pumps 10-15 feet inward.

Council Member Grundmeyer commented that she lives on Chaparral Drive behind Boot Barn and understands the concerns noted tonight by Corona and Norco residents. Change is scary but the fears were much larger than reality. Council Member Grundmeyer stated that the Variance needs to be addressed as well as safety.

Council Member Hoffman responded to some of the resident's comments. He said that the 3-foot gap between the developer's wall and the resident's wall has been eliminated. Mr. Hoffman also said that the developer/commercial wall is 9-feet tall. Council Member Hoffman expressed concern about speeding on River Road and hopes that the traffic signal will mitigate that. Mr. Hoffman suggested composites be added to the speed tables to make them last longer.

Mayor Pro Tem Newton and Director King discussed the notification requirement of 300 feet unless it does not capture at least 25 homes; in which case the radius is extended until a minimum 25 homes is reached. Director King also noted that a photometric plan is standard in conditional of approval, which would mitigate the concerns about light pollution. At the request of Mayor Pro Tem Newton, Director King commented on staff's justification for the Variance. Mr. King said that for many years, the City has been working with the owner of the property regarding the trail. Although it is not a designated trail, it has been established as a trail by the residents. Accommodations need to be made for that trail. The unique situation is that this property is CG and is the only one in the City with a trail.

Director King proceeded to note the changes for Resolution No. 2015-72. The Resolution refers to four drive thrus, which should be deleted and should only refer to the service of alcohol. Page 4, Condition 15 should be changed to read, "restaurant establishments shall be operated as bonafied eating places." Director King also recommended removing Condition 17 in its entirety.

Mayor Bash likes the suggestion by Council Member Hoffman to change the speed limit to 35 mph; wants to make sure that the commercial building windows do not impose on adjacent residential properties; wants assurance that the traffic calming will be installed in

the residential areas; and wants trees in the rear of the development to be mature when installed. Mayor Bash is supportive of a monument sign on Corydon.

Mr. Reeves and Mayor Bash discussed adjusting setbacks. Mr. Reeves briefly commented that police and gas attendants have recommended keeping the pumps and store near the entrance of the center for visibility and safety. Mr. Reeves said he would be willing to meet with the resident on the corner to arrange options.

There was further discussion between Council regarding setbacks. Mayor Pro Tem Newton indicated that changing the setback in the rear of the center from 40 ft. to 45 ft. will push the center 5 feet closer to Remington Estates. Council Member Hanna agreed with Mayor Pro Tem Newton and Council Member Newton that he does not want to impact Norco residents.

Director King noted the changes as discussed by Council. The construction hour condition changes so that a citation is issued on the first violation; change to the height of the landscaping to include language about installation of the largest plant specimen as possible; the photometric plan is already conditioned; speed tables to be composite other than just asphalt; installation of "pork chop" in the driveway; and 40-foot setback.

M/S HANNA/NEWTON to incorporate the modifications as enumerated by Director King to the appropriate Resolution. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

M/S BASH/HOFFMAN to adopt a Mitigated Negative Declaration. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

M/S BASH/HANNA to adopt Resolution No. 2015-70, approving Site Plan 2015-23. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

M/S BASH/HOFFMAN to adopt Resolution No. 2015-71, approving Conditional Use Permit 2015-26 for the development of four drive-thrus associated with Site Plan 2015-23. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

M/S BASH/HOFFMAN to adopt Resolution No. 2015-72, approving Conditional Use Permit 2015-27 to allow the sale of distilled spirits associated with Site Plan 2015-23 with changes noted in discussion. The motion was carried by the following roll call vote:

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE**

M/S BASH/HOFFMAN to adopt Resolution No. 2015-73, approving Conditional Use Permit 2015-28 for the development of a service station associated with Site Plan 2015-23. The motion was carried by the following roll call vote:

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE**

M/S BASH/HOFFMAN to adopt Resolution No. 2015-74, approving Variance 2015-05 to reduce the required rear-yard setback from 50 feet to 40 feet associated with Site Plan 2015-23. The motion was carried by the following roll call vote:

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE**

M/S BASH/HOFFMAN to adopt Resolution No. 2015-75, approving the Norco Village Sign Program associated with Site Plan 2015-23, with the amended monument sign. The motion was carried by the following roll call vote:

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE**

M/S BASH/HANNA to adopt Resolution No. 2015-76, approving Tentative Parcel Map 36999 to subdivide 13.7 net acres into nine parcels associated with Site Plan 2015-23. The motion was carried by the following roll call vote:

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE**

Mayor Bash recessed the meeting at 10:07 p.m. and reconvened the meeting at 10:16 p.m.

- B. Appeal Hearing Site Plan 2015-22. Appeal Conditional Use Permit 2015-25. Ordinance No. 998, First Reading General Plan Amendment 2015-01 and Zone Change 2015-01. Ordinance No. 999, First Reading Specific Plan 91-02, Amendment 13. A Proposal to Construct a 6,205 Square-Foot**

Commercial Center with Two Restaurant Buildings and a Conditional Use Permit for One of the Buildings to Have a Drive-Thru, Located on the North Side of Hidden Valley Parkway East of Yasment Street (APNs 122-570-001; 122-660-002). (Planning Director)

Planning Director Steve King reported that at its meeting on October 28, 2015 the Planning Commission approved Site Plan 2015-22 and Conditional Use Permit 2015-25. The City Council appealed the approvals of the Planning Commission on November 4, 2015. The Planning Commission had also recommended approval of General Plan Amendment 2015-01, Zone Change 2015-01, and Amendment 13 to Specific Plan 91-02 which require approval by the City Council. The proposed project involves the detachment of 1.1 acres from the Norco Hills Specific Plan and a rezoning of that acreage combined with an adjacent .29 acre in the A-1-20 zone (1.39 acres total) to C-4 (Commercial) zone. In addition to the zone change and general plan amendment, the project includes a site plan approval for two restaurants and a conditional use permit for a drive-thru associated with one of the restaurant buildings. The concept architecture has been approved but ultimate architecture will need approval by the Planning Commission Architectural Review Subcommittee once the tenants of the buildings are known.

Director King also noted that a memorandum was distributed to Council prior to the meeting with additional recommended changes, which include: the installation of a right in, right out controlled “pork chop” island at the westerly driveway; installation of removable bollards; traffic signal maintenance; onsite trail; hitching area; onsite landscaping; and offsite landscaping adjacent to Hidden Valley Parkway/Corona Avenue/Sedona Lane knuckle. Also, Condition 50 will be amended to reflect that fire hydrant installation will be required as approved by the Fire Department.

Mayor Pro Tem Newton referenced Condition 44 signal modification and street improvements. Director King indicated that the applicant will be required to comply with the modifications required by the Engineering Department. In response to Mayor Pro Tem Newton, Lt. Briddick indicated that the Sheriff’s Department would be part of the design review. Mayor Pro Tem Newton recommended a speed table to help with speed coming down Sedona Lane approaching Corona Avenue.

Mayor Bash opened the public hearing indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Mike Thompson expressed concern with the Corona Avenue lawsuit. City Attorney John Harper indicated that the City was successful and the Environmental Impact Report was certified by the court in 2006. Mr. Thompson suggested having on record from the Fire Department regarding not needing access to Corona Avenue – that the horse trail could be used for access in case of emergency. Mr. Thompson also expressed concern about not having a dedicated right turn lane into the center, considering the speed of motorists coming down Hidden Valley Parkway.

Marti Kerr commented on supporting the project and likes the suggestion of a dedicated right turn lane.

Pat Overstreet said she supports the project and likes the recommendation of a speed

table on Sedona Lane.

With no one else wishing to speak, Mayor Bash closed the public hearing bringing the discussion back to the Council Members.

Mayor Pro Tem Newton and Director King discussed the issue of a dedicated right turn lane/pocket into the center. Director King stated that in order to have the lane or pocket, the City would have to acquire property with an existing home. Director King also noted that an independent traffic analysis concluded that a right turn pocket was not needed. In response to Mayor Pro Tem Newton, Director King indicated that the architectural plans submitted are not final. The proposed final plans will go before architectural review once the tenants are known. The Fire Department and the Sheriff's Department noted that they have no opposition to the project.

Council Member Hoffman commented on the dedicated right turn lane and requested that proper safety notices be placed along Hidden Valley to warn motorists.

M/S BASH/NEWTON to adopt a Mitigated Negative Declaration. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

M/S BASH/HOFFMAN to adopt for first reading Ordinance No. 998, approving General Plan Amendment 2015-01 and Zone Change 2015-01. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

M/S BASH/HANNA to adopt for first reading Ordinance No. 999, approving Amendment 12 to Specific Plan 91-02 (Norco Hills Specific Plan). The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

M/S BASH/HOFFMAN to adopt Resolution No. 2015-77, approving Site Plan 2015-22. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

M/S BASH/NEWTON to adopt Resolution No. 2015-78, approving Conditional Use Permit 2015-25 for a drive-thru associated with a proposed restaurant building in

Site Plan 2015-22. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

8. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Council Member Hoffman commented that he is heavily involved with the Professional Rodeo Cowboys Association and he attended an event this week at Southpoint in Las Vegas. The arena director at Southpoint mentioned Silverlakes and expressed his excitement for the new venue in Norco. Council Member Hoffman requested to agendize discussion regarding developing a committee consisting of two Parks and Recreation Commissioners, two Streets, Trails and Utilities Commissioners, two Economic Development Advisory Council Members, and City staff to look into and determine what types of events the City would like to bring into town.

M/S HOFMMAN/BASH to agendize discussion regarding establishing a committee consisting of two Parks and Recreation Commissioners; two Streets, Trails and Utilities Commissioners; two Economic Development Advisory Council Members; and staff to determine what types of events the City should bring into town. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Council Member Hanna requested to agendize establishing regulations and locations for video camera placement in Council Chamber.

M/S HANNA/BASH to agendize establishing regulations and locations for video camera placement in the Council Chamber. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Council Member Newton requested an update on the traffic signalization at Hidden Valley Parkway and Interstate 15. Deputy City Manager Brian Petree indicated that the traffic engineer is currently looking into this project as well as other areas. Council Member Newton also asked that Sixth Street and Sierra Avenue be looked into per the request of some residents.

Council Member Newton asked when the median at Detroit Street and Hamner Avenue will be completed. Deputy City Manager Petree stated that the City exhausted all funds for the project. Council Member Newton requested a cost estimate to complete the project.

Council Member Newton requested an update to the City Council regarding a change

order for additional fencing in the peninsula area of the City. Deputy City Manager indicated that staff has priced out the completion of the trail fencing in that area and the cost estimate is \$82,000. City Manager Okoro indicated that the Trail Fund does not have sufficient funds to complete the project but at the direction of Council, staff can look at alternative funding.

M/S NEWTON/BASH to agendaize alternative funding options to complete the trail fence replacement from wood to vinyl in the Bluff/peninsula area. The motion was carried by the following roll call vote:

AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Mayor Bash commented that the City told the property owners adjacent to the Crestlawn property that k-rails would be installed. Since then there has been a delay from Crestlawn and Mayor Bash asked if staff could assist by cleaning out the ditch and provide sandbags.

Mayor Bash requested that staff clean the valley area on Hamner Avenue towards the bridge to Silverlakes.

Mayor Bash commented on getting assistance to the resident of Corona Avenue with the alternative trail material as he is still having difficulty getting his vehicles up his driveway, especially when it rains.

Mayor Bash requested that staff follow up on the potential vacancy on the Economic Development Advisory Council.

ADJOURNMENT

Mayor Bash adjourned the meeting at 10:55 p.m.