



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
JULY 29, 2009

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1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Vice-Chair Jaffarian, Commission Members Harris, Hedges, Newton. Chair Wright absent.
3. STAFF PRESENT: Planning Manager King
4. PLEDGE OF ALLEGIANCE: Commission Member Newton
5. APPEAL NOTICE: Read by staff.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:

Pat Overstreet spoke of the Friends of Norco Hills being ramped up again to look at options for what the City wants to accomplish with the former Wyle Labs properties. All who are involved at this point are of the opinion that more homes is not what the City needs and that the City needs to look at the current zoning (M-2) and determine what is the best fit for what the residents and neighbors want, whether it be with the current zoning or some other zone.

Dave Henderson reiterated what the previous speaker said adding an encouragement to the Planning Commission to get involved in reviewing M-1 and M-2 zones to see if that is what the Commission envisions for the Wyle Labs property.

7. APPROVAL OF MINUTES: Minutes of July 8, 2009  
Commission Member Harris stated that he recalled more detailed discussions regarding the funding mechanisms for infrastructure and how that relates to property value assessment and taxes being paid to the City. After some discussion it was decided that the minutes as written were good but that the statement that “more discussion would occur at the next meeting” should be added.  
**MOTION:** M/S Newton/Harris to approve minutes of July 8, 2009 as amended.  
AYES: Harris, Hedges, Jaffarian, Newton  

**MOTION CARRIED**
8. CONTINUED ITEMS: Review of Draft Land Use Element Update (Planning Manager King) (from July 8, 2009)

PM King presented the staff report on file in the Planning Division.

There was some discussion regarding changes to the document that had occurred from the last meeting regarding the funding of public infrastructure for new development (page 47) and how the different mechanisms reflect differently on the value of properties in question and the affect this has on the amount of property taxes collected by the City. After it was pointed out that descriptions and discussions of public infrastructure funding had been incorporated into the draft Land Use Element Update, further discussion focused on whether the City should be involved in the decisions on how infrastructure is funded and not just the developer and whether this is policy that belongs in the Land Use Element or not. It was agreed that a statement should be added to the Land Use Element that, if true, some funding mechanisms have a different affect on property values (i.e. Mello-Roos affects the value of a residential property negatively). PM King stated that he would verify this statement with the Finance Director before including it in the document.

Other minor changes were recommended regarding public art programs and the timing of architectural review in the processing of applications.

PM King said that as stated in the staff report there are two more exhibits that have not been reviewed by the Planning Commission and these will be included in the final draft Land Use Element Update document that will be presented in its entirety at a future meeting when the update will be advertised for a public hearing.

9. PUBLIC HEARINGS: None
10. BUSINESS ITEMS: None
11. CITY COUNCIL: Received and filed.
  - A. City Council Action Minutes dated July 15, 2009
  - B. City Council Minutes dated June 23, 2009
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: None.
13. STAFF: Current Work Program: Received and filed.
14. OTHER MATTERS

Commission Member Newton congratulated Commission Member Hedges on her diligence in following through on getting used cars from being sold on the vacant lot at the northeast corner of Sixth Street and Valley View Avenue, and

noted that it seems those same cars are now being displayed for sale in front of the Community Center in the area of the proposed Park n Ride lot, and requested that the City take action to stop it. PM King said he would pass the information on.

15. ADJOURNMENT: 7:55 p.m.

Respectfully submitted,

Steve King  
Planning Secretary

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