



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
OCTOBER 14, 2009

1. Call TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Jaffarian, Vice-Chair Hedges, Commission Members Harris, Newton and Wright
3. STAFF PRESENT: Planning Manager King and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Chair Jaffarian
5. APPEAL NOTICE: Read by PM King.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None.
7. APPROVAL OF MINUTES: Minutes of September 30, 2009 (*September 9, 2009 was cancelled*)

MOTION: M/S Wright/Newton to approve the minutes of September 30, 2009 as written.

AYES: Unanimous

MOTION CARRIED

8. CONTINUED ITEMS: None
9. PUBLIC HEARING: **Resolution No. 2009-___**, General Plan Amendment 2009-01a (City of Norco); A proposal to amend the Land Use Element by adding a new land use category and to amend the Land Use categories in three noncontiguous blocks of property corresponding to the former Wyle Laboratories property; state, federal and other public property corresponding to the former Norconian Hotel and Resort property; and the proposed Silverlakes Equestrian and Sports Park. Recommendation: Continue and re-advertise for October 28, 2009.

Planning Manager King presented the staff report on file in the Planning Division, indicating this was meant to be more of a workshop meeting since the item is being re-advertised. This has been presented to the Historical Commission.

Member Harris asked about the history of this as just last month the Council approved the Land Use Element. What are the fiscal impacts; he wants to see

some scenarios. He questioned if the owners of the Wyle property were notified of this meeting and if their input had been asked for.

PM King said the Historical Commission has been working on applying an overlay zone for the Norconian property, but with the Wyle property's positive change in its hazardous status, there was concern that development proposals could be forthcoming. The owners of the Wyle property were mailed the public hearing notice per the records of the County Assessor's Office.

In response to a concern from Vice-Chair Hedges, PM King said the Wyle property was intended for recreational use rather than for housing.

Member Newton asked who the current owner of the Wyle site was. PM King said he believed the property is bank-owned but he will need to confirm that.

Member Newton started a discussion on slope percentages.

Chair Jaffarian asked who identifies what the resources are. PM King said that was done through the specific plan and the environmental impact report. The Commission will be making recommendations to the Council as far as what resources need to be preserved.

The public hearing was opened.

Pat Overstreet, 1231 Corona Avenue, asked the Commission to preserve the Wyle property as open space.

There were no further public comments and the public hearing was closed.

Member Harris said there appears to be a lot of missing information and felt someone was pushing this. If the Wyle property was bank-owned, maybe the City could afford to buy it. He asked if the City Attorney was aware of this. Changing the zone as proposed would knock this property's values way down and impact surrounding properties as well.

Vice-Chair Hedges:

- asked about lot dimensions per draft Section 18.11(3). PM King said these standards would apply only in the absence of a specific plan.
- questioned the setbacks for interior side yards; it appears buildings be right up to property lines. PM King said that is currently allowed in the commercial and industrial zones. (18.12(b))

- asked why there were no requirements regarding “Permitted Coverage”; PM King said this line item would be deleted. (18.__.12(3))
- asked why it says “sidewalk.” PM King said for a commercial resort-type of development, the City would want sidewalks. (18.__.12(5))
- questioned why the Streets, Trails and Utilities Commission (STUC) was not asked for input for 18.14 regarding street designs and trails. PM King said their input was not required.
- noted that animal units are less than what we have now. PM King said that can be changed. (18.__.18(1))
- asked about 18.__(2a), PM King said this was to prevent over-grading and added that the City cannot take away the owner’s right to develop.

Member Wright noted that permitted uses are few. However, conditional use permits allow a little more. Most development would require a specific plan. He asked what “planned commercial” is.

PM King said that “planned commercial” has not been identified yet.

Member Wright said that “no residential uses” be specifically noted. The Commission agreed to use exclusive of residential uses.

Member Newton asked if a hotel could fall under “planned commercial”. PM King said yes, and so would RV uses, timeshares, Leisure World-type units, etc.

Member Wright agreed with Vice-Chair Hedges that building right up to a property line just doesn’t sound right.

He also agreed with her about 18.18 about animal keeping. He asked why not use Primary Animal-Keeping Areas (PAKAs). PM King explained that with 10-acre parcels, PAKAs are not required.

Member Newton agreed with the rest of the Commission on most items. He asked if the STUC would see a specific plan for this before the Planning Commission would. PM King confirmed that and also that the Historical Commission would review prior to the STUC.

Member Newton was also concerned about lot area requirements and the slopes. He asked where the existing developed slopes are mentioned in the report. PM King said due to the restricted access to certain properties, this

wording only takes into consideration what might have been done on the properties so many years ago.

Member Newton also questioned 18.18(2)(a) about trails with steep grades. The City really needs to look at different percentages in different cases. For example, the City should have never allowed Fresian to go in at 13 percent. He noted that a "blue line" stream used to go through Ingalls Park and the City did away with that. He did not want to sacrifice two other areas (Norconian and Wyle) just to let Silverlakes move forward with grants and asked if the areas could be separated.

Member Harris said the Norconian property is entirely different from the Wyle site where the bank is only interested in selling it. The urgency is not there. Also the Navy will take a long time in making decisions. These sites need to be dealt with differently.

Member Newton said everywhere in the report that says there are no requirements or minimums, that needs to be changed to specify numbers.

Chair Jaffarian asked about "at the discretion of the Planning Commission" wording used in the report. He asked that everything be spelled out as the Commission makeup changes from year to year.

Chair Jaffarian summarized: no residential uses, consistency in slope percentages, that elements that have no requirements should have some specifics and designations for set backs and coverage, looks to be pulled from Hillside zone; needs to reflect more commercial uses, matter of consistency, define "planned commercial" and asked if the Commission will do the zone change for Silverlakes separately so that Silverlakes could move ahead.

The Commission asked if Economic Development Director Brian Oulman could be at the next meeting.

PM King said that all the City wants is more discretion as to what can be on the Wyle site with the intent of not getting too specific without being challenged in court.

Member Newton agreed that this should be detailed well-enough that a different Commission and Council can still carry on the intent.

Member Harris is not too comfortable pushing this through.

MOTION: M/S Newton/Hedges to continue and re-advertise General Plan Amendment 2009-01a to the meeting of October 28, 2009 with changes to the new Preservation and Development zone as noted above.

AYES: Unanimous

MOTION CARRIED

10. BUSINESS ITEMS: None
11. CITY COUNCIL: Received and filed.
 - A. City Council Action Minutes dated October 7, 2009
 - B. City Council Minutes dated September 2, 2009 (*September 16, 2009 was cancelled*)
12. STAFF: Current Work Program: Received and filed.
13. OTHER MATTERS:

Vice-Chair Hedges asked why the Saddlesore Saloon still does not have a screen to separate the outdoor patio from the exterior of the building as was required.

Commission Member Harris asked about the status of the self-audit reports that have been required on recent projects. PM King reported that staff has sent out notices to those projects that have not complied and will be updating the Planning at a later date.

Vice-Chair Hedges complained on the excessive use of banners and signs continually being placed around the new 7-Eleven store at Sixth Street and Corona Avenue.

Commission Member Newton asked for an update on the shut-down development next to Circle K on Fourth Street.

14. ADJOURNMENT: 8:40 P.M.

Respectfully submitted,

Steve King
Planning Secretary

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