



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
OCTOBER 28, 2009

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1. Call TO ORDER: 7:00 p.m.
2. ROLL CALL: Vice-Chair Hedges, Commission Members Harris, Newton and Wright.  
ABSENT: Chair Jaffarian
3. STAFF PRESENT: Planning Manager King, Economic Development Director Oulman and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commission Member Newton
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 October 14, 2009  
MOTION: M/S Wright/Newton to approve the minutes of October 14, 2009 as written.  
AYES: Harris, Hedges, Newton and Wright  
ABSENT: Jaffarian **MOTION CARRIED**
8. CONTINUED ITEMS: Continued and re-advertised General Plan Amendment 2009-01A to the meeting of October 28, 2009 with changes to the new Preservation and Development zone. See Item 9.A.
9. PUBLIC HEARINGS:
  - A. **Resolution No. 2009-\_\_\_**, General Plan Amendment 2009-01A (City of Norco); A proposal to amend the Land Use Element of the General Plan by adding a new land use category to be titled "Preservation and Development." Recommended Action: Recommend Approval (PM King)
  - B. **Resolution No. 2009-\_\_\_**, General Plan Amendment 2009-01B (City of Norco); A proposal to amend the Land Use categories on property corresponding to the former Wyle Laboratories property (APNs 123-080-028; 123-260-003, -004, -006, and -010; 123-250-007, -006, and -005; 123-320-001; 123-330-011, -001, and -036) from "Industrial-Special Research" and "Hillside" to "Preservation and Development." Recommendation: Recommend Approval (PM King)
  - C. **Resolution No. 2009-\_\_\_**, General Plan Amendment 2009-01C (City of Norco); A proposal to amend the Land Use categories on property corresponding to the former Norconian Resort around Lake Norconian (APNs 129-190-003, -002; 129-200-008; -007, -005; 129-210-006, -005, -004) from "Institutional and Public Lands" to "Preservation and Development." Recommended Action: Recommend Approval (PM King)
  - D. **Resolution No. 2009-\_\_\_**, General Plan Amendment 2009-01D (City of Norco); A proposal to amend the land use categories on property corresponding to the

Silverlakes Equestrian and Sports Park from "Public Lands" to "Park."  
Recommended Action: Recommend Approval (PM King)

- E. **Resolution No. 2009-\_\_\_**, Zone Code Amendment 2009-01 (City of Norco); A proposal to establish a new zone with corresponding development standards entitled "Preservation and Development" zone. Recommended Action: Recommend Approval (PM King)
- F. **Resolution No. 2009-\_\_\_**, Zone Change 2009-01 (City of Norco); A proposal to change existing zoning on property corresponding to former Wyle Laboratories property (APNs listed above) from "General Manufacturing" and "Hillside" to "Preservation and Development." Recommended Action: Recommend Approval (PM King)
- G. **Resolution No. 2009-\_\_\_**, Zone Change 2009-02 (City of Norco); A proposal to change existing zoning on property corresponding to the former Norconian Resort around Lake Norconian (APNs listed above) from "Open Space" and "Limited Development" to "Preservation and Development." Recommended Action: Recommend Approval (PM King)

PM King presented the staff report on Items 1.A. – G above, on file in the office of the Planning Division. He suggested the Commission review each resolution separately. He noted one correction each for Resolutions 2009-19 and -22, both of which were already corrected in the copies ready for signature.

Resolution 2009-19:

Member Newton noted that a clause in the staff report, page 2 under "Analysis" needs to refer to properties not currently under private ownership, as well as privately-owned properties with incompatible zoning. He noted a typo in 18.62.12. "Residential". He questioned why have a PAKA if not allowing a residential zone. PM King said that was put in at the direction of the Commission from the last meeting.

Member Harris asked if there were prime areas within these properties that could be used for businesses that could tie in with the City's long-term strategic plan and long-range plan for the City. Are there any conflicting plans?

PM King said we are not taking away any opportunities; just setting up requirements for a specific plan for any future development.

EDD Oulman said there has not been any interest in developing these sites but the Norconian site is in the City's strategic plan as far as preservation of the hotel. The lake is certainly a draw for development. The Wyle property has no draw and there has been no interest shown under the current zoning. Three industrial developers previewed the Wyle site a few years ago and all three felt that the area was not conducive to industrial use because of the location and the hills. PM King confirmed the upper basin has been very recently declared clean.

Member Newton asked what mechanisms are in place if in the future the City does see the need for residential. PM King said any future property owner could come in for rezoning and that would be at the discretion of the city.

In response to a concern from Vice-Chair Hedges, PM King said the intent is that if trails are ultimately put in, we want them to be following contours of the property.

Vice-Chair Hedges opened the public hearing.

Su Bacon, 111 Buckskin, with 25 years of historic preservation background, said prohibiting growth is what people usually think of when historic preservation is brought up, but it is more about the responsibility of what needs to be saved. Preservation doesn't necessarily mean no to economic growth.

Dave Henderson, 3010 Corona Avenue, noted in 18.62.02, that "congruous" should be 'contiguous', 18.62.06 permitted uses should be deleted as well as 18.62.08 conditionally permitted uses, so that any proposals would need to go through a specific plan. In reference to 16.62.14 lot requirements; why 10 acres, why not just require a specific plan? He questioned requiring Primary Animal-Keeping Areas (PAKAs) on land that doesn't allow residential uses. Also, on 18.62.18, he questioned development standards and height restrictions. Why not say "just bring us a plan." Don't tie the City to anything and don't restrict the City. Because the proposed grading is ridiculously high, make grading part of a specific plan. Add animal-keeping as part of a specific plan, and in 18.62.24, just require everything to come in under a specific plan.

Bonnie Slager, 3829 Valley View Avenue, was concerned about trails being just "encouraged;" she wants horse trails required.

Robert Leonard, 4475 Hillside Avenue, agreed with Ms. Slager about the horse trails.

Kevin Bash, 3678 Pedley, said there are actually 19 structures on the Norconian site that could qualify for preservation, not only the hotel itself that everyone knows about but also the chauffeurs' quarters, the pavilion, gym, chapel, theater, tea room and the nurses' quarters, just to name a few. All the buildings have a unifying theme of Spanish-Mediterranean style or very similar. The Historical Commission doesn't know what is happening at the prison with all their funding cut. Pipes need to be replaced, resulting in possible damage. The Navy does not want the liability of these buildings and the Seal Beach Command wants to get rid of the property. The Navy is now looking at opening the Fourth Street entrance and closing the Fifth Street entrance. There is overall about 750,000 square feet of view property on the Norconian site. The idea is to preserve the history there because people will pay to see it. Mr. Bash said there is about 400,000 square feet of wooden bunkers that might need to be taken down. He

suggested creating strong equestrian activity around the lake and stressed the need to make sure the trails are known to be very important.

Harvey Sullivan, 4561 Hillside, is not opposed to these changes except he is bothered by the Wyle Labs site. It is currently zoned Industrial and with our Charter, would need 3-2 to change zoning. He agreed with all the changes noted earlier in the meeting and also urged the Commission not to be so restrictive.

Pat Overstreet, 1231 Corona Avenue, spoke as an advocate for open space and wanting to protect the buildings at the Norconian, and also agreed with the changes suggested above, however, she so wasn't sure about rushing this through.

There were no further public comments and Vice-Chair Hedges closed the public hearing.

In response to the Commission's request for more input, EDD Oulman said that at this afternoon's workshop, it was evident there is real potential that the Wyle property will be sold very soon, so he said there is some sense of urgency for that property to be rezoned.

Member Harris said these three sites are so important, they are really are gems, but since Silverlakes is already developing, he asked about possible moratoriums on the Wyle and Norconian sites. He doesn't want to just react; he would like to see more detailed planning. Parts of these properties can give the City a return in revenue. He suggested slowing down a bit and perhaps doing a strategic plan. Member Harris said there is not enough knowledge and not enough input of experts in this proposal. He would want to get more direction from the City Council.

Member Newton suggested a grade of no greater than 6-8%. In 18.62.18, he suggested the wording to be changed: ...Innovative trail systems are encouraged required and the Commission agreed. He added that 18.62.24 doesn't read right because the City Engineer should not be in charge of determining a long-term effect on the future land use of the area; put in "Planning Commission and/ or Council" instead of 'City Engineer.'" The Commission agreed. Member Newton agreed with earlier public comments to look at proposals as specific plan only. Has no problem with the resolution for Silverlakes tonight. With the Norconian, he can see potential. What he visualizes for the Wyle area is nothing. Because the proposed zoning of Preservation and Development opens up Wyle for commercial, he wants to see the Wyle zoning remain as is, as it would not let development happen. He agreed with Member Harris that a joint workshop with Council would be in line.

Member Wright doesn't think the code as proposed is acceptable to approve tonight but agreed with the zone changes. He wants to let Silverlakes move ahead. He agreed that specific plans would be the way to go, if that is legal,

which PM King said it was. Member Wright was okay with amending the Code to still create the zones but with the requirement of a specific plan.

Vice-Chair Hedges agreed, noting that there was very good discussion and feedback received tonight.

Member Newton asked if the Commission accepts the negative declaration tonight as it included all three proposals, how would it affect separating Silverlakes from the others, and if that was alright to do.

PM King noted that the Negative Declaration is applicable to any portion of this and that the Silverlakes project could move ahead separately.

**MOTION:** M/S Newton/Harris to adopt the negative declaration prepared for GPA 2009-01A – D.

AYES: Harris, Hedges, Newton and Wright

ABSENT: Jaffarian

**MOTION CARRIED**

**MOTION:** M/S Wright/Harris to adopt Resolution 2009-22 recommending approval of GPA 2009-01D, and continuing the rest of the resolutions, clarified as Resolutions 2009-19, 20, 21, 23, 24 and 25.

Discussion: Member Wright asked that the City Attorney review the code changes showing the requirement for simply allowing the specific plan process.

Member Harris asked about the Wyle Lab property auction. PM King said it was scheduled for October 27, 2009 but was continued. Member Harris said this is an opportunity for the City to purchase the site.

AYES: Harris, Hedges, Newton and Wright

ABSENT: Jaffarian

10. BUSINESS ITEMS: None

11. CITY COUNCIL: Received and filed.

A. City Council Action Minutes dated October 21, 2009

B. City Council Minutes dated October 7, 2009 and Special Meeting dated September 30, 2009

12. STAFF: Current Work Program. Member Newton asked about the First Assembly of God; please call and let him know what Condition 15 refers to.

13. OTHER MATTERS:

- Member Newton asked about the building by Circle K; PM King said there was no new information.

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- Vice-Chair Hedges asked about the 7-Eleven's use of banners and flags tied to the sign and the trees on Sixth Street. PM King confirmed they had not pulled a special event permit.
- Vice-Chair Hedges asked for follow-up on the Saddle Sore's continued disregard for the screening around the service area. Staff will do follow-up. PM King noted that the Saddle Sore is scheduled for Council on November 4, 2009 for an entertainment permit with change of ownership.
- PM King said the County is replacing the current parking lot with a paved one south of Norco's Best because the owner of the dirt lot they are currently using doesn't want them to use it any more.
- Vice-Chair Hedges had asked for a field trip to the Wyle site at the last meeting. PM King said he has not received a response yet.
- PM King introduced some proposed changes to the meeting calendar. After some discussion, the Commission chose to meet on November 25, 2009 (a regular meeting day) and chose to cancel the regular meeting on December 30, 2009, the last working day of the year.

14. ADJOURNMENT: 8:35 P.M. Adjourned to Thursday, November 12, 2009 due to the Veterans' Holiday.

Respectfully submitted,

Steve King  
Planning Secretary

/sd-74076