



MINUTES
CITY OF NORCO
HISTORIC PRESERVATION COMMISSION
CONFERENCE ROOM "A" – 2870 CLARK AVENUE
REGULAR MEETING
OCTOBER 5, 2009

1. CALL TO ORDER: 4:00 p.m.
2. ROLL CALL: Chair Dixon, Vice Chair Potter, Commission Members Austerman, Bacon, and Bash.
3. STAFF PRESENT: Economic Development Director Oulman, Planning Manager Steve King, Interim City Manager Beth Groves, Executive Secretary Boyce and Historic Preservation Consultant Wilkman.
4. GUESTS PRESENT: City Historian Ron Snow, Mayor Kathy Azevedo, Planning Commissioner Phil Jaffarian, Residents Jeanine Adams, Russell Adams and Cortney Adams.
5. PLEDGE OF ALLEGIANCE: Led by Consultant Wilkman
6. PUBLIC COMMENTS OR QUESTIONS: Russell Adams requested the Commission's support for his Eagle Scout service project, which is a memorial to the historic relevance of the Norconian and Boy Scouting activities there. The unveiling of the 12" x 14" plaque/monument will be on December 7, 2009, Pearl Harbor Remembrance Day. Part of the project involved a cleanup day at the site which took place on October 3, 2009.

Director Oulman will draft a letter of support and bring it back to the Commission for their approval on November 2, 2009.
7. APPROVAL OF MINUTES: M/S Potter/Bacon approving the September 9, 2009 minutes. Motion passed.
8. REPORTS
 - A. REPORT ON CITY OF NORCO'S GENERAL PLAN LAND USE ELEMENT:
 - B. REPORT ON PROPOSED PRESERVATION AND DEVELOPMENT ZONE:
 - C. PROGRESS REPORT ON HISTORIC PRESERVATION OVERLAY ZONE:

Planning Manager King stated that the Planning Commission recommended approval on August 26, 2009 of the updated General Plan Land Use Element. At a workshop on September 30, 2009, City Council recommended changes to the Land Use Element. On October 7, 2009, there will be a public hearing for adoption of the General Plan Land Use Element by City Council.

Planning Manager King also said the Land Use Element has a Section that deals with policies and goals for historical resources preservation. Specifically, the policies and goals are as follows:

Section 2.7 Historical Resources Goal, of the General Plan Land Use Element, preserves from development, to the extent possible, the City's historical and archeological resources.

2.7.1 Historical Building Preservation Policy

Policy 2.7.1a. Sites of significant historical, archaeological, and cultural value shall be preserved and/or incorporated into proposed new development with mitigation measures established through the environmental review process.

Policy 2.7.1b. Vegetation including street trees and public landscaping that help contribute to the City's historical fabric and identify, should be preserved and incorporated into the landscaping plans for any new development that incorporate the particular site or is adjacent to it for public improvement purposes.

Policy 2.7.1c. Rehabilitation of historical structures should be done so that the integrity of structures is not jeopardized with inappropriate additions or alterations.

Policy 2.7.1d. No demolition of any historical structure shall occur until an assessment of the cost of rehabilitation of the existing structure has been submitted to the City.

Policy 2.7.1f. Land use designations and regulations around historical structures should be conducive to the historical use of the structure so that the land value for maintaining the structure, as is, is not jeopardized.

Policy 2.7.1g. Community design adjacent to historical structures shall not impede the integrity of the historical structure, either through inappropriate design, building mass, landscaping mass, setbacks, etc.

Planning Manager King stated that these policies are in the previous version of the Land Use Element and are proposed to remain unchanged. The Land Use Element policies are not as thorough as Title 20, but the General Plan is only a policy document. These policies guide the adoption of regulations to protect historic buildings, significant natural resources and natural fixtures in Norco.

Discussion followed about the City's trails, adopting the trail system as a historical resource, and using a citywide thematic overlay zone to protect the trails.

Planning Manager King stated the City was moving forward with a proposed Preservation and Development Zone to protect not only the Norconian properties, but also open space areas that have similar land use issues. After this zone has been adopted by Council, then a Historic Preservation Overlay Zone, which would address more specific issues, could be adopted. The Preservation and Development Zone will allow limited permitted recreational uses, open space and habitat preserves. Beyond these limited permitted uses, a Specific Plan would be required, which would address historical resources, significant land features, environmental resources and open space. The only development allowed would be either a commercial-type resort development or a commercial development. Housing would not be allowed; and without a Specific Plan, the minimum lot size that could be subdivided is 10 acres.

There was discussion about the minimum lot size, the submittal of a Specific Plan for development of lots larger than 10 acres, excluding housing from the zone, the City's Zoning Code having no authority over the Navy and the federal government being subject to the Section 106 process.

Chair Dixon inquired about the timeframe. Planning Manager King said the General Plan Amendment would be going to the Planning Commission as an information item on October 14, 2009. Then, based on the outcome at this meeting, there will be a Planning Commission public hearing on October 28, 2009 for the Zone Code Amendment, followed by City Council action on November 4, 2009.

Chair Dixon asked if the Commission would be able to view the document. Planning Manager King said he would provide copies to the Commission.

- D. PROGRESS REPORT ON NORCONIAN STRATEGIC PLAN: Consultant Wilkman said that the first Strategic Plan proposal presented to the Commission was to be developed in concert with the Navy and the State. This idea was set aside as impractical. The second proposal was to create a committee that would be a liaison between the City, Navy and the State. The concern here was the creation of a committee without a clear objective. The final consideration was to create a City-based committee comprised of Council Members, Commissioners and City staff. This group would be responsible for developing the Norconian Strategic Plan; and once developed, the Navy and State would be asked for comments. This committee could then meet periodically to gauge the progress and

implementation of the Strategic Plan. It could also be convened for any issue or purpose involving decisions regarding the Norconian. Beyond this, a staff-based group would deal with day-to-day problem-solving issues related to the Norconian.

Discussion followed regarding the Commission's and staff's roles in the process, determining the composition of the group to develop the Strategic Plan, working out details of the organizational strategy and having something specific for the Commission to review for the November 2, 2009 meeting.

9. CITY HISTORIAN'S REPORT: City Historian Snow stated that he was continuing to prepare for the cataloging of historic artifacts event on October 17, 2009.

10. OTHER MATTERS

The Chair inquired about the Certified Local Government (CLG) status. Consultant Wilkman stated that the National Park Service certified the City of Norco effective September 30, 2009. He said the State Historic Preservation Commission's ceremony recognizing newly certified CLG's would be on October 30th in Sacramento, and the State wanted to know who would be attending the ceremony from the City. Mayor Azevedo, Director Oulman, Consultant Wilkman, Chair Dixon, and Commission Member Bacon said they would be attending. Vice Chair Potter and Commission Member Bash said they would consider attending if scheduling permits.

Consultant Wilkman reminded the Commissioners that the City of Riverside's 2nd Annual Cultural Heritage Board Practicum would be held on October 9th from 9:30 a.m. to 3:00 p.m. at the Arlington Library in Riverside. The three discussion topics are: CEQA & Cultural Resources, Architecture of the Recent Past, and State Historic Building Code.

Commission Member Bash mentioned the following:

On November 14, 2009, the Lake Norconian Club Foundation and the Norco Kiwanis Club are presenting the First Annual Lake Norconian 5K Run/Walk.

On December 7, 2009, Pearl Harbor Remembrance Day, there will be a ceremony unveiling the new monument being created by the Boy Scouts.

On January 29 & January 30, 2010, there will be one night of movies at the Corona Civic Center and another night of movies at Riverside Community College Norco Campus showing movies filmed in the City of Norco and the Norconian.

The CRC Citizens Advisory Committee, the Lake Norconian Club Foundation and Riverside County Supervisor John Tavaglione and his office are working to save the stained glass windows of St. Lukes Chapel, now called the Fred T. Tracy Memorial Chapel, at CRC. Depending on the degree of damage, the cost to repair a single window would cost between \$5,000.00 to \$10,000.00. Through community sponsorship, the Lake Norconian Club Foundation hopes to save these magnificent windows.

The Navy is interested in forming a Friends of the Lake Norconian group, which would be a subgroup of the Lake Norconian Club Foundation.

11. NEXT MEETING: November 2, 2009 at 4:00 p.m. in Conference Room A.
12. ADJOURNMENT: Chair Dixon adjourned the meeting at 5:12 p.m.

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