



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
AUGUST 11, 2010

1. CALL TO ORDER: 7:08 PM
2. **ROLL CALL:** Chair Hedges, Vice Chair Wright, Commissioners Henderson, Jaffarian and Newton.
3. **STAFF PRESENT:** Planning Director King, City Manager Groves, Senior Planner Robles, Senior Engineer Askew, Public Works Director Thompson, Deputy City Clerk Germain, City Attorney Harper

CONSULTANTS PRESENT: Larry Kosmont, Kosmont Companies; Bill Wilkman, Cultural Resources Consultant
4. PLEDGE OF ALLEGIANCE: Chair Hedges
5. APPEAL NOTICE: Read by PD King
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:
None
7. APPROVAL OF MINUTES: Minutes of July 14, 2010 (July 28, 2010 cancelled)
PC Newton requested a correction on page 5, bullet number 5.

MOTION: M/S Jaffarian/Newton to approve the minutes of July 14, 2010 with above correction:

AYES: Unanimous

Motion Carried

8. CONTINUED ITEMS: **None**
9. PUBLIC HEARING: **Resolution 2010-11; SILVERLAKES DEVELOPMENT AGREEMENT (BALBOA MANAGEMENT GROUP, LLC):** A request for consideration and approval of a Development Agreement for development of the Silverlakes Equestrian and Sports Park project, along the northern boundary of the City of Norco, east of Hamner Avenue, and west of the Interstate 15 Freeway. The document is a binding agreement with required provisions for duration of agreement, use of land for public purposes, and provision of a mechanism to pay for the construction of certain public and private facilities.
Recommendation: Recommend approval (Planning Director King)

PD King introduced the staff report on file in the Planning Division. He clarified for the Commission that BelStarr now goes by Balboa Management Group, LLC.

City Manager Groves explained that this Development Agreement is the first step to get the whole project underway, adding that staff is asking for the recommendation of approval. She introduced additional staff present as well as Larry Kosmont, President of Kosmont Companies, and Vicki Ross and Paul Anderson representing the Balboa Management Group.

City Attorney Harper gave a few words on the Development Agreement, reviewing that some exhibits may have minor changes as the project progresses but these would be for the City Council's final approval when presented in October.

Larry Kosmont gave a PowerPoint presentation giving an overview of the site and amenities, the transaction steps taken to finalize the documents, and the eventual opening of the Silverlakes Equestrian & Sports Park. He noted that Phase I will include 25 soccer fields with up to eight being synthetic, up to six sand rings, picnic area, parking and roadways, RV parking, two restroom buildings and lighting, and is expected to open in 2012. Phase II scheduled for 2015, if not sooner, and will include additional restrooms and a multi-purpose event center. Mr. Kosmont explained the details and importance of the Development Agreement. He also gave a summary of a Shared Use Agreement which will follow and the legalities as required by Government Code.

Commissioners were given the opportunity to ask questions or address concerns pertaining to the Development Agreement.

Chair Hedges OPENED the public hearing, indicating that proper notification had been made and asking for the appearance of those wishing to speak. With no one wishing to speak, Chair Hedges CLOSED the public hearing.

Discussion came back to the Commissioners.

In response to financial inquiries and service impacts by PC Henderson, City Attorney Harper reviewed how impact fees are charged and what these fees cover. City Manager Groves explained that the Transportation Uniform Mitigation Fee (TUMF) is not a City fee and cannot be waived by the City. Western Riverside Council of Governments (WRCOG) is the governing body that runs the TUMF program, and in receiving this fund it helps to qualify this project as a park.

In response to PC Newton, Public Works Director Thompson confirmed that two different agencies, WRCOG and Western Riverside Regional Conservation Authority

(RCA) have determined that this project is a public park land, which validates that it is within the deed restrictions that the City is required to follow.

MOTION: M/S Newton/Wright to approve Planning Resolution 2010-11 recommending that the City Council approve the Development Agreement by and between the City of Norco and Balboa management Group, LLC as it relates to the development of the Silverlakes Equestrian and Sports Park.

AYES: Unanimous

Motion Carried

RECESS: 8:18 PM

RECONVENE: 8:25 PM

10. BUSINESS ITEM: Information Report on the Norconian Preservation Strategic Plan. **Recommendation: None, item is informational only** (Planning Director King; Bill Wilkman, Cultural Resources Consultant)

City Manager Groves introduced the informational staff report. She gave a short overview of the Plan stating that this project began with the Historical Preservation Commission. She introduced Bill Wilkman, Cultural Resources Consultant.

Mr. Wilkman presented the report with an overview of its content and its importance to the City. He further explained that the plan will help the City to more effectively address Norconian preservation issues as they arise. He noted that the City Council formed a committee to develop the Strategic Plan. This committee included Council Members Bash and Azevedo, PC Chair Hedges and PC Newton (alternate), Historic Preservation Commissioners Dixon and Potter, and Parks and Recreations Commissioners Adams and Hallam (alternate). Mr. Wilkman expressed the importance to have on-going communications between the different entities involved with the Norconian property.

Commission Members were given the opportunity to ask questions or address concerns pertaining to the Norconian Preservation Strategic Plan.

M/S Newton/Wright to received and file Information Report on the Norconian Specific Plan

AYES: Unanimous

Motion Carried

11. CITY COUNCIL: **Received and Filed**

- A. City Council Action Minutes dated August 4, 2010

- B. City Council Minutes dated June 29, 2010 (Special Meeting); July 7, 2010 (Regular Meeting), and July 21, 2010 (Special Joint Meeting and Regular Meeting)
12. PLANNING COMMISSION: Oral Reports from Various Committees: **None**
13. STAFF: Current Work Program: **Received and Filed**
14. OTHER MATTERS:
- PC Newton inquired on a project currently underway at 911 Sixth Street and Temescal Avenue. He also inquired about the Façade Renovation Program and how it applies to a building that is completely torn down.
 - Chair Hedges asked if staff had checked on the All Magic property for compliance regarding the type of trees to be planted fronting Hamner Avenue. PD King stated he will go to visit the site. He also confirmed that palm trees were not approved.
15. ADJOURNMENT: Chair Hedges adjourned the meeting at **8:58 PM**.

Respectfully submitted,

Steve King
Planning Secretary

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