

MOMENT OF SILENCE: A Moment of Silence was held in memory of Norco Resident Phyllis Vaughn

PRESENTATION: Wyle Cleanup Update
Rafat Abbasi, DTSC

Mr. Abbasi presented updated information regarding the Wyle cleanup process. The two major activities that are ongoing include 1.) Groundwater cleanup; and 2.) The Remedial Action Plan (RAP) for the site. The goals for 2013/2014 include 1.) Start the implementation of the RAP by the end of the year; 2.) Operations and maintenance activities; and 3.) Later on, a five year review will take place to determine whether the remedy is operating successfully.

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

1. CITY COUNCIL CONSENT CALENDAR ITEMS:

M/S Sullivan/Hanna to adopt the items as recommended on the City Council Consent Calendar. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- A. City Council Minutes:
Regular Meeting of April 4, 2012
Recommended Action: **Approve the City Council Minutes** (City Clerk)
- B. Recap of Actions Taken at the Planning Commission Regular Meeting of April 11, 2012. **Recommended Action: Receive and File** (Planning Director)
- C. Procedural Step to Approve Ordinance after Reading of Title Only.
Recommended Action: Approval (City Clerk)
- D. Statement of Designation of Conservation Acreage, and Administrative Clarification to the Restated Conditions of Approval for Conditional Use Permit 2008-09 (Silverlakes Equestrian and Sports Park) to Transfer an Approved On-site Conservation Area to an Expanded Off-site Mitigation Area Closer to the Santa Ana River. **Recommended Action: Adopt Resolution No. 2012-29, approving the Statement of Designation; and approving the Administrative Clarification to the Restated Conditions of Approval for Conditional Use Permit 2008-09.** (Planning Director)

- E. Award of Contract to Prepare an Environmental Analysis for a Horse Manure-to-Energy Conversion Facility. **Recommended Action: Accept proposals submitted for the Environmental Analysis for a Horse Manure-to-Energy Conversion Facility and award the contract to K. S. Dunbar & Associates, Inc. in the amount of \$142,000, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.** (Deputy Director of Public Works/Senior Engineer)

2. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR: **NONE**

3. CITY COUNCIL PUBLIC HEARINGS:

- A. Amendment to Chapter 15.09 (Fire Code) of the Norco Municipal Code.

On November 2, 2011, the City Adopted Ordinance No. 937, replacing Chapter 15.09 (Fire Code) of the Norco Municipal Code and higher fire flow and emergency access standards for the California Fire Code. In January of 2012, Riverside County transitioned to the fire service provider for the City of Norco. Therefore, revisions to the Fire Code are recommended to meet the Riverside County Standards and also match the language adopted by other Riverside County Fire Department contract cities for uniformity purposes.

Recommended Actions: Adopt Ordinance No. ____ for first reading. (Fire Chief)

Fire Chief Pemberton presented the public hearing item.

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

M/S Hanna/Higgins to adopt Ordinance No. 948 for first reading. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- B. **General Plan Amendment 2012-01G/Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10 (City of Norco):** A proposal to amend the Land Use category and zoning on about 22.42 acres generally located on the east side of Mountain Avenue, north of First Street and south of Second Street (APN's 126-210-003, -004, -005, -006, -007, -008, -009, -010, 126-240-001, -002, -003, -004, -005, -006, -007) by applying the Housing Development Overlay, as an implementation measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update

This item has been advertised to adopt an Ordinance and Resolution affirming what was approved by the City Council on March 21, 2012 for General Plan Amendment 2012-01G and Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10. The acreage that was approved on that date has been revised from 15.4 acres to 22.4 acres on property generally located on the east side of Mountain Avenue, north of First Street and south of Second Street, to apply the Housing Development Overlay (HDO) Zone (ref. Exhibit "A" – Locations Map). The revised acreage is needed because of the requirement of the HDO zone that only 50 percent of the acreage in each of the five identified Housing Element Update locations can be used for housing.

Recommended Action: 1.) Adopt **Resolution No. 2012-___**, approving Revised General Plan Amendment 2012-01G; and 2.) Adopt **for First Reading Ordinance No. ___**, approving Revised Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10 (City of Norco):
(Planning Director)

Planning Director King presented the public hearing item.

Mayor Bash OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With on one wishing to speak, Mayor Bash CLOSED the public hearing.

M/S Higgins/Hanna to adopt Resolution No. 2012-30, approving Revised General Plan Amendment 2012-01G. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS
NOES: SULLIVAN
ABSENT: NONE
ABSTAIN: NONE

M/S Azevedo/Higgins to adopt Ordinance No. 949 for first reading. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS
NOES: SULLIVAN
ABSENT: NONE
ABSTAIN: NONE

- C. Request to Change Zoning on Approximately 2.42 Acres to Apply the Hospitality Development (HD) Zone with the Corresponding Hospitality Development Specific Plan (HDSP-1) on Property Located at 1417 Sixth Street; and **HDSP – 1 Concept Plan (City):** A Request to Approve the Concept Plan for HDSP – 1.

This is a proposed zone change initiated by the City to implement the recently established Hospitality Development (HD) zone for property located at 1417

Sixth Street (ref. Exhibit "A" – Location Map). The intent is to provide assistance and encourage development of hospitality-related uses at locations in the City where the uses are appropriate. The assistance to property owners is the removal of one hurdle in the land entitlement process that could help ease the process of obtaining early funding for a hospitality project. Oftentimes the need for a zone change is seen as a potential roadblock and many times lending institutions will require that it occur prior to funding even being considered. The proposed zone change would change the zoning to include hospitality uses (e.g. hotels, motels, bed and breakfasts) but would leave in place the existing permitted uses and standards already established in the C-4 zone. However, the new zone would be HD and would no longer be called C-4.

On March 14, 2012, the Planning Commission adopted resolutions recommending denial of Zone Change 2012-07 and related HDSP-1 Concept Plan based on discussions that the HD zone was not meant to function like an overlay but was meant to be its own zone. A zone change requires approval by the City Council but since the project was City initiated staff had intended to withdraw it. At the March 21, 2012 meeting the City Council directed staff to advertise the project for its review.

Recommended Action: If the City Council recommends approval, the motions are as follows: 1) Adopt for first reading Ordinance No. ____ approving Zone Change 2012-07 which includes Hospitality Development Specific Plan – 1 (HDSP – 1); and 2) Adopt Resolution No. 2012-____ approving HDSP-1 Concept Plan to correspond with Zone Change 2012-07. (Planning Director)

Planning Director King presented the public hearing item.

The Council Members provided input regarding this item and spoke in support of the zone change. Mayor Bash applauded the proactive planning that is taking place. Planning Director King stated that the applicant would not be required to prepare a specific plan, as it is already included through this approval process.

Mayor Bash OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Dave Henderson. Mr. Henderson commented on the Planning Commission's discussions regarding this item.

Mayor Bash CLOSED the public hearing.

M/S Higgins/Bash to adopt Ordinance No. 950 for first reading. The motion was carried by the following roll call vote:

Under Discussion: Council Member Sullivan confirmed that it would not be necessary to submit a new specific plan.

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

M/S Higgins/Hanna to adopt Resolution No. 2012-31 approving HDSP-1 Concept Plan to correspond with Zone Change 2012-07The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- D. Entertainment Permit 2012-01(Crain/Jensen): A Request for Approval to Allow Live Entertainment to Consist of Karaoke, Live Bands, Disc Jockeys and Dancing at the Water Wheel Bar and Deli located at 980 Sixth Street within the C-4 (Commercial) Zone.

The application is a request for approval of an entertainment permit to allow live entertainment to consist of karaoke, live bands, disc jockeys and dancing at the soon to be opened Water Wheel Bar and Deli located at 980 Sixth Street

Recommended Action: Adopt Resolution No. 2012-___, approving Entertainment Permit 2012-01. (Planning Director)

Planning Director King presented the public hearing item.

The applicants, James Crain and Monique Jansen, were in attendance to answer questions from the Council.

Council Member Higgins commented on security concerns he had. The applicants responded that they are in communication with the Sheriff's Department regarding security issues and have been advised by their attorney to address these issues and develop a plan. Council Member Higgins stated that he would like verbiage added addressing this issue, noting that he would recommend reviewing the security issues every 4 – 6 months or what is recommended by the Sheriff's Department.

Planning Director King suggested reviewing the entertainment permit in six months, with a clause that if there are any health and safety concerns by the Sheriff's Department, it would be reviewed earlier.

Mayor Pro Tem Azevedo recommended that the entertainment permit be reviewed in three months, or ninety days from the opening date.

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

Planning Director King reviewed the recommended modifications to the proposed resolution as follows:

4. Live entertainment shall be permitted during specified hours and shall be subject to review if difficulties or complaints are received by the City. The entertainment allowed shall consist of the following:

- A) Dancing every day to music either from a live band, juke box or a DJ from 8:00 p.m. to 1:00 a.m.;
- B) Live bands or DJ on the weekends from 8: 00 p.m. to 1:00 a.m.;
- C) Dance lessons **are permitted**; and
- D) Karaoke **is permitted**.

8. Upon recommendation of the Sheriff's Department based on health and safety concerns, the permit shall be brought back to the City Council for reconsideration.

9. The owners shall cooperate with an assessment of the security systems and/or security staffing if it is determined by the Sheriff's Department 90 days after the issuance of a Certificate of Occupancy by the Building Division that an assessment is needed.

M/S Sullivan/Higgins to adopt Resolution No. 2012-32 (with the recommended modifications), approving Entertainment Permit 2012-01. The motion was carried by the following roll call vote:

**AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE**

- E. Amendment to the Fiscal Year 2012-2016 Capital Improvement Program Budget to Add a Project in the Amount of \$153,259 Funded by a Grant from the California Energy Commissions Energy Efficiency and Conservation Block Grant (EECBG) for Public Building Retrofit of Lighting Fixtures.

The Parks, Recreation and Community Services Department is requesting that the City Council adopt a resolution amending the FY 2011-2016 Capital Improvement Program ("CIP") Budget to add a project in the amount of \$153,259 from a grant funded by the California Energy Commission's Energy

Efficiency and Conservation Block Grant Program for the public building retrofit of lighting fixtures.

Recommended Action: Adopt Resolution No. 2012-___, amending the Fiscal Year 2012-2016 CIP Budget. (Director of Parks, Recreation & Community Services)

Director Petree presented the public hearing item.

Council Member Sullivan asked what type of lighting would be included. Director Petree responded that in some cases, it would be LED lighting. He added that as part of this grant, WRCOG came to Norco and completed a survey, as the grant is specific to fixtures.

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

M/S Azevedo/Hanna to adopt Resolution No. 2012-33, amending the Fiscal Year 2012-2016 CIP Budget. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

4. PUBLIC COMMENTS OR QUESTIONS:

Rosa Zuniga-Green. Ms. Zunkga-Green commented on her membership in the California Wireless Association. The second week of April each year has been designated by Congress as National Public Safety Telecommunicators Week. This event honors the thousands of men and women who answer emergency calls, dispatch emergency professionals and equipment, and provide information and reassurance to citizens in times of need.

Pat Overstreet. Ms. Overstreet reminded and encouraged everyone to attend the ten days of activities included in Horseweek. She also stated that Council Member Sullivan will be speaking at the April 26th RURAL meeting regarding the horse manure-to-energy project.

5. OTHER MATTERS – CITY COUNCIL, CITY MANAGER AND STAFF:

A. City Council Updates from Regional Boards and Commissions:

Mayor Pro Tem Azevedo:

- Commented on the SCAG event that she, Mayor Bash and Council Member Hanna attended. She noted that WRCOG won the top award for the HERO program.

Council Member Hanna:

- Commented on the I 15 freeway improvements sub-committee meeting he attended. He added that this project is on track to begin in 2017.

B. City Council Other Matters:

Council Member Higgins:

- Commented on his concerns regarding the dangers caused by pit bulls, noting that a child in Los Angeles was killed by one. He asked for clarification on the procedures followed by Norco Animal Control.

Council Member Sullivan:

- Commented on changing the fee structure for pit bulls to an increased danger fee. Director Petree noted that it would be difficult to determine which dogs are included in that category.
- Recommended that a future joint meeting be held with the Planning Commission. City Manager Groves noted that City staff would put together topics for discussion at that meeting.
- Stated that he is working with Keller Williams on a May 10th clean-up project.

Council Member Hanna:

- Reported on a NART rescue of an injured dog.

Mayor Bash:

- Commented on the December 7th event held on the Navy Base in the past, adding that he is looking at moving that event to Ingalls Park.
- Stated that he is working on the creation of a “walk with the Mayor” at Pikes Peak Park and a “ride with the Mayor” around Lake Norconian.
- **M/S Bash/Higgins to initiate a City water conservation education program. The motion was carried by the following roll call vote:**

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

C. Staff Other Matters:

- Discussion Regarding Options for Parking Restrictions on Belgian Drive, Stallion Drive and Surrounding Streets of Norco College. **Recommended Action: Direct staff to proceed with one or more of the options provided in the staff report.** (Deputy Public Works Director/Senior Engineer)

Deputy Public Works Director/Senior Engineer Askew introduced the item for Council discussion. She noted a litter problem, along with the parking problem, adding that education is the best way to handle the litter problem. She further commented on the resolutions adopted in the past regarding parking regulations and highlighted the fact that parking passes would require more work from City staff.

Ray McCormich. Mr. McCormich commented on the times during the day when there are the most problems, that being from 8 a.m. to 7 p.m. He also suggest the distribution of placards to the residents for their visitors to use.

Other public comments made included the concerns for trash and speeding cards and also how this would be controlled without pushing the parking to another small street. There were also concerns what, if any, enforcement Norco College has regarding the parking issue and what they are doing to assist with this problem.

Pat Overstreet. Ms. Overstreet noted that there are plenty of parking spots at the college that require permits.

M/S Bash/Higgins to bring back a resolution for Council approval to include parking restrictions and resident placard information on certain streets surrounding Norco College. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

City Manager Groves:

- Stated that the water conservation program information will come to the City Council in about 30 days.
 - Noted the Community Workshop Meeting to be held on April 30th at the CNUSD Learning Center South at 6 p.m.
 - Commented on a meeting held with the Warden at the Norco CRC at which time discussions took place regarding the repair of the Norconian Hotel roof.
 - Commented on a meeting that took place with representatives from the Navy regarding a potential future BRAC process, which has not formally begun. Additional discussions took place regarding CALFire training exercises on the Navy Base, the Historic Survey, and the possibility of the City managing the pavilion on Lake Norconian.
6. **ADJOURNMENT:** There being no further business to come before the City Council, Mayor Bash adjourned the meeting in memory of Phyllis Vaughn at 9:48 p.m.

BRENDA K. JACOBS, CMC
CITY CLERK