



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
NOVEMBER 14, 2012

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Vice Chair Henderson

1. **APPEAL NOTICE:** In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
2. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. If you have an item that will require extended discussion, please request that the time be scheduled on a regular agenda.
3. **APPROVAL OF MINUTES:**
 - ❖ Minutes of October 10, 2012
 - Recommended Action: Approval** (Deputy City Clerk)
4. **CONTINUED ITEM:**
 - A. Zone Change 2012-11 and General Plan Amendment 2010-04 (City of Norco): A proposal to change zoning from M-1 (Heavy Commercial/Light Manufacturing) to C-G (Commercial General) with the corresponding General Plan Amendment 2012-04 to change the Land Use designation from I (Industrial) to CC (Commercial Community) on 22.9 acres located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN 129-200-011) **Recommended Action: Continue off Calendar** (*Planning Director*)
5. **PUBLIC HEARINGS:**
 - A. Zone Code Amendment 2012-05, Specific Plan 90-01 (Gateway), Amendment No. 11, Specific Plan 85-1 (Norco Auto Mall) Amendment No. 7, and Specific Plan 91-02 (Norco Hills) Amendment No.4 (City of Norco):

A City-initiated proposal to amend the text of Chapter 18.29 of the Norco Municipal Code entitled Commercial General (CG) zone, the text of the Gateway Specific Plan, the text of the Norco Auto Mall Specific Plan, and the text of the Norco Hills Specific Plan to remove the provision for allowing car washes as permitted and/or conditionally permitted uses in each of their corresponding zones. **Recommended Action: Approval** (*Senior Planner*)

B. General Plan Amendment 2012-05: A City-initiated proposal to update the Seismic/Safety Element of the General Plan **Recommended Action: Continue to the next scheduled Planning Commission Regular Meeting** (*Planning Director*)

6. BUSINESS ITEMS:

A. Site Plan 2012-14 (Andresen/Gougeon): A request for approval to allow an accessory building consisting of a 450 square-foot tack room at 1320 Hillkirk Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (*Senior Planner*)

7. CITY COUNCIL: Receive and File

- ❖ City Council Minutes dated October 3, 2012
- ❖ City Council Minutes dated October 17, 2012

8. PLANNING COMMISSION:

- a. Oral Reports from Various Committees
- b. Request for Items on Future Agenda (within the purview of the Commission)

9. ADJOURNMENT

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
OCTOBER 10, 2012

CALL TO ORDER: 7:00 PM

ROLL CALL: Chair Wright, Vice Chair Henderson, Commission Members Hedges, Jaffarian and Leonard

STAFF PRESENT: Planning Director King, Senior Planner Robles and Deputy City Clerk Germain

PLEDGE OF ALLEGIANCE: Chair Wright

1. APPEAL NOTICE: Read by Planning King

2. PUBLIC COMMENTS: NONE

3. APPROVAL OF MINUTES:

❖ Minutes of September 12, 2012

Recommended Action: Approval (Deputy City Clerk)

M/S Jaffarian/Hedges to approve the minutes of Planning Commission regular meeting of September 12, 2012

AYES: Wright, Henderson, Hedges, Jaffarian

ABSTAIN: Leonard

4. CONTINUED ITEM: NONE

5. PUBLIC HEARINGS:

- A. Conditional Use Permit 2012-10 (Marino): A request for approval to allow an accessory building consisting of a 2,700 square-foot storage and garage building at 3535 California Avenue located within the A-1-20 zone
Recommended Action: Approval (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that the project meets all requirements. Staff recommends approval.

Chair Wright 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, Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

Vice Chair Henderson stated that he would have preferred a more detailed pencil plan to review, asking if a conditional approval can be given and have the applicant return with a more detailed site plan prior to allowing building permits to be issued.

In response, Planning Director King recapped a previous Commission decision on the requirements for submitting plans, to help facilitate and to minimize the cost for the applicant. He also noted that if the Commission approves the CUP, it cannot require the applicant to return with final plans, which will be reviewed at the building permit process level.

Vice Chair Henderson asked that in the future, staff requires bigger and clearer pencil plans from applicants.

M/S Jaffarian/Hedges to adopt Resolution 2012-41, to approve Conditional Use Permit 2012-10 to allow an accessory building consisting of a 2,700 square-foot storage and garage building at 3535 California Avenue.

AYES: Unanimous

Motion Passed

- B. Conditional Use Permit 2012-11 (Helm): A request for approval to allow an accessory building consisting of a 2,609 square-foot barn at 4086 Equestrian Lane located within the A-1-20 zone **Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that all requirements are met. Staff recommends approval.

Chair Wright 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, Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

M/S Henderson/Jaffarian to adopt Resolution 2012-38, to approve Conditional Use Permit 2012-11 to allow an accessory building consisting of a 2,609 square-foot barn at 4086 Equestrian Lane.

AYES: Unanimous

Motion Passed

- C. Conditional Use Permit 2012-13 (Miller): A request for approval to allow accessory buildings consisting of a 2,378 square-foot horse shelter and a 2,378 garage for trailers at 1984 Corona Avenue (APN 125-150-033) located within the A-1-20 zone **Recommended Action: Provide Direction (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Division. She distributed two letters of objection to the proposed project from neighboring property owners. She stated that the subject property is currently under construction. Senior Planner Robles noted the staff's concern with the animal keeping area, set into two flat pads due to the layout of the property, adding that the code requires an open animal keeping area with no structure requiring building permits within the area.

Commission Member Leonard questioned the animal keeping area square footage, the stall sizes and if this is generally allowed. Planning Director King stated that this was not a typical set up.

In response to the Commission, Planning Director King stated that surrounding dealerships have been notified of this request, and confirmed that the property owner requested a two-year temporary CUP as he felt one year may not be enough time to bring the property to City's standards.

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

Karen Leonard: Mrs. Leonard noted her concerns with the individual involved, as he was the previous owner of the defunct Mazda dealership.

David Bruster, representative for the applicant: Mr. Bruster stated that it is not the same property owner but a new separate entity. He noted that currently the property is not being used to the best interest of the City, and in adopting the CUP it will allow them to pursue more viable businesses for its location.

With no one wishing to speak, Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

After Commission discussions, it was agreed to approve a temporary CUP for one year only.

M/S Hedges/Jaffarian to adopt Resolution 2012-37, to approve Conditional Use Permit 2012-12 to temporarily allow (for one year) specific accessory auto-related uses to operate in existing buildings of a former new car dealership that is no longer present on 2.33 acres located on the Southwest corner of Hamner Avenue and Auto Mall Drive (2000 Hamner Avenue).

Under discussion: Commission asked that a condition be added to allow to renew after one year.

AYES: Unanimous

Motion Passed

- E. Zone Change 2012-10 and General Plan Amendment 2012-03; and Specific Plan 85-1 (Auto Mall) Amendment 5 (City of Norco): A proposal to amend the Auto Mall Specific Plan by changing the zoning over portions of the Auto Mall to C-G (Commercial General) with the corresponding General Plan Amendment 2012-03 to change the Land Use designation from SP (Specific Plan) to CC (Commercial Community) on various lots east and west of Hamner Avenue south of Third Street. Specific Plan 1 Amendment 5 will include a change in the underlying zoning designation on two lots on the east side of Four Wheel Drive north of Second Street from M-1 (Light Industrial) to C-G along with text updates to bring the Specific Plan document consistent with current code regulations (Various APN's) **Recommended Action: Approval** (*Planning Director*)

Planning Director King presented the staff report on file in the Planning Division. He stated that this item was brought forward based on direction from the Joint Working Group, which includes two Council Members and two Planning Commission Members. In reviewing the zoning areas, the Group asked that the Auto Mall Specific Plan be reviewed to make changes to allow other uses in the northern portion of the Auto Mall, such as a Commercial-General Zone, e.g. C-G Auto Mall.

Chair Wright 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, Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

Discussion ensued including what uses should be permitted. The Commission revised the "permitted uses" list to remove a number of uses that would not fit within the Auto Mall area.

M/S Henderson/Leonard to adopt Resolution 2012-42, to recommend to the City Council approval of Specific Plan 85-01 Amendment 5 to amend the Norco Auto Mall Specific Plan to create a new land use designation with added allowed uses and regulations, a change to the land use designations on 39.42 and 6.1 acres respectively at two separate locations, and amend the text to make the document consistent with current code changes and regulations and with the changes associated with Amendment 5.

AYES: Unanimous

Motion Passed

- F. Zone Change 2012-11 and General Plan Amendment 2010-04 (City of Norco): A proposal to change zoning from M-1 (Heavy Commercial/Light Manufacturing) to C-G (Commercial General) with the corresponding General Plan Amendment 2012-04 to change the Land Use designation from I (Industrial) to CC (Commercial Community) on 22.9 acres located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN 129-200-011) **Recommended Action: Approval (Planning Director)**

Planning Director King noted this item is being continued to the next scheduled regular meeting. No action needed.

6. BUSINESS ITEMS:

- A. Site Plan 2012-13 (Sanchez): A request for approval to allow an accessory building consisting of a 256 square-foot storage building at 1271 Dodge City Place located within the Norco Hills Specific Plan (NHSP) **Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Division. She stated that the project meets all requirements; staff recommends approval.

George Sanchez, applicant: Mr. Sanchez stated that the accessory building will be used strictly for storage of gardening and pool tools and supplies.

M/S Henderson/Hedges to adopt Resolution 2012-43, to approve Site Plan 2012-13 to allow an accessory building consisting of a 256 square-foot storage building at 1271 Dodge City Place

AYES: Unanimous

Motion Passed

7. CITY COUNCIL:

Received and Filed

- ❖ City Council Minutes dated September 5, 2012
- ❖ City Council Minutes dated September 19, 2012

8. PLANNING COMMISSION:

- a. Oral Reports from Various Committees: **NONE**
- b. Request for Items on Future Agenda (within the purview of the Commission):
NONE

9. ADJOURNMENT: Chair Wright adjourned the meeting at **8:30 PM**

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: November 14, 2012

SUBJECT: Zone Change 2012-11 and General Plan Amendment 2010-04 (City of Norco): A proposal to change zoning from M-1 (Heavy Commercial/Light Manufacturing) to C-G (Commercial General) with the corresponding General Plan Amendment 2012-04 to change the Land Use designation from I (Industrial) to CC (Commercial Community) on 22.9 acres located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN 129-200-011).

RECOMMENDATION: That the Planning Commission continue this item off-calendar.

SUMMARY: The project is a proposed zone change on 22.9 acres from M-1 to C-G on the southwest corner of Fifth Street and Horseless Carriage Drive. The project was originally advertised for a public hearing on October 10, 2012 and was continued without opening the public hearing to November 14, 2012.

BACKGROUND: On May 30, 2012 the Planning Commission and City Council held a joint meeting to discuss priorities for staff with City-initiated projects. Out of that meeting direction was given to establish a Working Group to work with staff early in the review process of major policy and zoning issues. One of the priorities to come out of that meeting was to look at re-zoning the subject property to C-G which was consistent with the Strategic Plan. The property owner is not in agreement at this time and the Working Group has now directed changes to the M-1 zone as opposed to a zone change.

Revisions to the M-1 zone will come at a later meeting so therefore, staff is recommending that the zone change request be continued off-calendar. If the City or the property owner in the future determines to go forward with a zone change request it will be re-advertised for a new public hearing.

/sk-82447

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Alma D Robles, Senior

DATE: November 14, 2012

SUBJECT: Zone Code Amendment 2012-05, Specific Plan 90-01 (Gateway), Amendment No. 11, Specific Plan 85-1 (Norco Auto Mall) Amendment No. 7, and Specific Plan 91-02 (Norco Hills) Amendment No.4 (City of Norco): A City-initiated proposal to amend the text of Chapter 18.29 of the Norco Municipal Code entitled Commercial General (C-G) Zone, the text of the Gateway Specific Plan, the text of the Norco Auto Mall Specific Plan, and the text of the Norco Hills Specific Plan to remove car washes as permitted and/or conditionally permitted uses in each of their corresponding zones.

RECOMMENDATION: That the Planning Commission recommends approval with the following motions:

Motion 1: Adopt Resolution 2012-44 recommending that the City Council approves Zone Code Amendment 2012-05;

Motion 2: Adopt Resolution 2012-45 recommending that the City Council approves Specific Plan 90-01 (Gateway), Amendment No. 11;

Motion 3: Adopt Resolution 2012-46 recommending that the City Council approves Specific Plan 85-1 (Norco Auto Mall), Amendment No. 7; and

Motion 3: Adopt Resolution 2012-47 recommending that the City Council approves Specific Plan 91-02 (Norco Hills) Amendment No. 4.

SUMMARY: This project is a City-initiated proposal to remove car washes as permitted uses City-wide and would make existing car washes non-conforming uses subject to those provisions.

BACKGROUND: Staff received direction from the City Council to process a zone code amendment that would eliminate new car washes throughout the City. This direction was based on the determination that the City already has an over-concentration of car washes and that like storage unit facilities, car washes eat up valuable commercial property without providing any sales tax revenue.

ANALYSIS: The C-G Zone, the Gateway Specific Plan, the Norco Auto Mall Specific Plan and the Norco Hills Specific Plan are the zones/specific plan areas that make provision for allowing car washes in the City:

CAR WASHES	P	CUP
C-G Zone		✓
Gateway Specific Plan, Commercial District		✓
Auto Mall Specific Plan, Area A		✓
Auto Mall Specific Plan, Area B	✓	
Auto Mall Specific Plan, Area C	✓	
Norco Hills Specific Plan, Commercial District		✓

Staff is recommending that car washes be removed as permitted or conditionally-permitted uses City-wide. This includes ancillary car washes attached to an otherwise permitted primary use such as a gas station, and it also includes self-service car washes. All existing car washes would become non-conforming uses and would be subject to the provisions that regulate those uses. The primary effect of becoming a non-conforming use is that any proposed expansion of use would require approval of a conditional use permit:

Section 18.39.06

A non-conforming use shall not be enlarged, altered, or moved to another portion of the lot unless approved by a conditional use permit.

The elimination of car washes is similar to the action taken several years ago when the C-G zone was created to replace the C-2 and C-3 zones. That action occurred just prior to the expiration of a moratorium on used car lots and storage unit facilities in the City. With the adoption of the C-G zone, storage unit facilities were eliminated entirely from the zoning code.

At that time the City recognized the need for a strong financial tax base to maintain the animal-keeping lifestyle. The Hamner Avenue Corridor Study was done to know better how to plan for, and attract the uses the community needed to enhance its commercial base. The study examined the development opportunities and constraints along with recommendations to improve conditions that would make the corridor more unified, functional, and compatible, and thereby more marketable for commercial development.

One of the results of the Study was the elimination of storage unit facilities as a permitted or conditionally-permitted use. They were eliminated because:

- 1) The uses remove valuable commercial property from generating sales tax;
- 2) The uses are unsightly and incompatible to the types of uses the City hopes to attract in its commercial zones.

For these same reasons car washes can also be determined as incompatible. In addition, car washes can create noise impacts that are equally undesirable to a commercial environment conducive to the attraction of quality development.

/adr-82175

Attachments: Resolution 2012-44
 Resolution 2012-45
 Resolution 2012-46
 Resolution 2012-47

RESOLUTION NO. 2012-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT ZONE CODE AMENDMENT 2012-15 BE APPROVED AMENDING SECTION 18.29.20 OF THE NORCO MUNICIPAL CODE (C-G ZONE) TO REMOVE CAR WASHES AS CONDITIONALLY- PERMITTED USES. ZONE CODE AMENDMENT 2015-05

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2012-05, a proposed amendment to Chapter 18.29 "C-G" (Commercial General) Zone, to amend Section 18.29.20 "Permitted Uses" to remove car washes from the list of permitted uses as a conditionally-permitted use; and

WHEREAS, the Zone Code Amendment has been duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Zone Code Amendment was scheduled for public hearing on November 14, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Zone Code Amendment; and

WHEREAS, the City of Norco, acting as the Lead Agency has determined that the Zone Code Amendment is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines per Class 5.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATIONS:

I. FINDINGS:

- A. The proposed Zone Code Amendment is necessary to address the over-concentration of car washes in the City.
- B. The proposed Zone Code Amendment will remove a land use (car washes) that would otherwise not benefit the City and that could impact implementation of the approved Hamner Corridor Study recommendations.
- C. The proposed Zone Code Amendment does not hinder the General Plan goals and policies of preserving the City's small plot agricultural/animal-keeping/equestrian lifestyle.

D. The proposed Zone Code Amendment is categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Class 5 (Minor Alterations in Land Use Limitations).

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled November 14, 2012 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2012-05 be adopted, thereby amending the Norco Municipal Code as follows:

Chapter 18.29 – “C-G” (Commercial General), Section 18.29.20 –“Permitted Uses”, Table 1 – Permitted Uses, under the Category entitled “**Automotive/Vehicle/Vessel**” is hereby amended to read as follows:

Automotive/Vehicle/Vessel	
Fuel Service	c
Tire Sales and Service (not including retreading and recapping)	c
Vehicle/Vessel Service	c

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held November 14, 2012.

Robert E. Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held November 14, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

/adr-82182

RESOLUTION NO. 2012-45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT SPECIFIC PLAN 90-01 (GATEWAY) AMENDMENT 11 BE APPROVED TO REMOVE CAR WASHES AS CONDITIONALLY-PERMITTED USES. SPECIFIC PLAN 90-01 (GATEWAY), AMENDMENT NO. 11

WHEREAS, the CITY OF NORCO initiated Specific Plan 90-01 (Gateway), Amendment No. 11, a proposed amendment to the Gateway Specific Plan to remove car washes as permitted and/or conditionally permitted uses; and

WHEREAS, the Specific Plan Amendment has been duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Specific Plan Amendment was scheduled for public hearing on November 14, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Specific Plan Amendment; and

WHEREAS, the City of Norco, acting as the Lead Agency has determined that the Zone Code Amendment is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines per Class 5.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATIONS:

I. FINDINGS:

- A. The proposed Specific Plan Amendment is necessary to address the overconcentration of car washes in the City.
- B. The proposed Specific Plan Amendment will remove a land use (car washes) that would otherwise not benefit the City and that could impact implementation of the Gateway Specific Plan and the approved Hamner Corridor Study recommendations.
- C. The proposed Specific Plan Amendment does not hinder the General Plan goals and policies of preserving the City's small plot agricultural/animal-keeping/equestrian lifestyle.

- D. The proposed Specific Plan Amendment is categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Class 5 (Minor Alterations in Land Use Limitations).
- II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled November 14, 2012 does hereby recommend to the City Council of the City of Norco that Specific Plan 90-01 (Gateway), Amendment No. 11 be adopted, thereby amending the Gateway Specific Plan to remove car washes as follows:

Appendix "C" under the Category entitled "Auto Service" is hereby amended to read as follows:

APPENDIX C

SUMMARY OF PERMITTED (X) AND CONDITIONALLY PERMITTED (O) USES

	COMMERCIAL	OFFICE	INDUSTRIAL
<hr/>			
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Auto Service (Including motorcycles, boats, trailers campers)			
a) Sales (with ancillary repair facilities)			o
b) Rentals			o
c) Automobile repair and services			o
d) Parts and Supplies			o
<hr/>			

Resolution 2012-45
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November 14, 2012

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held November 14, 2012.

Robert E. Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held November 14, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

/adr-82184

RESOLUTION NO. 2012-46

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT SPECIFIC PLAN 85-1 (NORCO AUTO MALL) AMENDMENT 7 BE APPROVED TO REMOVE CAR WASHES AS PERMITTED AND/OR CONDITIONALLY PERMITTED USES. SPECIFIC PLAN 85-1 (NORCO AUTO MALL), AMENDMENT NO. 7

WHEREAS, the CITY OF NORCO initiated Specific Plan 85-1 (Norco auto Mall), Amendment No. 7, a proposed amendment to the Norco Auto Mall Specific Plan to remove car washes as permitted and/or conditionally permitted uses; and

WHEREAS, the Specific Plan Amendment has been duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Specific Plan Amendment was scheduled for public hearing on November 14, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Specific Plan Amendment; and

WHEREAS, the City of Norco, acting as the Lead Agency has determined that the Zone Code Amendment is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines per Class 5.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATIONS:

I. FINDINGS:

- A. The proposed Specific Plan Amendment is necessary to address the overconcentration of car washes in the City.
- B. The proposed Specific Plan Amendment will remove a land use (car washes) that would otherwise not benefit the City and that could impact implementation of the Auto Mall Specific Plan and the approved Hamner Corridor Study recommendations.

- C. The proposed Specific Plan Amendment does not hinder the General Plan goals and policies of preserving the City's small plot agricultural/animal-keeping/equestrian lifestyle.
 - D. The proposed Specific Plan Amendment is categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Class 5 (Minor Alterations in Land Use Limitations).
- II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled November 14, 2012 does hereby recommend to the City Council of the City of Norco that Specific Plan 85-01 (Norco auto Mall), Amendment No. 7 be adopted, thereby amending the Norco Auto Mall Specific Plan to remove car washes as follows:

Section 70 - "Permitted Uses", Subsection (2) – Area "B" is hereby amended to read as follows:

(2) Area B:

- (a) Uses permitted in Area A.
- (b) Other vehicle sales.
- (c) Vehicle repair. Subject to the following limitations:
 - (i) All mechanical repair and body repair, upholstery, etc. of vehicle shall be conducted within the confines of a building.
 - (ii) All vehicle painting shall be conducted within a specifically designed paint booth.
 - (iii) All performance standards contained in the Norco Municipal Code and Noise Element of the General Plan shall be met.
- (d) Vehicle parts and supplies
- (e) Vehicle renting
- (f) Machine shop and tooling for vehicle repair services.
- (g) Testing and diagnostic labs
- (h) Vehicle Storage areas (exclusive of impound yards)
- (i) Service stations meeting all requirements of Chapter 18.33 of the Norco Zone Code.

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held November 14, 2012.

Robert E. Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held November 14, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

/adr-82190

RESOLUTION NO. 2012-47

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT SPECIFIC PLAN 91-02 (NORCO HILLS) AMENDMENT 4 BE APPROVED TO REMOVE CAR WASHES AS PERMITTED AND/OR CONDITIONALLY PERMITTED USES. SPECIFIC PLAN 91-02 (NORCO HILLS), AMENDMENT NO. 4

WHEREAS, the CITY OF NORCO initiated Specific Plan 91-02 (Norco Hills), Amendment No. 4, a proposed amendment to the Norco Hills Specific Plan to remove car washes as permitted and/or conditionally permitted uses; and

WHEREAS, the Specific Plan Amendment has been duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Specific Plan Amendment was scheduled for public hearing on November 14, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Specific Plan Amendment; and

WHEREAS, the City of Norco, acting as the Lead Agency has determined that the Zone Code Amendment is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines per Class 5.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATIONS:

I. FINDINGS:

- A. The proposed Specific Plan Amendment is necessary to address the overconcentration of car washes in the City.
- B. The proposed Specific Plan Amendment will remove a land use (car washes) that would otherwise not benefit the City and that could impact the surrounding neighborhood in Norco Hills Specific Plan.
- C. The proposed Specific Plan Amendment does not hinder the General Plan goals and policies of preserving the City's small plot agricultural/animal-keeping/equestrian lifestyle.

- D. The proposed Specific Plan Amendment is categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Class 5 (Minor Alterations in Land Use Limitations).
- II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled November 14, 2012 does hereby recommend to the City Council of the City of Norco that Specific Plan 91-02 (Norco Hills), Amendment No. 4 be adopted, thereby amending the Norco Hills Specific Plan to remove car washes as follows:

Chapter III – “Development regulations”, Section C - “Regulations”, Subsection 2 – “Neighborhood Commercial District”, Item c. – Uses Which May be Permitted with a Conditional Use Permit”, is hereby amended to read as follows:

c. Uses Which May Be Permitted with a Conditional Use Permit:

The following uses may be permitted subject to the approval of a Conditional Use Permit, as provided in Chapter 18.45 (CONDITIONAL USE PERMITS).

- 1) Public Schools.
- 2) Private schools providing educations as required under the California State Education Code.
- 3) Day nurseries or nursery schools.
- 4) Churches, temples or other places used exclusively for religious worship.
- 5) Public utility uses, both publicly and privately owed.
- 6) Governmental and civic uses.
- 7) Hospitals, sanitariums, convalescent and rest homes
- 8) Clubs, museums and libraries.
- 9) Institutions of a philanthropic nature.
- 10) Athletic, sport and recreation uses.
- 11) Small animal clinics and hospitals.
- 12) Drive-in, walk-up, and other outdoor restaurants. No drive-thru restaurants will be permitted.
- 13) Any establishment entailing the on-premise sale of liquor.
- 14) Farrier at a fixed place of business to be operated wholly or partially for farrier purposes.

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held November 14, 2012.

Robert E. Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held November 14, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

/adr-82195

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: November 14, 2012

SUBJECT: General Plan Amendment 2012-15: A City-Initiated Proposal to Update the Safety Element of the General Plan.

RECOMMENDATION: That the Planning Commission continue this item to December 12, 2012.

BACKGROUND: A draft update of the Safety Element will be distributed to the Planning Commission at the meeting on November 14, 2012 to allow it to start its review of the document for the December 12, 2012 meeting.

/sk-82448

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: November 14, 2012

SUBJECT: Site Plan 2012-14 (Andresen/Gougeon): A request for approval to allow an accessory building consisting of a 450 square-foot tack room at 1320 Hillkirk Avenue located within the A-1-20 (Agricultural Low-Density) zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2012-48 approving Site Plan 2012-14.

Site Plan 2012-14 is a request for approval to allow an accessory building consisting of a 450 square-foot tack room at 1320 Hillkirk Avenue located within the A-1-20 (Agricultural Low-Density) zone (ref. Exhibit "A" – Location Map). The property consists of 1.03 acres/44,867 square feet (ref. Exhibit "B" – APN Map).

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan, building elevations and pictures for the proposed tack room are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations and Pictures). The tack room is wood framed construction and was constructed without permits before the property was purchased by the current owner. The current property owner recently purchased the property and as a condition of the loan, was required to obtain permits for this existing structure. This application is the first step towards obtaining permits for the existing structure.

The following is required of accessory buildings:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The proposed structure will have a height of about 11 feet six inches.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 44,867 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is about 9%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 10 animal units would be allowed which would require an open area of at least 5,760 square feet. There is an open area on the property of**

Site Plan 2012-14 (Andresen/Gougeon)

Page 2

November 14 2012

over 5,760 square feet noted on the site plan and southwest of the proposed structure (ref. Exhibit "D" – Aerial and Site Photos).

As proposed, the project meets the minimum requirements for an accessory building of 864 or less. Staff is recommending that the Commission adopt Resolution 2012-48, approving Site Plan 2012-14.

/adr-82220

Attachments:

Resolution 2012-48

Exhibit "A" – Location Map

Exhibit "B" – APN MAP

Exhibit "C" – Site Plan

Exhibit "D" – Building Elevations and Pictures

Exhibit "E" – Aerial Photo and Site Photos

RESOLUTION 2012-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 450 SQUARE-FOOT TACK ROOM AT 1320 HILLKIRK AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2012-14.

WHEREAS, BETHANIE ANDRESEN and STEVEN GOUGEON submitted an application for a site plan review to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 1320 Hillkirk Avenue (APN 122-080-041).

WHEREAS, at the time set; at 7 p.m. on November 14, 2012 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place set, said Planning Commission considered the aforesaid site plan and received both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

A. The proposal does comply with all applicable requirements of the Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the Norco General Plan and Norco Municipal Zoning Ordinance.

C. The proposal is reasonably compatible with the area immediately surrounding the site.

D. The proposal is not detrimental and will be desirable to the overall public convenience or general welfare of the persons residing or working in the neighborhood.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled November 14, 2012 that the application for Site Plan 2012-14 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, and Exhibit "D" – Building Elevations and Pictures dated October 16, 2012 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

6. The applicant shall obtain building permits and pay all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on November 14, 2012.

Robert E. Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

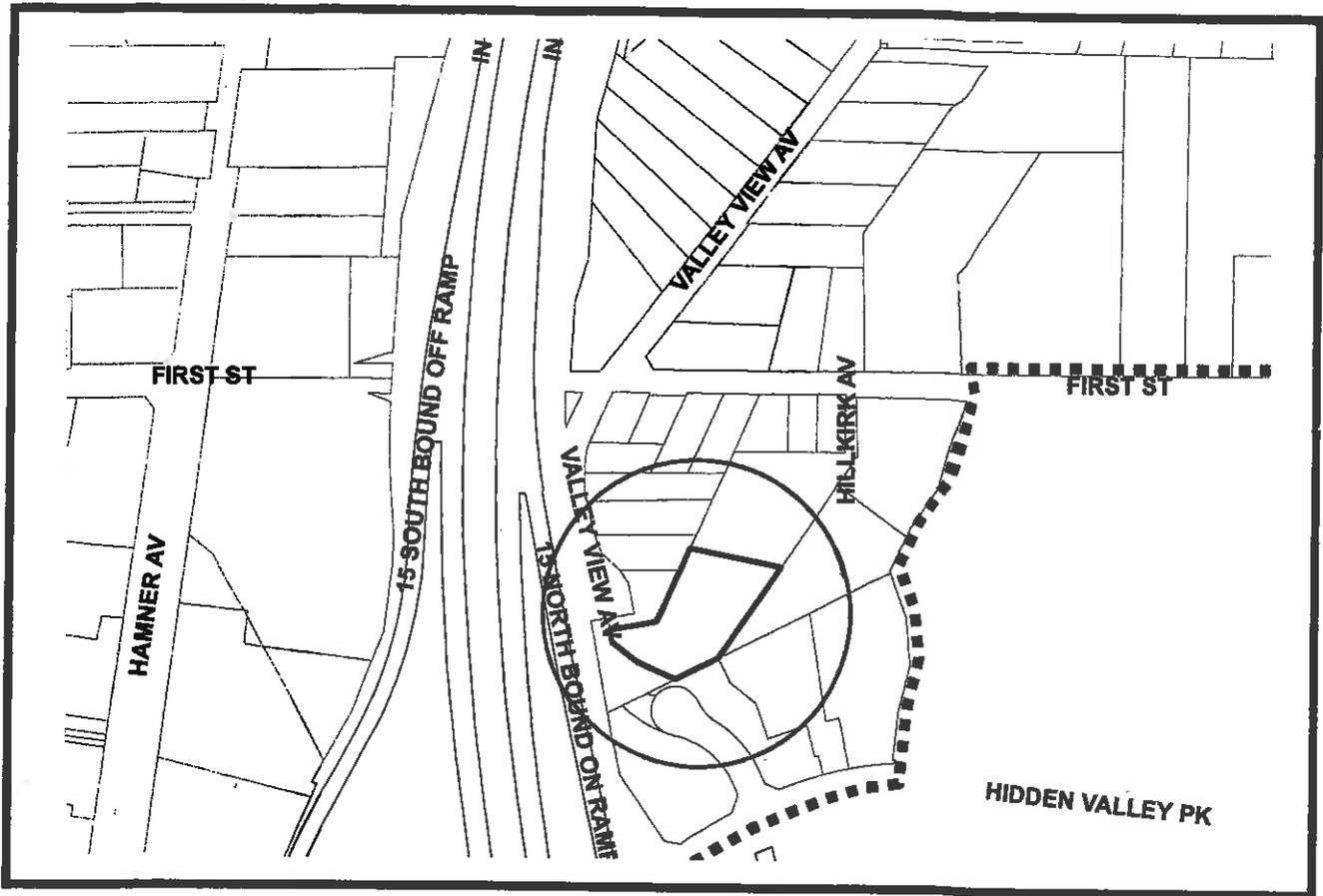
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held November 14, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr-82188

LOCATION MAP



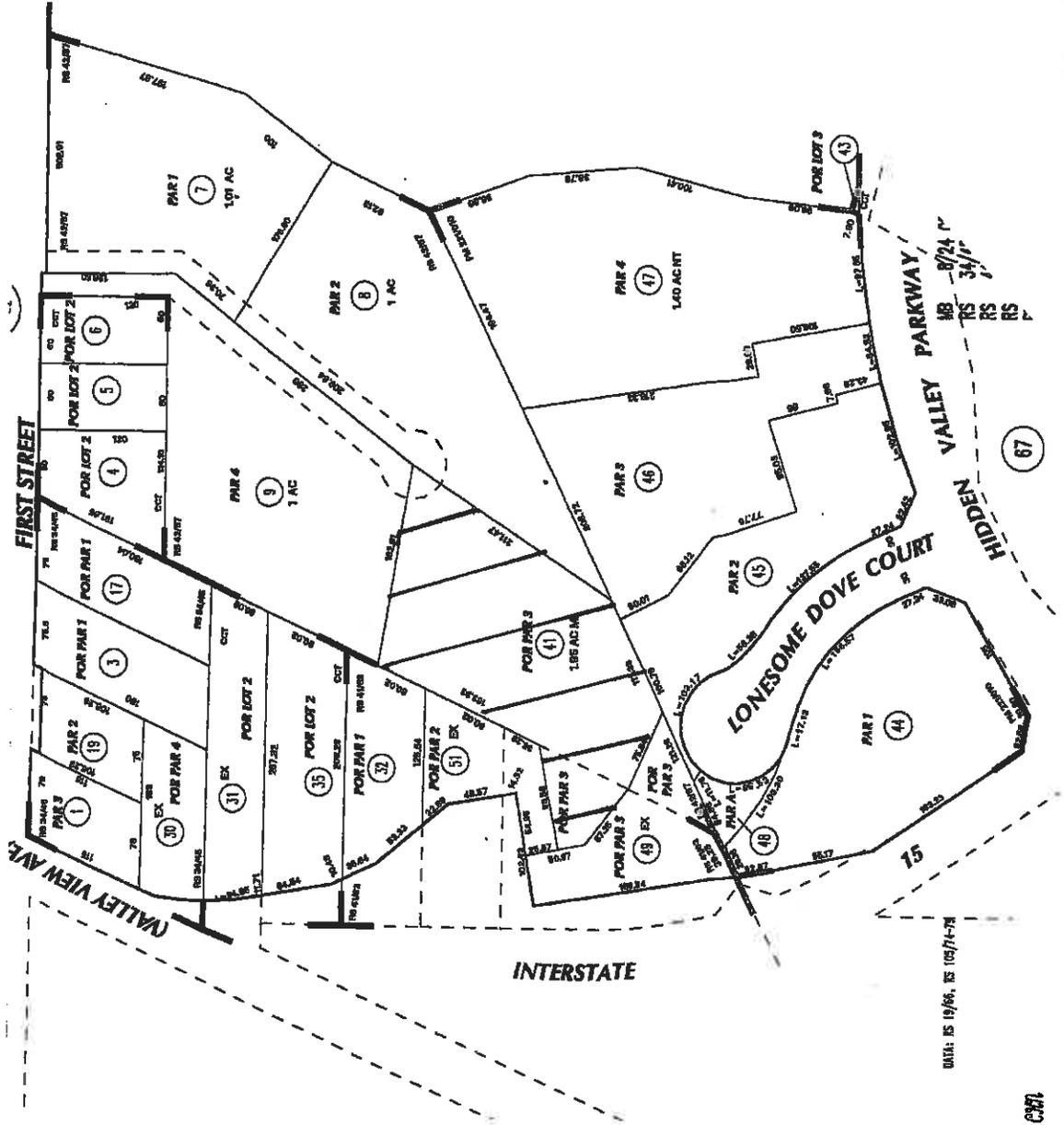
Not to Scale



PROJECT: Site Plan 2012-14
APPLICANT: Bethanie Andresen and Steven Gougeon
LOCATION: 1320 Hillkirk

Exhibit "A"

ASSESSOR'S PARCEL MAP



122-08
9-18

1" = 100'
MAG. D. = 0'

Exhibit "B"



MINUTES
CITY OF NORCO
CITY COUNCIL/SUCCESSOR AGENCY
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
OCTOBER 3, 2012

CALL TO ORDER: Mayor Bash called the meeting to order at 6:00 p.m.

ROLL CALL: Mayor Kevin Bash, **Present**
Mayor Pro Tem Kathy Azevedo, **Present**
Council Member Berwin Hanna, **Present**
Council Member Herb Higgins, **Present**
Council Member Harvey C. Sullivan, **Present**

THE CITY COUNCIL RECESSED TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS:

Council Member Higgins and Council Member Sullivan recused themselves from participating in the following closed session discussion because of potential conflicts.

§54956.9 – Conference with Legal Counsel – Existing Litigation

Case Name: Norco Firefighters Association vs. City of Norco
Case Number: RIC 1114581

Council Member Higgins and Council Member Sullivan joined the closed session discussion for the following item.

Case Name: Sedrak vs. City of Norco
Case Number: RIC 10022513

RECONVENE PUBLIC SESSION: 7:00 p.m.

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION (§54957.1): **City Attorney Harper stated that there were no reportable actions resulting from the items discussed in Closed Session.**

PLEDGE OF ALLEGIANCE: Dave Henderson

INVOCATION: Assembly of God - Beacon Hill
Pastor Rene Parish

PRESENTATION: Ron Warren invited everyone to attend Veterans Appreciation Night to be held on November 3rd at 5:00 p.m.

COMMENDATION: Back 2 Life Wellness Center
*Hosting a Community Wellness Day
October 27, 2012 at Nellie Weaver Hall
Noon – 3:00 p.m.*

AGENDA ITEM 7

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

1. CITY COUNCIL CONSENT CALENDAR ITEMS:

Mayor Pro Tem Azevedo pulled Item 1.F. for discussion.

M/S Hanna/Sullivan to adopt the remaining 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 September 19, 2012
Recommended Action: **Approve the City Council Minutes** (City Clerk)
- B. Proposed Cancellation of the November 21, 2012, December 19, 2012 and January 2, 2013 City Council Regular Meetings. **Recommended Action: Cancel the Regular City Council meetings of November 21, 2012, December 19, 2012 and January 2, 2013 City Council regular meetings.** (City Clerk)
- C. Acceptance of the Animal Shelter Expansion Project as Complete. **Recommended Action: Accept the Animal Shelter Expansion Project as complete and authorize the City Clerk to file the Notice of completion with the County Recorder's Office.** (Director of Parks, Recreation and Community Services)
- D. Execution of a Funding Agreement between the City of Norco and the Chino Basin Desalter Authority to Construct a 30-Inch Diameter Treated Water Pipeline. **Recommended Action: Approval.** (Director of Public Works)
- E. Execution of a Funding Agreement between the City of Norco and the City of Eastvale to Construct Roadway Improvements on Hamner Avenue. **Recommended Action: Approval.** (Director of Public Works)
- F. Approval of Supplemental Agreement for the 2012-2013 Community Development Block Grant Program Year. **Recommended Action: Approval** (Director of Parks, Recreation & Community Services) **PULLED FOR DISCUSSION**
- G. Acceptance of an Easement for Public Utility Purposes from the Riverside Community College District. **Recommended Action: Adopt Resolution No. 2012-68, accepting the offer to dedicate an easement for public utility purposes from the Riverside Community College District; and authorize the City Clerk to file the Certificate of Acceptance with the County of Riverside Recorder.** (Director of Public Works)

2. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR:

Item 1.F. Approval of Supplemental Agreement for the 2012-2013 Community Development Block Grant Program Year. **Recommended Action: Approval** (Director of Parks, Recreation & Community Services)

Mayor Pro Tem Azevedo received confirmation that the City of Corona is participating equally with the City of Norco in financial support of the Party Partners Program.

M/S Azevedo/Hanna to approve the Supplemental Agreement for the 2012-2013 Community Development Block Grant Program Year. The motion was carried by the following roll call vote:

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

3. LEGISLATIVE MATTERS: (No new evidence will be heard from the public as the public hearing has been closed regarding all items listed.)

- A. Ordinance Approving Zone Code Amendment 2012-04 (City of Norco): A City-Initiated Proposal to Amend the Norco Municipal Code, Chapter 18.37 "Signs" to Revise and Update the Provision of Signage in the City of Norco and to Amend Chapter 18.02 "Definitions" to Add Definitions Pertaining to Signage. **Recommended Action: Adopt Ordinance No. 953 for second reading.** (City Clerk)

M/S Azevedo/Higgins to adopt Ordinance No. 953 for second reading. The motion was carried by the following roll call vote:

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

4. CITY COUNCIL DISCUSSION/ACTION ITEMS:

- A. Elimination of New Car Washes as a Permitted Use in the City. **Recommended Action: That the City Council provide direction to staff.** (City Manager)

City Manager Groves introduced the item, noting that this discussion item was requested by the City Council.

The City Council Members briefly commented on their support of a zone code amendment recommending that car washes be a non-permitted use.

M/S Bash/Higgins to direct the Planning Commission to recommend a zone code amendment to the City Council declaring car washes as a non-permitted use. The motion was carried by the following roll call vote:

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

5. SUCCESSOR AGENCY CONSENT CALENDAR ITEM:

- A. Review of the Low and Moderate Income Housing Fund Due Diligence Review Pursuant to California Health and Safety Code section 34179.5.
Recommended Action: Receive and File (Finance Officer)

Deputy City Manager/Director of Finance Okoro briefly commented on the information presented in the staff report.

M/S Azevedo/Higgins to receive and file the Low and Moderate Income Housing Fund Due Diligence Review. The motion was carried by the following roll call vote:

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

6. PUBLIC COMMENTS OR QUESTIONS:

Pat Overstreet. Ms. Overstreet commented on the 2nd Annual Norco Regional Conservancy Family BBQ Trail Fundraising Event to be held on October 6th.

Vern Showalter. Mr. Showalter spoke on behalf of the Streets, Trails and Utilities Commission regarding the paver issue brought before them, noting that no action has been taken by the City Council. Mr. Showalter also stated that the Commission wants something done with Corona Avenue, one way or the other.

7. CITY COUNCIL COMMUNICATIONS:

- A. Reports on Regional Boards and Commissions

Mayor Pro Tem Azevedo:

- Attended the Parade of Lights meeting, noting that the event will have expanded hours and will begin this year at 2:00 p.m. She noted that Pastor Vernie Fletcher will be the Grand Marshall at the parade.
- Stated that she and Mayor Bash attended the Purple Heart ceremony for Pastor Vernie Fletcher.
- Attended the WRCOG Executive Committee. She briefly commented on the HERO Program, noting that Norco has 43 participants in the Program.

- Commented on the Hamner Bridge funding meetings that were held and the support offered by all of the interested parties.

Council Member Hanna:

- Commented on the sub-committee meeting held regarding the Interstate 15 Corridor Improvement Project, noting the proposed map detailing the entrances to the express toll lanes.
- Commented on a successful NART incidence.

Council Member Sullivan:

- Commented on a \$51 million state grant received for the Chino Desalter Project, noting that an event will be held in celebration of this grant.
- Commented on Breeders' Cup Days to be held on November 3rd at Santa Anita, noting that volunteers are still needed.

B. City Council Announcements/Reports

Mayor Bash:

- Commented on the dedication celebration of the Rose M. Eldridge Senior Center held on Friday, September 28th.
- Stated that he attended the CRC anniversary event held.
- Commented on the construction of the George Alan Ingalls Veterans Memorial and the donations received to this date.

8. CITY MANAGER REPORTS: NONE

9. ADJOURNMENT: There being no further business to come before the City Council, Mayor Bash adjourned the meeting at 7:48 p.m.

BRENDA K. JACOBS, CMC
CITY CLERK

/bj-81957



MINUTES
CITY OF NORCO
CITY COUNCIL/SUCCESSOR AGENCY
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
OCTOBER 17, 2012

CALL TO ORDER: Mayor Bash called the meeting to order at 7:03 p.m.

ROLL CALL: Mayor Kevin Bash, **Present**
Mayor Pro Tem Kathy Azevedo, **Present**
Council Member Berwin Hanna, **Present**
Council Member Herb Higgins, **Present**
Council Member Harvey C. Sullivan, **Present**

PLEDGE OF ALLEGIANCE: Council Member Higgins

INVOCATION: The River – A Foursquare Church
Alex Chastain, Intern

PROCLAMATIONS: Red Ribbon Celebration
October 23 – 31, 2012

Darleen Williamson, Norco Citizen Patrol
Retirement Recognition

Charles Hemmings, Norco Animal Control
Retirement Recognition

PRESENTATION: Certificate of Achievement for Excellence in Financial Reporting dated June 30, 2011
Submitted by and Presented to Andy Okoro, Deputy City Manager/Director of Finance

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

1. CITY COUNCIL CONSENT CALENDAR ITEMS:

M/S Higgins/Sullivan 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/Successor Agency Minutes:
Regular Meeting of October 3, 2012
Recommended Action: **Approve the Minutes** (City Clerk)

- B. Recap of the Planning Commission Meeting of October 10, 2012. **Recommended Action: Receive and File** (Planning Director)
 - C. Quarterly Investment Report for Quarter Ended September 30, 2012. **Recommended Action: Receive and File** (Deputy City Manager/Director of Finance)
 - D. Approved Projects for Use of Community Development Block Grant (CDBG) Funds (Program Year 2013-2014) Through the U. S. Department of Housing and Urban Development and the County of Riverside Economic Development Agency **Recommended Action: Approve the following projects be submitted for funding through the CDBG Program for Program Year 2013-2014: 1.) Norco Party Partners (\$10,000); Senior Citizens Recreation and Community Service Leader (\$10,000); and Ingalls Park ADA Restroom Project (\$110,000).** (Director of Parks, Recreation and Community Services)
 - E. Horse Manure-to-Energy Facility Environmental Analysis. **Recommended Action: Receive and file environmental study information and comments received; and direct that no further action be taken on the Draft Environmental Impact Report.** (Planning Director)
 - F. Acceptance of the City-Wide Fiber Optics Project as Complete. **Recommended Action: Accept the City-Wide Fiber Optics Project as complete and authorize the City Clerk to file the Notice of Completion with the County Recorder's Office.** (Deputy City Manager/Director of Finance)
 - G. Approval of a Professional Services Agreement with Revenue Cost Specialists, LLC for Development Impact Fee Calculation and Nexus Report. **Recommended Action: Adopt Resolution No. 2012-69, authorizing the City Manager to execute a Professional Services Agreement with Revenue Cost Specialists, LLC for development fee calculation and nexus Report; and authorizing appropriation of funds from the Development Agreement Fund Account in an amount not-to-exceed \$22,625.** (Deputy City Manager/Director of Finance)
2. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR: NONE
3. CITY COUNCIL DISCUSSION/ACTION ITEMS:
- A. Resolution Adopting Phase I Survey of Historic Resources. **Recommended Action: Adopt Resolution No. 2012-___, approving the Phase I Survey of Norco Historic Resources.** (Historic Preservation Consultant)

Historic Preservation Consultant Bill Wilkman provided an overview of the Phase I Survey of Historic Resources. He noted that the Survey, only, is what is recommended to be approved; adding that no designations of any historic resources are a part of this recommendation.

M/S Azevedo/Sullivan to adopt Resolution No. 2012-70, approving the Phase I Survey of Norco Historic Resources. 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:

Rachel Wakefield. Ms. Wakefield commented on issues with the Norco College students parking in the subdivision where her home is located on Stallion Drive. She added that the students drive fast, are reckless and leave trash. She further noted that she no longer feels safe in her neighborhood.

Karen McCormick. Ms. McCormick commented on issues with the Norco College students parking in the subdivision where her home is located on Stallion Drive. She further commented on the trash problems created. She suggested that the Council consider "no parking" signs limited to where the problem is, noting that if the problem expands, "no parking" signs can be extended to other areas. She also asked that residents be allowed to ask for the number of parking permits they need.

Tim Stich. Mr. Stich commented on issues with the Norco College students parking in the subdivision where his home is located on Stallion Drive. He also commented on the trash problems caused. He further commented on the need to put up signs to limit the student parking on that street.

Lucinda Blackstone. Ms. Blackstone commented on her concern with flooding problems at her home, located on Corona Avenue. She asked for the City to help by constructing a ditch along the street for the water to run to the drainage ditch. She further asked if there is anything else the City can legally do to protect her home.

Dave Henderson. Mr. Henderson commented on Target's "price matching" campaign, urging everyone to shop at Target in Norco over the Holidays. He also invited everyone to attend the 2012 Hall of Fame Induction Ceremony on November 10th beginning at 3 p.m.

Julie Waltz. Ms. Waltz commented on her previous complaint regarding the asphalt on her street and her concerns regarding trees that need to be trimmed or removed, adding that she has not been contacted as requested.

James Tveito. Mr. Tveito commented on flooding problem by his home on Corona Avenue. He noted that he believes the only solution is to construct a ditch for the water to drain to the drainage ditch.

5. CITY COUNCIL COMMUNICATIONS:

A. Reports on Regional Boards and Commissions/Announcements:

Council Member Sullivan:

- Thanked City volunteers for their service.
- Noted that the need for volunteers at the Santa Anita Breeders' Cup was cancelled.
- Commented on the grant received for the Chino Desalter Project and the nice reception that was held to celebrate the receipt of the grant.
- Requested that the paver issue be brought forward to the Council so that a decision can be made.
- Reported that the Mustang Heritage Foundation wants to put on a million dollar purse in May of 2013 in Norco and added that in early November or December, representatives will be coming to Norco for a planning meeting.

Mayor Pro Tem Azevedo:

- Passed out and commented on the minutes from the California Rehabilitation Center Citizens Advisory Committee meeting held on Tuesday, October 9th.
- Commented on the Parade of Lights and Winter Festival that will be held on December 1, beginning at 2 p.m.
- Asked if there is any interest in the Albertsons building after it closes. City Manager Groves responded that there is some active interest from companies that will provide sales tax.
- Commented on the October Fest event. Council Member Higgins added that it was successful and they plan to hold it again next year.

Mayor Bash:

- Commented on the Broad Prize Award for Urban Education that will be presented on Tuesday, October 23rd, noting that Corona-Norco Unified School District is one of the finalists.
- Asked about the plan for the renaming of the Small Auditorium (Fire Side Room) at the Mildred W. Fleutsch Community Center in Honor of Bob and Karlene Allen. Director Petree responded that dates are being working on.
- Commented on the speeding problems on the streets by Norco Elementary School. Lt. Hedge responded that the recent grant received will provide funding for the Sheriff's Department to patrol these areas.
- Commented on a band contest held at Norco High School and added that the participants ate at the local restaurants.
- Noted that he attended the Senior Town Hall Meeting and recommended that the Council hold a discussion regarding what we as a City can do to assist the seniors.

6. CITY MANAGER REPORTS: None
7. ADJOURNMENT: A moment of silence was held in memory of former Council Member Barbara Carmichael. There being no further business to come before the City Council, Mayor Bash adjourned the meeting in honor of Barbara Carmichael at 8:57 p.m.

BRENDA K. JACOBS, CMC
CITY CLERK

/bj-82080