



**MINUTES**  
**CITY OF NORCO**  
NORCO CITY COUNCIL  
SPECIAL MEETING  
CITY HALL CONFERENCE ROOMS "A" AND "B"  
2870 CLARK AVENUE  
NORCO, CA 92860  
FEBRUARY 27, 2013

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CALL TO ORDER: Mayor Azevedo called the meeting to order at 4:05 p.m.

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

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Hanna

1. CITY COUNCIL DISCUSSION / PRESENTATION ITEM:

- A. Land Use / Zoning Issues in the Industrial District of the Gateway Specific Plan (City Manager and Planning Director).

**Council Member Sullivan made a motion to adjourn the special meeting to a Joint City Council/Planning Commission meeting. The motion died with a lack of a second to that motion.**

**City Manager Groves and Planning Director King** presented information regarding the current land and zoning issues included in the Industrial District of the Gateway Specific Plan. The Gateway Specific Plan (GSP) was shown with the Housing Development Overlay Zone for reference. The GSP Industrial District was also shown for reference. The permitted uses, permitted uses with a Conditional Use Permit, and uses not permitted in the Industrial District of the GSP were identified. The environmental process for changing the Industrial District was presented in regards to reducing the maximum building size, changing the zone to a lesser intensity use, and changing the zone to a greater intensity use. Information was presented regarding Industrial Zoning and community economic enhancement – mixed-use development zoning.

**Mayor Azevedo** commented on the funding required for a zone change. She asked what the process would be to change the limitations on building sizes. In response, Director King stated that this would be a simple process and would not change the use.

**Council Member Bash** stated that he wanted to make sure that whatever goes there protects the community.

**Council Member Sullivan** stated that the City has enough animal-keeping properties and needs industrial development for jobs and revenue. He noted his concerns in regard to the City meeting the requirements of the Housing Element.

2. PUBLIC COMMENTS:

**Linda Dixon.** Ms. Dixon commented on her opposition to any warehouse distribution centers and the truck traffic created. She noted that any development needs to be conducive to the residential areas of the City and the Council needs to think this through.

**Greg Newton.** Mr. Newton noted that the GSP is twenty years old and recommended that it be reviewed and updated to redefine the uses.

**Clark Nenhoff.** Mr. Nenhoff spoke as a representative of Alere. He noted that the site they are under contract with fits locationally for a great industrial project. He noted that the site is too big for a mixed-use project, as they are better suited for downtown districts. Mr. Nenhoff stated that Alere is working with some name brand companies that would develop homes, with amenities, and with some mixed-use elements and no trucks.

**Vern Showalter.** Mr. Showalter noted that the City has no money set aside for infrastructure and this needs to be addressed.

**Jeff Ruscigno.** Mr. Ruscigno spoke as a representative of the Family Trust that owns the egg ranch site, noting that they want to be informed in writing of all meetings that take place regarding this property.

**Su Bacon.** Ms. Bacon commented on the opportunity to look at the GSP, adding her desire to look "outside of the box".

**Ed Dixon.** Mr. Dixon commented on the industrial vacancies in all cities.

After further comments regarding a residential development, City Manager Groves stated that in the housing world, there are many definitions of "density."

**M/S Azevedo/Bash to convene a joint City Council/Planning Commission meeting to discuss updating the Gateway Specific Plan. The motion was carried by the following roll call vote:**

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

3. ADJOURNMENT: There being no further business to come before the City Council, Mayor Azevedo adjourned the meeting at 5:45p.m.