



MINUTES
CITY OF NORCO
JOINT CITY COUNCIL/HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING WORKSHOP
January 27, 2014
Norco City Hall Conference Rooms A & B
2870 Clark Avenue, Norco, CA 92860



CALL TO ORDER: Mayor Hanna called the Special Meeting to order at 4:00 p.m.

ROLL CALL:

City Council:

Berwin Hanna, Mayor, **Present**
Herb Higgins, Mayor Pro Tem, **Present**
Kathy Azevedo, Council Member, **Present**
Kevin Bash, Council Member, **Present**
Greg Newton, Council Member, **Present**

Historic Preservation Commission:

Su Bacon, Chairman, **Present**
Matthew Potter, Vice-Chairman, **Present**
Linda Dixon, Commission Member, **Absent**
Pat Overstreet, Commission Member, **Present**
Diane Stiller, Commission Member, **Present**

PLEDGE OF ALLEGIANCE: Council Member Azevedo

JOINT CITY COUNCIL/HISTORIC PRESERVATION COMMISSION:

1. DISCUSSION REGARDING AN UPDATE ON THE ARTIFACTS COLLECTION EFFORTS AND POTENTIAL LOCATIONS; THE CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT; AND THE NAVY HISTORIC SURVEY UPDATE AND HISTORIC RESOURCES AT THE NAVY BASE AND THE CALIFORNIA REHABILITATION CENTER. (Bill Wilkman, Historic Preservation Consultant)

Consultant Wilkman presented information regarding the accomplishments of the Historic Preservation Commission (HPC); along with the Pre-1946 Historic Resources Survey which identified and documented commercial properties, institutional properties, natural features, residential properties, farms and semi-rural properties, Norconian, Naval Hospital, equestrian lifestyle, infrastructure, Cityhood, Norconian Weapons Research, and the California Rehabilitation Center.

Consultant Wilkman presented information regarding the ongoing historic collections study. He also presented the goals of the HPC that were not met in the last year, primarily due to the reduction in meetings held. He then presented goals for this year including recognizing the Norconian for WWII and Cold War Significance; public education and outreach; designation of at least one public property; prioritizing the implementation of survey recommendations; and completion of the collections study.

City Manager Okoro stated that the purpose of this session is to bring the City Council and HPC on the same page as far as activities of the HPC and its goals and accomplishments. He added that from staff's perspective, the goal is to see what input the City Council is going to provide to the HPC as far as the collections study, adding that there is a desperate need to find a location for the archives and he would like to hear what the City Council wants to do with that project and provide feedback to staff for resources and time to expend in pursuit of that effort.

Council Member Azevedo stated that it would be great if the HPC can come with a recommendation to the City Council. She commented on the need for public education and outreach, noting that with the City's 50th Birthday events, part of celebration could include a display or opportunity for residents to view the artifacts. She also commented on the historic designation of one public property. In response to that, Consultant Wilkman stated that this designation would come to the Council for final approval, and further noted that this designation would potentially be the Community Center.

Council Member Newton commented on potential locations to store the artifacts, and asked if there are grants available for operation and maintenance of a storage facility. In response, Consultant Wilkman noted there are few grants for that purpose available. HPC Chairperson Bacon added that the biggest concern is where the artifacts are located now.

Mayor Pro Tem Higgins asked what the public education and outreach would accomplish. In response, Consultant Wilkman stated that the information would inform the public regarding the history of Norco and the desire to retain that history. Council Member Higgins commented on his concerns regarding the completion of the collections study and the space required to do so. HPC Vice-Chairperson Potter stated that 1,500 sq. ft. would be required, not including the work space, adding that 2,000-3,000 sq. ft. is most likely the area that will be required. HPC Chairperson Bacon added that the immediate concern is to locate 1,000 sq. ft. to locate and protect the artifacts that are in the current building.

Council Member Bash commented on using a room in the Community Center, noting the need for protection. In response, Director Petree noted that there would be a need to relocate the classes currently held in that building. Council Member Bash noted that a display could be put together in the City Hall lobby. He further commented on the possibility of a location in one of the School District buildings.

Consultant Wilkman presented information regarding the Norconian National Register Considerations including National Register Criteria, surveys completed, resources included in the District, District considerations, and the next steps and options. The Survey Four Addendum is the most current survey completed in December of 2013, which includes a number of shortcomings observed. Consultant Wilkman stated that the next step will be to prepare detailed comments for the State Historic Preservation Officer's (the "SHPO")

consideration and either ask the SHPO to find the survey/evaluation unacceptable and wait for the Navy to respond, or ask the SHPO to find the survey/evaluation unacceptable and to refrain from further evaluation until the City commissions its own survey/evaluation of the property. He commented on the funding for a new survey and the process included. The concentration, linkage and continuity of the features on the property were presented; as well as the criterion design, events and people. Consultant Wilkman stated that there certainly is a case that can be presented for this consideration.

City Manager Okoro stated that the purpose is to get direction from the City Council relating to the response to SHPO and decide if the City will move ahead with its own study and evaluation.

Council Member Azevedo asked how much it would cost to complete the survey. In response, Consultant Wilkman stated that he would work up a budget for that, noting that he would consider completing the project, adding that there is a lot of research already and readily available.

City Manager Okoro asked Consultant Wilkman about the process in hiring a consultant and what impact that study would make and how would it benefit the City compared to what the Navy survey provided. In response, Consultant Wilkman noted that the City could provide its own survey, evaluation and determination of criteria and make a case based on that.

M/S Bash/Azevedo to send a letter to the State Historic Preservation Officer stating that the City will begin the process to complete its own survey putting the Cold War Era and Naval Hospital Era, including the first three years of the California Rehabilitation Center, on the Norconian National Register. The motion was carried by the following roll call vote:

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

M/S Azevedo/Hanna for Consultant Wilkman to proceed with putting together a cost estimate for completing the historic survey. The motion was carried by the following roll call vote:

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

2. ADJOURN THE HISTORIC PRESERVATION COMMISSION: 5:29 p.m.

CITY COUNCIL:

3. CITY COUNCIL PRESENTATION/DISCUSSION REGARDING THE DEVELOPMENT IMPACT FEE CALCULATION AND NEXUS REPORT AND THE MASTER FACILITIES PLAN FOR THE CITY OF NORCO. (Scott Thorpe, Revenue & Cost Specialists, LLC)

City Manager Okoro stated that last year a contract was approved to move forward with this study and report, noting that these are not new fees from the last update that was completed in 2004. He added that the purpose of these fees is to mitigate the impact of new development on City infrastructure.

Mr. Thorpe presented information regarding the Development Impact Fee calculations. He stated that no action is required at this point, adding that a public hearing will be held at a later date to approve the fees. He commented on the value of the infrastructure that provides service to residents and businesses, and that impact fees help maintain the levels of service and are not a penalty or a tax. He reviewed the calculations used for the fees and noted that these fees would be good for about 5 years.

4. PRESENTATION/DISCUSSION REGARDING THE EGG RANCH PROPERTY. (Alere Property Group, LLC)

Mayor Hanna stated that he wanted to make it clear that this proposal has not been discussed with any of the Council Members and is the first time the City Council has seen it.

City Manager Okoro stated that there is no project and nothing to recommend at this time. He added that Alere is presenting a preliminary conceptual plan to develop the property. City Manager Okoro stated that he believes it is wise to bring this preliminary conceptual plan to a study session first, adding that no action is required and feedback is recommended.

Matt Englhard, representing Alere, presented the Norco Egg Ranch Project status and preliminary plan. He noted that Alere has full control of the property to process permits for a set of project entitlements, adding that the escrow is subject to approval of a proposed development. He stated that the project is of a more residential nature with a mixed-use component, adding that they will move forward with a project and the goal is to find a project that the City will appreciate and enjoy. Mr. Englhard presented a preliminary conceptual development plan, including the plan features, retail convenience component, business park component, high density residential component, proposed equestrian center, entry feature and riding trails. He added that there may be another open forum held for interaction with the public.

Council Member Azevedo commented that she likes this plan better than the truck distribution center, adding that this is a great start.

Council Member Newton stated that he has concerns regarding this workshop diminishing the responsibility of City commissions. He commented on his added concerns regarding the high density component and low-income animal keeping. For clarification purposes, Director King stated that the Housing Element only requires that the density be met, making it a more affordable unit. Council Member Newton commented on his concerns that Alere will be the developer and will subcontract out to construct, build and manage it. In response Mr. Enghard stated that they will find a well-recognized residential builder to partner with that has their same philosophy.

Council Member Bash commented on the business park component and his concerns regarding the dense housing. He further commented on his concerns regarding the equestrian center staying in place in years to come.

Mayor Hanna commented on his concerns with the property ingress and egress and the speed limit on Mountain Avenue. In response, Water/Sewer Manager Thompson stated that a traffic study would be required to be completed that would address those concerns.

5. PUBLIC COMMENTS:

Glen Hedges. Mr. Hedges asked if this is a gated community. In response, Mr. Enghard stated that is not currently planned. Mr. Enghard also responded that the horse trails would be maintained by the HOA fees paid.

Pat Hedges. Ms. Hedges commented that this would not necessarily require stacked apartments, noting 0 lot lines.

Karen Leonard. Ms. Leonard commented on the high density residential townhomes or condos proposed.

Bob Leonard. Mr. Leonard commented on the current Municipal Code requiring ½ acre lots, adding that this would open up a can of worms with low density housing. In response, Director King stated that the difference is this is controlled by the specific plan.

Bobbie Pope. Ms. Pope commented on the perimeters of the ½ acre lots and what would happen to those living in the homes currently located on those lots. In response, Mr. Enghard stated that the residents are all renters. Ms. Pope asked if there are plans with the high density component to widen the streets. In response, Water/Sewer Manager Thompson stated that conditions would be placed on streets, signals, etc. Ms. Pope further commented on the low density homes and the cost of an equestrian center.

Geoff Kahan. Mr. Kahan asked about the property located north and south of the proposed equestrian center that is not a part of the project and if it will stay the same as today. In response, Mr. Enghard stated that the project is going to have a positive influence on other properties, as their value will improve. Mr. Kahan asked what the high density requirement is. In response, Director King noted that the requirement is 20 minimum per acre, adding that anything below does not meet the housing element. Mr. Kahan further commented about potential assisted living and what financial impact there would be from that.

Ed Dixon. Mr. Dixon asked about the convenience retail on Mountain/Second and if an exit to the back could be constructed for traffic flow. He also commented on the L shape business park and truck docks. In response, Mr. Enghard stated that they would all be ground level docks.

Ted Hoffman. Mr. Hoffman asked about the Gateway Specific Plan and if residential is allowed and if not, will that require a zone change. In response, Mr. Enghard stated that this project will require a specific plan amendment and general plan amendment along with a full environmental and associated studies, all completed by Alere. Mr. Hoffman commented on a past Joint City Council/Planning Commission meeting at which time it was the Council's direction to update the specific plan, adding that to date this has not been done. In response, Mr. Enghard stated that is what they do and they pay for the studies.

Lance Gregory. Mr. Gregory commented on his concerns regarding the existing owners of the homes affected. He also asked if the First Street flood channel would be impacted. In response, Mr. Enghard stated that it would be improved, noting some historic value around the site.

IN CONCLUSION: City Manager Okoro stated that this workshop will not take away from the processes that will be required, as all submitted projects will go through the Planning Commission and the regular process. He added that this was an informational session for Alere to get feedback to plan the project.

6. **ADJOURNMENT:** There being no further business to come before the City Council, Mayor Hanna adjourned the meeting at 7:25 p.m.

BRENDA K. JACOBS, CMC
CITY CLERK