



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JUNE 10, 2015

CALL TO ORDER: **7:00 PM**

ROLL CALL: **Chair Leonard, Vice Chair Hoffman, Commission Members Hedges, Jaffarian and Rigler**

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

PLEDGE OF ALLEGIANCE: **Commission Member Hedges**

1. APPEAL NOTICE: **Read by Planning Director King**

2. PUBLIC COMMENTS:

Lance Gregory noted his concern regarding more restrictions being placed on properties, due to more non-horse related accessory buildings applied for then animal-keeping structures and placed in the animal keeping areas.

Judy Thompson stated her support of Prop 215 to allow medical cannabis in Norco; suggesting a zone change to allow the sale of medical cannabis in commercial zones, noting the benefits to ill patients that are prescribe its use.

3. APPROVAL OF MINUTES:
❖ Minutes of Regular Meeting of May 13, 2015
Recommended Action: Approval (City Clerk)

M/S Rigler/Jaffarian to approve the minutes of regular meeting May 13, 2015, as written
AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler **Motion Passed**

4. CONTINUED PUBLIC HEARINGS:

A. **Conditional Use Permit 2015-06** (Duarte): A request for approval to allow a detached accessory building consisting of a 1,250 square-foot storage and barn building at 5060 Pinto Place located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Continue off Calendar** (Senior Planner)

Senior Planner Robles stated that due to issues associated with a code case, that need to be resolved before the project can be presented to the Planning Commission, this item is being continued off calendar. It will be re-advertised once it is ready to be presented.

B. **Zone Code Amendment 2015-03**: An amendment to Chapter 18.15 – R-1 (Residential-Single Family) Zone of the Norco Municipal Code, to establish animal-keeping standards. **Recommended Action: Continue to July 8, 2015** (Planning Director)

Planning Director King stated that additional time is needed to get background information per the Planning Commission request, so this item is being continued to the next Planning Commission meeting on July 8, 2015.

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2015-02 (Core/Verizon Wireless):** A request for approval to allow the installation of an unmanned wireless telecommunication facility designed as a water tank, on property located at the northwest corner of Second Street and South Four Wheel Drive (APN 126-130-022) located within the Norco Auto Mall Specific Plan Area "B". **Recommended Action: Approval** (Senior Planner)

Planning Director King presented the staff report on file in the Planning Department. He stated that the project meets all requirements for a wireless telecommunication facility in a commercial zone; adding that the water tower design, with the Horsetown USA trademark logo, will be a fixture for the City. Staff recommends approval.

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

Joe Fernandes, property owner, stated his support of the project.

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

Member Rigler stated his preference to this option over a previous request. In response to Member Rigler, Director King stated that the property owner will maintain the design as a stipulation of approval, confirming that FCC approves the location.

In response to Vice Chair Hoffman, the Verizon representative explained the testing requirements and that a tech visits the sites frequently, adding that FCC can also do its own visit to verify that the tower is kept at the proper frequency.

M/S Jaffarian/Hoffman to adopt Resolution 2015-33, to approve Conditional Use Permit 2015-02, to allow the installation of an unmanned wireless telecommunication facility designed as a water tank on property located at the northwest corner of Second Street and south Four Wheel Drive (APN 126-130-022).

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler

Motion Passed

- B. **Conditional Use Permit 2015-10 (Gould):** A request for approval to allow a detached accessory building consisting of a 2,000 square-foot garage and storage building at 5153 Bluff Street located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that a member of the Architectural Review Subcommittee (ARC) expressed concern regarding the size of the structure, but no suggestion was offered. As proposed, the project meets requirements. Staff recommends approval.

Chair Leonard brought discussions back to the Commission.

M/S Jaffarian/Hedges to adopt Resolution 2015-29, to approve Site Plan 2015-10, to allow a detached accessory building consisting of a 600 square-foot horse corral shade structure at 119 Breeders Cup Place.

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler **Motion Passed**

Under discussion:

Member Jaffarian commended the project.

- C. **Site Plan 2015-07** (Cadena): A request for approval to allow a detached accessory building consisting of a 600 square-foot barn at 3201 Cavaletti Lane located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that as presented, the project meets requirements. Staff recommends approval.

Commission Members noted concerns with the look, the location, lack of windows and the number of inside electrical plugs.

Member Jaffarian stated that the plans are not clear of its purpose for animal use, it appears more like a garage, and is situated in the middle of an animal keeping area. Adding that he cannot support this project as presented.

Vice Chair Hoffman concurred, suggested to deny without prejudice.

The remaining Commission agreed with the previous remarks and suggestion.

M/S Jaffarian/Hedges to deny the project, without prejudice, to allow the applicant to revise or relocate the accessory building based on Commission input.

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler **Motion Passed**

Under discussion:

Member Jaffarian stated the applicant needs to show that this accessory building is for animal keeping by displaying details for boarding animals, feed storage, etc.

- D. **Site Plan 2015-09** (Tuff Shed): A request for approval to allow a detached accessory building consisting of a 720 square-foot garage at 1850 Parkridge Avenue located within the A-1-20 (Agricultural Low-Density Zone). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Staff recommends approval.

M/S hedges/rigler to adopt Resolution 2015-27, to approve Site Plan 2015-09, to allow a detached accessory building consisting of an 720 square-foot garage at 1850 Parkridge Avenue.

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler **Motion Passed**

- E. **Site Plan 2015-12** (Bartz): A request for approval to allow a detached accessory building consisting of a 730 square-foot horse shelter at 1501 Andalusian Drive located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Requirements are met. Staff recommends approval.

M/S Jaffarian/Hoffman to approve Resolution 2015-30, to approve Site Plan 2015-12, to allow a detached accessory building consisting of a 730 square-foot horse shelter at 1501 Andalusian Drive.

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler

Motion Passed

7. CITY COUNCIL MINUTES: **Received and Filed**

- City Council Special Meeting/Budget Workshop May 6, 2015
- City Council Regular Meeting of May 6, 2015

8. PLANNING COMMISSION:

A. Oral Reports from Various Committees

- Member Hedges shared highlights from the recent Ad-Hoc Committee meeting, Monday, June 8, 2015. The next scheduled meeting will be July 7, 2015, to finalize the report to be presented to the City Council.

B. Request for Items on Future Agenda (within the purview of the Commission):

None

9. ADJOURNMENT: Chair Leonard adjourned the meeting at **8:00 PM**

Respectfully submitted,

Steve King, Secretary
Planning Commission

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