



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
October 28, 2015

CALL TO ORDER: **7:02 p.m.**

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

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

PLEDGE OF ALLEGIANCE: **Commission Member Hoffman**

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

2. PUBLIC COMMENTS: **None**

3. APPROVAL OF MINUTES:
❖ Minutes of Regular Meeting of September 30, 2015
Recommended Action: Approval (Deputy City Clerk)

M/S Leonard/Rigler to approve the minutes of regular meeting of September 30, 2015, as written.

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

4. CONTINUED PUBLIC HEARING:

A. **Conditional Use Permit 2015-20** (Moyer): A request for approval to allow a detached accessory building consisting of a 1,632 square-foot storage and hobby shop building at 2301 Western Avenue located within the A-1-20 (Agricultural Low Density) Zone. Continued from September 30, 2015 regular meeting. Continued from September 30, 2015 **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. This project was previously heard by the Commission, changes were requested to the animal keeping area and verification of the yard-access through the City horse trail. Staff has confirmed with the Engineer that the access can be approved at staff level when permits are applied for. As proposed and conditioned all requirements are met, staff recommends approval.

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

M/S Hoffman/Leonard to adopt Resolution 2015-52, to approve Conditional Use Permit 2015-20, to allow a detached accessory building consisting of a 1,632 square-foot storage and hobby shop building at 2301 Western Avenue.

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

- B. **Conditional Use Permit 2015-21** (Hall): A request for approval to allow a detached accessory building consisting of a 1,040 square-foot workshop at 3113 Half Circle Road located within the A-1-20 (Agricultural Low Density) Zone. Continued from September 30, 2015 **Recommended Action: Continue to the Regular Meeting of December 9, 2015** (Senior Planner)

Senior Planner Robles indicated that this project is being continued to the next regular meeting of December 9, 2015, to allow the applicant time to submit plans.

5. PUBLIC HEARING:

- A. **Conditional Use Permit 2015-11** (Verizon Wireless/Core): A request for approval to allow the installation of an unmanned wireless telecommunication facility at 240 Hidden Valley Parkway located within the Commercial District of the Gateway Specific Plan (GWSP). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. The walls inside the storage unit were modified to provide access, but no changes were made to the building. As proposed and conditioned, staff recommends approval.

In response to the Commission, Planner Robles confirmed that there are no antennas currently, the City of Corona did not need to be notified, and the proposed antennas will be in both towers of the complex.

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

M/S Jaffarian/Hoffman to adopt Resolution 2015-58, to approve Conditional Use Permit 2015-11, to allow the installation of an unmanned wireless telecommunication facility at 240 Hidden Valley Parkway.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler

Motion Passed

- B. **Conditional Use Permit 2015-23** (Cozart): A request for approval to allow a detached accessory building consisting of a 2,025 square-foot garage at 2863 Broken Arrow 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. The project was provided to the Architectural Review Subcommittee (ARC), only one had a concern with the location. All requirements, as proposed, are met; staff recommends approval.

Planner Robles confirmed that an apron is not required on a second garage.

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

In response to Member Hoffman, Director King stated that no additional apron in front of proposed garage is required.

Vice Chair Leonard suggested that a condition be added to state that no apron is allowed in the animal keeping area, for future consideration.

M/S Jaffarian/Hoffman to adopt Resolution 2015-56, to approve Conditional Use Permit 2015-23, to allow a detached accessory building consisting of a 2,025 square-foot garage at 2863 Broken Arrow Street; adding a condition to note no apron in animal keeping area.

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

- C. **Site Plan 2015-23; Tentative Parcel Map 36999; Conditional Use Permits 2015-26, -27, -28; Variance 2015-05** (Lewis Retail Centers): A proposal to construct a 113,331 square-foot commercial center with seven buildings, and to subdivide approximately 13.7 net acres into 9 parcels with conditional use permits for the sale of distilled spirits, four drive-through, and a service station; and a variance request to reduce the required 50-foot rear building setback to 38 feet; located on the southwest side of River Road and the northwest side of Corydon Street in the C-G (Commercial General) Zone (APN 121-310-086, -087; 121-180-014) **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the planning department. He reviewed the circulation, traffic, proposed new signal at Sundance Lane, and a proposed upgraded signal at Corydon Street and River Road. An impact analysis has been completed; improvement programs are in place to address potential additional traffic and impacts on the infrastructure. Director King noted that the department will be working in co-operation with the City of Corona as the project site includes buffers that border residential homes, both in Norco and Corona. He noted one setback that requires a variance due to a proposed horse trail; it is not a designated trail but the applicant would like to add it to replicate Norco's lifestyle; it will connect to the City's trail system. He stated that the City of Corona has requested a tall or dense buffer treatment for its residents residing on Ellington Drive, adding that an erroneous lot line adjustment had been done years earlier, for which the true lot line would give back three feet to the Corona residents; for which the City of Corona will need to work with the residents to rectify the situation. A condition was added to require a right-in/right-out on Corydon Street to provide a better traffic flow. Director King stated that the developer will work with both cities regarding traffic issues, such as street lights. He outlined requests received from the City of Corona Planning Division pertaining to the conditions for Site Plan 2015-23. He also noted changes to the Sign Program, such as eliminating the pylon sign on Corydon Street as it is not needed, and that rear-wall signage facing residential properties will not be allowed.

Staff recommends approval of Site Plan 2015-23, Conditional Use Permits 2015-26, -27, -28, Variance 2015-05, and recommendation for approval to the City Council on Tentative Parcel Map 36999, with recommendations made.

In response to Member Hoffman, Director King stated that the Sheriff Department was involved with reviewing the initial plans through the Project Review Board (PRB), the CIQA determination is made at staff level, and that pedestrian markers at crosswalks can only be required by the Engineer and only if standards are set for such. Member Hoffman asked that the proposed block wall for Ellington Drive residents be at 6 feet on their side and 9 feet on the commercial side.

In response to Member Rigler, Director King confirmed that a condition limiting loading/unloading time frame can be added, generally it is 6:00 a.m. to 7:00 p.m., and there are plans to add an equestrian crossing at River Road, with signs indicating as such.

Vice Chair Leonard noted that his only concern was the placement of the fuel station, he asked if it could be relocated.

Tim Reeves, applicant, stated that among the improvements will be the widening of River Road, power poles to be relocated, a turn-out is being provided for horses on-site, and in response to screening concerns the plan is to plant fast maturing trees to buffer residential properties. He shared that CVS has shown interest, a big-name grocery store is currently in negotiations, also to be included are a sandwich shop, dry cleaner, and other ancillary stores. As for the gas station tenant, there are multiple interested parties. In response to Member Jaffarian, the fuel station's current location is preferred, if moved it would cause parking and drive-thru issues; walls and landscaping will be included to help screen it from residences. In response to Member Hoffman, the fuel station will have charging stations as required by California State Green Code. Vice Chair Leonard and Chair Hedges also noted concerns with the fuel station's location and hours of operation. Mr. Reeves stated that they will work with staff and residents to possible set reasonable hours of operation.

Recessed: 8:17 p.m. / Reconvened: 8:27 p.m.

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

Delany Forsythe, Corona resident, stated concern with traffic, as it is already difficult to get out of her neighborhood, and asked for additional policing.

Jason Moquin, City of Corona staff, noted concerns with landscaping, fuel truck circulation, light standards, wall gap; asked that the City of Norco allow Corona staff and its residents to work with the applicant as well.

Sally Lange, Corona resident, stated concern with potential noise, safety issues and transients; does not support the project.

George Patrsch, Bluff Street resident, noted recent accidents in the area and the potential for more traffic and accidents.

Albert Espinoza, Corona staff, stated appreciates traffic components for signals; adding that the City of Corona does have flashing crosswalk markers; Corona would like to discuss further corridor improvements.

Lance Gregory questioned why the project had not gone before the Streets, Trails and Utilities Commission (STUC) due to potential street improvements and addition of a trail.

Sam DeKruyf, project property owner, stated his excitement with this project.

Kathy Thistlethwaite, Bluff Street resident, noted concern with the trail leading to the other side of town, appreciates the widening of River Road, and the white fencing is more visible.

Erin Allen, Corona resident, stated concerns with traffic, exiting from the center, loading hours, and two-story office building; also questioned the variance to allow a horse trail.

Renee Sinatra, Norco resident, although she is affected by Eastvale traffic, difficulty exiting her track, she approves the center, as opposed to apartments or more homes.

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Charles Townsend, Corydon resident, questioned the late notice, lack of community input; is against project.

Linda Dixon, Norco resident, gave support to the project, a small center and a gas station is needed for that side of town; appreciates the horse trail, because it's Norco.

Mike Thompson voiced his concern that this project did not go to the STUC first, due to additional traffic lights, horse trail, and sees issues with entrance/exits.

Claudia Reasoner, Corona resident, concern with traffic, currently has difficulty getting out of track.

Janet Garcia-Hudson, Norco resident, opposes the gas station, traffic and noise; noted concern with service station's proximity to ground water wells; adding that four drive-thrus is excessive.

Karl Wiese, Norco resident, concern with traffic through neighborhood, gas station too close to residences, and four drive-thrus are excessive.

Glenn Hedges, Norco resident, spoke in support of the project, a great boost to the City's economy.

Geoff Kahan, Norco resident, stated appreciation for River Road widening, will help improve traffic flow in the area. Although he appreciates the addition of a gas station, he is concerned with its location.

Lawrence Dubois, Norco resident, is against gas station and fast-food restaurants due to potential loud noise and bright lights from signs.

Ed Dixon, Norco resident, gave his support for the project; noted a better location for the gas station could be the corner of Corydon and River.

Diane Collins, spoke as Norco resident, supports the center, noting that traffic concerns are caused by Eastvale cut-through traffic; requested a high-end gas station as opposed to an AM/PM; a great tax-dollar base for Norco.

Ms. Collins also spoke on behalf of the Norco Area Chamber of Commerce, very excited for additional businesses in town, and the potential tax-dollars.

Steven Renquist, Norco resident, asked that drive-thru speakers be facing the center and not residences to alleviate noise pollution; stated gas stations are not residential compatible; and requested for speed bumps in the Remington housing track.

Jo Curtis, Corona resident, questioned the size of the project; suggested medical or dentistry offices.

Marissa Concepcion, Corona resident, liked the retail center concept but this project too large, potential for traffic issues, lights pollution, 3-foot gap causes security concern, and gas station does not belong in residential area.

From corona – likes retail center, too large of a scale; smaller scale; traffic issues; lights concern; gap 3ft area security concern; doesn't like gas station in residential area;

Harvey Sullivan stated his support for the project, noted that it falls within the guidelines of the Norco Municipal Codes.

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

Member Jaffarian stated that he appreciated all the comments. He suggested 24" box trees for landscaping, limiting hours of loading docks, limiting hours for gas tank deliveries to the station, and light and associated sound be buffered. He also noted that the properties that have the 3-foot gap need to work with the City of Corona, as that portion of land is in Corona. He appreciated the traffic modifications as it will help with circulation issues in the area.

Member Hoffman asked Director King to explain why this project had not gone before the STUC. In response, Director King stated that all streets and trails are already set to City's standards, as such there was nothing new to consider. Member Hoffman stated for the benefit of the public, that the property has always been commercially zoned, although homes were proposed at one time and denied. He stated that the center will serve the community area well. As for the traffic concerns of the residents on Ellington Drive, it is a City of Corona issue to handle.

Member Rigler supported the project; there are more benefits than problems. He added that there will always be concerns over traffic, cut-through traffic exist all over town.

Vice Chair Leonard stated that this is a good utilization of the property, as zoned for commercial. He asked that the applicant work with neighboring residents regarding the potential noise pollution from the gas station, to find a resolution. He also requested that the traffic calming issues of the Remington Estates area be brought to the Council's attention.

Chair Hedges concurred with everyone's input. She noted her worries about fast-food sounds, suggested that a condition be added to have speakers turned away from residences, and restrict hours for fuel truck deliveries.

M/S Jaffarian/Hoffman to adopt a Mitigated Negative Declaration.

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

M/S Leonard/Rigler to adopt Resolution 2015-60, to approve Site Plan 2015-23 for development of a 113,331 square-foot commercial center consisting of seven buildings: Major "A" (44,200 SF), Major "B" (14,576 SF), Shops 1 (7,938 SF), Shops 2 (9,198 SF), Shops 3 (6,456 SF), Pad "A" (2,780 SF), Pad "C" (3,198 SF), Pad "D" (2,965 SF) and office (2-story, 22,000 SF) on 13.7 acres located on the Southwest side of River Road at the Northwest side of Corydon Street.

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

Under discussion: Member Jaffarian asked that the resolution reflect amendments previously discussed.

M/S Leonard/Rigler to adopt Resolution 2015-61, to recommend that the City Council approve Tentative Parcel Map 36999 to subdivide 13.7 acres into nine parcels for financing purposes located on the Southwest side of River Road at the Northwest side of Corydon Street.

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

M/S Jaffarian/Hoffman to adopt Resolution 2015-62, to approve Conditional Use Permit 2015-26, to allow development of four drive-thru lanes associated with Site Plan 2015-23 on 13.7 acres located on the Southwest side of River Road and the Northwest side of Corydon Street; add condition that requires speakers be turned away from residential area.

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

M/S Jaffarian/Leonard to adopt Resolution 2015-63, to approve Conditional Use Permit 2015-27, to allow the sale of distilled spirits associated with Site Plan 2015-23 on 13.7 acres located on the Southwest side of River Road and the Northwest side of Corydon Street.

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

Under discussion: Member Jaffarian noted that all ABC rules/guidelines are to be followed by all tenants of center selling distilled spirits.

M/S Leonard/Jaffarian to adopt Resolution 2015-64, to approve Conditional Use Permit 2015-28, to allow development of a service station associated with Site Plan 2015-23 on 13.7 acres located on the Southwest side of River Road and the Northwest side of Corydon Street; limiting fuel tanker deliveries to 7:00 a.m. to 7:00 p.m.

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

M/S Jaffarian/Hoffman to adopt Resolution 2015-65, to approve Variance 2015-05, to allow a variance from Norco Municipal code Section 18.29.30 "Site Development Standards", to reduce the rear yard setback requirement from 50 feet to 38 feet located on the Southwest side of River Road at the Northwest side of Corydon Street.

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

M/S Jaffarian/Hoffman to adopt Resolution 2015-66, to approve the Sign Program for Norco Village (Site Plan 2015-23) for development of a 113,331 square-foot commercial center located on the Southwest side of River Road at the Northwest side of Corydon Street.

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

- D. General Plan Amendment 2015-01; Zone Change 2015-01; Specific Plan 91-02, Amendment 8; Site Plan 2015-22; Conditional Use Permit 2015-25 (Olsen):** A proposal to construct a 6,205 square-foot commercial center with two restaurant buildings and a conditional use permit for one of the buildings to have a drive-through; located on the norco side of Hidden Valley Parkway, east of Yasment Drive (APN 122-570-001) **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He stated that as presented the report and conditions reflect input from the Architectural Review Subcommittee (ARC) and notes from the City of Corona. He reiterated that Corona Avenue has been closed permanently as approved by City Council; the trail will remain as is a continuation to the City's trail system, and the existing traffic signal will remain for the driveway in and out of the Center. The architecture will return for final approval by ARC, as tenants are not yet known, Staff recommends approval.

Vice Chair Leonard questioned the need for emergency access; per Director King, the Fire and Sheriff's Departments have confirmed that access through the closed portion of Corona Avenue is not needed.

Member Rigler stated that he likes the plan; it is a great use of the small lot.

In response to Member Hoffman, Director King stated that if necessary, the trail is wide enough to allow for emergency vehicles. He asked to eliminate the water trough. Staff will verify if traffic signal fees are to be paid by property owner, and if it can be conditioned for an upgrade when needed.

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

Lance Gregory suggested that all City Commissions be utilized, especially when there are street and traffic issues to be addressed.

Linda Dixon stated her support to this great project for a small property.

Mike Thompson noted his concern with the bypass of the STUC; adding that turn lanes and egress/ingress concerns could have been addressed by the Commission.

Patricia Overstreet stated she supports the project, has been waiting a long time for it. A good sales revenue to benefit the City.

Corinne Holder appreciates the project, but noted her concern with the lack of emergency exit from neighborhood for residents in a case of catastrophe.

Dennis Ralls, Corona staff, shared that traffic exiting from Via Blairo does trigger the traffic signal

Geoff Kahan also noted concerns regarding emergency access; but supports the project, more commercial is good for the City.

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

Member Hoffman asked staff to verify with Engineering if the round-about at Corona Avenue will cause problems; Director King stated it had been discussed, the tight curb of the street will slow traffic.

M/S Jaffarian/Hoffman to adopt a Mitigated Negative Declaration.

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

M/S Jaffarian/Hoffman to adopt Resolution 2015-67, to recommend that the City Council approve Zone Change 2015-01, changing existing zoning from Specific Plan (SP) and Agricultural Low-Density (A-1-20) to Commercial (C-4) and change the corresponding General Plan 2015-01 designation from Specific Plan and Residential Agriculture to Commercial Community on 1.39 acres on the North side of Hidden Valley Parkway East of Yasment Drive.

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

M/S Leonard/Rigler to adopt Resolution 2015-68, to recommend that the City Council approve Specific Plan 91-02, Amendment 8 to detach approximately 1.1 acres on the North side of Hidden Valley Parkway East of Yasment Drive.

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

M/S Hoffman/Leonard to adopt Resolution 2015-69, to approve Site Plan 2015-22, to allow development of a 6,205 square-foot commercial center consisting of two restaurant buildings on 1.39 acres located on the North side of Hidden Valley Parkway East of Yasment Drive.

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

M/S Jaffarian/Leonard to adopt Resolution 2015-70, to approve Conditional Use Permit 2015-25, to allow development of a drive-thru lane associated with Site Plan 2015-22 on 1.39 acres located on the North side of Hidden Valley Parkway East of Yasment Drive; add condition that requires speakers be turned away from residential area.

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

6. BUSINESS ITEMS:

- A. **Site Plan 2015-18** (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)

This item heard prior to Agenda Item 5.C. and 5.D.

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that this project was previously presented to the Commission, in June 2015, as a barn in the animal keeping area. The Commission denied it as it appeared to be a non-animal friendly building. The applicant was asked to resubmit plans showing a more animal-friendly structure if it is to stay within the animal keeping area. The new plans show stalls, a wood side finishing and windows were added; all but one power outlets were removed. As proposed, all requirements are met. Staff recommends approval.

Chair Hedges invited the public to speak.

Al Cadena, applicant, stated that he has changed the plans to accommodate a horse barn; in response to Vice Chair Leonard, the property owner will eventually house horses.

Chair Hedges brought discussions back to the Commission.

After much discussion, the Commission concurred that the plans presented still did not seem appropriate to accommodate horse or other animals; the building did not appear to look like a barn.

Member Jaffarian stated that the same recommendations given at the prior presentation still stand; does not appear animal friendly or its purpose clear.

M/S Leonard/Jaffarian to deny Site Plan 2015-18 for a detached accessory building consisting of a 600 square-foot barn at 3201 Cavaletti Lane.

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

- B. **Site Plan 2015-21** (Parraga): A request for approval to allow a detached accessory building consisting of an 862 square-foot garage/workshop/storage building at 45710 Temescal Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

This item heard prior to agenda item 5.C. and 5.D.

Senior Planner Robles presented the staff report on file in the Planning Department. As proposed, all set back requirements are met. Staff recommends approval.

M/S Jaffarian/Hoffman to adopt Resolution 2015-57, to approve Site Plan 2015-21, to allow a detached accessory building consisting of an 862 square-foot garage/workshop/storage building at 4570 Temescal Avenue.

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

- C. **Site Plan 2015-23** (Lewis Retail Center): A request to construct a 113,331 square-foot commercial center with seven buildings for retail, office and pad sites on 13.7 acres located on the southwest side of River Road and the northwest side of Corydon Street in the C-G (Commercial General) Zone. Report combined with Agenda Item 5.C. **Recommended Action: Approval** (Planning Director)

This item heard in conjunction with agenda item 5.C.

- D. **Site Plan 2015-22** (Olsen): A proposal to construct a 6,205 square-foot commercial center with two restaurant buildings **Recommended Action: Approval** (Planning Director)

This item heard in conjunction with agenda item 5.D.

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

- City Council Regular Meeting of September 16 , 2015
- City Council Regular Meeting of October 7, 2015

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 Hedges adjourned the meeting at 10:30 p.m. to December 9, 2015 (dark in November due to Holidays)

Respectfully submitted,

Steve King
Secretary
Planning Commission

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