



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
December 9, 2015

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

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

STAFF PRESENT: **Planning Director King, Senior Planner Robles, Deputy City Manager/Parks and Recreation Director Petree, Associate Engineer Nelson, City Clerk Link and Deputy City Clerk Germain**

OATH OF OFFICE:

City Clerk Link provided the Oath of Office to Danny Azevedo, newly appointed Commission Member, replacing Ted Hoffman who was elected to the City Council.

PLEDGE OF ALLEGIANCE: **Commission Member Jaffarian**

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

2. PUBLIC COMMENTS:

Ted Hoffman congratulated Mr. Azevedo on his appointment; adding that he enjoyed serving on the Commission, thanked the Commission and staff for a great experience, noting all the good work done by the Commission thus far.

Kristy Rossi reported that due to a water main break near her home, the City has wasted a lot of water, adding that the City needs to do its share of conserving. She suggested that the water could be pumped into holding tanks so that it is not wasted.

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting of October 28, 2015

Recommended Action: Approval (Deputy City Clerk)

M/S Jaffarian/Leonard to approve the minutes of regular meeting of October 28, 2015, as written.

AYES: Hedges, Leonard, Jaffarian, Rigler

ABSTAIN: Azevedo

Motion Passed

4. CONTINUED PUBLIC HEARING:

A. **Conditional Use Permit 2015-21** (Hall): A request for approval to allow a detached accessory building consisting of a 1,040 square-foot garage/workshop with an attached 320 square-foot covered porch at 3113 Half Circle Road located within the A-1-20 (Agricultural Low Density) Zone.

Continued from September 30, and October 28, 2015 **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Based on the Commission's concerns at the initial presentation on September 30, 2015, meeting, the item was continued to allow the applicant to resubmit plans showing requested changes. She reported that the garage apron had been removed as well as any habitable usage. The Engineering staff has visited the site to verify that, other than a clean-up of the lot, no excessive grading had occurred. Minimum requirements are met; staff recommends approval.

In response to Vice Chair Leonard, Planner Robles explained that if the garage is not primary, detached garage, an apron is not required.

Director King expanded on the explanation, stating that secondary garages do not require aprons, and that although previously not consistent, the Building Division staff have been given proper directions on this issue.

Member Rigler questioned the grading, stating that he had noticed a grading difference on the property in comparison to the neighbor; adding his concern with water runoff going onto neighbor's property.

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.

Member Jaffarian stated that the applicant has addressed the Commission's concerns.

M/S Jaffarian/Leonard to adopt Resolution 2015-49, to approve Conditional Use Permit 2015-21, to allow a detached accessory building consisting of a 1,040 square-foot garage/workshop with an attached 320 square-foot covered porch at 3113 Half Circle Road.

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

5. PUBLIC HEARING:

- A. **Conditional Use Permit 2015-30** (Kosmal): A request for approval to allow a Fitness Studio with a retail component at 3230 Hamner Avenue, Suite 404, located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the existing building is divided into two suites, one for fitness classes and the second for nutritional consultations and a retail component. Planner Robles reviewed the proposed class schedule, noting that the nutritional consultations will take place between classes. As presented the intent is a permitted use in the zone. Staff recommends approval.

In response to Member Jaffarian, Planner Robles stated that the parking ration allowance used was the same as other similar use locations. Member Jaffarian asked that a full evaluation of parking be provided on future requests.

Member Rigler asked if the parking ratio outcome would be affected should other businesses in the center expand their hours. In response, Planner Robles stated that the current ratio used would not require a return to the Commission for additional review. She also confirmed that only pre-packaged food will be allowed to be sold.

In response to Member Azevedo, Planner Robles confirmed that the maximum attendance for each class is set at 15; as such, parking will not be an issue.

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.

Member Jaffarian noted that parking is always an issue, especially at multi-use centers. He asked that a condition be added noting that if hours are modified, or the number of class attendees change, this CUP be required to get re-approved, due to the parking issue concern. Adding that the same be noted on future projects in any center.

M/S Jaffarian/Rigler to adopt Resolution 2015-77, to approve Conditional Use Permit 2015-30, to allow a fitness studio with a retail component in Suite 404 of an existing building located at 3230 Hamner Avenue; adding a condition to require re-approval should the hours of operation or number of attendees per class change.

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

- B. Conditional Use Permit 2015-31 (Baker):** A request for approval to allow a restaurant (Cowboy Joe's) to sell liquor (distilled spirits) for on-site consumption at 3230 Hamner Avenue, Suite 401 located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that this is not an approval for the restaurant, but to allow liquor consumption on the premises; adding that the actual license is issued by ABC, once approved by the City. The restaurant is currently in construction, no additional restaurant will be allowed in this same center, as there now will be two eateries. Staff recommends approval.

Vice Chair Leonard asked if Sheriff and Fire Departments have reviewed the plans. Planner Robles stated that yes, and all the departments' requirements have been met.

In response to Member Azevedo, Planner Robles stated the hours of operation and that no entertainment is planned or permitted at this time, but they may apply in future with the City Council.

Member Jaffarian commented on his concern with the arrangements in place regarding any alcohol hand over in the patio area.

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

Joe Baker, applicant, stated he is aware that the outside was a concern; he is planning for an 8-foot thick wall. He thanked the Commission for its consideration of his project. He shared that he has done research for over one year into opening his business, by visiting other local similar businesses. In response to Member Rigler, Mr. Baker stated that he doesn't feel he needs additional security, his plans include cutting off excessive drinking, and anyone causing disturbance will be asked to leave the premises. The establishment will be family-friendly and have many sports events showing throughout the day.

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

M/S Leonard/Jaffarian to adopt Resolution 2015-78, to approve Conditional Use Permit 2015-31, to allow the sale of liquor for on-site consumption as an ancillary use for a restaurant located at 3230 Hamner Avenue, Suite 401.

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

- C. **Conditional Use Permit 2015-34** (Luiten): A request for approval to allow a detached accessory building consisting of a 2,475 square-foot storage building at 3054 Corona 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. She noted that the Architectural Review Subcommittee (ARC) expressed concern over the height and metal siding. The proposed building meets requirements, 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.

Jack Luiten, applicant, confirmed that the original slab to be used has been in place since 2008, and that he has read and understands all the conditions.

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

M/S Jaffarian/Rigler to adopt Resolution 2015-71, to approve Conditional Use Permit 2015-34, to allow a detached accessory building consisting of a 2,475 square-foot storage building at 3054 Corona Avenue.

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

- D. **Conditional Use Permit 2015-35** (Sandoval): A request for approval to allow a detached accessory building consisting of a 1,152 square-foot Recreational Vehicle (RV) garage at 1593 Clydesdale Court located within the Norco Hills Specific Plan (NHSP) Amendment No.1(Ito Farms). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She explained that this Amendment No. 1 Track was created and developed prior to the requirement of Primary Animal Keeping Areas (PAKAs) or animal keeping areas. ARC has reviewed and only noted a concern over the height. As proposed, all requirements are met; staff recommends approval.

Vice Chair Leonard questioned if pool and coping was added to the total lot coverage; in response, Planner Robles stated that it was not required in this Specific Plan. Vice Chair Leonard stated that the plan appears to show more than 32 percent coverage, possibly exceeding 40 percent. Planner Robles indicated the project is being presented as shown on the approved plans.

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.

Vice Chair Leonard reiterated his concern with the lot coverage showing, noting issues with the plan, which appears to show at 40 percent or more.

Member Azevedo stated that since the home is seated forward on the lot, there appears to be lots of room in the back of the property. He is satisfied that the proposed structure will be well away from the pool area. In response to Member Azevedo, Planner Robles stated that the resident indicated there are trees between the pool and the proposed structure.

Mike Garrison, property owner, responded to confirm the trees, the open space area is approximately 900 square feet, and there is a concrete ribbon around the pool.

M/S Jaffarian/Hedges to adopt Resolution 2015-72, to approve Conditional Use Permit 2015-35, to allow a detached accessory building consisting of a 1,152 square-foot recreational vehicle (RV) garage at 1593 Clydesdale Court.

AYES: Hedges, Azevedo, Jaffarian
NOES: Leonard, Rigler

Motion Passed

- E. **Conditional Use Permit 2015-12** (Verizon Wireless): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 53-foot tall freestanding pole with antennas, designed to function as a ball field/park light pole, at 2760 Reservoir Drive (Parmenter Park) located within the OS (Open Space) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the project meets all requirements of the underlying zone of Open Space and for freestanding telecommunication facilities; adding that the City code allows the height when it includes a park light pole. Staff recommends approval.

In response to Member Jaffarian, Deputy City Manager Petree confirmed that another cell facility had been previously approved but was never built as T-Mobile withdrew its application. He noted that the City is comfortable with the 53-foot height, a photometric study is done so that the City gets what it needs; it will also be energy efficient and blend in with the current poles on sight.

Member Rigler noted his concerns with the RF frequency, its location near residences, and the 12-foot panels.

Deputy City Manager Petree stated that standard FCC required signage will be posted, alerting the public to keep their distance from the antenna site, and that the City also required an emissions study.

Member Azevedo shared that he is familiar with these types of posts; he suggested that the posts be color blended with the surrounding environment so that it can't be noticed, and that exterior security lighting be provided.

Deputy City Manager Petree shared his past experience, noting that he has been involved with this type of project for a number of years, sharing that it produces additional funds to help pay for park maintenance.

Maree Hoeger, representative for Verizon, stated poles can be painted if required.

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 Leonard/Jaffarian to adopt Resolution 2015-73, to approve Conditional Use Permit 2015-12, to allow the installation of an unmanned wireless telecommunication facility consisting of a 53-foot tall freestanding monopole with antennas, designed to function as a ball field park light pole, at 2760 reservoir Drive (Parmenter Park); adding a condition requiring that the pole be color blended with its environment.

AYES: Hedges, Leonard, Azevedo, Jaffarian Motion Passed

NOES: Rigler

- F. **Conditional Use Permit 2015-13** (Verizon Wireless): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 67-foot tall freestanding pole with antennas, designed to function as a ball field/park light pole, at 3364 Western Avenue (Wayne Makin Park/Shearer Sports Complex) located within the OS (Open Space) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that this facility will be located within the Shearer Sports Complex area, and will also provide equipment storage for the Parks Department and the local sports groups that use the park. Staff supports the height and recommends approval.

In response to Member Jaffarian, Deputy City Manager Petree stated that not all poles are the same height, noting that the height is determined by the size of the field.

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/Leonard to adopt Resolution 2015-75, to approve Conditional Use Permit 2015-13, to allow the installation of an unmanned wireless telecommunication facility consisting of a 57-foot tall freestanding monopole with antennas, designed to function as a soccer field park light pole at 3364 Western Avenue (Wayne Makin Park/Shearer Soccer Complex).

AYES: Hedges, Leonard, Azevedo, Jaffarian

Motion Passed

NOES: Rigler

G. Conditional Use Permit 2015-14 (Verizon Wireless): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 50-foot tall freestanding pole with antennas, designed to function as a parking lot light pole, at 3737 Crestview Drive (Ingals Park) located within the OS (Open Space) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She shared that the trademark Horsetown USA logo will be added to the panels, as a requirement. Staff recommends approval.

In response to Member Jaffarian, Deputy City Manager Petree explained that bollards will be installed around the pole, and done by City staff.

Member Rigler stated he likes this one as it is not located in or near a residential area.

Chair Hedges stated she did not like that it was situated in the parking lot, as the lot always gets filled quickly during events. Deputy City Manager Petree explained that the building, which will provide storage for the City, will be situated close to the fence line and it would not take any more space than the portable lights that have been used in the same space for past events. Chair Hedges suggested that the color blend be required here also.

In response to Member Azevedo, Deputy City Manager Petree shared that power outlets will be added, and that tie-ups are a possibility.

Vice Chair Leonard suggested that a condition be added to require Verizon to add bollards around the pole/structure with tie-ups and power outlets; stating that based on the City's financial situation, it should not have to pay for the work, or else add a condition requiring the applicant pay for it and allow the City to design it.

In response, Deputy City Manager Petree stated that City staff is prepared to do the work; he expanded by stating that staff would design the bollards, as staff knows what works best for our needs. He further responded that the City will be receiving \$20,000 initial payment, which will cover the cost.

Member Jaffarian agreed with Deputy City Manager Petree, the City should take responsibility to design and build the bollards; it would allow the City the flexibility to make changes in the future.

Planner Robles made a correction to the resolution, stating that Condition No. 22 be struck out as it is not necessary, as the location is determined by both parties.

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/Rigler to adopt Resolution 2015-76, to approve Conditional Use Permit 2015-14, to allow the installation of an unmanned wireless telecommunication facility consisting of a 50-foot tall freestanding pole with antennas, designed to function as a parking lot light pole, placed on two of the legal parcels (APNs 168-040-011, -018) that are part of the George A. Ingalls Equestrian Center, located at 3737 Crestview Drive; adding a condition requiring color blend with the environment, and remove Condition No. 22.

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

Recessed: 8:40 p.m. / Reconvened: 8:50 p.m.

The following two agenda items were heard at 8:56 p.m., after Business Items Nos. 6.A. and 6.B., by request of staff.

H. **Tentative Tract Map 36717** (Dallape): A request to subdivide 26.69 gross acres into 32 parcels for single-family residential development on property located on the northeast side of River Road and south of Bluff Street in the A-1-20 zone. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He provided a historical background of the property as a dairy. He explained that the existing ranch house will remain, and the remainder of the lot will be developed with residential homes. PAKAs will be required on all residential lots, and a Land Maintenance District (LMD) will be developed for maintenance and repair needs within the tract. The tract will be connected to the City's trail system, and routing to Ted Brooks Park. Staff recommends approval.

Vice Chair Leonard asked that Condition 57 be revised to include trail fencing.

In response to Vice Chair Leonard, Director King stated that the LMD will not have an end date. Vice Chair Leonard requested that a condition be added to note as such; Director King stated he will verify with the City Attorney to make sure there are no restrictions to do so. He also confirmed that the PAKAs' locations are indicated in the ledger of the map.

In response to Member Azevedo, Associate Engineer Nelson explained that all water will be treated and that the Engineering Department will determine the requirements needed; and all setbacks are set at 25 feet.

In response to Member Jaffarian, Director King confirmed that PAKAs are required and will be recorded on the property titles, and each PAKA will be scaled to the number of animal units allowed based on the individual lot size.

Chair Hedges, concerned regarding having a gap between the walls of this tract and the Remington track behind it, asked that a condition be added to restrict the gap to four inches.

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

Bud Thatcher, representative, thanked the staff for their assistance through the process. He confirmed that he had read the conditions, and had only one concern pertaining to Lots 2 and 3, which needs to intercept water from Lot 1, requiring treatment. Also he requested that Condition 38 be revised to include Lots 2 & 3 for lot cross drainage; modify Condition 57 for maintenance requirement for Lots 2 & 3. In response to Chair Hedges, the wall gap will be as close as can possibly be done, usually at two inches.

Stan Rossi, as resident on Bluff Street, stated his concern with the affects to Bluff Street residences, and about future development plans.

Mike Thompson stated that he did not recall the recycled water requirement discussion for this project when presented to the Streets, Trails, and Utilities Commission. Director King responded, adding that this will be available to the residents upon moving into these homes.

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

In response to Vice Chair Leonard's concern regarding the impact this new project will have on the City's sewer system, Associate Engineer Nelson stated that there will be non as it will drain into a way station.

Member Jaffarian commended City staff and the developer on an excellent addition to Norco, noting the trail system connection.

Chair Hedges questioned the cross ribbon gutter and the prevention of potential flooding, in response, Director King answered that the responsibility will be on the LMD for cleaning and upkeep of the gutters.

Member Azevedo congratulated the contractor for working with the City and keeping its needs and requirements in mind.

Vice Chair Leonard concurred with the Commissioner's comments, reiterating the addition of a condition regarding the upkeep of the trail fencing, no time limit on the LMD, and asked that a sewer study be required.

M/S Jaffarian/Rigler to adopt Resolution 2015-79, recommending to the City Council that Tentative Tract Map 36717 be approved; modify Condition 57 to add trail fencing, condition that the LMD has no time line, and require a sewer study.

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

- I. **Zone Code Amendment 2015-07, Code Change 2015-07** (City of Norco): A proposal to amend Title 5 and Title 18 of the Norco Municipal Code regarding the cultivation and delivery, and all aspects of the growing, retailing, and the use of marijuana, medical marijuana, and/or cannabis in the City of Norco.
Recommended Action: Approval (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He provided an overview of the Norco Municipal Code added a few years ago regarding marijuana being illegal for sale. The League of California Cities is recommending that all cities add a code to specifically not allow cultivation and delivery of marijuana. There are two separate resolutions that would need to be sent to Council for its final approval.

In response to Vice Chair Leonard, Director King explained that this item would not be treated as an adult entertainment issue, and can be prohibited by individual cities.

Member Jaffarian questioned transportation or the delivery of marijuana to individuals that may have legal right/prescription to have; in response, Director King explained that if for personal use they are allowed to keep it but not transport within the City. He further expanded stating that this would provide the City a bit of a hammer to deal with this issue should it go to a ballot vote, as the State would like for marijuana to be regulated like alcohol, so the City is being proactive to maintain the prohibition the City currently has in place.

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/Leonard to adopt Resolution 2015-80, recommending that the City Council that Code Change 2015-07 be approved amending Chapter 5.54, of the Norco Municipal Code, “Medical Marijuana Dispensaries” to “Marijuana Cultivation and Transportation” prohibiting the cultivation and transportation of marijuana in all zoning districts within the City of Norco.

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

M/S Jaffarian/Leonard to adopt Resolution 2015-81, recommending that the City Council approve Zone Code Amendment 2015-07 adding Chapter 18.64 “Prohibition of Marijuana Cultivation and Transportation”, with any related cross-references in other chapters as needed.

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

6. BUSINESS ITEMS:

Business items were heard by the Commission prior to Agenda Item 5.H.

- A. **Site Plan 2015-25** (Castro): A request for approval to allow a detached accessory building consisting of a 768 square-foot horse shelter at 3112 Sunset Court located within the A-E (Agricultural Estate) Zone.

Recommended Action: Approval (Senior Planner)

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

In response to Chair Hedges, Planner Robles explained no construction had begun but that a small wall had been placed to hold the hay for horses.

Toribio Castro, applicant, stated that the small wall is eight inches in height, confirming it was placed to hold hay shavings.

M/S Jaffarian/Rigler to adopt Resolution 2015-74, to approve Site Plan 2015-25, to allow a detached accessory building consisting of a 768 square-foot horse shelter at 3112 Sunset Court.

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

- B. **Special Sign Permit 2015-01** (Bovee): A request for approval of a freeway-oriented sign to advertise three businesses on property located at 1701-1713 Hamner Avenue in the CTO (Commercial Transition Overlay) zone.

Recommended Action: Approval (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He noted that this project had previously been denied without prejudice, based on its size and the location was not adequate. A revised plan is being provided; staff recommends approval.

M/S Jaffarian/Rigler to adopt Resolution 2015-45, to approve Sign Permit 2015-01, to allow a freeway-oriented pylon sign on property located at 1701-1713 Hamner Avenue.

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

7. CITY COUNCIL MINUTES:

Received and Filed

- City Council Regular Meeting of October 21, 2015
- City Council/Historic Preservation Commission Special Joint Meeting of October 28, 2015
- City Council Regular Meeting of November 4, 2015
- City Council Regular Meeting of November 18, 2015

8. PLANNING COMMISSION:

A. Oral Reports from Various Committees: None

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

- Vice Chair Leonard asked if a deadline can be required for projects approved by the Planning Commission, as he stated that some have not complied with the approvals. Director King stated that the City standards provides for two years to complete a project. Vice Chair Leonard asked if it can be changed.

9. ADJOURNMENT: Chair Hedges adjourned the meeting at 9:42 p.m. to the Special Meeting on December 14, 2015 at 6:00 p.m. at Norco City Hall, Conference Rooms A & B.

Director King gave an overview of the presentation regarding the Wyle Lab property and the Preservation and Development Zone.

Respectfully submitted,

Steve King, Secretary
Planning Commission