



**CITY OF NORCO  
PLANNING COMMISSION REGULAR MEETING MINUTES**

**Wednesday, July 13, 2016  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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**CALL TO ORDER: 7:00 p.m.**

**ROLL CALL:**  
Patricia Hedges, Chair - **Present**  
Robert Leonard, Vice Chair - **Present**  
Danny Azevedo, Commission Member - **Present**  
Phil Jaffarian, Commission Member - **Absent**  
John Rigler, Commission Member - **Absent**

**PLEDGE OF ALLEGIANCE: Vice Chair Leonard**

**APPEAL NOTICE: Read by Director King**

**OATH OF OFFICE:** Re-appointed Commission Member Patricia Hedges  
**City Clerk Link provided the Oath of Office for re-appointed Commission Member Patricia Hedges for her continued service on the Planning Commission.**

1. **PUBLIC COMMENTS: None**

2. **APPROVAL OF MINUTES:**

A. Minutes of Regular Meeting of May 11, 2016. **Recommended Action: Approval** (Minutes Clerk)

**M/S LEONARD/AZEVEDO** to approve Planning Commission Regular Meeting Minutes of May 11, 2016, as written; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO**

**NOES: NONE**

**ABSENT: JAFFARIAN, RIGLER**

**ABSTAIN: NONE**

3. **CONTINUED PUBLIC HEARING:**

A. **Conditional Use Permit 2016-13 (Davis):** A request for approval to allow a detached accessory building consisting of a 2,400 square-foot storage/hobby shop building at 2579 Echo Hill Drive located within the A-1-20 (Agricultural Low Density) Zone **Recommended Action: Continue public hearing to August 10, 2016 Planning Commission Regular Meeting** (Senior Planner)

Senior Planner Robles recommended the continuance of this project to the next regular meeting of August 10, 2016, to allow the applicant time to submit the required project exhibits for the presentation.

4. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2016-23 (Coleman):** A request for approval to allow a detached accessory building consisting of a 960 square-foot garage/storage building at 2697 Shadow Canyon Circle 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. She noted discussions from the previous Planning Commission meeting, which denied the project, without prejudice, as it was determined that the location of the proposed building precluded an adequate animal-keeping area on the property. The Commission analyzed the project for potential animal keeping since it is zoned for it, although not required to be shown on the plan. The applicant submitted a revised plan showing a new location for the proposed building, allowing for an open animal-keeping area. 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.**

Vice Chair Leonard commended the applicant for taking into consideration Commission's comments and presenting a plan based on those comments.

**M/S Leonard/Hedges** to adopt Resolution 2016-38, to approve Conditional Use Permit 2016-23, to allow a detached accessory building consisting of a 960 square-foot garage/storage building at 2697 Shadow Canyon Circle; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO**  
**NOES: NONE**  
**ABSENT: JAFFARIAN, RIGLER**  
**ABSTAIN: NONE**

- B. **Conditional Use Permit 2016-16 (Jackson):** A request for approval to allow a detached accessory building consisting of a 1,760 square-foot garage/workshop building with 204 square feet of covered patio area at 4192 Center 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. The project was reviewed by the Architectural Review Subcommittee (ARC), with no major concerns expressed. As proposed all requirements have been met, a continued open animal area can be provided; staff recommends approval.

In response to Chair Hedges, Planner Robles noted that based on its size, the bathroom will only accommodate a toilet and sink.

Commissioner Azevedo stated a tank-less water heater was not need for only a sink.

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

Dale Sessions, draftsman and spoke on behalf of applicant, responded to questions from Vice Chair Leonard in reference to a urinal being added, and why a tank-less water heater is needed. Mr. Session stated that the applicant's father is disabled and a larger restroom would allow wheelchair access. In response to Chair Hedges, Mr. Sessions explained that the porch is more of a façade aspect.

Vice Chair Leonard emphasized that the applicant understand all conditions and what the consequences will be if not followed.

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

Member Azevedo appreciated the look of the porch; he felt the plan was well presented.

Vice Chair Leonard noted concerns with the building looking more like a house, potential for it to be converted as such. He suggested that instead of a water heater, he would allow for an InstaHot under the sink to heat water, since only has a toilet and sink.

**M/S AZEVEDO/ -----** to adopt Resolution 2016-42, to approve Conditional Use Permit 2016-16, to allow a detached accessory building consisting of a 1,760 square-foot garage/workshop building with 204 square feet of covered patio area at 4192 Center Avenue; requiring an instahot, or similar, under the sink.

**Motion died due to a lack of a second.**

**M/S LEONARD/HEDGES** to adopt Resolution 2016-42, to approve Conditional Use Permit 2016-16, to allow a detached accessory building consisting of a 1,760 square-foot garage/workshop building with 204 square feet of covered patio area at 4192 Center Avenue; adding conditions to allow an instahot under the sink, no large water heater, and allow for a 2-piece bathroom only; motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD,**  
**NOES: AZEVEDO**  
**ABSENT: JAFFARIAN, RIGLER**  
**ABSTAIN: NONE**

- C. **Conditional Use Permit (Morris):** A request for approval to allow a detached accessory building consisting of a 2,400 square-foot storage building at 4714 Pedley 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. The ARC was concerned with the industrial look; this was shared with the applicant.

The building as proposed meets all requirements, as well as the open animal keeping area; staff recommends approval.

Vice Chair Leonard questioned the access from the back of the property through the side yard area; in response, Planner Robles stated 15 feet is the requirement.

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

Cheryl Morris, applicant, responded to Vice Chair Leonard's question regarding the size of the building, stating that she will be storing an RV and classic cars. She confirmed she has no plans to have a business operating from the building.

Tom Deitrick, as a neighbor, he noted concern with flooding once the large building is in place.

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

Chair Leonard questioned that there are two houses on the property and the excessive amount of trailers already on the property. He further stated his concern that a business may be run out of the proposed building, and doesn't care for the industrial look of the building. Director King confirmed that both current homes are permitted on the property.

Member Azevedo pointed out potential difficulty with turn-around and access by the RV due to a large tree near the access area.

Chair Hedges stated she doesn't like large metal buildings, but it fits on the property.

**M/S AZEVEDO/HEDGES** to adopt Resolution 2016-41, to approve Conditional Use Permit 2016-18, to allow a detached accessory building consisting of a 2,400 square-foot storage building at 4714 Pedley Avenue; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO**  
**NOES: NONE**  
**ABSENT: JAFFARIAN, RIGLER**  
**ABSTAIN: NONE**

- D. **Conditional Use Permit 2016-19 and 2016-20 (Holly/HC&D Architects):** A proposal to allow a pediatric therapy riding and education facility at 4211 Valley View Avenue which includes: a new therapy facility building, two adjoining caretaker dwelling units, and related accessory buildings on an existing residential lot with an existing residence that will serve as the facility manager's residence. The property is located in the A-1-20 (Agricultural Low Density) zone **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He provided an overview of the property as it currently stands, and the current allowed usage. Although landscape is not a requirement in residential, when a property may be used as business, the commercial requirements are added to the conditions. Per the Norco Municipal Code, parking areas need to be paved but applicant is proposing gravel; upon review staff agreed. Staff recommends approval.

Member Azevedo questioned if flooding concerns have been addressed. In response, Director King stated that grading requirements will be reviewed by the Engineering Department through the permit process.

In response to Vice Chair Leonard, Director King stated that caretaker units are allowed as permanent structures, whereas granny flats are handled differently; and the maximum elevation of a proposed structure is 35 feet.

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

Cassandra Holly, applicant, explained that the additional caretaker unit is to allow additional accommodation for a full time trainer, a full time groundskeeper, and a full time horse caretaker.

Mike Thompson noted this is a great project for the area, but concerned with the property when the owner leaves, 35-45 years down the road when someone else buys the property.

Lance Gregory spoke in favor of the project.

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

Chair Hedges has concerns with the caretaker unit as permanent structure; as well as with the height of the proposed facility building. Director King stated that the structure will look residential and may be slightly visible from Valley View Avenue.

Vice Chair Leonard liked the proposed project and its use. If 500 square-foot structures are a concern for future use, it can be conditioned to remain for current uses.

**M/S LEONARD/AZEVEDO** to adopt Resolution 2016-44, to approve Conditional Use Permit 2016-19, to allow a pediatric therapy riding and education facility located at 4211 Valley View Avenue; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO**  
**NOES: NONE**  
**ABSENT: JAFFARIAN, RIGLER**  
**ABSTAIN: NONE**

**M/S LEONARD/AZEVEDO** to adopt Resolution 2016-45, to approve Conditional Use Permit 2016-20, to allow a second caretaker's dwelling on property located at 4211 Valley View Avenue; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO**

**NOES: NONE**

**ABSENT: JAFFARIAN, RIGLER**

**ABSTAIN: NONE**

- E. **Specific Plan 90-01 Amendment 13:** A proposal to amend the Permitted Uses and Development Standards sections of the Industrial District of the Gateway Specific Plan. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He stated that this report is to provide for a language review of the specific plan, more specifically to the industrial district of the specific plan, as directed by City Council. He stated that discussions have taken place with Wells Fargo representatives, including two Planning Commission Members, EDAC members, and staff on options for uses and any restraints that may be needed. He turned discussions over to the Commission, asking for its recommendation.

Vice Chair Leonard attended the meetings mentioned; he touched on the building height discussed at the meeting, noting that the current height stay as it is set.

Member Azevedo noted that 250,000 square-feet is quite large, which would entail potential traffic issues, both cars and trucks. Industrial buildings are not inviting, as opposed to smaller business structures.

In response to Chair Hedges, Director King stated that the City has approximately 3-4 industrial developments, with a maximum height of 40,000 square-feet.

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

Jeff Rosano, Wells Fargo representative, explained that manufacturing is coming back to California and there is a need for office space. He noted that many industrial buildings in Norco were visited, suggesting a desire to have a manufacturing business with a point-of-sale office and showroom, such as EZup. In response to Vice Chair Leonard, Mr. Rosano stated that the proposed manufacturing businesses will not compete or interfere with feed stores or other retailers like Target. Once these parameters are set, the interested developers will be advised what is expected, and provide support to the City.

Mike Thompson questioned notations on the staff report asking if information was missing, Director King responded that only the proposed changes were addressed. Mr. Thompson asked the Commission to take into consideration the residences surrounding the area.

Debby Bukky questioned the economic impact and if a study had been done to compare large industrial as opposed to smaller ones.

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

Member Azevedo commented on the size of proposed structures, and its effect on the neighboring residences. He pointed out the importance of point-of-sale generating tax income for Norco.

Vice Chair Leonard agreed that residences surrounding the area must be taken into consideration. He suggested keeping the maximum height at 43 feet, adding that 250,000 square-feet may be pushing it.

Chair Hedges stated she has a problem with the whole thing, giving an approval to adding additional buildings and allowed uses without any kind of study, including a traffic study. Although costly for the City, she cannot approve this without further review or information on what may be considered for use.

Director King indicated that land use in the Gateway Specific Plan is broad, with a long list of uses which can be categorized.

In response to Vice Chair Leonard, Director King explained that being that there isn't a master developer for the property; the property may be divided up into smaller lots which may streets through it. He shared that Wells Fargo is attempting to make the lot more marketable.

Vice Chair Leonard stated that he would like to get input from Commission Member Jaffarian, he suggested that discussions be continued for his return.

**M/S HEDGES/LEONARD** to continue further discussions to the next regular meeting of August 10, 2016; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO**

**NOES: NONE**

**ABSENT: JAFFARIAN, RIGLER**

**ABSTAIN: NONE**

- F. **Specific Plan 91-02 Amendment 7:** A proposal to amend the regulations for the Equestrian Residential District with regards to the allowed lot and pad area coverage. **Continue public hearing to August 10, 2016 Planning Commission Regular Meeting** (Planning Director)

Planning Director King stated this item is being continued to the next regular meeting of August 10, 2016, to allow staff time to gather required information for a presentation.

**M/S LEONARD/AZEVEDO** to continue the public hearing of Specific Plan 91-02, Amendment 7, to the next regular meeting on August 10, 2016; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO**  
**NOES: NONE**  
**ABSENT: JAFFARIAN, RIGLER**  
**ABSTAIN: NONE**

**Recessed 8:37 p.m. / Reconvened 8:45 p.m.**

5. BUSINESS ITEMS:

- A. **Site Plan 2016-10 (Cisneros):** A request for approval to allow a detached accessory building consisting of a 640 square-foot workshop/storage building at 2310 Red Cloud Court 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. All requirements have been met; staff recommends approval.

**M/S LEONARD/AZEVEDO** to adopt Resolution 2016-40, to approve Site Plan 2016-10, to allow a detached accessory building consisting of a 640 square-foot workshop/storage building at 2310 Red Cloud Court; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO**  
**NOES: NONE**  
**ABSENT: JAFFARIAN, RIGLER**  
**ABSTAIN: NONE**

- B. **Special Sign Permit 2016-01 (AD/S/Balboa Management Group LLC):** A request for approval of a freeway-oriented pylon sign on property located at 5555 Hamner Avenue (Silverlakes) located within the OS (Open Space Zone). **Recommended Action: Continue to special meeting on July 27, 2016 Planning Commission Special Meeting** (Planning Director)

Director King stated this item is being continued to a special meeting scheduled for July 27, 2016, by request of the applicant.

6. DISCUSSION ITEM:

- A. Discussion of Lot Coverage with Regards to the Massing of Accessory Buildings. **Recommended Action: Provide Direction for a public hearing (Planning Director)**

Director King stated this item is being continued to the next regular meeting on August 10, 2016, to allow staff time to gather information to make the presentation.

7. PLANNING COMMISSION / STAFF COMMUNICATIONS:

A. Oral Reports from Various Committees: None

B. Request for Items on Future Agenda (within the purview of the Commission):  
None

- Chair Hedges noted that she had noticed trucks parking overnight in an empty lot off of Sixth Street, on the Southwest corner; she asked staff that signage be posted for No Parking.

**ADJOURNMENT:** Chair Hedges adjourned the meeting at **8:51 p.m.**, to a Special Meeting scheduled for July 27, 2016.

Respectfully submitted,

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Steve King, Secretary  
Planning Commission