



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

**Wednesday, August 10, 2016
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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

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

PLEDGE OF ALLEGIANCE: **Commission Member Jaffarian**

APPEAL NOTICE: **Read by Director King**

1. ELECTION OF CHAIR AND VICE CHAIR

M/S HEDGES/RIGLER to nominate Commission Member Leonard to serve as Chair to the Planning Commission for the next fiscal year.

AYES: HEDGES, LEONARD, JAFFARIAN, RIGLER

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

M/S LEONARD/JAFFARIAN to nominate Chair Rigler to serve as Vice Chair to the Planning Commission for the next fiscal year.

AYES: HEDGES, LEONARD, JAFFARIAN, RIGLER

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

2. PUBLIC COMMENTS: **None**

3. APPROVAL OF MINUTES:

A. Minutes of Regular Meeting of June 8, 2016, **Recommended Action: Approval** (Minutes Clerk)

M/S JAFFARIAN/HEDGES to approve Planning Commission Regular Meeting minutes of June 8, 2016, as written; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, HEDGES, JAFFARIAN

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

4. 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: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Planner Robles provided larger color photos of the site for ease of viewing. She reported that the applicant is requesting that the rest of the animal keeping area be behind proposed building. The members of Architecture Review Committee (ARC) commented on the building looking industrial, however it was far enough back on the site that they were satisfied with it.

In response to Vice Chair Rigler's concerns, Planner Robles stated that the road is private, that a property with less than 20,000 square feet can have four (4) animal units, and that the current storage unit will be removed before the proposed new building obtains its final inspection.

Director King clarified that in order to connect to the sewer the property line must be within 300 feet of a main line.

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

Steve Davis, applicant, explained that the power line that runs behind property will not interfere, and assured the Commission that there will not be a business run on the site.

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

Member Hedges liked how far back the building is going to be and that it looks tucked away.

Member Jaffarian stated his concern that once the building is in place there may be issues with access to the animal keeping area, and the grade seems very steep, however he doesn't have any suggestion of another location.

Vice Chair Rigler concerned with grade and the animal keeping area behind the building, which diminishes animal units down to half-acre requirement due to slope. Planner Robles noted that the land can be graded in the future, if needed.

M/S JAFFARIAN/HEDGES to adopt Resolution 2016-24, to approve Conditional Use Permit 2016-13, to allow a detached 2,400 square-foot storage/hobby shop at 2579 Echo Hill Drive; the motion was carried by the following roll call vote:

AYES: LEONARD, HEDGES, JAFFARIAN

NOES: RIGLER

ABSENT: AZEVEDO

ABSTAIN: NONE

B. Conditional Use Permit 2016-25 (Sahil Investment Group): A proposal for a 90-room hotel at 3361 Hamner Avenue in the C-G (Commercial General) Zone. **Recommended Action: Approval** (Planning Director)

Director King presented the staff report on file in the Planning Department. Director King also provided a larger color exhibit of the hotel site that was displayed during meeting.

Vice Chair Rigler indicated concerns with parking, questioning parking requirements. He asked if other national brand companies that moved into Norco have complied with the western theme requirements.

Director King explained that a code amendment was recently approved by City Council, adopting the new standards being used for parking requirements. As for other national brand companies he referenced McDonalds on Sierra Avenue, ARCO gas station incorporated western look even though its older; he stated that it depends on how much flexibility the brands will be willing to work with the requirements.

Chair Leonard questioned about trailer parking and if there is a requirement; made reference to Architecture Review Chapter 18.41, concerning western theme appearance; and expressed concern with the height of the building on the plans, that it appears to be too tall.

Director King explained that a proposed hotel, that was never built, had a tight property as well and had proposed to make parking back to back so that two spaces could be used to pull through to accommodate for trailers. He further explained that the building must stay at 50 feet or under, or a variance will be required.

Mark Raab, engineer for the project, suggested incorporating something at the corner to accommodate horse riders. Mr. Raab stated that although he cannot speak for applicant in regards to the architecture, the corporate office tries to give all their properties a common look so it can be recognized from a distance. He added that the owners are ready to move forward with the project.

Vice Chair Rigler stated that although he loves to see something done with the property rather than sit empty, the City will be setting a trend by not sticking with the western theme requirement.

In response, Mark Raab shared that the owners are willing to listen to anything the City is asking for, such as adding lights with a horse symbol on it.

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

Debby Bukky questioned the difference between this project, the Temple and Mavericks, asking that the Commission be just as hard on the Holiday Inn as the other projects. She noted that there's a need to relax on the western standards as its hurting small businesses and discouraging other businesses from coming in.

Karen Leonard commented on the lack of western look to the building, adding that it does not appear welcoming. She stated that the horse watering is not needed if there's no bar, and that additional lighting shown are not sufficient. If the owners are so excited to come to Norco, they should be willing to accommodate the western theme requirement.

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

Member Hedges stated that Sixth Street is more western and Hamner Avenue is more business oriented. She pointed out that the Marriott hotel is not that western and that we have to be fair with all; she liked the trail fence being proposed.

Member Jaffarian exclaimed that the proposed hotel looks fine, although he would prefer a more western look, adding that it is a great use of the site. He stated that Holiday Inn Express has a more "blocky" look by nature, pointing out the roof line and window treatments. He appreciated the port-cochere (cover for vehicles at front entrance), it provides a great look, and the pull-through parking.

Vice Chair Rigler liked the project, and agrees with Member Jaffarian. He also would appreciate a more western look.

Chair Leonard agreed with previous remarks; and noted that Les Schwab made small changes to look more western, recommending that the roof line can be revised to incorporate a western style.

Member Jaffarian requested that the architectural plans be sent to ARC for its review prior to returning to the Planning Commission. Director King agreed it can then be reviewed as a Business Item on a future agenda.

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-48, to approve Conditional Use Permit 2016-25, to allow a 90-room hotel at 3361 Hamner Avenue; the motion was carried by the following roll call vote, subject to additional ARC review, and returned to the Commission for final review of architecture as a business item:

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

C. Zone Code Amendment 2016-04 (City): A proposal to amend Chapter 18.30 regarding lot coverage allowance in the A-1 zone. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He stated that the City Council has asked for the Planning Commission to review this issue based on concerns that buildings are impeding on the animal keeping areas. A slide presentation was provided showing coverage options. Staff is asking for Commission recommendation to be presented to the City Council.

In response to Member Jaffarian, Director King addressed the height issue, as noted to be a maximum of 20 feet in height, however Planning Commission has not addressed that.

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

Mike Thompson stated that lot size is the issue, some have open space on the side of the house not in the rear; noting that 40% coverage is fine for larger lots however it is an issue for smaller lots, which discourages people from moving to Norco. He added that the Commission asks for animal keeping areas on lots where there is nothing legal stating it is required.

Debby Bukky stated she objects to the changes, adding that rather than restricting homeowners give them the control back. Less permit requirements.

Bonnie Slater stated that current regulations make things impossible, but the Commission has an opportunity to make changes and not allow certain things so that residents can keep large animals on lots.

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

Director King responded to concerns by addressing previous lot coverage stats and how difficult it is to control the size of buildings.

Vice Chair Rigler agreed with comments made, stating that there has to be a happy medium between the percentage and size of buildings among different lot sizes. He stated that when the accessory buildings are becoming two times the size of the house it becomes an issue.

Member Jaffarian would like to make sure the City is not restricting its citizens; suggesting 30-35% coverage.

Member Hedges stated that at times 40% fits, but pools take up so much space and should be included in the lot coverage calculation. She agreed with others that too many applications for the larger accessory structures had to be approved because it met code.

Chair Leonard gave an example of massing (the size of a building) where the property is at 36% coverage but the building takes over the whole property. He stated that massing needs to be reviewed and agreed with 30% coverage.

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-47, recommending that the City Council approve Zone Code Amendment 2016-47, to amend Chapter 18.13 regarding lot coverage with 30% coverage allowance in the A-1 zone; the motion was carried by the following roll call vote:

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

Recessed 8:30 p.m. / Reconvene: 8:40 p.m.

D. Specific Plan 90-01 Amendment 13 (City): 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. Director King described the issues faced with no funding in the General Fund for studies/reports costing up to \$200,000 in document fees. He shared that a previous Work Group Committee was set up, attempted to make changes in the land use but were not successful. The new round table discussion group is proposing to merge the two permitted uses, M-1 and Gateway Specific Plan, in terms of regulations which would make sense. There would be a height increase and other changes to make it more appealing to develop the site.

Member Jaffarian inquired about the advantages of doing this, would the acceptable land uses prohibit future uses. Director King responded with a reference to a previous project and clarified that it's for light industrial or office park, and not all uses will work for both, there is a lot of flexibility and would be harder to fit in to just one category.

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

Member Hedges contends that going around the economic issues and melding these is asking for potential problems and possibly opening up to uses we don't want.

Member Jaffarian felt that the uses list doesn't show any value or economic benefit to the City. He explained the benefits of lifting the height limitation on the building and some of the lot restrictions.

Vice Chair Rigler and Chair Leonard both agreed with the building height issue within the residential area of the site.

Director King explained that Wells Fargo would prefer to sell the site, and are hoping a large developer will take over and complete mass development of the site.

Vice Chair Jaffarian suggested to strike the dual uses from the resolution, including the permitted accessory uses, and lift the regulation about office space limitation; this should work for Wells Fargo, the project and the City.

M/S JAFFARIAN/LEONARD to adopt Resolution 2016-43, to recommend to City Council to approve Specific Plan 90-01 Amendment 13 to amend Permitted Uses and Development Standards sections of the Industrial District of the Gateway Specific Plan, with a maximum building size at 25,000 square feet, for above maximum allowed height require a Conditional Use Permit, currently allowed uses in Gateway Specific Plan with a limit of 25% in mixed use development as permitted uses and strike out additional principal uses; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, JAFFARIAN, RIGLER

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2016-22 (Podaca):** A request for approval to allow a detached accessory building consisting of a 2,000 square-foot storage/hobby building at 3596 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. She stated at the Architectural Review Subcommittee (ARC) has reviewed the plans; the only concern noted was the industrial look of the building. The applicant's goal is to make it look more residential, to include a barn style door, landscaping, and painted red with white trim. A letter of opposition was presented to the Commission; it was received on the day of the meeting.

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

Andrew Podaca, applicant, was present and answered a few questions from the Commission.

Betty Bash stated her concerns with the impact this large project will have, as her property is next door, and runs a day care school. She is opposed to the project.

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

Member Jaffarian noted his appreciation for changes made based on ARC comments, and its location, well away from the property line.

Member Hedges stated that she doesn't like big buildings, but this project is within what is allowed by code, and concurs with Member Jaffarian's comments. Chair Leonard agreed that it is a permitted use and within the zoning code guidelines.

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-49, to approve Conditional Use Permit 2016-22, to allow a detached 2,000 square-foot storage/hobby shop at 3596 Pedley Avenue; the motion was carried by the following roll call vote:

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

- B. Conditional Use Permit 2015-06 (Duarte):** A request for approval to allow a detached accessory building consisting of a 1,250 square-foot storage building at 5060 Pinto Place located within the A-1-20 (Agricultural Low Density) Zone **Recommended Action: Continue to September 14, 2016 Planning Commission Regular Meeting** (Senior Planner)

Senior Planner Robles stated item is being continued to allow the applicant additional time to submit required documentation.

M/S JAFFARIAN/HEDGES to continue Conditional Use Permit 2015-05 to the Planning Commission Regular Meeting of September 14, 2016; the motion was carried by the following roll call vote:

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

- C. Conditional Use Permit 2016-26 (Bowen):** A request for approval to allow a temporary mobile home for the elderly at 2484 Pinto Lane located within the 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.

Vice Chair Rigler questioned on how the City verifies that an appropriately aged family member is living in mobile home; staff confirmed that proof of age is required and that the site is inspected. Should this not be the case, it will become a Code violation and cited appropriately with 20 days to make corrections.

Member Jaffarian stated concerns about a burden on the title, Planner Robles confirmed that a legal document is recorded, and that the property cannot transfer with ownership until the unit is removed.

Chair Leonard is concerned there is no animal keeping area shown on the plans and would like that noted on the site plan, Planner Robles stated that there is a grass area noted.

Director King elaborated that this a temporary use and that it must be removed when no longer needed, so it doesn't impede on land or the animal keeping area.

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

Mr. and Mrs. Bowen requested for an additional 140 square-foot due to the need for a wheelchair access. Chair Leonard and Director King clarified that the 900 square-foot dimension is the livable area only.

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

M/S JAFFARIAN/HEDGES to adopt Resolution 2016-51, to approve Conditional Use Permit 2016-26, to allow a temporary mobile home for the elderly at 2484 Pinto Lane, with a square-foot modification; the motion was carried by the following roll call vote:

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

6. BUSINESS ITEMS:

- A. **Site Plan 2016-12 (McPherson)**: A request for approval to allow a detached accessory building consisting of an 840 square-foot garage/workshop building at 733 Seventh 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. All requirements were met; staff recommends approval.

Vice Chair Rigler asked if the site previously had a garage which may have been converted, Planner Robles responded that the property never had a garage; she also confirmed that a 25-foot skirt will be required.

George McPherson, applicant, explained that the home was built 1950, and never had a garage.

M/S JAFFARIAN/HEDGES to adopt Resolution 2016-50, to approve Conditional Use Permit 2015-12, to allow a detached an 840 square-foot garage/workshop building at 733 Seventh Street; the motion was carried by the following roll call vote:

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

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)

Chair Leonard stated that if a home/property has never had a garage, the property owner should not be required a permit approval through the Planning Commission. Member Jaffarian concurred that applicants do not need to come to the Commission for the first garage on the property. Director King stated it can be added to a list of item not needing Planning Commission approval.

M/S LEONARD/JAFFARIAN asked for a report to discuss a zone code amendment for future uses and process for the application of a first-time garage.

AYES: LEONARD, RIGLER, HEDGES, JAFFARIAN

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

ADJOURNMENT: Chair Leonard adjourned the meeting at **9:39 p.m.**

Respectfully submitted,

Steve King, Secretary
Planning Commission