



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

**Wednesday, June 8, 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 - **Present**
Phil Jaffarian, Commission Member - **Present**
John Rigler, Commission Member - **Absent**
- PLEDGE OF ALLEGIANCE: Chair Patricia Hedges**
- APPEAL NOTICE: Read by Director King**
1. **PUBLIC COMMENTS: None**
2. **APPROVAL OF MINUTES:**
- A. Minutes of Regular Meeting of May 11, 2016 **Recommended Action: Approval** (Minutes Clerk)
- M/S JAFFARIAN/LEONARD** 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, JAFFARIAN,**
NOES: NONE
ABSENT: RIGLER
ABSTAIN: NONE
3. **PUBLIC HEARINGS:**
- A. **Conditional Use Permit 2016-11 (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 provided an overview of the project which animal keeping is allowed. The project was provided to the Architectural Review Sub-Committee (ARC). The members had concerns with the metal and industrial look of the building.
- In response to Vice Chair Leonard, Senior Planner Robles stated she was not aware if the cargo container and pole barn were permitted.

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

Jim Coleman, applicant and property owner, stated that he just bought the property and the pole barn was already on premises. He moved in a container to use for storage, but didn't know a permit was required; adding that he is willing to remove it or get a permit.

In response to Member Jaffarian, Mr. Coleman stated that the pole barn has been removed; he is prepared to apply for a permit and will relocate it.

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

All Commission Members had issues with the location of the proposed building, along with too many structures on the lot; noting that there will be no room for animal keeping.

M/S JAFFARIAN /AZEVEDO to deny without prejudice Resolution 2016-33, to approve Conditional Use Permit 2016-11, to allow a detached 960 square foot garage/storage building; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN

NOES: NONE

ABSENT: RIGLER

ABSTAIN: NONE

- B. Conditional Use Permit 2016-12 (Lorton):** A request for approval to allow a detached accessory building consisting of a 1,200 square-foot workshop at 747 River 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. All minimum requirements have been met, and the pool was included in the lot coverage. 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.

Patricia Walker, neighbor, stated her concern that the workshop will turn into a business, with traffic coming and going at all hours; she asked if this was to be a place to store stuff. In response, Director King explained that the code doesn't allow for a business to be run out of an accessory building. If a business is started, it will turn into a code case.

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

Commission Members agreed that there was sufficient animal keeping area and the requested accessory building fits.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2016-36, to approve Conditional Use Permit 2016-12, to allow a 1,200 square foot workshop at 2697 Shadow Canyon Circle; the motion was carried by the following roll call vote:

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

- C. **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 July 13, 2016 Planning Commission Regular Meeting** (Senior Planner)

Senior Planner Robles stated item was continued to allow applicant additional time to submit required documentation.

M/S JAFFARIAN/AZEVEDO to continue Conditional Use Permit 2016-13 to the Planning Commission Regular Meeting of July 13, 2016; the motion was carried by the following roll call vote:

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

- D. **Conditional Use Permit 2015-32 / Variances 2015-06, 2015-07, 2015-08 (Mavericks):** A request for Amendment 3 to Conditional Use Permit 2002-14 to expand an existing restaurant/saloon located at 3841 Old Hamner Road (APN 131-191-012) in the C-G zone; a variance from the required number and location of parking stalls associated with CUP 2015-32; a variance from the required front-yard setback associated with CUP 2015-32; and a variance from the required amount of landscaping associated with CUP 2015-32. **Recommended Action: Denial** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. Requirements have not been met and staff recommends denial.

Vice Chair Leonard and Commission Member Azevedo had concerns with the lack of parking.

Director King stated that a Project Review Board meeting was held, and the applicant was given comments and concerns from the staff and the Fire Department.

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

Robbin Koziel, Applicant, stated when the project was first brought to the City he had a list of approximately 25 comments; each and every items were addressed. Plans have

been changed numerous times, and expressed how the State took his additional parking spaces behind the building when the freeway went in.

All Commission Members liked the western architectural theme of the structure but were concerned with the lack of parking on site, causing patrons to use Cal-Trans or American Legion parking lot. Also, would like to see a long term written agreement made with Cal-Trans for use of parking lot.

Donnie Gouthro stated the building is country and questioned how other businesses have opened and not been in compliance with Norco.

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

Commission Members questioned applicant on how the project is going to work with the current 2,500 square-foot building and only 30 parking spaces, issues with handicap parking was also mentioned.

Mr. Koziel explained he has 2 acres on Hamner Avenue and he plans to shuttle people to Maverick's; adding that he has spent \$10K on this project.

Chair Hedges agreed with other Members, noting that the project doesn't fit.

M/S JAFFARIAN/LEONARD to deny without prejudice Resolution 2016-32, Conditional Use Permit 2015-32, Variances 2015-06, 2015-07 and 2015-08; the motion was carried by the following roll call vote:

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

E. Zone Code Amendment 2016-03 (City): A proposal to amend Chapter 18.38 of the Norco Municipal Code to revise the parking requirements for hotels and motels. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department.

Commission Member Jaffarian questioned how one parking space per guest came to fruition. Director King responded that he wasn't sure where this requirement was passed, but it was very old.

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/AZEVEDO to approve Resolution 2016-31, to recommend to the City Council that Zone Code Amendment 2016-03 be approved amending Section 18.38.10(15) of the Norco Municipal Code (Number of Parking Spaces required) to revise the Parking Standards for hotels and motels; the motion was carried by the following roll call vote:

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

Recessed 8:25 p.m. / Reconvene: 8:35 p.m.

F. Zone Code Amendment 2016-02 (City): A proposal to amend Chapter 18.37 of the Norco Municipal Code to revise the requirements for temporary signs.

Recommended Action: Approval (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. City Council directed staff and the Planning Commission to review the current sign code in terms of possibly revising what types of temporary advertising signs can be allowed.

Commission Member Jaffarian and Vice Chair Leonard had concerns on size and safety along Sixth Street.

Discussions continued on the renewal process and expiration of temporary sign permits.

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 2016-30 to recommend to the City Council that Zone Code Amendment 2016-02 be approved amending Section 18.37.10 of the Norco Municipal Code (Sign Regulations for Temporary Signs) to amend the regulations and processing of temporary sign applications; the motion was carried by the following roll call vote:

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

4. BUSINESS ITEMS:

A. Site Plan 2016-09 (Henry): A request for approval to allow a detached accessory building consisting of a 384 square foot shed at 1563 Dodge Way located with 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. All requirements were met; staff recommends approval.

M/S JAFFARIAN/HEDGES to adopt Resolution 2016-35, to approve Site Plan 2016-09 to allow a detached accessory building consisting of a 384 square-foot shed at 1563 Dodge Way; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN,

NOES: NONE

ABSENT: RIGLER

ABSTAIN: NONE

- B. Site Plan 2016-04 (C.R. Carney Architects, Inc.):** A request for approval to develop a tilt-up industrial building on the vacant property located on the southwest side of Parkridge Avenue, northwest of Cota Street (APN 119-070-033). The property is located within the Industrial 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. All requirements were met; staff recommends approval.

Senior Planner Robles addressed Chair Hedges, Vice Chair Leonard and Commission Member Jaffarian's questions about street improvements and requirements; adding that the City of Corona would like a buffer of trees, and acknowledging that the hillside is heavily landscaped at this time.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2016-37, to approve Site Plan 2016-04, to approve development of a tilt-up industrial building on vacant property located on the southwest side of Parkridge Avenue, northwest of Cota Street (APN 119-070-033); the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN,

NOES: NONE

ABSENT: RIGLER

ABSTAIN: NONE

5. PLANNING COMMISSION / STAFF COMMUNICATIONS: **NONE**

A. Oral Reports from Various Committees

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

ADJOURNMENT: Chair Hedges adjourned the meeting at 9:05 p.m.

Respectfully submitted,

Steve King, Secretary
Planning Commission