



**CITY OF NORCO
PLANNING COMMISSION MEETING MINUTES**

**Wednesday, May 10, 2017
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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

ROLL CALL: **Present:**
Robert Leonard, Chair
Danny Azevedo, Commission Member
Patricia Hedges, Commission Member
Phil Jaffarian, Commission Member

Absent:
John Rigler, Vice Chair

PLEDGE OF ALLEGIANCE: **Chair Robert Leonard**

APPEAL NOTICE: **Read by Director King**

1. PUBLIC COMMENTS:

- Pat Overstreet invited everyone to the Ranch Tour on May 20, 2017; there are seven ranches on the tour.
- Bonnie Slager invited all to the Norco Horseman's Association meeting; Ray H. (spell out name) will be talking about the Disney site. It is scheduled on May 18, 2017, at 7:00 pm; and shared that an open house at the Disney site is scheduled on June 10, 2017 from 11:00 am - 3:00 pm.

2. APPROVAL OF MINUTES:

A. Minutes of Regular Meeting of April 12, 2017. **Recommended Action:**
Approval (Minutes Clerk)

M/S JAFFARIAN/HEDGES to approve Planning Commission Regular Meeting minutes of April 12, 2017, as written; the motion was carried by the following roll call vote:

AYES: LEONARD, AZEVEDO, HEDGES, JAFFARIAN

NOES: NONE

ABSENT: RIGLER

ABSTAIN: NONE

3. PUBLIC HEARING:

- A. **Conditional Use Permit 2016-38 (Olsen):** A proposal to construct a 3,800 square-foot convenience store/service station with a 1,440 square-foot automatic carwash, and an attached 1,000 square-foot fast food building on the north side of Hidden Valley Parkway east of Yasment Street in the Commercial General (C-G) zone; Recommended Action: **Public Hearing cancelled** (Planning Director)

M/S JAFFARIAN/HEDGES to cancel the public hearing for Conditional Use Permit 2016-38; the motion was carried by the following roll call vote:

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

- B. **Variance 2017-04 (Olsen):** A request for a variance from front and rear-yard setback requirements for a proposed convenience store/service station/carwash on the north side of Hidden Valley Parkway east of Yasment Street in the Commercial General (C-G) zone; Recommended Action: **Public Hearing cancelled** (Planning Director)

M/S JAFFARIAN/HEDGES to cancel the public hearing for Variance 2017-04; the motion was carried by the following roll call vote:

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

- C. **Conditional Use Permit 2016-39 (Figueroa):** A request for approval to allow a detached accessory building consisting of a 931 square-foot garage/workshop building at 1110 Second Street located within the A-1-40 (Agricultural Low Density) Zone. **Recommended Action: Approval**(Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Planner Robles pointed out that item B, on page 9 of the staff report, regarding architectural aspects, should be no answer as (not clear) it was intended to look like the home. The Architectural Review Subcommittee (ARC) reviewed the project, noting that the height was too high and the bathroom was not needed. Planner Robles noted the questionnaire on the application, adding that the Commission has discretionary in regards to the view being blocked. Planner Robles stated that there is a lot of mature landscaping between the building and the other residences. All requirements were met; staff recommends approval.

Member Hedges asked if the proposed building is the same as home, Planner Robles responded that the home is taller. Member Hedges asked why the animal keeping was a square, Planner Robles noted it is still the same size and the applicant has enough room.

Member Jaffarian explained concerns about bathroom and asked if the applicant is aware, Planner Robles stated yes

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

Diana Figueroa, the Applicant, explained why there will be a wall on the inside to divide the garage from storage, and the arch is meant to compliment the home and match its style.

Member Hedges asked why a patio and double doors on a garage, the applicant explained that it's just for looks only.

Chair Leonard questioned the plans, stating that it looks like a home. In response, the applicant stated that she asked the Architect to make the garage to match the house; some things were added she assumed was needed. Chair Leonard explained the use of a CUP; the applicant stated that it is not at all the purpose of the building.

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

Member Jaffarian noted that there is already a lot of this property, he had issues with the height, and would like the project simplified, such as removing certain items and send it back to ARC.

Member Hedges agreed, and also had issues with the access to the animal keeping area.

Member Azevedo agreed with both, including having more access to the animal keeping area. He indicated that the roof is too steep, adding that it needs to look more like a garage not a home.

Chair Leonard agreed with all Members' statements. He also noted for the applicant to return to ARC for review, after the porch is removed, bring the roof pitch down, and remove the bathroom.

Planner Robles stated that there is access from Second Street at about 25 feet.

M/S JAFFARIAN/HEDGES to continue the public hearing to a date unknown, to allow modification of the proposed detached accessory building consisting of a 931 square-foot garage/workshop building at 1110 Second Street; the motion was carried by the following roll call vote:

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

- D. **Conditional Use Permit 2017-05 (Riddell):** A request for approval to allow a detached accessory building consisting of a 990 square-foot garage at 275 Gulfstream Lane located within the A-1-20 (Agricultural Low Density) Zone.
Recommended Action: Continue item (Senior Planner)

Senior Planner Robles stated item is continued to the next regular meeting.

M/S JAFFARIAN/HEDGES to continue Conditional Use Permit 2017-05 to the next Planning Commission meeting on June 14, 2017; the motion was carried by the following roll call vote:

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

4. BUSINESS ITEMS:

- A. **Site Plan 2017-04 (Willis):** A request for site plan approval to construct a 3,872 square-foot storage building at 1152 Sixth Street in the C-4 (Commercial) zone. **Recommended Action:** Continue item (Senior Planner)

Senior Planner Robles stated that the applicant is going to re-design the project, asking to continue the business item.

M/S JAFFARIAN/HEDGES to continue Site Plan 2017-04, to a date unknown; the motion was carried by the following roll call vote:

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

5. 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

ADJOURNMENT: Chair Leonard adjourned the meeting at **7:40 p.m.**

Respectfully submitted,

Lacey David
Minutes Clerk
Planning Commission