



**CITY OF NORCO
PLANNING COMMISSION MEETING MINUTES**

**Wednesday, June 14, 2017
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: **7:03 p.m.**

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

PLEDGE OF ALLEGIANCE: **Vice Chair John Rigler**

APPEAL NOTICE: **Read by Director King**

1. PUBLIC COMMENTS: **NONE**

2. APPROVAL OF MINUTES:
A. Minutes of Special Meeting April 26, 2017 and Regular Meeting May 10, 2017. **Recommended Action: Approval** (Minutes Clerk)

M/S JAFFARIAN/AZEVEDO to approve Planning Commission Special Meeting minutes of April 26, 2017, as written; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, JAFFARIAN

NOES: NONE

ABSENT: HEDGES

ABSTAIN: NONE

M/S RIGLER/JAFFARIAN to approve Planning Commission Regular Meeting Minutes of May 10, 2017, as written; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, JAFFARIAN

NOES: NONE

ABSENT: HEDGES

ABSTAIN: NONE

3. PUBLIC HEARING:

A. **Conditional Use Permit 2016-39 (Figueroa):** A request for approval to allow a detached accessory building consisting of a 916 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. All requirements were met; staff recommends approval. Applicant was present.

Vice Chair Rigler asked Planner Robles about the driveway being concrete and verify the dimensions, Planner Robles stated that when the applicant submits to building that it will be reviewed and the applicant will be required to follow code.

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

M/S JAFFARIAN/RIGLER to adopt Resolution 2017-24 to approve Conditional Use Permit 2016-39, to allow a detached accessory building consisting of a 916 square-foot garage/workshop building at 1110 Second Street, within the A-1-40 (Agricultural Low Density) Zone; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, JAFFARIAN

NOES: NONE

ABSENT: HEDGES

ABSTAIN: NONE

- B. Conditional Use Permit 2017-08 (Farhoomand):** A request for approval to allow liquor sales for off-site consumption as an ancillary use to a proposed convenience store at 3250 Hamner Avenue, #201 in the C-G (Commercial General) zone. **Recommended Action: Approval** (Planning Director)

Director King presented the staff report on file in the Planning Department. All requirements were met; staff recommends approval. Applicant was present.

Member Jaffarian asked about any possible concerns from Alcohol Beverage Control (ABC) and the Sherriff's Office, Director King stated he spoke with them and there were no concerns, as this is for "offsite" consumption not on site like the other two.

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

Vice Chair Rigler asked applicant why there would be food prep on site, Applicant stated there will be no food prep on site, the seating is for customers drinking coffee. Vice Chair Rigler noted an issue with having the seating inside and there are not ample exits for customers in emergencies.

Member Azevedo asked the applicant for the occupancy load for the site, applicant stated maybe 30; Member Azevedo stated that a rear exit door was not needed.

Pat Overstreet questioned staff about having a liquor store so close to a public library.

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

Vice Chair Rigler stated he has a concern with the seating in the store. Director King noted that on site consumption would violate his ABC license and is not allowed. Member Jaffarian asked Director King to look into any possible issues with the liquor store near the public library.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2017-26 to approve Conditional Use Permit 2017-08, to allow liquor sales for off-site consumption as an ancillary use to a proposed convenience store proposed at 3250 Hamner Avenue, #201 in the C-G (Commercial General) zone; the motion was carried by the following roll call vote:

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

- C. **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 to July 12, 2017 (Senior Planner)

M/S JAFFARIAN/LEONARD to continue item to regular meeting of July 12, 2017; the motion was carried by the following roll call vote:

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

4. BUSINESS ITEMS:

- A. **Site Plan 2017-04 (Willis):** A request for site plan approval to construct two storage buildings consisting of (one) 1,936 and (one) 2,464 square foot buildings at 1152 Sixth Street located in the C-4 (Commercial) 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 questioned the ADA parking Planner Robles stated that will be reviewed in plan check, also in regards to the 5' set back he noted a build-up of debris in the setback area between the two properties, could become a fire hazard and stated a barrier might be needed. Member Jaffarian noted that condition #23 could be revised. Applicant Terri Willis was present, thanked staff for helping her with the project. Applicant explained that items would not be stored in 5' set back, and would comply with a revised condition to keep the area clean. Noted that the building department noted what would be required in regards to fire safety issues. Applicant requested that if the block wall would be required that the commission would give her some time to install a block wall after the building is installed and requested ideas for landscaping.

Bonnie Slager asked the commission to consider a block wall between the two properties; fire is a concern for her as she shares a property line with the applicant.

Member Jaffarian explained the details in regards to the construction and the use of a block wall. Member Azevedo agreed with Member Jaffarian in regards to a block wall.

Planner Robles asked commission to clarify the conditions to be added and condition #13 requested to strike that from the resolution, Member Jaffarian said yes and that the item can come back to the ARC for review, and the item can be replaced.

M/S JAFFARIAN/RIGLER to adopt Resolution 2017-23 to approve Site Plan 2017-04, to allow two storage buildings consisting of (one) 1,936 and (one) 2,464 square foot buildings at 1152 Sixth Street located in the C-4 (Commercial) zone with the condition that landscape must be reviewed by ARC and the 5' setback area must be clear and free of debris; the motion was carried by the following roll call vote:

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

- B. **Site Plan 2017-03 (Rojas):** A request for site plan approval to change the residential building and land use to commercial for the property located at 1090 Sixth Street within the C-4 (Commercial) 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. Planner Robles noted that the applicant could not be present but agrees with the staff report and resolution.

Member Azevedo asked staff if the applicant is aware this site cannot be returned to residential, Planner Robles stated yes.

Member Jaffarian questioned staff in regards to the use of the site, Planner Robles stated that the site is for office use and this is why the trash enclosure was not required.

Vice Chair Rigler expressed concern in regards to the site having parking issues, and noted in past that parking has taken place in the horse trail, and noted that if he were to go to this site he would not think the garage on site is used for parking and would seek parking elsewhere.

Chair Leonard asked staff for details in regards to the sites use, will the applicant be selling items on site. Planner Robles stated its intended for office use. Chair Leonard questioned staff if this was reviewed by Streets and Trails Commission; Planner Robles stated no since street improvements are not required. Chair Leonard has an issue with the parking issue and would like to see street improvements.

Member Jaffarian noted that condition #5 needs to be changed to add office use only, and not to allow storage of materials, also requesting that the horse trail be maintained and should be posted that no parking is allowed.

Vice Chair Rigler asked staff how will the parking and no storage in the garage be monitored, will code enforcement follow up?

Member Azevedo noted that you have to take people at their word, and the city cannot police everyone. Would like to see a horse trail fence added and doesn't think that a tenant improvement justifies street improvements.

Chair Leonard has concerns with the parking in the garage for customers, explained that the city does not have the means to monitor all uses, noted that this site should have been reviewed by Streets and Trails, would like to see trail fence on both sides of the trail.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2017-25 to approve Site Plan 2017-03, to change the residential building and land use to commercial at 1090 Sixth Street; with the condition that the site be used for office use only, and the horse trail be maintained and left clear; the motion failed to carry by the following roll call vote:

AYES: AZEVEDO, JAFFARIAN

NOES: LEONARD, RIGLER

ABSENT: HEDGES

ABSTAIN: NONE

MOTION DID NOT PASS; ITEM WILL BE HEARD AT NEXT REGULAR PLANNING COMMISSION MEETING FOR A MAJORITY VOTE FOR APPROVAL OR DENIAL.

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)

- Update on the status of construction at the cell site at Ingalls Park

ADJOURNMENT: Chair Leonard adjourned the meeting at **8:20 p.m.**

Respectfully submitted,

Lacey David
Minutes Clerk
Planning Commission