



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

**Wednesday April 25, 2018
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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

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

PLEDGE OF ALLEGIANCE: Commission Member Robert Leonard

APPEAL NOTICE: **Read by Director King**

1. PUBLIC COMMENTS:

- **NONE**

2. PUBLIC HEARING:

- A. **Zone Change 2018-02, General Plan Amendment 2018-01 (City):** A request to apply the Housing Development Overlay Zone and amend the General Plan Land Use category on approximately 6.11 acres located on the south site of Second Street and east of River Road in the C-G (Commercial General) zone (APN 119-020-022). Option B that may be considered is to apply the Housing Development Overlay Zone and amend the General Plan Land Use category on up to 3.5 acres of APN 119-020-022 and up to 2.5 acres of APN 119-020-023 located on the south side of Second Street and east of River Road 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. Director King also included an addendum with the staff report. Director King noted that staff received a letter of opposition with 5 signatures on it, and there was a correspondence between staff and the City of Corona elaborating on the staff report and zoning requirements.

Attorney Harper clarified for all that this is not for any project, this has no impact on future projects, and this is simply a state requirement.

Member Leonard questioned staff about a handout that was passed out by RBE Norco, in regards to a possible future project, Director King and Attorney Harper again stated

that the handout was not from staff and is not what the commission is looking at, and the denial or approval is not based on the handout.

Member Jaffarian asked staff what other parcels that the city has that are undeveloped that could be used for the housing overlay other than the parcels proposed, Director King noted the parcels.

Vice Chair Hedges questioned staff that the overlay will only affect the one specifically shown, Director King noted yes.

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

Kathy Azevedo noted that she was the one to pass out the hand out from RBE Norco that was in question; it is for a very preliminary proposed project in the same area as the overlay. Kathy Azevedo noted there have been talks and have turned in a purchase sale agreement, and would like to see both options approved, and noted that this is a great parcel for the overlay as its far enough away from the larger parcels.

Liz Gatgens is a residence on Rocking RM, asked staff about how the process would work and what would be automatically approved, Attorney Harper clarified that this is just a housing overlay and that this is just to say that housing will be allowed, and noted that any project would be done with a public notice, Ms. Gatgens noted that not all residence were notified, and asked how this was done, Director King noted how the process works for a public notice.

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

Director King noted that the City of Corona was opposed to Option B, they did not state why.

Member Leonard explained that he feels the state has his hands tied.

Member Jaffarian asked if they can approve either option, Attorney Harper clarified that the resolution is for an approval for option A or B.

M/S JAFFARIAN/LEONARD to adopt Resolution 2018-10 to approve Zone Change 2018-02, General Plan Amendment 2018-01; to allow the Housing Development Overlay Zone and amend the General Plan Land Use category on approximately 7.31 acres located on the south side of Second Street and east of River Road, Option A or B; the motion was carried by the following roll call vote:

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

- B. **Specific Plan 85-1, Amendment 10 (City):** A proposal to amend the Auto Mall Specific Plan to add “vehicular storage related to the operation of an existing legal dealership” as a conditionally-permitted use in all land use Districts of the Auto Mall Specific Plan. **Recommended action:** Approval (Planning Director)

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

Member Jaffarian asked staff the maximum duration of a Special Event permit, Director King noted that it is 30 days, per year and can run concurrently, the use and the need could be extended.

Member Leonard questioned staff about a special event permit that was issued that would run with the property, Director King noted that Browning has something similar but it was not needed.

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

Vice Chair Hedges noted this issues with the car storage, we have this for signs, however the signs never come down, Director King noted that Code Enforcement has been working with illegal recycle bins, and next will be signs. Member Leonard questioned if there could be a fine added to the process, Attorney Harper noted that it would be a violation of code and the city can pursue it in that fashion.

M/S JAFFARIAN/LEONARD to adopt Resolution 2018-11 to approve Specific Plan 85-1, Amendment 10, to amend the Auto Mall Specific Plan to add “vehicular storage related to the operation of an existing legal dealership” as a conditionally-permitted use in all land use districts of the Auto Mall Specific Plan; the motion was carried by the following roll call vote:

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

3. **DICUSSION ITEMS:**

A. **NONE**

4. **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: Vice Chair Hedges adjourned the meeting at **7:34 p.m.**

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Respectfully submitted,

Lacey David
Minutes Clerk
Planning Commission