



CITY OF NORCO
PLANNING COMMISSION REGULAR MEETING MINUTES
Wednesday March 11, 2020
City Council Chambers, 2820 Clark Avenue, Norco CA 92860

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

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

PLEDGE OF ALLEGIANCE: Vice Chair Patricia Hedges

APPEAL NOTICE: **Read by Senior Planner Robles**

1. PUBLIC COMMENTS:

- Bonnie Slager invited all to Casino Night, the event is still moving forward, it will be Saturday March 14, 2020, and there are tickets for sale for \$20.

2. APPROVAL OF MINUTES:

- A. Minutes of Regular Meeting January 22, 2020. **Recommended Action: Approval** (Minutes Clerk)

M/S LEONARD/HEDGES to approve Planning Commission Regular Meeting Minutes of January 22, 2020, as written; the motion was carried by the following roll call vote:

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

3. PUBLIC HEARING:

- A. **Conditional Use Permit 2019-09 (Rice):** A request for approval to allow an 853 square foot temporary mobile home for the elderly at 3551 Broken Twig Drive, located within A-1 Agricultural (Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

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

Member Leonard questioned staff if this falls under ADU law, staff stated no.

Chair Jaffarian questioned staff if the grading of the site has been completed, staff stated yes.

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

Applicant explained that neighbors view will not be obstructed talked with all his neighbors and no one objected to the project, has been a community member for 10 years, stated he needs a place for his mother to stay.

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

M/S HEDGES/AZEVEDO to adopt Resolution 2020-09 to approve CUP 2019-09 to allow a 853 square-foot temporary mobile home for the elderly at 3551 Broken Twig Drive; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, HEDGES, AZEVEDO, LEONARD

NOES: NONE

ABSENT: RIGLER

ABSTAIN: NONE

Attorney Harper stated that Member Leonard would need to recuse himself due to obtaining information outside of the public hearing process.

- B. Variance 2019-05/Site Plan 2019-10 (Johnson):** A request for approval of an Accessory Building Use Permit to allow a 1,075 square-foot large vehicle parking building with an additional 365 square-foot other use area at 4276 Corona Avenue located within the A-1-20 (Agricultural Low Density) Zone. A variance is being requested from the maximum allowed size, wall height and setback requirements for accessory buildings in Norco Municipal Code Chapter 18.68 (Accessory Building Use Permits). **THESE ITEMS WILL BE PRESENTED TOGETHER** Recommended Action: Approval (Senior Planner)

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

Vice Chair Hedges asked about the wall height, Planner Robles clarified.

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

Applicant present, explained the issues she had since purchasing the property, and came in to permit the buildings.

Cassandra Holly, is a neighboring property owner, and has no issues with the building.

Bonnie Slager noted concern with the driving over the animal keeping area. Staff showed the resident the site plan.

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

Vice Chair Hedges liked that the site backs up to an existing commercial property.

Member Azevedo likes the way the structure looks and its location.

Chair Jaffarian noted the improvements to the site.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2020-12 to approve Variance 2019-05 to allow an increase in size, wall height and setback from the property line; the motion was carried by the following roll call vote:

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

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2020-11 to approve Site Plan 2019-10 to allow a 1075 square foot large vehicle parking building with a 365 square foot workshop at 4276 Corona Ave; the motion was carried by the following roll call vote:

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

- C. Site Plan 2015-23 Modification No.2, Site Plan 2019-15 Conditional Use Permit 2019-06 (LDK Norco, LLC):** A proposal to modify approved Site Plan 2015-23 for the Norco Village Shopping Center existing at the corner of River Road and Corydon Street, to allow the construction of a 12,500 square foot retail building (Site Plan 2019-15) and to allow the construction of a 9,990 square-foot day care building with outdoor play area (Conditional Use Permit 2019-06). The corresponding addresses are 2470 and 2490 River Road located within the Commercial General (C-G) zone (APN 121-560-002).
Recommended Action: Approval (Senior Planner)

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

Member Leonard asked staff in regards to the parking requirements, Planner Robles noted that the site completed a parking analysis and there is enough parking.

Vice Chair Hedges questioned if the landscaping meets the requirements, Planner Robles noted there are guidelines with the State they are required to follow with drought tolerant plants.

Chair Jaffarian asked staff in regards to the restrictions at the site with the flow of traffic, Planner Robles stated the site still does meet the requirements and still meets the standards from the initial study.

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

Applicant, Timothy Reeves present.

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

Vice Chair Hedges has a concern with the amount of traffic at the site, Member Leonard agrees with Vice Chair Hedges.

Member Azevedo noted that the daycare center traffic will be for a short period, Chair Jaffarian agreed and noted that some of the traffic is caused by drivers using the center to cut through traffic, and noted that the daycare is better than the previous intended use of an office building.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2020-13 to approve Site Plan 2015-23 MOD No.2 to ; the motion was carried by the following roll call vote:

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

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2020-14 to approve Site Plan 2019-15 to allow a 12,500 square-foot retail building; the motion was carried by the following roll call vote:

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

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2020-15 to approve CUP 2019-06 to allow a 9,990 square-foot day care building; the motion was carried by the following roll call vote:

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

4. BUSINESS ITEMS:

- A. **Annual Progress Report (Annual Element Progress Report):** For submittal to the Governor's Office of Planning and Research and the State Department of Housing and Community Development. **Recommended Action:**
Recommended Action: Approval (Senior Planner)

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

M/S LEONARD/JAFFARIAN to receive and file the Annual Element Progress Report; the motion was carried by the following roll call vote:

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

- B. **Site Plan 2018-08 (Norco Gateway LLC), Condition No. 78:** Approval of a project art feature. **Recommended Action:** Approval (Senior Planner)

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

Member Azevedo and Vice Chair Hedges expressed that the proposed art did not look right, it is too small.

Member Leonard went around looking at other art features and noted that what is proposed is not what the commission was expecting.

Chair Jaffarian noted that all members agreed on the location of the art, however the art itself needed to be reviewed again.

**Chair Jaffarian invited those wishing to speak, with no one wishing to speak
Chair Jaffarian brought discussion back to commission.**

M/S LEONARD/HEDGES to allow the location of the proposed art; deny proposed art feature; the motion was carried by the following roll call vote:

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

- C. **Site Plan 2019-13 (Solum):** A request for approval of an Accessory Building Use Permit to allow a 1,000 square-foot large vehicle parking building at 3181 Bronco Lane, located within the A-1-20 (Agricultural Low Density) Zone.
Recommended Action: Approval (Senior Planner)

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

Member Leonard asked if the structure in the picture was still in its location, Planner Robles noted the structure has been removed.

Chair Jaffarian asked about a 15 foot drive path to the animal keeping area, Planner Robles clarified the site plan and the noted access.

Chair Jaffarian invited those wishing to speak

Applicant, Daniel Solum explained the property and the location of the building and noted that no views will be impacted.

Vice Chair Hedges asked for clarification in regards to the location of the building and the animal keeping area, the applicant noted that the grass area will be maintained.

Member Leonard asked what the intended use of the building will be, the applicant noted to store his large RV.

Member Azevedo asked about the grade of the site, the applicant explained.

Chair Jaffarian brought discussion back to commission

M/S HEDGES/JAFFARIAN to adopt Resolution 2020-10 to approve Site Plan 2019-13 to allow a 1,000 square-foot large vehicle parking building at 3181 Bronco Lane; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, HEDGES, AZEVEDO, LEONARD

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 Jaffarian adjourned the meeting at **8:18 p.m.**

Respectfully submitted,

Lacey David
Minutes Clerk
Planning Commission