



CITY OF NORCO
PLANNING COMMISSION REGULAR MEETING MINUTES
Wednesday, May 13, 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
Robert Leonard, Commission Member
John Rigler, Commission Member
Absent:
Danny Azevedo, Commission Member

PLEDGE OF ALLEGIANCE: Member Robert Leonard

APPEAL NOTICE: **Read by Director King**

1. PUBLIC COMMENTS:

- NONE

2. APPROVAL OF MINUTES:

- A. Minutes of Regular Meeting of March 11, 2020. **Recommended Action: Approval** (Minutes Clerk)

M/S HEDGES/LEONARD to approve Planning Commission Regular Meeting Minutes of March 11, 2020, as written; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, HEDGES, LEONARD

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: RIGLER

3. PUBLIC HEARING:

- A. **Final EIR:** A request for City Council to certify the Final Environment Impact Report for the Palomino Business Park (State Clearing House No. 2019039132)
- B. **Site Plan 2017-15:** A request for approval of the development of 18 industrial buildings and 3 water quality control basins on 81.65 acres in two mapping phases (construction may occur in more phases).
- C. **Specific Plan 90-01, Amendment 14:** A request to amend the parking requirements for industrial/warehouse use buildings.

- D. **Conditional Use Permit 2019-11:** A request to allow the building height to exceed the maximum-allowed height of 35 feet and allow buildings up to 50 feet.
- E. **Tentative Tract Map No. 37681:** A request to subdivide approximately 83.45 acres for development phases one and two into 26 lots for 18 industrial buildings, a commercial site, and three water quality control facilities.

Director King presented the staff report on file, and had a PowerPoint presentation for all to view. Director King noted that the presentation will be presented in three parts, first part will be the staff reports, second will be by the applicant, and then the third will be a summary of the EIR and findings.

Planning Commission members decided to hear all presentations before asking any questions.

Patrick Daniels, CEO of CapRock Partners, noted they appreciate staffs assistance with the project, asked members of the commission to ask any questions at any time during his presentation. Mr. Daniels gave a background of the company, and then explained in detail the process and plan for the development of site.

Vice Chair Hedges questioned about the air quality, and how the applicant will control the year of the trucks on site and idling times. Mr. Daniels noted that the law will be in place by the time the development is open and there will be an onsite management team to monitor that, Vice Chair Hedges also asked where the taller buildings were going to be located, Mr. Daniels showed all on the overhead monitor.

Member Leonard asked the applicant about not changed the Specific Plan; Mr. Daniels explained they would not be changing the zoning. Member Leonard discussed the noise level and asked if the applicant would be willing to put in a 12' block wall, the applicant noted that during the discovery phase the Sheriff's department noted they would prefer the wrought iron over the wall due to concerns with graffiti and line of sight, so the applicant explained the reason for the berm and the landscape. Member Leonard asked the applicant in regards to the elevation dimensions, Mr. Daniels answered the question in detail. Member Leonard asked about the hours of operation of the site, Mr. Daniels explained that the site was analyzed at a 24 hour period with restrictions.

Member Rigler asked about the year of the trucks allowed at the site, Mr. Daniels noted that his staff would have to look up the answer; Member Rigler noted the truck trips for the site, and an issue at Hidden Valley Parkway, Mr. Daniels explained the development plan, and the phases the project will go through. Member Rigler asked if the proposed water tower was going to be a cell tower, applicant stated not as of now. Member Rigler asked about the truck count for the current site, Mr. Daniels explained the current and the proposed in detail, and explained the exits from the site, and the parking.

Director Blais explained the process the city is going through with Cal Trans and the projects that are currently being worked on in regards to the traffic in the city.

Chair Jaffarian asked about the off-site improvements to the site and when they will be completed, Mr. Daniels explained the process in which the improvements would be completed.

Member Leonard asked Director Blais about the street improvements and the funds allocated for the project, Director Blais stated the funds have been allocated already, and the City is waiting on permits.

Member Rigler questioned staff in regards to the water run-off from First Street; Director Blais noted that it would not have an impact on the site.

Patrick Daniels, CapRock representative explained in detail the grades of the site for the commission.

Vice Chair Hedges questioned the hours of construction noted in the conditions, Director King noted it would be revised to how the NMC reads.

Member Leonard questioned staff in regards to the houses that are going to be demolished and how it will affect the Housing Element; Director King noted it would not.

Director King noted the conditions for the site are 24" box trees, and construction hours are not after 6pm and not before 7am.

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

Corinne Holder thanked staff for allowing residents to be a part of the meeting: she stated residents are aware the site is going to be improved, she appreciated the fact that the developer took the time to listen to the suggestions, and likes the setbacks from the street and trails around the site, the development gives the opportunity for local employment, and questioned if trucks will be allowed to stay on site for parking.

Morgan Crouch is opposed to the development, noted that the houses are occupied and is concerned when construction is going to begin.

Jolena Thomas is opposed to the development, this project is a disgrace, the developer is not telling the truth about how many houses are occupied.

Keith Kamstra is opposed of the development, he is a truck driver, and explains if multiple trucks pile up and the traffic it will cause, and notes the hour's truck drivers are allowed to drive during hours of service.

Lana Futrell is opposed of the development, has lived in Norco for 23 years, she has concerns with the traffic, especially during construction.

John Futrell is opposed of the development, questioned about the bio retention basin on site, has concerns with the overnight traffic, and questioned staff about the location of the proposed gas station location.

Mike Thompson, is in favor of the development, thanked staff for figuring out how to allow residents to speak at the meeting, noted this project is a huge improvement from the other developer, and noted that the Streets and Trails Commission were not given the opportunity to review the project in regards to the streets.

Alan Schuetz, is opposed of the development, he has an issue with the traffic signal right in front of his home, and is concerned that the street widening will not continue near his home and is going to cause an issue with traffic in front of his home, and does not want to give up his property.

Rozanne Schuetz, is opposed of the development, lives on the corner of First Street and Mountain, noted the road is not improved, she explains that she has lived in her home for 47 years, and explains the environmental impact and diminished air quality is unacceptable.

Greg Berns, is opposed of the development, and has concerns with how the developer handled the other project they completed in town in regards to the water ruff off from the sites. He also has concerns with the traffic of large trucks at the site and the traffic study information.

Bill Naylor noted if the project is approved, he would like to see horse crossing buttons for the site.

City Clerk Dana Roa read comments that were emailed in.

Patrick Daniels, a CapRock representative, explained that CapRock does not currently own the property, that CapRock is currently under contract with the seller, and the seller is working with the tenants, he then explained the process to when the construction will begin, he noted the site is already zoned for the proposed use, he then explained that the traffic impact study is a worse case scenario, and the current traffic counts are at an acceptable level of service. Vice Chair Hedges asked about the truck parking, Mr. Daniels explained they worked with the current owner to block truck parking at the current site, and explained this is not a truck depot like the facility north of the City.

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

Member Leonard questioned staff about overnight parking in the NMC, Director King noted there is nothing in the code. Noted an issue with the building height, and how it will affect the residential properties nearby, Member Leonard asked Member Riger if it will affect the property value, Member Rigler explained that the buffer will make a huge difference, and it could be a negative, however other sites have seen worse. Member Leonard would like to see a 12-foot black wall around the entire site. Director King

explained the process for legal truck parking at the site. Vice Chair Hedges does not think a 12-foot wall is necessary, however has an issue with the building height, but does like the project. Chair Jaffarian explained they have asked a lot of the developer and they have added all of it, the buildings are far enough in that the height is not noticeable. Attorney Harper explained that the applicant is not asking for a Variance.

M/S RIGLER/JAFFARIAN to adopt Resolution 2020-04 to recommend City Council approve Site Plan 2017-15 to allow the development of 18 industrial buildings and 3 water quality control basins; the motion was carried by the following roll call vote:

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

M/S RIGLER/JAFFARIAN to adopt Resolution 2020-06 to recommend City Council approve Gateway Specific Plan 90-01, Amd. #14 to allow the modification of the parking requirements; the motion was carried by the following roll call vote:

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

M/S RIGLER/JAFFARIAN to adopt Resolution 2020-05 to recommend City Council approve Conditional Use Permit 2019-11 to allow the building height to be modified; the motion was carried by the following roll call vote:

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

M/S RIGLER/JAFFARIAN to adopt Resolution 2020-07 to recommend City Council approve Tract Map 37681; the motion was carried by the following roll call vote:

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

M/S RIGLER/JAFFARIAN to adopt Resolution 2020-03 to recommend City Council certify the Draft Final Environmental Impact Report; the motion was carried by the following roll call vote:

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

F. **Zone Code Amendment 2020-03 (City):** A request to amend the off-street parking standards for industrial uses.

Director King presented the staff report on file, and staff recommends approval.

There was no discussion among the commission members.

M/S JAFFARIAN/RIGLER to adopt Resolution 2020-16 to recommend City Council approve Zone Code Amendment 2020-03 to update the parking standards for industrial uses; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, HEDGES, RIGLER

NOES: LEONARD

ABSENT: AZEVEDO

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 **10:14 p.m.**

Respectfully submitted,

Lacey David
Minutes Clerk
Planning Commission