



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

**Wednesday June 10, 2020  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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

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

PLEDGE OF ALLEGIANCE: Member Phil Jaffarian

APPEAL NOTICE: **Read by Director King**

1. PUBLIC COMMENTS:

- NONE

2. PUBLIC HEARING:

A. **Zone Code Amendment 2020-04 (City):** Proposed Zone Code Amendment to update the City's water efficient landscape ordinance to be consistent with state regulations. The recommendation is that the Planning Commission recommends approval to the City Council.

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

Vice Chair Hedges asked staff about these requirements for a resident, Director King noted this is not for existing.

Chair Jaffarian asked staff about the quantity of changes to the code, Director King noted that the revisions comply with the State's requirements.

**Chair Jaffarian OPENED the public hearing. With no one wishing to speak, Chair Jaffarian CLOSED the public hearing, bringing the discussion back to the Commission.**

**M/S HEDGES/RIGLER** to adopt Resolution 2020-17 to recommend approval to City Council to approve Zone Code Amendment 2020-04 to update the City's water efficient landscape ordinance; the motion was carried by the following roll call vote:

**AYES: JAFFARIAN, HEDGES, AZEVEDO, RIGLER**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**Member Azevedo recused himself from the presentation of Item 2.B.**

- B. Site Plan 2019-19, Conditional Use Permit 2020-03 (CapRock):** A request for approval of 374,170 square-foot industrial/ warehouse/manufacturing/cold storage warehouse and distribution complex at 3166 Horseless Carriage Drive in the M-1 (Heavy Commercial/Light Manufacturing) zone (APN 129-200-010). Approval of a Conditional Use Permit is a request to allow an increase in building height above the maximum allowed height of 35 feet.

Senior Planner Robles presented the staff report on file, and staff recommends approval. Planner Robles had a PowerPoint presentation for all to view.

Chair Hedges asked staff about the construction hours, Planner Robles noted this site is not near a residential area. Chair Hedges asked about the traffic analysis, Planner Robles explained the details of the analysis. Chair Hedges questioned about the years of the trucks and the requirements compared to the project site on Second Street. Director King noted the statement was incorrect.

Member Rigler explained the concerns he has with the additional traffic, and asked if all the sites have been included in the traffic analysis, Planner Robles explained how the analysis is done, with all projects included and the mitigation measures.

Chair Jaffarian asked staff if Streets and Trails Commission reviewed the proposed project, Planner Robles stated that the site is existing and there is no requirement for street improvements.

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

Pat Daniels, CapRock representative, Mr. Daniels provided a PowerPoint presentation for all to view, he explained and answered all questions in regards to the sites development.

Member Rigler asked about the street the current site uses, and asked if there had been any plans to open a street directly to Fourth Street, Director King noted the applicant does not own the property to do that.

Chair Jaffarian asked about the storm water from the site, Mr. Daniels explained the plans.

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

**M/S JAFFARIAN/HEDGES** to adopt Resolution 2020-20 to approve Site Plan 2019-19 to allow a 347,170 square-foot industrial/warehouse/manufacturing/cold storage warehouse and distribution complex at 3166 Horseless Carriage Drive; the motion was carried by the following roll call vote:

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

**M/S JAFFARIAN/HEDGES** to adopt Resolution 2020-21 to approve Conditional Use Permit 2020-03 to allow an increase in building height above the maximum allowed height of 35 feet at 3166 Horseless Carriage Drive; the motion was carried by the following roll call vote:

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

**M/S JAFFARIAN/HEDGES** to adopt the Negative Declaration for the complex at 3166 Horseless Carriage Drive; the motion was carried by the following roll call vote:

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

- C. **Conditional Use Permit 2020-01(Matar):** A request for approval to allow a temporary mobile home for the elderly at 140 Breeders Cup Place located within the Norco Ridge Ranch Specific Plan (NRRSP) Area. Applicant requested a continuance to the next meeting.

**M/S HEDGES/RIGLER** to continue to the July Planning Commission Meeting; the motion was carried by the following roll call vote:

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

3. BUSINESS ITEMS:

- A. **Site Plan 2019-17 (Jansen):** A request for approval of an Accessory Building Use Permit to allow a 700 square-foot large vehicle parking building and a 400 square foot shed at 3782 Valley View Avenue, located within the A-1-20 (Agricultural Low Density) Zone.

Senior Planner Robles presented the staff report on file, and staff recommends approval.

Member Azevedo asked staff if there is a requirement to where a RV can be parked, Planner Robles stated no.

Member Rigler asked if staff has been to the site and measured where the proposed building is going to be located, he noted that it seems very close to the property line and

very tall, and asked if the building has been inspected, Planner Robles stated she has been to the site twice, and explained that once approved it will be submitted to the building department for them to review and approve, if possible, she also noted the setbacks of the building on the site plan.

Vice Chair Hedges asked if approved if the buildings will be removed, Planner Robles noted the Resolution.

Chair Jaffarian questioned the site plan and the notes in regards to the setbacks, Planner Robles explained that the minimum is 11 feet and the site plan notes 13 feet.

Member Azevedo asked if there was code limit or requirement in regards to the view, Attorney Harper explained that a Conditional Use Permit is the only thing to consider a view during the review process.

**Chair Jaffarian invited those wishing to speak,**

Monique Jansen, applicant, explained that they work on personal off road vehicles and that there is not a business on site, she also explained that there was an older building on site that that they removed and replaced with the proposed building.

Bill Naylor, stated he has been to the site, and the new building does appear to be closer to the property line and is not blocking the view.

**Chair Jaffarian brought discussion back to commission.**

**M/S HEDGES/AZEVEDO** to adopt Resolution 2020-19 to approve Site Plan 2019-17 to allow a 700 square-foot large vehicle parking building and a 400 square-foot shed at 3782 Valley View; the motion was carried by the following roll call vote:

**AYES: JAFFARIAN, HEDGES, AZEVEDO, RIGLER**

**NOES: NONE**

**ABSENT: NONE**

**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 **8:11p.m.**

Respectfully submitted,

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Lacey David  
Minutes Clerk  
Planning Commission