



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JUNE 11, 2008

1. CALL TO ORDER: 7:08 p.m.
2. ROLL CALL: Chair Newton, Vice-Chair Wright, Commissioners Harris and Hedges
Absent: Commissioner Jaffarian
3. STAFF PRESENT: Director of Community Development Daniels, Senior Planner King, Associate Planner Robles, Deputy City Clerk Germain, and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Chair Newton
5. APPEAL NOTICE: Read by staff.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:
None.
7. APPROVAL OF MINUTES: Minutes of May 28, 2008

MOTION: M/S Hedges/Harris to approve the minutes of May 28, 2008 as written.

AYES: Harris, Hedges, and Newton

NOES:

ABSENT: Jaffarian

ABSTAIN: Wright

MOTION CARRIED

8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS
 - A. **Resolution No. 2008-16**, Tentative Parcel Map 36015 (Dixon): A request for approval of a subdivision of land that is 3.37 acres into two parcels for residential development. The property is located at 1826 Temescal Avenue within the A-1-40 zone. Recommendation: Recommend for Approval (Associate Planner Robles)

AP Robles presented the staff report in detail (the report being on file in the Planning Department).

Questions of staff:

PC Hedges asked why the Primary Animal-Keeping Area (PAKA) was behind the house instead of more to the rear of the property. AP Robles said it was due to the applicant's choosing and access.

Chair Newton opened the public hearing. There were no comments and the hearing was closed.

PC Harris questioned the 15-ft. access and if the location had to be up against the property line. Staff replied it did not have to be up against the property line, that it depended on how the rest of the lot would be used.

PC Hedges wanted Condition 31 changed to no construction on Saturday as the Commission had agreed upon with previous projects within residential zones. The rest of the Commission agreed.

Vice-Chair Wright wanted to see the street improvements go in now; too many times before, these improvements never get put in.

Staff stated that Public Works Director Thompson has a street improvement project on Temescal Avenue due in 2009 and this would be included.

Both Chair Newton and Vice-Chair Wright still wanted to see Condition 16 changed to have the street improvements go in now. Both expressed regret in seeing a large lot being split.

PCs Hedges and Harris had no problems with this proposal.

There was some discussion on the placement of the PAKA. PC Harris assumed that the PAKA location could change in the future; he believed the present location limits use of the property.

Staff explained that the map would get recorded with the PAKA where it is; but if relocated elsewhere on the lot later, it would have to meet Code and be re-recorded.

MOTION: M/S Wright/Hedges to recommend approval of TPM 36015 subject to conditions of approval for **Resolution 2008-16** with changes to Conditions 16 and 31.

AYES: Harris, Hedges, Newton and Wright

NOES: None

ABSENT: Jaffarian

MOTION CARRIED

- B. **Resolution No. 2008-17**, Conditional Use Permit 2008-01 (Youth Specialist Centers, Inc.): A request to establish a private educational school on property located at 2677 Valley View Avenue within the A-1-20 zone. Recommendation: Approval (Associate Planner Robles)

AP Robles presented the staff report in detail (the report being on file in the Planning Department).

Vice Chair Wright questioned the width of the driveway.

Staff said the Fire Chief was okay with the 20-ft. driveway.

PC Wright asked what the changes were from the previous submittal in 2005.

DCD Daniels said originally there was a boarding operation, there were more students and teachers, a wider grade span, summer school, tutoring program, teacher training, and parent training for home-schooling. This is only for regular and summer school.

Vice-Chair Wright asked for all the reasons the 2005 project was denied.

DCD Daniels said the driveway width and grade were issues, as were the wide scope of activities proposed, along with the compatibility of use.

Staff verified that the driveway would be paved.

Vice-Chair Wright asked if the 12% grade is really achievable. AP Robles said the project proponents say it is.

Chair Newton questioned the driveway width, with Project Review Board notes referring to 25 feet, but the Fire Chief indicating that 20 feet was okay. The Commissioners felt this was a discrepancy they could not ignore.

Chair Newton did not agree with DPW Thompson's determination that no street improvements were needed.

The public hearing was opened.

Pat Overstreet, 1231 Corona Avenue, said although this is a noble project, traffic is still an issue. Adding 20 cars at a time on this narrow section of Valley View on a curve was not good.

Susan Yasui, 4816 Pedley Avenue, said this is a beautiful setting for a school, that the applicants would be an asset to any community. With only 20 students, this could not be compared to our public schools.

Pat Walsh, 1250 Fourth Street, lives around the corner from this use. He opposed this project before, but did not get noticed this time. He said this is a misuse of residential property. Staff has recommended approval but staff doesn't live in Norco. This is the wrong place for a school. Put it on Hamner Avenue. He asked that Code Enforcement stay on top of this project and watch for any changes beyond what was approved.

Dave Henderson, 3010 Corona Avenue, agreed with Pat Walsh. Schools are usually planned before housing. A conditionally permitted use is not a right. He referred to the Public Works Director not requiring street improvements. Mr. Henderson said he takes offense at a department head not requiring that codes be followed. This is a commercial use that will exist in a residential neighborhood. He believed that all information from the previous submittal should have been made part of this report.

Dan Irwin, 2677 Valley View Avenue, applicant, understands the concerns of the previous speakers, but this is a conditionally permitted use and it has really been scaled back. He said he has quite a few animals himself on the site. Mr. Irwin submitted a paper from Chief Frye regarding the Code requirement being for a 20-ft. driveway. He said three cars could stack at a time. The gate has a code he would give for latecomers but otherwise the gate would remain closed except for morning drop-offs and afternoon pick-ups.

Chair Newton asked that the public hearing be kept opened so that discussion could be held on the driveway width. He wanted it demonstrated to the Commission that a 25-ft. driveway could work with a 12% grade. He questioned if it could actually be constructed. He was also concerned that PWD Thompson said the applicant did not have to put in the street improvements.

PC Harris said if the driveway cannot be done with a minimum 12% grade, the project would be denied.

The applicant said it would cost about \$10,000 for the surveyor and the work involved. He did not want to spend the money and then be denied.

There were no further public comments and the public hearing was closed.

Vice-Chair Wright was not sure he wanted to approve this due to the traffic concern, this is not a good location and the street is not wide enough, even if only for 20 cars at a time. He was concerned about the 12% but stated if that could not be achieved, the project dies. The proposed use is bordering on being a commercial use, which would require a 25-ft. drive. Vice-Chair Wright also wanted to make sure no signage was allowed. It was noted that is covered under Condition 18. He also wanted to see the street improvements go in.

PC Harris was fine with the conditions in the draft resolution.

PC Hedges wanted to add street improvements as a condition, and after a short discussion, the rest of the Commission agreed.

PC Harris did not believe it was the Planning Commission's role to determine the best use for each property. That led to a discussion regarding a zone change for this site.

Staff noted that a previous City Council did deny a zone change in this area.

Chair Newton said family and education is very important to him, but this is still a commercial use in a residential area and he had an issue over the street improvements.

MOTION: M/S Newton/Hedges to approve CUP 2008-01 as amended to add require street improvements, subject to all conditions of approval as set forth in Planning Commission Resolution 2008-17.

AYES: Harris, Hedges
NOES: Newton, Wright
ABSENT: Jaffarian

**MOTION FAILED
PROJECT DENIED**

PC Wright: He said a commercial use in a residential zone is not best use of land. Also, traffic and width of the drive was a big concern to him.

Chair Newton: This is a commercial use in a residential zone so he disagreed that the street improvements were not needed. He believed the discrepancy between a 20-ft. and 25-ft. drive was a big issue along with the 12% grade.

Chair Newton called for a recess at 8:10 p.m. and reconvened the meeting at 8:20 p.m.

- C. **Resolution No. 2008-18;** Site Plan 2008-02 (SSOE, Inc.): To allow for the development of a 64,875 square-foot, multi-building commercial center at the southeast corner of Second Street and River Road in the CG (Commercial General) zone. The commercial center is composed of five individual buildings to include a drug store, specialty grocery store, fast food restaurant, and in-line store-front shops. In conjunction with the site plan are two conditional use permits: **Resolution No. 2008-19;** Conditional Use Permit 2008-02: To allow four drive-through facilities in the commercial project; and **Resolution No. 2008-20;** Conditional Use Permit 2008-03: To allow for off-site alcoholic beverage sales in the commercial center. **Resolution No. 2008-21;** Tentative Parcel Map 24525 (SSOE, Inc.): In addition, the project involves a request to subdivide the 14.33-acre site at the southeast corner of Second Street and River Road into 8 parcels. Six of the proposed parcels are for the commercial development (approximately 7.05 acres) and 2 parcels (7.28 acres) are for sale to the Redevelopment Agency for future undetermined development. Recommendation: Recommend for Approval (Director Daniels)

DCD Daniels presented the staff report in detail (the report being on file in the Planning Department). He said that PC Jaffarian did e-mail comments on this project, noting

concern about too much glass being used on the south side of the Fresh N Easy Market and that PC Jaffarian suggested shutters, a porch or barn doors to obtain a more western look. Staff wanted the Commissioners' comments on the environmental assessment. He noted minor changes made to the headings of the resolutions, making the Commission give recommendations to Council. Also, there were minor changes to the motions, making them also recommendations to Council. He referenced Conditions 30 and 32, explaining that the developer would do the street improvements if the City did not start the same within the next fiscal year. DCD Daniels indicated that comments were received from Riverside County Flood Control just today at 5:30 p.m. and the comments were being evaluated by Engineering staff.

Chair Newton asked staff how the Commission could approve the Negative Declaration when it doesn't have all the pertinent information.

DCD Daniels believes staff has already addressed all the issues brought up by the County.

There was some discussion whether to continue this item because the Commission did not have the County's correspondence in front of them.

DCD Daniels said this is not final approval but only a recommendation to City Council to approve. He did not believe the County's comments, which were solely regarding the flood control channel, in anyway tie into this project before the Commission tonight.

It was noted that there is no gas station going in; that Resolution 2008-19, Condition 17 needed to be corrected to read "drug store only".

PC Wright asked about the relocating tenants at the existing center would get new spaces at rate they are paying now. Staff said that was being worked on, but that perhaps after a year, the rates would go up to the market rate.

The left-hand turn pocket would be turning south into this project or north into Stater Bros. Vice-Chair Wright was concerned with the large amount of added traffic, that Parkridge Avenue is a nightmare now with stop signs. He believed there would be a big problem with timing the lights. He did like the project as presented, though.

Chair Newton asked if the Streets and Trails Commission looked at traffic calming. DCD Daniels said the concern was not brought up. There was a question of using street lights. He pointed out that only North and California have a street light in the residential zone. DCD Daniels said the City of Corona has reviewed the report and did not voice any concerns.

PC Harris asked how the Redevelopment Agency got involved with this project and with purchasing the 7-acre parcel. DCD Daniels spoke of past proposals for this site, all of

them with many concerns. This commercial project is an evolution of previous submittals. The remaining 7-acre area could be used for higher density projects that would satisfy state housing requirements.

Chair Newton opened the public hearing.

Ed Dixon, 3200 Rocking RM Lane, east of the project, did not get a notice of this meeting. He is concerned with the RDA site and doesn't want low-income housing there. Traffic will be an issue even with left-turn lanes but he was okay with the proposal.

Linda Dixon, 3200 Rocking RM Lane, said she got evasive answers from the City about the RDA site. It will be low-income housing but it does not need to be. Delivery truck traffic is not going to help the current gridlock. She absolutely objects to any 24-hour operation and any additional liquor permits. She said conditional use permits have been given out too freely in Norco. She is not against the development, but asked the Commission to look out for the best interest of the neighborhood.

Pat Overstreet, 1231 Corona Avenue, said the Jacobsen development at Hidden Valley and I-15 is very nice and was glad to hear the Jacobsen's are working on this project. This developer understands Norco. She agreed the traffic is terrible.

Dave Henderson, 3010 Corona Avenue, also commented the Jacobsen company for this nice project but asked if RDA purchased the other acreage from the low-moderate income housing funds, could the property be used for anything else. He also asked if there was any reason that Second Street could not be re-designated as a collector street to address truck traffic.

Doug Jacobsen, applicant, said that the Hidden Valley and I-15 project went before the Streets and Trails Commission four times and the Planning Commission three times.

Vice Chair Wright said this is a nice project but he wants to see a "Welcome to Gateway" type of sign.

There were no further comments and the public hearing was closed.

PC Harris said he liked the project, but traffic is still a concern, and was not clear what was expected from the Commission.

PC Hedges liked the project overall but was concerned about the street. She said the other acreage was not of concern tonight.

Vice-Chair Wright talked about the left turn into the site and street width, suggested changing River Road to Trotter from a collector street in order to make the left turn situation work. He wanted to see signage putting a focus on Norco added. He did not

want 24-hour businesses because of the surrounding residential. There was little to be done about the traffic and he did not want traffic lights in the residential area. He noted that the signs appear to be out of proportion with the buildings. There was some discussion about a block wall but there was difficulty in placing one so the Commission agreed to ask for staff's help in locating one in the right spot. He felt there were enough issues that approving this tonight was difficult.

Staff confirmed that the negative declaration needed to be acted on first, or nothing else could follow. DCD said holding up a project because the City is moving slowly on street improvements is not right. Staff did a very thorough environmental review. Riverside County Flood Control District has a separate project funded; this project has just caught up with that work.

DCD Daniels offered to have PWD Thomson at the next meeting to discuss the street plans.

Chair Newton agreed and recommended continuance.

Chair Newton asked Mr. Jacobsen if he had any concerns about being continued.

Mr. Jacobsen said that while he believes it makes projects better, this is not the same economic times as when his other project was approved. He wanted a recommendation for approval tonight because he did not want representatives in the audience reporting negatively back to their home offices. He learned from his past project how to work with the City.

MOTION 1: M/S Newton/Wright to recommend to the City Council adoption of a Negative Declaration.

AYES: Harris, Hedges and Wright
NOES: Newton
ABSENT: Jaffarian

MOTION CARRIED

Chair Newton opposed because he believed that the environmental analysis was not complete and he wanted more environmental information of the flood control improvement project.

MOTION 2: M/S Newton/Hedges to recommend approval of Conditional Use Permit 2008-02 to the City Council to allow drive-through facilities in the commercial center with the adoption of **Resolution No. 2008-18.**

AYES: Harris, Hedges, Newton and Wright
NOES: None
ABSENT: Jaffarian

MOTION CARRIED

MOTION 3: M/S Newton/Wright to recommend approval of Conditional Use Permit 2008-03 to the City Council to allow the sale of alcohol for off-site consumption at the commercial center with the adoption of **Resolution No. 2008-19.**

AYES: Harris, Hedges, Wright
NOES: Newton
ABSENT: Jaffarian

MOTION CARRIED

Chair Newton said a person could walk across the street and buy all they liquor they wanted; there were too many alcohol licenses in the area already.

MOTION 4: M/S Newton/Hedges to recommend approval to the City Council of Site Plan 2008-02 to allow the development of the commercial center, subject to conditions of approval, as amended, with the adoption of **Resolution No. 2008-20.**

Under discussion: Vice-Chair Wright asked that signage to come back to the Commission, not staff (Conditions 13 and 14). Also, bring back staff's recommendation on the wall location and that horse amenities shall be provided; hours of operation to be 7 a.m. to 10 p.m. for businesses with no deliveries allowed between 10 p.m. to 7 a.m. and reducing the height of the glass storefront to 8 feet, use smaller delivery trucks, essentially the same as for the Hidden Valley and I-15 project.

AYES: Harris, Hedges, Newton and Wright
NOES: None
ABSENT: Jaffarian

MOTION CARRIED

MOTION 5: M/S Newton/Wright to recommend approval to the City Council of Tentative Parcel Map 24525 to the City Council subject to conditions of approval, with the adoption of **Resolution No. 2008-21.**

AYES: Harris, Hedges, Newton and Wright
NOES: None
ABSENT: Jaffarian

MOTION CARRIED

10. BUSINESS ITEMS: None

11. CITY COUNCIL:

A. City Council Action Agenda dated June 4, 2008: No discussion.

B. City Council Minutes dated May 14, 2008 Regular meeting and May 21, 2008 Adjourned and Regular: No discussion.

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12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: None
 13. STAFF: Current Work Program: No discussion.
 14. OTHER MATTERS:
 - The Planning Commission directed staff to provide the street improvements plans for the southeast corner of Second Street and River Road at the next scheduled meeting,
 - Chair Newton requested that staff present an information report on the definition of a barn structure as compared to a shop building.
 15. ADJOURNMENT: There being no further items of discussion, Chair Newton declared the meeting adjourned at 10:21 p.m.

Respectfully submitted,

James E. Daniels
Planning Secretary

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