



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
NOVEMBER 26, 2008

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1. CALL TO ORDER: 7:00 p.m.
 2. ROLL CALL: Chair Wright, Vice-Chair Jaffarian, Commissioners Harris, Hedges, and Newton
 3. STAFF PRESENT: Senior Planner Robles, Director Petree, City Engineer Gilbertson and Executive Secretary Dvorak
 4. PLEDGE OF ALLEGIANCE: Vice-Chair Jaffarian
 5. APPEAL NOTICE: Read by SP Robles.
 6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None
 7. APPROVAL OF MINUTES: Minutes of November 12, 2008

Vice-Chair Jaffarian corrected the vote on Page 3: M/S to Jaffarian/Harris.

MOTION: M/S Jaffarian/Harris to approve the minutes of November 12, 2008 as amended.

AYES: Harris, Jaffarian, Newton and Wright

NOES: None

ABSTAIN: Hedges

MOTION CARRIED

8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS: **Resolution No. 2008-36**; Conditional Use Permit 2008-11 (City of Norco): A Request for Approval to allow a Community Center Parking Lot Expansion and Beautification Project on 1.38 Acres of City-Owned Property located on the West Side of Hamner Avenue and on the East Side of Acacia Avenue, between Detroit Street and Park Street (APNs 131-101-001, -002, -011, 131-111-005, and -006) within the CO (Commercial Office) Zone. The Project will also include the Installation of a Traffic Signal on Hamner Avenue at Alhambra Street with Horse Trail Connections along Cedar Avenue through the South Side of the Community Center Park. Recommendation: Approval (Senior Planner Robles)

SP Robles turned the meeting over to Director Petree. He talked about funding and working with Caltrans on relocation of the park and ride lot just east of this location. This will open the current park and ride site to a better use. The new welcome to Norco signs will be incorporated in this project. This will stop this area from being a dumping ground and neighborhood used car lot. He explained how the trail re-alignment would alleviate several hazardous situations. There is an area that could be used for staging and a future horse tie-up area. The Santa Ana River Trail Parkway was addressed, citing the need for safe freeway crossing and connecting down into the river area. Director Petree used a power-point presentation. There is one residential unit within this project that staff will be working with to make certain the owner's concerns are addressed.

SP Robles noted a new condition staff wanted to add, based on correspondence from the Soboba Band of Luiseño Indians:

20. The project must cease construction/development upon the finding of any historical or archaeological resources until their magnitude and importance can be determined.

Director Petree indicated the Parks and Recreation Department would be the responsible department for this project.

PC Hedges questioned why a conditional use permit was being required when this was a City of Norco project.

SP Robles said it was because of the proposed land use.

PC Newton asked if Director Petree agreed to all the conditions, which he did. PC Newton stressed that palm trees were not to be part of the landscaping. Security lighting was discussed; Director Petree said western decorative lighting was being looked at. Caltrans and RTA will have their own lighting concerns. There was some discussion about a trail crossing controlled by an equestrian light.

Chair Wright said no signs are authorized yet but the Welcome to Norco monument signs are in the plans.

SP Robles explained that signage was not part of this approval. Signage is to be approved by staff.

There was discussion about the two lanes merging; City Engineer Gilbertson from RKA Engineering said there would be two lanes in each direction from Hamner to Detroit.

Petree said the project could start in June 2009.

PC Harris asked that the resolution conditions be put in a different slant to refer to the City as “applicant”, that “owner/operator” should not be used in reference to the City.

The Commission agreed the self-audit condition should stay in.

Vice-Chair Jaffarian said the City should be held to the same standards as other applicants. It was noted Caltrans is involved in this project, not just the City, but Director Petree explained that the City of Norco is the applicant.

PC Harris wondered about animal crossings at Hamner Avenue: he asked about underground tunnels or a bridge. He said it would be costly but Hamner Avenue is only going to get more congested. It was noted that the Streets, Trails and Utilities Commission had discussed this. There was concern about having horses in a tunnel and maybe having a motorcycle pass through and spooking the horses. PC Newton said it would be a security nightmare and the area also has drainage problems that would not be conducive to tunnels. Vice-Chair Jaffarian said horses do not like tunnels.

Condition 12 was discussed; without needing changes.

Chair Wright asked about a warning light that there is an equestrian crossing ahead.

MOTION: M/S Jaffarian/Hedges to approve the Negative Declaration prepared for this project.

AYES: Harris, Hedges, Jaffarian, Newton and Wright

NOES: None

ABSTAIN: None

MOTION CARRIED

MOTION: M/S Jaffarian/Hedges with change to Condition 19, using “City of Norco and/or owner operator” and Condition 20 as noted above.

AYES: Harris, Hedges, Jaffarian, Newton and Wright

NOES: None

ABSTAIN: None

MOTION CARRIED

10. BUSINESS ITEMS: None scheduled.

11. CITY COUNCIL: Received and filed.
 - A. City Council Action Agenda dated November 19, 2008
 - B. City Council Minutes dated October 28 and November 5, 2008
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: None
13. STAFF: Current Work Program: Received and filed.
14. OTHER MATTERS:
 - Chair Wright asked about the Moreno House, since it burned. Director Petree said the fire is being investigated.
 - Vice-Chair Jaffarian asked about the Fairfield Inn Sign up at Fifth/Hamner and that it needed PC review.
 - PC Hedges asked about uses at 911 Sixth Street, specifically a pot house/tattoo parlor/Western Wear and why it was now residential.
 - PC Hedges asked that staff check into the empty lot turned used car lot at the northeast corner of Sixth/Temescal.
15. ADJOURNMENT: Adjourn at 7:48 to 7 p.m., December 1, 2008 in the Council Chambers.

Respectfully submitted,

Alma Robles
Senior Planner
/sd-70954