



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
MARCH 25, 2009

1. CALLED TO ORDER: 7:03 p.m.
2. ROLL CALL: Chair Wright, Vice-Chair Jaffarian, Commission Members Harris, Hedges, and Newton
3. STAFF PRESENT: Planning Manager King, Senior Planner Robles, Associate Senior Engineer Askew and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commission Member Hedges
5. APPEAL NOTICE: Read by staff.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: Pat Overstreet, 1231 Corona Avenue, asked why nothing has been done about the big empty circle in the new façade of the retail businesses next to the Stater Bros. Center on Hamner Avenue.
7. APPROVAL OF MINUTES: Minutes of March 11, 2009
MOTION: Newton/Jaffarian to approve the minutes of March 11, 2009 as written.
AYES: Harris, Jaffarian, Newton and Wright
ABSTAIN: Hedges **MOTION CARRIED**
8. CONTINUED ITEMS: None
9. PUBLIC HEARING: A request for approval to allow development of a 3-story, 96-unit hotel at the northeast corner of Hamner Avenue and Fifth Street, located within the C-G (Commercial-General) zone along with a request to allow the building to exceed the maximum height of 35 feet allowed by right in the C-G Zone. Conditional Use Permits 2009-02 and 2009-04. Staff was recommending approval.

SP Robles presented the staff report on file in the Planning Division.

PM King passed out hard copies of the architecture. The hotel elevations are compatible with that of the rest of the site. The use of multi-paned windows as accent features in only certain areas of the hotel was worked out with Marriott. This is out of the ordinary with Fairfield Inns across the country because Marriott places whichever one of its brands according to demographics, which is why Norco is being offered this particular brand. A special feature to hide the air conditioning units incorporates the window air conditioner unit and window for each room as one piece.

There was discussion on the available trailer parking, with Vice-Chair Jaffarian asking for clarification because of hash marks painted on some of that parking. PM King explained that six-foot buffer was a result of the Project Review Board meeting. It is meant to be one long space that a truck with a horse trailer would be able to just pull through. Member Newton asked for further discussion after the public hearing.

Member Newton asked SE Askew where any water on the site would go. She explained how the drainage would work, which the Engineering Department was satisfied with. The applicant is required to do a water quality management plan for later review by the Engineering Department.

Chair Wright asked if there were any other buildings in town similar to the proposed height of this hotel. SP Robles said that would be the Hampton Inn.

The public hearing was opened.

Jim Teixeira, 3466 Sierra Avenue, asked for more trees behind the hotel because the view from his home would be all the guest room windows facing his property.

Pat Overstreet, 1231 Corona Avenue, said to remember Starbucks had said we did not have the demographics they required and now there are five Starbucks in town.

Vice-Chair Jaffarian said that across the world, multi-paned windows are considered residential. Highest brands of hotels have ceiling to floor-type windows.

Gary Missirian, applicant and engineer for the project, complimented staff for their efforts and time. About the storm drain system, he said that sheet flow from behind the building will go east and will be piped into underground chambers. All catch basins will have different filters to get not only leaves and debris but to strain oil and other hazardous liquids. Mr. Missirian explained how the chambers at the southwest corner of the site would work, letting the water collect and leach out and at what point it would divert to the storm drains. There would be required maintenance performed.

SE Askew said underground chambers are already in use at various sites in Norco.

Member Newton asked, and the applicant was willing, to replace some of the trees with a larger size to a 24-inch box to accommodate blocking the visibility of the hotel from the homes on Sierra Avenue.

There was discussion about the trailer parking; the Commission did not want cars to park in those spaces at all. Vice-Chair Jaffarian asked for signing for the trailer parking, and the Commission agreed.

Frankie Flores, architect, showed the Commission samples of what the integrated window and air conditioning system looks like. He was more than willing to add more trees in whatever size the City wanted. He explained the elevations to the Commission. The colors and materials board was presented.

There were no more speakers and the hearing was closed.

Vice-Chair Jaffarian asked that front doors at ground level be multi-pane. It is a scale issue and makes it more western. He suggested lap siding, used at Starbucks, also be used at the ground level. The air conditioning screening could incorporate some sort of fencing, using a western theme and using the same around the pool area. The tree sizes have a breakpoint where we would want to use the size that will continue to grow instead of the larger size that is already grown. Vice-Chair Jaffarian asked about the availability of the recycled water line on Hamner Avenue.

AE Askew suggested Director Thompson would be the one to talk to regarding the use and sale of that water; she was not certain any of it was for sale.

There was some discussion on the multi-pane windows. Member Newton was concerned that the aluminum-framed doors and windows would not be the look the City wants if just metal strips were applied to large panes of glass, and the Planning Commission agreed.

There was discussion about the pool fencing incorporating some type of western element, yet keeping the required safety feature preventing someone from getting any type of foothold to aid in climbing over the fence into the pool area. The architect suggested stone pilasters with western design features in the wrought iron railing around the southwest corner of the site, which is where the pool will be. The Planning Commission thought that was a great solution to an area that will be highly visible to Hamner Avenue.

Chair Wright asked for clarification on Condition 16 regarding the light fixtures. He asked that the wording specifically noted the same design and take out the wording "Bob's Big Boy".

Regarding Condition 30 and the grease receptor at the trash enclosure, Chair Wright asked about "unless waived by staff" wording. SE Askew said this is standard wording; the applicant will be required to have the grease receptor.

Chair Wright wanted Condition 36 corrected by removing "equestrian trail improvements" because there are no trails along this site.

Chair Wright said this is a great project, although not as western as he would like it to be. The Commission wished the applicant well and looked forward to seeing the finished product.

It was confirmed that all multi-paned windows are out. Jaffarian said lap siding would have been nice, but the architect said that Marriott would not consider that on the brand they have chosen for Norco.

MOTION 1: M/S Hedges/Jaffarian to approve Conditional Use Permit 2009-02, in accordance with and subject to all conditions of approval contained within draft Resolution 2009-07, as amended above.

AYES: Unanimous

MOTION CARRIED

MOTION 2: M/S Hedges/Newton to approve Conditional Use Permit 2009-04, in accordance with and subject to all conditions of approval contained within draft Resolution 2009-08.

AYES: Unanimous

MOTION CARRIED

10. BUSINESS ITEMS: Retail Hospitality Opportunity Book (Look Book), Oral Report
PM King said only a few hard copies are available for prospective developers and but that it will soon be available online. The Commission asked to see a hardcopy at the next meeting.
11. CITY COUNCIL:
 - A. City Council Action Minutes dated March 18, 2009: Chair Wright saw that Maverick's had appealed. PM King explained that Mr. Koziel's attorney had asked for a continuance of sixty days because of new information he was working with. However, a Council Member was scheduled to be gone on the day it would have been scheduled for Council review so with that, the item actually got continued for about 75 days.
 - B. City Council Minutes dated March 4, 2009
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: Member Harris told the Commission that the EDAC seat he wants to give up does not have to be filled by another Planning Commission Member. Anyone wanting to serve would need to fill out an application.
13. STAFF: Current Work Program—Received and filed
14. OTHER MATTERS:
 - Member Hedges asked about the car sales lot at Sixth and Valley View still being used.

- Member Hedges asked about the stables at North and California; if it was permitted. She heard it was advertised as being linked with Hampton Inns, as in “come stay with us and ride our trails” sort of advertising. She was concerned about any City liability.
- Member Hedges informed staff that Wall Design was now also using 1308 Sixth Street.
- Member Newton asked that General Plan Sections 2.2 and 2.21 regarding preservation of animal-keeping properties in Norco be included in upcoming discussions on the control of accessory building sizes.
- Member Newton announced that PM King will be doing the western architecture talk for RURAL on March 26, 2009 in place of Vice-chair Jaffarian.
- Pat Overstreet asked that PM King bring a copy of the “Look Book” to the RURAL meeting.

15. ADJOURNMENT: 8:26 P.M.

Respectfully submitted,

Steve King
Planning Manager

/sd-72111