



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
APRIL 13, 2011

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1. CALL TO ORDER: **7:00 PM**
2. ROLL CALL: **Chair Hedges, Vice-Chair Wright, Commission Members Jaffarian, Henderson and Leonard**
3. STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **CM Leonard**
5. APPEAL NOTICE: **Read by PD King**
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: **NONE**
7. APPROVAL OF MINUTES: Minutes of March 30, 2011; **Recommended Action: Approval** (Deputy City Clerk)

**M/S Wright/Jaffarian** to approve the minutes of March 30, 2011 as written

**AYES: WRIGHT, HENDERSON, JAFFARIAN, LEONARD**

**ABSTAIN: HEDGES**

**Motion Passed**

8. CONTINUED ITEM: **Resolution 2011-\_\_\_**: Conditional Use Permit 2011-05 (Klinkenborg): A Request for Approval to allow a 1,512 Square-Foot Detached Garage Building at 2285 Santa Anita Road Located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

SP Robles presented the staff report on file in the Planning Division. She noted this is a continued item from the March 30<sup>th</sup> meeting, the applicant chose to make changes to his plan based on suggestions given at the previous meeting. Staff recommends approval.

**Roger Klinkenborg, Applicant:** Mr. Klinkenborg thanked the Planning Commission for the suggestions given at the previous meeting, adding that he was able to implement some changes.

In response to PC Henderson, SP Robles stated that condition number 10 referencing a home occupation business will be modified.

**M/S Wright/Jaffarian** to adopt Resolution 2011-22, approving Conditional Use Permit 2011-05, to allow a 1,512 square-foot detached garage building at 2285 Santa Anita Road.

**AYES: Unanimous**

**Motion Passed**

9. PUBLIC HEARING: **Resolution 2011-\_\_\_, Conditional Use Permit 2010-08; Resolution 2011-\_\_\_, Variance 2011-01 (T-Mobile West Corporation):** A request for approval to allow the installation of an unmanned wireless telecommunication facility to consist of an 80-foot tall freestanding pole designed as a field light that will hold wireless antennas and associated ground mounted support equipment at Wayne Makin Park located at 3364 Western Avenue in the (Open Space) OS zone. The variance is requested to allow the pole to exceed the maximum height of 50 feet permitted by the Norco Municipal Code.  
**Recommended Action: Approval (SP Robles)**

SP Robles presented the staff report on file in the Planning Division. She stated that the 80-foot tall pole will replace two existing light poles currently at the park, adding that the illumination needed will be accommodated. Staff recommends approval.

In response to PC Henderson, SP Robles reviewed the process regarding light spillage from the new light pole; she added that all steps are taken to avoid any light spillage onto private properties neighboring the park. She added that the Parks and Recreation Commission approved the lease agreement which will include a photo-metric and that any problems arising from light spillage will be handled by Parks and Recreation staff. SP Robles also confirmed that all maintenance of the telecommunication facility is the responsibility of the operator.

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

**Anthony Serpa, T-Mobile representative:** Mr. Serpa stated that T-Mobile will be working closely with the Parks and Recreation staff and the contractor, Musco, regarding light spillage.

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

PC Jaffarian asked that condition 25 of the CUP regarding the graffiti-proof wall, include a clause covering maintenance of the facility, even though it will be addressed in the lease agreement.

**M/S Wright/Jaffarian** to approve Resolution 2011-26, approving Variance 2011-01, to allow an 80-foot high pole as a field light for a wireless telecommunication facility at Wayne Makin Park at 3364 Western Avenue.

**AYES: Unanimous**

**Motion Passed**

**M/S Wright/Jaffarian** to approve Resolution 2011-27, to allow the installation of an unmanned wireless telecommunication facility to consist of an 80-foot pole that will hold wireless antennas and associated support equipment at Wayne Makin Park at 3364 Western Avenue, with the revision of condition number 25 to include maintenance responsibility.

**AYES: Unanimous**

**Motion Passed**

10. BUSINESS ITEMS:

A. **Resolution 2011-\_\_**: Site Plan 2011-02 (Ponce): A request for approval to allow a 750 square-foot garage/storage building at 2311 Corona Avenue located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

PD King presented the staff report on file in the Planning Division. He stated the open animal-keeping area requirement, based on the Municipal Code. PD King stated that if the PC takes into consideration the entire lot size of 21,780 square feet, the open area must accommodate up to five animal units. The flat-pad area is only at 13,475 square-feet which can only reasonably accommodate two animal units. He added that this property lay-out has the main residence centered on the lot with slopes that are not conducive to animal-keeping. Staff recommends approval of Site Plan 2011-02.

In response to the Commission, PD King confirmed that the applicant was not present at the meeting. He also noted that no garage exists at this time. PD King stated that staff had not had discussions with the applicant on the recommended option of reducing the required animal area.

PC Jaffarian stated that he feels there is enough space to move the garage closer to the home, which would make a contiguous open area for animal-keeping in the back yard area. He recommended staff work with the property owner to see if moving the garage forward is an option.

PC Henderson stated that he does not have a problem with this proposed site plan, adding that the space is there to accommodate the request.

Chair Hedges stated that although she would prefer the animal-keeping area to be located at the back of the property, she does not have a problem with this plan as the lot has the space for the allowed animal units. She noted a concern with eliminating animal units on bigger properties based on just the pad size. Chair Hedges added that she has no concerns with animals being at the front of the property as the pad area would allow it as on like many properties throughout town.

Discussion continued.

**Chair Hedges invited the appearance of those wishing to speak.**

**Karen Leonard:** Mrs. Leonard stated her concern with the property owner placing five animal units in an area pad that is too small.

**Chair Hedges brought discussions back to the Commission.**

Discussion ensued.

**M/S Jaffarian/Leonard** to continue item to allow staff to work with the applicant on options on the siting of the accessory building.

**AYES: Hedges, Wright, Jaffarian and Leonard**

**Motion Passed**

**NOES: Henderson:** didn't like the content of the motion

B. Pencil File 2010-01 (Rivera): A request for informal review and discussion of a batting cage facility at 2800 Reservoir Drive in the A-1-20 zone.

**Recommended Action: Informal Review** (PD King)

PD King presented the staff report on file in the Planning Division. He described the lot setting, noting that the neighboring properties' settings are the same with the main residence in the rear of the lot and the open space in the front. He noted there are concerns that the existing facility is buffered by tall vegetation and is five feet from the horse trail. PD King stated that this has been brought to the Planning Commission for input and guidance; adding no approval is requested at this time.

PC Henderson stated that based on past discussions and a condition usually placed on a CUP, a home-occupation business is not to operate in accessory buildings.

PC Jaffarian noted his concerns of its proximity to the horse trail, the scale of the setting and a sports business located in a residential area; adding other issues of concern associated with running a business, such as parking, lighting and baseballs knocking against the wall.

PC Leonard stated that he is also concerned with a commercial business located in a residential zone. He suggested that the neighbors should have the opportunity of giving their opinions should this item be presented to the Commission at a future date.

Vice-Chair Wright added the importance of looking at the lot coverage with either the outdoor set up and if an indoor facility is added. He noted that parking seems to be a major concern.

Discussions continued

Chair Hedges stated that she agreed with the comments made by the Commission. She invited the potential applicant to address the Planning Commission.

**Louis Rivera, potential applicant:** Mr. Rivera gave some background regarding his facility, which has been there for 20 years. He shared that he began coaching his own kids then continued to offer guidance to other local kids for free, adding that he asked only for donations for the upkeep of his instruction facility. Mr. Rivera added that he

coaches college baseball during the summer as well as high school players and younger. He stated that his business is geared towards private lessons only and the most attending at one time will be four players. He answered many of the Commission's concerns.

PD King thanked the Commission for their input.

11. CITY COUNCIL: **Received and filed**
  - A. Recap of Actions Taken at the April 6, 2011 City Council/Community Redevelopment Agency Meeting.
  - B. City Council Minutes dated March 16, 2011
12. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**
13. STAFF: Current Work Program dated April 7, 2011: **Received and filed**
14. OTHER MATTERS:
  - A. Follow-up on Items from Previous Meetings (Director King) **NONE**
    - Vice-Chair Wright inquired about grading activity at Hamner Avenue, north of Fifth Street; PD King confirmed that a stop order has been issued.
    - Vice-Chair Wright asked about the grading on the property at Second Street and Valley View Avenue; PD King said he will follow up and report back.
    - PC Henderson asked to have a discussion regarding pad sizes placed on a future agenda.
15. ADJOURNMENT: Chair Hedges adjourned the meeting at **8:25 PM**

Respectfully submitted,

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Steve King  
Planning Secretary