



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
APRIL 27, 2011

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1. CALL TO ORDER: **7:01 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: **Commission Member Henderson**
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 April 13, 2011: **Recommended Action: Approval** (Deputy City Clerk)  
**M/S Wright/Jaffarian** to approve the minutes of April 13, 2011 as written  
**AYES: Unanimous Motion Passed**
8. CONTINUED ITEM: **Resolution 2011-\_\_**: Site Plan 2011-02 (Ponce): A Request for Approval to Allow a 750 Square-Foot Garage/Storage Building at 2311 Corona Avenue in the A-1-20 Zone. **Recommended Action: Approval** (PD King) Continued from April 13, 2011

PD King presented the staff report on file in the Planning Division. He noted this item was continued from the previous meeting. Staff had discussions with the applicant as suggested by the Commission. The applicant preferred leaving the proposed garage in the same location as previously requested. Staff is recommending approval of the site plan showing a revised animal-keeping area. He noted that the applicant is present.

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

**Richard Ponce, applicant:** Mr. Ponce thanked the Planning Commission for its consideration.

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

PC Jaffarian suggested that a notation be added to Condition No. 10 that the animal-keeping area remain free of structures.

In response to Vice-Chair Wright, PD King stated that a home occupation is allowed in the garage, but not in an accessory building.

Chair Hedges noted a concern with the lack of a contiguous animal-keeping area on this property, although it would impose unnecessary grading.

**M/S Jaffarian/Wright** to adopt Resolution 2011-25, approving site Plan 2011-12, to allow a 750 square-foot garage/storage building at 2311 Corona Avenue, amending Condition No. 10 to require that "*the animal-keeping area remain clear of structures*".

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

**NOES: Hedges**

**Motion Passed**

9. PUBLIC HEARINGS

- A. **Resolution 2011-\_\_\_, Conditional Use Permit 2010-04; Resolution 2011-\_\_\_, Variance 2010-02 (Royal Street Communications CA, LLC):** A Request for Approval to Allow the Installation of an Unmanned Wireless Telecommunication Facility to Consist of a 75-foot Tall Freestanding Pole Designed as a Field Light that will hold Wireless Antennas and Associated Ground-Mounted Support Equipment at Ted Brooks Park located at 2762 Vine Street 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 noted it will illuminate the horse training area at night, and that the plan includes a new restroom for the park. Staff recommends approval. The applicant is present to answer questions and provide any additional information the Planning Commission requires.

PC Henderson asked if this was a park that is potentially scheduled to be fenced off; in response, PD King stated that this park will remain open. PC Henderson questioned the design of the pole and the location of the panel antennas.

Vice-Chair Wright noted concerns with the expense of maintaining the restroom and the turning on and off of lights since the City is looking at cutting costs. He had further questions on lighting and the tree located next to the proposed pole. SP Robles deferred the questions to the applicant.

In response to Vice-Chair Wright, Chair Hedges stated that this request was not forwarded to the Architectural Review Board. Chair Hedges noted that the report states the lighting will be coin-operated. She also questioned the building maintenance responsibility.

PC Henderson requested that because parks are its area of responsibility, that these types of requests be reviewed by the Parks and Recreation Commission prior to the request coming to Planning Commission.

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

**Alexander Loo, representative for Metro PCS:** Mr. Loo replied to the Planning Commission's questions and concerns, noting that he is working very closely with the Parks Department staff on many of the details concerning the restroom and building. He added that a photometric has been provided to the Parks' staff.

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

In response to PC Henderson, Mr. Loo noted that he is not aware of any other designs by Musco Company, a leading lighting provider, with the panel antennas being shielded from view.

Discussion continued regarding concerns with lighting, maintenance of facility, and the placement of the pole. The Commission's consensus is to send this back to the Parks and Recreation Commission and staff for further review.

**M/S Wright/Jaffarian** to continue item to an undetermined date giving an opportunity for the Parks and Recreation Commission to review further.

**AYES: Unanimous**

**Motion Passed**

- B. **Resolution 2011-\_\_\_**, Conditional Use Permit 2011-06 (Gardetto): A Request for Approval to Allow a 1,870 Square-Foot Shade Canopy at 3496 Silver Cloud Drive in the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

SP Robles presented the staff report on file in the Planning Division. She stated that most of the space would be used for recreation-vehicle parking and to provide shade for future horse stalls. She added that this report was forwarded to the Architectural Review Board; and based on a concern the paint color has been addressed. Staff recommends approval.

In response to Chair Hedges, SP Robles noted that the drainage from the property will be addressed on the plan provided to the Building Department.

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

**Tammy Gardetto, applicant:** Ms. Gardetto shared the family's need for the canopy, which included a future horse for her daughter. PC Jaffarian noted that most of the shade will be on the neighbor's property; Ms. Gardetto stated that she is aware and shared that a retired engineer is assisting her.

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

**M/S Wright/Jaffarian** to adopt Resolution 2011-28, approving Conditional Use Permit 2011-06, to allow a 1,870 square-foot shade canopy at 3496 Silver Cloud Drive

**AYES: Unanimous Motion Passed**

10. BUSINESS ITEM: **Resolution 2011-\_\_\_**, Site Plan 2011-03 (Souther): A Request for Approval to Allow a 225 Square-Foot Shade Structure at 2353 Pacer Drive in the A-1-20 Zone. Recommended Action: Approval (SP Robles)

PD King presented the staff report on file in the Planning Division. He noted that this property is not a continuous flat pad, it does not have an extensive open flat area and the bulk of the lot is taken by the existing home. He added that this property does not have a large enough area conducive to animal-keeping. Staff is recommending approval.

Vice Chair Wright questioned the condition regarding a “home occupation” since it is a shade structure; in response, PD King noted that it is necessary as these can also be used illegally.

PC Leonard noted his concern with the lack of an animal-keeping area once the shade structure is built.

In response to PC Jaffarian, PD King stated that the lot meets the setback requirement; it does not have a designated PAKA; and it previously had a shade structure that the applicant had removed.

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

**Shawn Souther, applicant:** Mr. Souther stated that there is no means of access through the side yard where the proposed structure will be, it will be 12 feet from the property line, and will also provide some privacy and shade the residence on that side of his home.

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

Discussion ensued.

**M/S Jaffarian/Wright** to adopt Resolution 2011-29, approving Site Plan 2011-03, to allow a 225 square-foot shade structure at 2353 pacer Drive

**AYES: Unanimous Motion Passed**

11. CITY COUNCIL: **Received and Filed**  
A. Recap of Actions Taken at the April 20, 2011 Meeting.

- B. City Council Minutes dated April 13, 2011 (Special) and April 6, 2011 (Regular) Meetings
12. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**
  13. STAFF: Current Work Program dated April 20, 2011: **Received and Filed**
  14. OTHER MATTERS
    - A. Follow-up on Items from Previous Meetings (Director King) **NONE**
      - PC Jaffarian asked if the previous site plan for a shade structure should have come to the Commission since one had already existed; he requested that this be noted in future presentations.
      - Chair Hedges inquired about Wall Design; it seems to be encroaching again. PD King will follow up.
  15. ADJOURNMENT: Chair Hedges adjourned the meeting at **7:53 PM**

Respectfully submitted,

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Steve King  
Planning Secretary

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