



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
SEPTEMBER 14, 2011

1. CALL TO ORDER: **7:00 PM**
2. ROLL CALL: **Chair Wright, Vice-Chair Henderson, Commission Members Hedges, Jaffarian and Leonard**
3. STAFF PRESENT: **Planning Director King, Senior Planner Robles, Public Works Director Thompson, City Attorney Harper and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **Commissioner Jaffarian**
5. APPEAL NOTICE: **Read by PD King**
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:

Patricia Overstreet: Mrs. Overstreet invited everyone to the Norco Regional Conservancy BBQ this Saturday, September 17; the event is to raise funds for trail upkeep. She also mentioned the candidate forum on Thursday, September 15, sponsored by the Norco Horsemen's Association.

7. APPROVAL OF MINUTES: Minutes of August 31, 2011 to be provided at the next regular meeting. **Recommended Action: Continue** (Deputy City Clerk) **M/S Jaffarian/Henderson** to continue the approval of the minutes of August 31, 2011 to the next scheduled Planning Commission meeting.

AYES: Unanimous

Motion Passed

8. CONTINUED PUBLIC HEARING:

- A. **Resolution 2011-___:** Conditional Use Permit 2011-15 (Kardani): A Request for Approval to Allow a Car Wash at 2100 Hamner Avenue Located within Norco Auto Mall Specific Plan. **Recommended Action: Approval** (SP Robles) (Continued from August 31, 2011)

PD King presented the staff report on file in the Planning Division. He noted the applicant will be using an existing building adding two canvas covers for the car wash services. Staff recommends approval as it meets all the requirements. The applicant is asking to eliminate the right-in and right-out as there is an island in the center of Hamner Avenue which allows for easy access.

In response to PC Jaffarian, Public Works Director Thompson stated that a center median may be added on Hamner Avenue in the future. He also noted that the City may choose to eliminate left turn-outs out of parking lots along Hamner Avenue to ease traffic.

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

Ben Louk, property owner: Mr. Louk noted that this business will not create more traffic than what the site was originally built for. He asked that there be no restriction on left turn-outs of his property, adding that he would accept a one year trial without the condition. Mr. Louk stated that currently the existing car sales lots are using outside mobile car wash services which use chemicals and noting that they may not have a Norco business license.

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

PC Hedges stated that she would prefer a canopy with more height, adding that she does not like the current blue color shown on the plans.

PC Jaffarian noted that eliminating Condition 12 is fine as long as applicant is aware of the potential Hamner Avenue improvements. He also made suggestions on the look of the canopies, asking that it have a western theme.

Chair Wright agreed with eliminating Condition 12, adding that he also doesn't care for the blue colored canopies suggesting a color that would blend in with the existing building.

M/S Hedges/Jaffarian to adopt Resolution 2011-47, granting with conditions CUP 2011-15, to allow a car wash at 2100 Hamner Avenue within the Auto Mall Specific Plan, eliminating Condition 12 and place canopies in a flesh color.

AYES: Unanimous Motion Passed

9. PUBLIC HEARINGS

- A. **Resolution 2011-___:** Conditional Use Permit 2011-11 (Varela): A request for approval to allow an accessory building consisting of a 2,640 square-foot metal barn at 2330 Corona Avenue located within the A-1-20 zone. **Recommended Action: Approval** (SP Robles)

SP Robles presented the staff report on file in the Planning Division. Staff is recommending approval of the project.

In response to Vice Chair Henderson, SP Robles confirmed that the work had begun without permits and a stop-work notice was given.

In response to PC Leonard, Public Works Director Thompson stated that there are ways to check the footing, adding that the Building Official or Inspector may ask that some ground be removed in order to verify that all is structurally sound.

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

Mike Box: Mr. Box noted his concern that this project does not fit within a western theme and it may become another metal building.

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

Discussion ensued regarding the permit and inspection process.

In response, SP Robles noted that if the construction doesn't pass inspection it will have to come down.

M/S Henderson/Hedges to adopt Resolution 2011-39, approving CUP 2011-11, to allow an accessory building consisting of a 2,640 square-foot barn at 2330 Corona Avenue.

AYES: Unanimous Motion Passed

- B. **Resolution 2011-___:** Conditional Use Permit 2011-13 (Adrian, Gaus Architects, Inc.): A request for approval to allow a church within an existing building at 1721-1801 Third Street, Building "D", located within the C-G (Commercial General) zone. **Recommended Action: Approval** (SP Robles)

SP Robles presented the staff report on file in the Planning Division. Staff recommends approval. She provided information on a condition the Fire Chief would like added to this CUP, that a fire extinguishing system be installed if open flame candles are used or if not, have a sign posted which states no flammable items allowed.

In response to PC Jaffarian and Hedges, City Attorney Harper clarified details regarding Condition 15, signs prohibited, and Condition 18, hours of operation for the church. He noted that if the church wishes to change its hours of operation they must return to the Planning Commission.

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

Xavier Adrian, Architect: Mr. Adrian stated that he has no problem with the conditions as set.

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

M/S Jaffarian/Hedges to adopt Resolution 2011-56, approving CUP 2011-13, to allow a church within an existing building at 1741 Third Street, Building D, adding the condition offered by the Fire Department.

AYES: Unanimous Motion Passed

- C. **Resolution 2011-___**: Conditional Use Permit 2011-14 (Barnett): A request for approval to allow an accessory building consisting of a 2,160 square-foot steel pipe barn at 4043 Hillside Avenue located within the A-1-20 zone. **Recommended Action: Approval** (SP Robles)

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

Chair Wright OPENED the public hearing, indicated that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

M/S Henderson/Jaffarian to adopt Resolution 2011-55, approving CUP 2011-14, to allow a 2,160 square-foot steel pipe barn at 4043 Hillside Avenue

AYES: Unanimous Motion Passed

- D. **Resolution 2011-___**: Conditional Use Permit 2011-16 (Arroyo): A request for approval to allow an accessory building consisting of a 938 square-foot carport and storage building at 3764 Sierra Avenue located within the A-1-20 zone. **Recommended Action: Continue** (SP Robles)

SP Robles recommended that Conditional Use Permit 2011-16 be continued to the meeting of October 12, 2011.

M/S Jaffarian/Hedges to continue Conditional Use Permit 2011-16 to October 12, 2011

AYES: Unanimous Motion Passed

10. BUSINESS ITEMS:

- A. **Resolution 2011-___**; Tentative Parcel Map 36392 and **Resolution 2011-___**; Master Site Plan 2011-07 (Alere Property Group LLC): A proposal to merge several existing lots and subdivide the total approximate 86.93 acres into 7 parcels, for development of 6 warehouse/distribution/industrial buildings in 3 phases, with one lettered parcel for a detention basin, located generally east of Pacific Avenue, west of Mountain Avenue, north of First Street, and south of Second Street, excepting out approximately 5 acres on the southeast corner of Pacific Avenue and Second Street and adding approximately 13.6 acres on the east side of Mountain Avenue (Several Assessor Parcel Numbers).

Resolution 2011-___; Phase 1 of Master Site Plan 2011-07 (Alere Property Group LLC): A proposal for two distribution/warehouse/industrial buildings: Site Plan 2011-09 (598,340 square feet) and Site Plan 2011-11 (96,687 square feet) located on the northeast corner of Pacific Avenue and First Street to mid-block between Pacific Avenue and Mountain Avenue.

Resolution 2011-___; Phase 2 of Master Site Plan 2011-07 (Alere Property Group LLC): A proposal for two distribution/warehouse/industrial buildings: Site Plan 2011-08 (554,700 square feet) and Site Plan 2011-10 (88,545 square feet) located on the southwest corner of Mountain Avenue and Second Street to mid-block between Pacific Avenue and Mountain Avenue.

Resolution 2011-___; Phase 3 of Master Site Plan 2011-07 (Alere Property Group LLC): A proposal for two distribution/warehouse/industrial buildings: Site Plan 2011-12 (121,137 square feet) and Site Plan 2011-13 (114,482 square feet) located on the east side of Mountain Avenue, south of Second Street.

The public hearing on this was closed on September 6, 2011

Recommended Action: Recommendation for Approval (PD King)

PD King presented the staff report on file in the Planning Division. He reviewed some of the points discussed at the previous Commission meeting and introduced new items incorporated into the conditions. He shared comments received from Caltrans, noting that a traffic study had not been received from them. PD King turned the presentation over to the Commission for its final discussions, to make recommendations if needed, and noting that the applicant is available for questions.

Clark Neuhoff, Vice President, Alere Group, Applicant: Mr. Neuhoff addressed the revised and newly added conditions. He reviewed Condition 31 regarding building a bridge over the flood control channel, noting that the cost would be very high for a bridge to nowhere as the commercial corner is not part of this request and there are no plans for development at this time. He added that the right-of-way will be taken care of as part of the street improvements.

Vice Chair Henderson suggested that landscape be added to the commercial corner property since it will sit empty for an unknown time period until it is developed.

Mr. Neuhoff noted for the record regarding Condition 31 (b) that they do not have a problem with doing a trail connection at Parkridge and First Street, but they may not have control of the right-of-way. Mr. Neuhoff asked for clarification on Condition 31 (d) regarding *a pork chop median island on Second Street at the west leg of the intersection of Mountain Avenue*; in response, PD King explained that it is to stop trucks from turning west bound from Mountain Avenue onto Second Street and going north bound on Mountain Avenue beyond Second Street. PC Jaffarian asked that verbiage be

added to that condition pertaining “as approved and agreed by the Public Works Director” so that it complies with the traffic study.

Mr. Neuhoff continued on with Condition 86 pertaining to electrical hook-up at every door, he noted that per their portfolio that only 15% of businesses are in need of refrigeration, and asked that the condition be modified to require electrical hook-up only when a tenant comes in with this need. In response pertaining to Condition 93, PD King confirmed that the limited hours are geared for the duration of the construction period of the project. Mr. Neuhoff noted concerns with Condition 51 regarding the hours of operation as this type of business requires 24/7 service.

In response to concerns regarding Condition 74, specifically pertaining to a monthly traffic count, City Attorney Harper explained that a financial district would be created to help maintain the roads based on the traffic study done, should the traffic count prove to be under the study count then the condition becomes moot. Further discussions continued on this subject.

In response to Vice Chair Henderson, PWD Thompson explained that Caltrans does not get involved with local zoning or local street mitigation; they only worry about the on-off ramps and the actual travel-way of the freeway. He added that in their opinion the current traffic study met all the Riverside County and standards that they normally review.

PC Hedges stated her concerns with the limitation on trucks exiting from the north-bound I-15 which would cause additional traffic onto Second Street. She read from the Land Use Element from 1991 regarding light-industrial, adding that this project is not the same as the intent set back in 1991. She stated that she feels this is not the highest or best use of this property.

In response to PC Leonard, City Attorney Harper explained the statute set in regards to a right-of-way needed for street improvement if unsuccessful negotiations occur, stating that the City would be obligated to condemn the property needed through the eminent domain process if directed by the City Council. PWD Thompson added that if the property were not attained through negotiations then it would remain an unimproved portion of the street.

PC Jaffarian asked that Condition 13 indicate that a sign be created to let individuals not from this area know that they are entering Horsetown USA, similar to a school zone type of signage. He also noted that Condition 31(d) clearly indicates that no traffic is allowed west-bound on Second Street beyond Mountain Avenue and north-bound on Mountain Avenue. PC Jaffarian stated that he feels that Condition 74 does not need to be changed. He asked that Condition 86 be revised to what the applicant stated earlier regarding electrical outlets be added only when required, but feels that the condition needs better language to make sure refrigerated trucks are not left idling. He added that he agrees with Vice Chair Henderson regarding the empty lot next to the project, that it should be landscaped until it is developed.

VC Henderson pointed out that he is not comfortable with the verbiage under “Findings” items C & D of each resolution; he cannot make a decision or agree with these determinations as written. In response to a question of Condition 16, PD King stated that this condition was to be re-written to include a 12’ wall along with a raised berm along Pacific Avenue, as directed by the Commission at its last meeting. VC Henderson inquired on the validity of Condition 33, in response, PD King stated this was added based on discussions at the previous meeting; VC Henderson asked that if any substantial changes occur on grading or street improvements that it be brought back to the Planning Commission once the Streets, Trails and Utilities Commission has reviewed. He asked that the verbiage on Condition 36 be changed to read “*no truck access on First Street.*”

PWD Thompson asked the City Attorney for clarification on the Municipal Code that allows trucks to travel from a truck route to a specific point for delivery. In response, City Attorney Harper stated that the statute does not apply to this project as a condition is being placed on this developer restricting truck access via First Street.

Chair Wright stated that he had no additional questions regarding the conditions, adding that he agreed with VC Henderson’s statement regarding the Findings items C & D on the verbiage not written to his satisfaction.

VC Henderson noted traffic queue woes at the three exits off the I-15, at Sixth Street, Second Street and Hidden Valley Parkway; based on a recent experience he witnessed adding that the queues are already full. He stated that the potential for more problems is eminent. VC Henderson said that he feels this project is too intense to be adjacent to a residential zone.

Chair Wright concurred with the statement made by VC Henderson. He stated that traffic studies are done without taking into consideration the horses in our town, adding that semitrailers and horses don’t mix.

Motion by PC Jaffarian to approve the Master Plan, the motion died for lack of a second.

M/S Hedges/Henderson to deny the Master Site Plan 2011-07, and all Resolutions in association with it.

Ayes: Henderson/Wright/Leonard/Hedges

Nay: Jaffarian

Motion Passed

Under discussion, PC Jaffarian requests that all conditions discussed be forwarded to the City Council.

11. CITY COUNCIL: Receive and File **Received and Filed**
 - A. Recap of Actions Taken at the September 7, 2011 City Council / Community Redevelopment Agency Meeting.
 - B. City Council Minutes dated August 17, 2011
12. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**
13. STAFF: Current Work Program dated September 8, 2011: **Received and Filed**
14. OTHER MATTERS:
 - A. Follow-up on Items from Previous Meetings (Director King): **NONE**
 - Vice Chair Henderson confirmed that the next Rooster Sub-Committee meeting is scheduled for next Thursday, September 22, 2011.
 - PC Hedges inquired about the house next to Circle K on Fourth Street, in response, PD King noted that it is still being worked on and that the trailer on the property is for security use only.
15. ADJOURNMENT: Chair Wright adjourned the meeting at **9:53 PM**

Respectfully submitted,

Steve King
Planning Secretary

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