



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
MARCH 14, 2012

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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, Deputy Director of Public Works/Senior Engineer Askew and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **Chair Wright**
5. APPEAL NOTICE: **Read by Planning Director King**
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: **NONE**
7. APPROVAL OF MINUTES: Minutes of Regular Meeting on February 8, 2012 and Minutes of Special Meeting on February 29, 2012. **Recommended Action: Approval** (Deputy City Clerk)  
**M/S Leonard/Henderson** to approve the minutes of Regular Meeting on February 8, 2012, with a correction on the motion under item 8.A.; adding the condition to “*rotate the roof*” so that the height would no longer be an issue.  
**AYES: Wright, Henderson, Jaffarian, Leonard**  
**ABSTAIN: Hedges** **Motion Passed**
- M/S Leonard/Henderson** to approve the minutes of Special Meeting on February 29, 2012 as written  
**AYES: Wright, Henderson, Hedges, Leonard**  
**ABSTAIN: Jaffarian** **Motion Passed**
8. CONTINUED ITEM: **Resolution No. 2012-\_\_\_**; Conditional Use Permit 2011-28 (McGreevey): A Request for Approval to Allow an Accessory Building Consisting of a Single-Story 1,497 Square-Foot Storage and Shop Building at 3067 Pacer Drive Located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles) Continued from February 8, 2012

Senior Planner Robles presented the staff report on file in the Planning Division, noting that this item was continued from the previous regular meeting on February 8, 2012. She noted the applicant agreed to modify his plans based on concerns brought up by Commission. Staff recommends approval of project.

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

**Nancy Marhoff:** Ms. Marhoff stated her concern with the height of the building at 17'.

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

In response to the speaker, Vice Chair Henderson noted that 17' is the standard height of a garage. He commended the applicant stating he is doing it right and is being a good neighbor.

Commission Member Hedges stated she likes how the applicant made it fit within his property, and agreed with Vice Chair Henderson's comments.

Chair Wright agreed with the comments made.

**M/S Jaffarian/Leonard** to adopt Resolution 2012-06, approving Conditional Use Permit 2011-28, to allow an accessory building consisting of a single-story 1,497 square-foot storage and shop building at 3067 Pacer Drive.

**AYES: Unanimous**

**Motion Passed**

9. PUBLIC HEARINGS

- A. **Resolution 2012-\_\_\_:** Conditional Use Permit 2012-02/Site Plan 2012-02 (Beacon Hill AG Church): A Request for Approval to Allow the Development of a Church with Associated Ancillary Uses/Mixed Use Commercial Project to be Completed in Three Phases on a Vacant Property Located near the Southwest Corner of Hamner Avenue and Norco Drive (APN 130-240-045) Located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (SP Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that the project site is an odd shaped property and is steeply sloped off of Hamner Avenue. Senior Planner Robles reviewed the plan process which will be done in three phases. She noted that all requirements are met or exceeded, including parking requirements. Staff has asked the applicant to work closely with the Architectural Review Sub-Committee on architecture. Staff recommends approval.

Deputy Director of Public Works/Senior Engineer Lori Askew reviewed the grading plan with the Commission. She shared that the hydrology report is in review, adding that some of the slopes will be graded down as to appear tiered with retaining walls. She noted that there are no concerns regarding potential erosion.

In response to the Commission Members, staff indicated that the back retaining wall will be at 35', parking for buildings A & B will be away from the street and will not affect the gas station's retaining wall, adding that parking at Arco is 8 feet away from the retaining wall.

Vice Chair Henderson asked for clarification on grading and the time line on the completion of the construction. Staff indicated that the retaining walls will be in place before construction begins on phase one.

In response to Chair Wright's concern with traffic, staff indicated that the driveway on Hamner Avenue will be conditioned to be right-in right-out, adding that Norco Drive is wide enough to add a left turn pocket should the Commission ask for it.

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

**Ken Sturn:** Mr. Sturn spoke on behalf of the church, noting that the church has put in lots of time and money to make sure all is done right and looks good. He added that the commercial portion of the project will hopefully help the City as well as the church. He thanked the Commission and staff for its assistance.

**Kerry Sullivan:** Mr. Sullivan, a member of the church, stated he supports the project.

**Marvin Nipper:** Mr. Nipper, longtime resident, noted that he is in favor of this project.

**Charles Dudek:** Mr. Dudek stated his concern with a left-turn from north bound Hamner Avenue but is okay with right-in, right-out.

**Barbara Plum:** Ms. Plum gave a short history of the church, adding that she supports the project. She stated that the church is there for the City and the people; there will be lots of programs added for all ages.

**Jesalene Roblero:** Ms. Roblero stated she supports the project, adding that it will be good for the church's growth and good for the community.

**Uvaldo Castaneda:** Mr. Castaneda, a church board member, supports the project.

**Spencer Parish:** Mr. Parish spoke on behalf of younger adults who attend the church, noting they really care about Norco and support the project.

**Patricia Overstreet:** Ms. Overstreet stated that she is thankful it's not a tattoo parlor or a marijuana dispensary, and that there are no palm trees.

**Pastor Rene Parish:** Pastor Parish stated that she has deep roots in the community; she understands that the location is a main corridor for commercial and wanted to take advantage of that for the City and the church. She noted that the church has other communities within its membership, including New Swahili and Tongan members. She asked for approval.

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

Chair Wright asked Pastor Parish as to what will happen to the old facility. Pastor Parish stated that it would be used in other areas such as a child care, or a Spanish-speaking church, adding that there are other options available.

In response to Commission Member Hedges, Pastor Parish stated that the congregation is 200 members strong, that the amphitheater will be used by the Royal Rangers, a youth group similar to Boy Scouts, for bible studies, and by young adults to gather and meet.

Commission Member Hedges stated that she likes the architecture but has concerns about the parking for the commercial businesses because of the setting of the lot.

Commission Member Leonard stated that he thought the buildings were gorgeous, he noted that he is reluctant about the amphitheater due to possible loud sound projections but hopes it all gets worked out.

Commission Member Jaffarian noted his appreciation for the commercial portion of the project, adding that he likes the obvious western look of the buildings. He suggested that both driveways be right-in, right-out on Sundays, due to potential traffic congestion at Sixth and Hamner.

Vice Chair Henderson commended on a great job done, he noted that he would like all the grading be finished within the first phase. He reviewed a few of the conditions of the CUP with staff making suggestions about the driveways and the amphitheater usage.

Discussion ensued.

Chair Wright stated that he likes the project, a good fit but would prefer that the architecture comes to the Planning Commission. He discussed the construction timeline with staff.

**M/S Henderson/Jaffarian** to adopt Resolution 2012-19, approving Conditional Use Permit 2012-02/Site Plan 2012-02, to allow the development of a church with associated ancillary uses/mixed use commercial project located near the southwest corner of Hamner Avenue and Norco Drive, with some modification.

**AYES: Unanimous Motion Passed**

**M/S Henderson/Jaffarian** to adopt Resolution 2012-20, approving Site Plan 2012-02, to allow the development of a church with associated ancillary uses/missed use commercial project in three phases on a vacant property located near the southwest corner of Hamner Avenue and Norco Drive.

**AYES: Unanimous Motion Passed**

- B. **Resolution 2012-\_\_\_**: Zone Change 2012-07 (City of Norco) and **Resolution 2012-\_\_\_**: Hospitality Specific Plan 1 (City of Norco): A Request for Approval to Change the Zoning from C-4 (Commercial) to H-D (Hospitality Development) Including the Adoption of a Specific Plan for Regulations on 2.42 Acres Located at 1417 Sixth Street. **Recommended Action: Approval** (PD King)

Planning Director King presented the staff report on file in the Planning Division. He reviewed the types of hospitality uses that would be allowed, adding that the plan provided with the staff report is a conceptual plan on the potential use once approved. Staff recommends approval.

Commission Members noted concerns with the potential zone change as there are no plans in place. In response, Planning Director King stated that staff is being proactive as the church currently on the property has indicated that they may sell the property and this would be a great fit for a hospitality zone.

Vice Chair Henderson stated that he does not agree with this overlay as the Hospitality Development (HD) Zone was not created as an overlay zone. He appreciated the idea but not using HD Zone as an overlay.

In response to Commission Member concerns Planning Director King assured them that this report is not asking for an overlay but to change the zone on the proposed property.

Vice Chair Henderson asked if hotels could be added as an allowed use in C-4 zone, in response, Planning Director noted that it was once brought forth but was rejected.

Discussion ensued.

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

**Heinke McNally**: Ms. McNally stated that she is the Prudential Realty agent that has listed the subject property. She has done a study on what the best and highest use of this property would be noting that her findings point to a hospitality development. Ms. McNally has received some interest but noted hesitation due to all the fees involved with doing such a project. She asked for approval of this zone change as this will work.

In response to Chair Henderson, she noted that this property has all that would be needed for a hotel property, access to trail, to Silverlakes and close to freeway.

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

Further discussions ensued.

The Commission agreed that further discussions were needed, and recommended that hotels/motels/bed and breakfast lodgings be added to C-4 zone.

**M/S Jaffarian/Hedges** to deny Resolution 2012-17, to allow Zone Change 2012-07, changing existing zoning from Commercial (C-4) to Hospitality Development Specific Plan 1 on 2.42 acres located at 1417 Sixth Street.

**AYES: Unanimous Motion Passed**

**M/S Jaffarian/Hedges** to deny Resolution 2012-18, to approve Hospitality Development Specific Plan 1 concept on 2.42 acres at 1417 Sixth Street.

**AYES: Unanimous Motion Passed**

**M/S Jaffarian/Hedges** to recommend that staff bring back an amendment to C-4 zone to allow Hotels/Motels/Bed and Breakfast lodgings, with restrictions.

**AYES: Unanimous Motion Passed**

10. BUSINESS ITEMS: **NONE**

11. CITY COUNCIL: **Received and Filed**

A. Recap of Actions Taken at the March 7, 2012 City Council Meeting.

B. City Council Minutes dated February 1, 2012 Regular Meeting and February 15, 2012 (Special Meeting)

12. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**

13. STAFF: Current Work Program dated March 8, 2012: **Received and Filed**

14. OTHER MATTERS:

A. Follow-up on Items from Previous Meetings (Director King): **NONE**

15. ADJOURNMENT: Chair Wright adjourned the meeting at **8:51 PM**

Respectfully submitted,

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Steve King  
Planning Secretary