



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
APRIL 11, 2012

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, Parks and Recreation Superintendent Anglin and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **Commissioner Hedges**
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 March 14, 2012 **Recommended Action: Approval** (Deputy City Clerk)
M/S Henderson/Hedges to approve the minutes of Regular Meeting on March 14, 2012 as written
AYES: Unanimous Motion Passed
8. CONTINUED ITEMS: **NONE**
9. PUBLIC HEARING: **Resolution 2012-___, Conditional Use Permit 2010-04; Resolution 2012-___, 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 that will hold security park lighting and wireless antennas, and associated ground mounted support equipment within an enclosure 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)

Senior Planner Robles presented the staff report on file in the Planning Division. She reminded the Commission that this item had been before them on April 27 2011, noting that the Planning Commission had a few concerns regarding the lighting and maintenance, as well as a request for input from the Parks and Recreation Commission. Senior Planner Robles stated that the Parks and Recreation Commission has reviewed the project and voted in favor of it. She also noted that a community meeting was scheduled for neighborhood residents, with a favorable outcome. Staff recommends approval.

In response to Commission Member Hedges, Parks and Recreation Superintendent Anglin stated that the upkeep and maintenance is the responsibility of the applicant, noting that any repairs required will be the responsibility of the City, adding that the amount received for rent will more than cover such costs, including for other parks.

In response to Vice Chair Henderson, Parks and Recreation Superintendent Anglin confirmed that the rent income does go into the General Fund and the amount will offset the cost of all maintenance and repairs within this park as well as other parks.

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

Doug Crouse: Mr. Crouse stated that residents' questions were answered at the community meeting and have been addressed. He asked for approval of the project.

Corinne Holder, Vice Chair of the Parks and Recreation Commission: Ms. Holder stated that a sub-committee had reviewed this project and were satisfied that all concerns were addressed. The entire Commission has approved the project and recommends approval.

Alexander Lew, Representative for Metro PCS: Mr. Lew answered questions concerning the lease area. He thanked the Commission for the opportunity to present this project again and asked for approval of the project.

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

M/S Jaffarian/Henderson to adopt Resolution 2012-22, to approve Variance 2010-02 to allow a 75-foot high pole that exceeds the maximum height of 50 feet and is designed as a park light for a wireless telecommunication facility at Ted Brooks Park located at 2762 Vine Street.

AYES: Unanimous Motion Passed

M/S Jaffarian/Henderson to adopt Resolution 2012-23, to approve Conditional Use Permit 2010-04 to allow the installation of an unmanned wireless telecommunication facility to consist of a 75-foot tall freestanding pole that will hold security park lighting and wireless antennas and associated support equipment at Ted Brooks Park located at 2762 Vine Street.

AYES: Unanimous Motion Passed

10. BUSINESS ITEMS:

- A. **Resolution 2012-___**, Site Plan 2012-03 (Metsker): A request for approval to allow an accessory building consisting of an 864 square-foot storage shed at 4770 Crestview Drive located within the A-1-20

(Agricultural Low-Density) zone. **Recommended Action: Approval (SP Robles)**

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that all requirements have been met including the open animal area requirement. Staff recommends approval.

M/S Henderson/Leonard to adopt Resolution 2012-21, to approve Site Plan 2012-03 to allow an accessory building consisting of an 864 square-foot storage shed at 4770 Crestview Drive.

AYES: Unanimous Motion Passed

- B. **Resolution 2012-___**, Site Plan 2012-04 (Wofford): A request for approval to allow an accessory building consisting of a 608 square-foot shedrow barn at 2862 Vandermolen Drive located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval (SP Robles)**

Senior Planner Robles presented the staff report on file in the Planning Division. She stated that although the building will be partially into the PAKA, it is less than 1% of the area. Staff recommends approval.

M/S Jaffarian/Hedges to adopt Resolution 2012-24, to approve Site Plan 2012-04 to allow a 608 square-foot shedrow barn at 2862 Vandermolen Drive.

AYES: Unanimous Motion Passed

- C. **Denial Resolutions 2012-17 and 2012-18**: Zone Change 2012-07 with Corresponding Hospitality Development Specific Plan (City of Norco) on Property Located at 1417 Sixth Street. **Recommended Action: Review for Signatures (PD King)**

Planning Director King presented the staff report on file in the Planning Division. He explained that these resolutions are to endorse the action taken at the last regular meeting.

M/S Jaffarian/Hedges to adopt Resolution 2012-17 recommending that the City Council deny Zone Change 2012-07 to change the existing zoning from Commercial (C-4) to Hospitality Development Specific Plan 1 on 2.42 acres located at 1417 Sixth Street (APN 131-140-032).

Under discussion: Vice Chair Henderson commented about this agenda item being pulled by the City Council at its meeting held on April 4, 2012, noting his concern that in discussion between staff and Council, there was no mention of the Commission's input or recommendation. In response, Planning Director King explained that a staff report is being prepared, by request, for the Council's review at its next regular meeting on April 18, 2012.

AYES: Unanimous

Motion Passed

M/S Jaffarian/Hedges to adopt Resolution 2012-18, denying Hospitality Development Specific Plan 1, a concept plan on 2.42 acres at 1417 Sixth Street (APN 131-140-032)

AYES: Unanimous

Motion Passed

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

- A. Recap of Actions Taken at the April 4, 2012 City Council Meeting.
- B. City Council Minutes dated March 7 and March 21, 2012 (Regular Meetings) and March 23, 2012 (Special Meeting)

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

13. STAFF: Current Work Program dated April 5, 2012: **Received and Filed**

14. OTHER MATTERS

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

- Vice Chair Henderson asked about the water tower that had been approved to be located at the nursery off California Avenue; in response, Planning Director King stated that nothing had been started at this time.
- Planning Commission Jaffarian commented on the progress at the business located next to the Circle K on Fourth Street, adding that it looks much better than it had in recent months.
- Planning Commission Hedges asked about the landscaping being redone in front of the water wheel on Sixth Street; Planning Director King explained the new plan for the landscape, noting that it will remain within the guidelines previously approved.

15. ADJOURNMENT: Chair Wright adjourned the meeting at **7:47 PM**

Respectfully Submitted,

Steve King
Planning Secretary

/di-80833