



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
OCTOBER 9, 2013

CALL TO ORDER: 7:10 PM

ROLL CALL: Chair Hedges, Vice Chair Leonard, Commission Members Henderson and Wright; Commission Member Jaffarian – arrived at 8:07 p.m.

STAFF PRESENT: Planning Director King, Senior Planner Robles, Planning Intern Michaels, Planning Consultant Alexa Washburn and Deputy City Clerk Germain

PLEDGE OF ALLEGIANCE: Commission Member Henderson

1. APPEAL NOTICE: Read by Planning Director King

2. PUBLIC COMMENTS: NONE

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting on September 11, 2013

Recommended Action: Approval (Deputy City Clerk)

M/S Wright/Leonard to approve the minutes of Planning Commission regular meeting of September 11, 2013, as written

AYES: Hedges, Leonard, Henderson, Wright

Motion Passed

ABSENT: Jaffarian (late arrival)

4. CONTINUED PUBLIC HEARINGS:

A. **General Plan Amendment 2013-01A (City of Norco):** A City-initiated proposal to update the Housing Element for the 2014-2021 Housing Cycle: **Recommended Action: Adopt Resolution 2013-36 Recommending that the City Council approves General Plan Amendment 2013-01A** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department, in conjunction with **Agenda Item 5.D.** He noted that the City was successful in getting the 2013-2020 Housing Element certified by the State in an expedited manner; as such the City is set for an eight-year cycle.

In response to Commission Member Wright, Director King noted that the prison population could not be counted as low income; he explained how the count is done of the populous for housing purposes.

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

M/S Wright/Hedges to approve an addendum to the Negative Declaration for General Plan Amendment 2008-01, indicating that the project is consistent with that determination and will not have a significant impact on the environment.

AYES: Hedges, Leonard, Henderson, Wright

Motion Passed

ABSENT: Jaffarian (late arrival)

M/S Wright/Leonard to adopt Resolution 2013-36, recommending that the City Council of the City of Norco approves the Housing Element 2014-2021; General Plan Amendment 2013-01A.

AYES: Hedges, Leonard, Henderson, Wright

Motion Passed

ABSENT: Jaffarian (late arrival)

Under discussion: Commission Member Henderson stated that he will vote yes on this item, but would like to acknowledge that he is not in support of the State being involved in local issues.

- B. Zone Code Amendment 2013-03 (City of Norco):** A city-initiated proposal to amend Title 18 "Zoning" of the Norco Municipal code, Chapter 18.02 – "Definitions", Section 18.31.08 - "Yard Requirements – Walls, Fences and Structures in Setback Areas" and Section 18.38.22 -"On-site Location of Parking Facilities", to address/revise the definitions of non-commercial vehicle and trailer parking in residential zones. **Recommended Action: Continue to November 13, 2013** (Planning Director)

Planning Director King stated that this public hearing item is being continued to the regular meeting of November 13, 2013.

5. PUBLIC HEARINGS:

- A. Conditional Use Permit 2013-09 (Ayala):** A request for approval to allow a detached accessory building consisting of a 1,000 square-foot recreational vehicle garage at 1115 Big Pine Lane located within the Norco Hills Specific Plan (NHSP). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Staff recommends approval.

In response to Vice Chair Leonard, Senior Planner Robles explained that the number of permitted animal units was recorded for this lot in the event that a future resident may want to keep animals on the property, adding that a primary animal keeping area is not required in the NHSP.

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

M/S Henderson/Wright to adopt Resolution 2013-35, to approve Conditional Use Permit 2013-09, to allow a detached accessory building consisting of a 1,000 square-foot recreational vehicle (RV) garage at 1115 Big Pine Lane.

AYES: Hedges, Leonard, Henderson, Wright

Motion Passed

ABSENT: Jaffarian (late arrival)

Under discussion: Vice Chair Leonard noted that since a PAKA is shown on the plan, even though it is not required, the plan should also show a path accommodating access to the PAKA; Director King stated that since a PAKA is not required in the NHSP, access to it does not need to be shown.

- B. Conditional Use Permit 2013-07 (S&S Venues CA, LLC):** A request to allow the service of alcohol for on-site consumption in conjunction with a full-service restaurant at 2895 Hamner Avenue in the C-G (Commercial General) zone. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department, in conjunction with **Agenda Item 6.A**. He explained that the code change needed will be reviewed by the City Council at its meeting on November 6, 2013. He stated that the parking requirement is based on the indoor-service area only as the outdoor seating is not considered a full-time seating due to potential inclement weather. Staff recommends approval on both counts.

Commission Member Henderson noted his concern with the parking situation stating that the outdoor seating should be taken into consideration, adding that the corral should be placed facing Fourth Street instead of Hamner Avenue.

Vice Chair Leonard concurred with the parking concern, stating that to his knowledge horse racing does take place in both the day and night time. He suggested that a condition be added to have the wagering shut down at 6:00 p.m. He asked about the lighting as it is not shown on the plan.

In response to Commission Member Wright, Director King stated that if wagering is not approved there is a potential that the upscale restaurant may not happen. Director King handed out a copy of the restaurant's menu to show that it will be upscale, which would be a great addition to Norco.

In response to Chair Hedges, Director King explained that the outdoor seating is conditioned to be approved by the Sheriff's Department, which is requiring a high barricade to avoid the passing of alcoholic beverages. Chair Hedges also noted her concerns with the placement of the corral, suggesting that it be relocated off of Fourth Street.

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

Philip Palderamos, representative for S & S Venues CA, LLC: Mr. Palderamos stated that the company is looking forward to investing in Norco and opening a high-class establishment which will reflect the western theme of the City.

In response to Chair Hedges, Mr. Palderamos explained how the wagering portion of the project will run, noting that the usual racing schedule occurs Wednesday to Sunday, peak hours are from 11:30 a.m. to 4:30 p.m.; there are evening races from Alamitos between 6:30 p.m. to 9:00 p.m., which is a much slower time of the day for racing. Mr. Palderamos stated that the wagering portion of the project is fully managed by the California Horse Racing Board (CHRB), noting that they manage over 37 locations in the State, including five mini satellite locations, with no issues at any of the locations.

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

Discussions ensued relating to the parking concerns of the Commission; it was decided to add a condition that if parking becomes an issue, the outdoor seating will be closed and the site plan is to be brought back to the Planning Commission for review, and that the corral be moved away from Hamner Avenue.

M/S Wright/Henderson to adopt Resolution 2013-40, to approve Conditional Use Permit 2013-07, to allow the service of alcohol for on-site consumption in accordance with a full-service restaurant approved with Site Plan 2013-19 at 2895 Hamner Avenue.

AYES: Hedges, Leonard, Henderson, Wright

Motion Passed

ABSENT: Jaffarian (late arrival)

- C. **Conditional Use Permit 2012-10, Modification 1 (Sessions):** A request to allow for an increased height above 20 feet for an approved accessory building at 3535 California Avenue in the A-1-20 (Agricultural Low Density) zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that the Planning Commission has discretion to allow the 20'6" height requested. Staff recommends approval at the 20' height.

Vice Chair Leonard noted his concern with the height.

Commission Member Henderson clarified that the height addition requested is actually an additional 6" based on the size of the building, which is allowed at 20' per Code, even though the original request had been approved at 14'.

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

Dale Sessions, Applicant: Mr. Sessions provided insight as to the height request, noting that it is more for an architectural look.

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

M/S Wright/Henderson to adopt Resolution 2013-41, to approve Conditional Use Permit 2012-10, Modification 1, to allow an increase in the building height from 14 feet to 20 feet at 3535 California Avenue, at the maximum height of 20'.

AYES: Hedges, Leonard, Henderson, Wright

Motion Passed

ABSTAIN: Jaffarian (due to his late arrival)

- D. **Zone Code Amendment 2013-15 (City):** A City-initiated proposal to amend Title 18 (Zoning) Chapter 18.64 (Housing Development Overlay zone) to adjust the density allowances in accordance with General Plan Amendment 2013-01A (Housing Element Update): **Recommended Action: Adopt Resolution 2013-37 recommending that City Council approves Zone Code Amendment 2013-15** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department, at the same time as **Agenda Item 4.A.**

M/S Wright/Leonard to adopt Resolution 2013-37, recommending that the City Council of the City of Norco approve Zone Code Amendment 2013-15, amending Chapter 18.63 (Housing Development Overlay Zone) with any related cross-references in other chapters, as needed, to adjust the Density Allowances to be consistent with the Housing Element 2014-2021.

AYES: Hedges, Leonard, Henderson, Wright

Motion Passed

ABSENT: Jaffarian (late arrival)

6. BUSINESS ITEMS:

- A. **Site Plan 2013-19 (S&S Venues, CA LLC):** A request for approval of site plan and architecture improvements to convert a former bank/office building into a full-service restaurant in conjunction with Conditional Use Permit 2013-07: **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department, at the same time as **Agenda Item 5.B.**

M/S Wright/Henderson to adopt Resolution 2013-39, to approve Site Plan 2013-19, to allow the conversion of an existing office/bank building to a restaurant building at 2895 Hamner Avenue. As amended to relocate the corral away from Hamner Avenue, add a phrase to Condition 14 noting that if parking becomes an issue the outdoor seating is to be closed until it can be resolved.

AYES: Hedges, Leonard, Henderson, Wright

Motion Passed

ABSENT: Jaffarian (late arrival)

- B. **Site Plan 2013-17 (Omni Norco, LLC):** A request for approval of site plan and architecture improvements for the construction of 50,000 square-foot office building at 517 West Parkridge Avenue in the Commercial District of the Gateway Specific Plan: **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He provided a verbal report of the following recommendations by the Streets, Trails, and Utilities Commission (STUC), a right-in/right-out only driveway off of Hamner Avenue, and to add a four-way stop at the Parkridge Avenue/Cota Street connection to the Parkridge driveway. He stated that a western theme was recommended by staff; although it is not required within the Gateway Specific Plan (GSP) the architect has incorporated the recommendation into the plan. Staff recommends approval.

Commission Member Jaffarian stated, on behalf of the Architectural Review Board, that the architecture surpasses what was anticipated.

Chair Hedges invited the appearance of those wishing to speak.

Ted Hoffman, representing STUC: Mr. Hoffman provided insight to the recommendations made by the Commission.

Director King shared a discussion with the City of Corona regarding an adjoining project concerning the developers to co-ordinate a decorative wall along the project border", which will meet the design required by the City of Corona.

Kip Dubbs, representing the applicant: Mr. Dubbs stated that for the record, he had not been aware of the shared wall with the adjoining Corona project, which will be multi-residence. He gave an overview of the project's history since its inception. He stated the importance of the left turn-in from northbound Hamner Avenue into a secured access employee parking lot; as such he requested that it remains.

The traffic study engineer provided his input on the study done for this project. He also noted that the left turn lane from northbound Hamner Avenue would be used only in the peak morning hours by employees only.

Chair Hedges brought discussions back to the Commission.

The Commission agreed to remove the left turn-in off of Hamner Avenue, add a four-way stop at Parkridge Avenue/Cota Street/project driveway, and add a pork chop in driveway off of Hamner Avenue to keep it as a right-in/right-out only entrance.

M/S Wright/Jaffarian to adopt Resolution 2013-38, to approve Site Plan 2013-07, to allow for the development of a 50,000 square-foot office building on 4.64 acres located on the northeast side of Parkridge Avenue North of the extension of Cota Street, as amended, remove the left turn-in off of Hamner Avenue, add a four-way stop at Parkridge Avenue/Cota Street/project driveway, and add a pork chop in driveway off of Hamner Avenue for a right-in/right-out only entrance.

AYES: Unanimous Motion Passed

- C. **Site Plan 2013-20 (Sanchez):** A request for approval to allow an accessory building consisting of a 256 square-foot freestanding patio cover at 4332 Pedley Avenue located within the A-1-20 (Agricultural Low-Density) zone. **Recommended Action: Approval**
(Senior Planner)

Planning Intern Michaels presented the staff report on file in the Planning Department. Staff recommends approval.

M/S Wright/Henderson to adopt Resolution 2013-34, to approve Site Plan 2013-20, to allow an accessory building consisting of a 256 square-foot freestanding patio cover at 4332 Pedley Avenue.

AYES: Unanimous Motion Passed

7. CITY COUNCIL MINUTES: Available on the City of Norco website:
http://www.norco.ca.us/depts/city_council/minutes.asp
➤ City Council Minutes of September 4, 2013 **Received and Filed**

Director King gave an overview of a legal decision presented to the City Council at its meeting of October 2, 2013, regarding the Salley Site Plan modification.

8. PLANNING COMMISSION:
a. Oral Reports from Various Committees: **NONE**
b. Request for Items on Future Agenda (within the purview of the Commission):

Director King provided an update on two building without permits issues.

- c. Presentation to Commission Member Robert Wright for his service to the City of Norco on the Planning Commission and the Streets and Trails Commission.

Chair Hedges recognized retiring Commission Member Wright for his many years of service for the City of Norco on both the Streets and Trails Commission and the Planning Commission. A City Seal tile plaque was presented to thank him for all his efforts and dedication to the City.

9. ADJOURNMENT: Chair Hedges adjourned the meeting at **8:56 PM**

Respectfully submitted,

Steve King
Secretary / Planning Commission