



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
FEBRUARY 25, 2009

1. CALL TO ORDER: 7:04 p.m.
2. ROLL CALL: Chair Wright, Vice-Chair Jaffarian, Members Harris, Hedges and Newton
3. STAFF PRESENT: Planning Manager King, Senior Planner Robles, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commission Member Harris
5. APPEAL NOTICE: Read by staff.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None.
7. APPROVAL OF MINUTES: Minutes of February 11, 2009
MOTION: M/S Jaffarian/Hedges to approve the minutes of February 11, 2009.
AYES: Unanimous **MOTION CARRIED**
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS: **Resolution No. 2009-05**; A Request for Approval to Allow a Martial Arts Studio within an Existing Building at 1780 Town and Country Drive Suite 107, Located within the M-1 (Heavy Commercial/Light Manufacturing) Zone. Conditional Use Permit 2009-01 (Kvenbo). Recommendation: Approval

Senior Planner Robles presented the staff report on file in the Planning Division.

PC Hedges asked about a business in the center that had parking problems. SP Robles said that business was gone.

The public hearing was opened.

Mathew Rossen, representing both the owner and applicant, was in the audience. The Commission did not have any questions for him.

There were no further public comments so the public hearing was declared closed.

Member Newton thanked SP Robles for the chart she provided; it helped make the decision easy and asked that charts like that is used in future reports.

MOTION: Jaffarian/Hedges to approve Conditional Use Permit 2009-01 in accordance with and subject to all conditions of approval contained within Resolution No. 2009-05.

AYES: Unanimous

MOTION CARRIED

10. BUSINESS ITEMS:

A. Proposed Façade Renovation of the Senior Center at 2690 Clark Avenue.
Recommendation: Receive and File

PM King presented the staff report on file in the Planning Department.

There was some discussion on the wood-like material being used would be better in the long run for maintenance.

MOTION: Jaffarian/Hedges to receive and file.

AYES: Unanimous

MOTION CARRIED

B. **Resolution No. 2009-06;** A Request for Site Plan Review and Approval to Allow Four Temporary Office Trailers at 1811 Mountain Avenue within the Industrial District of the Gateway Specific Plan. Site Plan 2008-03 (Norco Ranch) Recommendation: Approval.

SP Robles presented the staff report on file in the Planning Division. She made a correction to strike conditions 16, 21, and 22 as they did not reference this particular project.

Member Newton noted this came about as a concern from Fire Department, but there were no Project Review Board comments from the Fire Department. SP Robles said the comments had been provided at the time of initial contact.

There was some discussion on Conditions 8 and 10 regarding obtaining building permits and occupancy; with the Commission agreeing to leave them as is.

Vice-Chair Jaffarian asked what happened to all the permitting fees, such as water, fire and building fees, that would have been paid had this project gone the normal route.

PM King said Transportation Uniform Mitigation Fees were waived because these were temporary, but, because building permits had to be pulled, the other fees would have to be paid.

Member Hedges asked that the construction activity condition add Saturdays.

In response to Member Harris, SP Robles confirmed this was only for office use.

There were no questions for the applicant.

Vice-Chair Jaffarian, in response to a concern by Chair Wright, asked for a status report in one year from date of approval.

MOTION: M/S Jaffarian/Hedges to approve Site Plan 2008-03 by approving Resolution 2009-06 with the following changes; to strike current condition nos. 16, 21, and 22 as they did not belong to this project; amending current condition 17 to include Saturdays, and adding a requirement for a status report in 12 months to condition regarding permanency.

AYES: Unanimous

MOTION CARRIED

C. Manure Amendment Memo. Recommendation: Receive and File (Planning Manager King)

PM King presented the staff report on file in the Planning Department. The Commission received a letter regarding manure disposal but it is not under the jurisdiction of the Commission. He explained that it has been passed on to the Management Team.

Member Newton asked why animal-keeping is required to be kept 35 feet away from a residence.

PM King said it was to keep impacts of animal-keeping away from neighbors. Manure bins also have to be kept 35 feet away.

Member Newton said this particular property is storing manure from another site. A conditional use permit is involved.

PM King said there is nothing in the Code that says manure from one property can't be stored on another. The property is on Valley View with a caretaker's unit, and it adjoins the property on Fourth Street where the manure is placed for pickup.

Vice-Chair Jaffarian said this one cannot be solved with a general statement. It is affecting the neighbors. He did not think a code revision would work. Member Hedges agreed.

Member Harris asked what the process was if a resident wants to bring something to the attention of the City.

PC King there is no stated process but several ways to do it: individual contact or a letter to City Council would be appropriate. Addressing the Council at a meeting is also appropriate whereby staff could be directed to initiate a code amendment, or the applicant could pay to do it themselves.

Jim Roberts, who wrote the letter, said the neighbors should not be affected by people who use the manure bins. The situation in particular is that the bins are positioned so that during winds/heat, they create clouds of dust and odor, which Norco is trying not to have, towards his barn. Fly control on the neighbor's side is non-existent. The bin lids are open all day. He does want to be negative but there ought to be regulations that a bin could not go on a fence line where it impacts the adjoining properties.

There was discussion about what the CUP allowed. PM King explained it is for a caretaker's unit and the number of allowed animals is within the zoning limits because this is a large piece of property. Vice-Chair Jaffarian was not convinced that moving the bin ten feet would alleviate the neighbor's problem. PM King said he could do follow-up with the Fire Department about doing minimum manure pickup. There is no current code violation onsite.

Member Newton did not agree that only "receive and file" action on the part of the Commission was warranted. He wanted to make a recommendation to Council.

Vice-Chair Jaffarian said this was a specific problem and not one that could be addressed in a generalized amendment to the code.

Member Harris suggested Mr. and Mrs. Robert pursue this further.

MOTION: M/S Jaffarian/Hedges to receive and file.

Discussion:

Member Newton disagreed with the statement that no action was needed; he asked that staff recommends that this item be referred to Council; forward to Council. Member Harris agreed.

AYES: Hedges, Jaffarian and Wright

NOES: Harris and Newton

ABSTAIN: None

ABSENT: None

MOTION CARRIED

11. CITY COUNCIL:

A. City Council Action Minutes dated February 18, 2009: Received and filed.

- B. City Council Minutes dated February 4, 2009: Member Newton referred to Member McGregor's comment that the Planning Commission "got it wrong." Regarding the sale of hard liquor on Hamner Avenue, Member Newton said the Commission recommends only. Chair Wright agreed. It was noted that the particular item that went to Council was different from what the Commission reviewed.
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: None
13. STAFF: Current Work Program: Received and filed.
14. OTHER MATTERS:
- Vice-Chair Jaffarian said he reviewed the plans for the hotel at Fifth/Hamner and it is looking good from the architectural side. Member Newton said the Architectural Review Committee has always been comprised of two others; now it is just Vice-Chair Jaffarian; all the Members agreed to do these reviews on a rotating basis.
 - It was noted that Vice-Chair Jaffarian is speaking about western architecture at the next RURAL meeting.
15. ADJOURNMENT: 8:10 P.M.

Respectfully submitted,

Steve King
Planning Secretary

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