



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
APRIL 29, 2009

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1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Commission Members Harris and Newton. Absent: Vice Chair Jaffarian and Commission Member Hedges
3. STAFF PRESENT: Planning Manager King, Senior Planner Robles, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commission Member Newton
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 April 8, 2009  
**MOTION:** M/S Harris/Newton to approve the minutes of April 8, 2009 as written.  
AYES: Unanimous  
NOES:  
ABSTAIN:  
ABSENT: Hedges and Jaffarian **MOTION CARRIED**
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS
  - A. **Resolution No. 2009-\_\_\_**; A Request to Allow an Automobile Window Tinting Service at 1780 Town and Country Drive, Suite 104, in the M-1 (Heavy Commercial/Light Manufacturing) Zone. Conditional Use Permit 2009-05 (Miller). *Recommended Action: Approval*

SP Robles presented the staff report on file in the Planning Division. She said parking is the only issue the Commission needed to look at.

Member Harris asked about the next businesses that could go into the other three empty suites and how would their parking issues be affected. SP Robles said that will be looked at individually. Not all the businesses that could go in would require Commission review.

The public hearing was opened and closed, without comments.

Member Newton thanked staff for the parking/hours chart as it helps in making a determination. Staff verified that there will not be any outside storage; that is also covered in conditions 11 and 12.

**MOTION:** M/S Newton/Harris to approve Conditional Use Permit 2009-05 in accordance with and subject to all conditions of approval contained within Resolution No. 2009-11.

AYES: Harris, Newton, Wright

NOES: None

ABSTAIN: None

ABSENT: Hedges, Jaffarian

**MOTION CARRIED**

B. **Resolution No. 2009-\_\_\_**; A Proposed Ordinance to Amend Title 18 (Zoning) of the Norco Municipal Code to Regulate the Size of Accessory Buildings Allowed in Agricultural and Residential Zones. Zone Code Amendment 2008-09 (City of Norco). *Recommended Action: Recommendation for Approval*

PM King presented the staff report on file in the Planning Division. This is the follow-up ordinance to Urgency Ordinance 905 to actually control the size of accessory buildings. Using a slide presentation, he explained in detail the different scenarios which were the exhibits to his report. PM King noted some clerical corrections to certain exhibits.

Chair Wright asked about "plus two feet." PM King said it was added after the last meeting, allowing some flexibility where a house may not be very tall.

Member Harris thought this started out as for A-1-20 zoned properties; now it encompasses all A- or R-zoned lots.

PM King said that was correct; the Commission could remove the R-zoned lots which do not allow animal keeping from this proposal, but one of the goals was to also prevent accessory buildings from over-powering the neighborhoods. He noted in the A zone, at least one animal is allowed, regardless of the size of the lot.

There was discussion on the Commission making certain there is access to animal-keeping areas when the conditional use permits for certain accessory buildings come for review. The Commission would be reviewing the architectural plans only when the buildings are over a certain size. PM King said there would be no standards; each would be on a case-by-case basis because there are so many different styles in the residential neighborhoods.

Staff said there are only two vesting tract maps where Primary Animal-Keeping Areas (PAKAs) are recorded. The homes in the Norco Ranch Specific Plan do not have to follow this particular amendment. PM King said this pertains to A-1-20 zones, but

Member Newton said it was a site on Vandermolen Drive in the Norco Hills Specific Plan that instigated this amendment.

Member Newton asked if the City were to re-zone all specific plans, than all those lots would fall under this amendment. Staff confirmed that was correct.

Discussion followed on the size of the accessory buildings appearing to be overwhelming over the house. The City Council did not like the 75% that the Planning Commission had recommended earlier and that was one of the reasons this amendment was remanded to the Commission.

The public hearing was opened and closed without comments.

Member Harris said his concern was overwhelming the home with accessory buildings that were too large; that the intent to preserve property for animal keeping has been lost. He said the City has to have criteria protecting property for animals and having access to that property.

Member Newton asked about the Commission having the say over every accessory building in answer to Member Harris' concerns. Chair Wright stated that as written, anything over one accessory building has to come before the Commission. He said perhaps the maximum accessory building size should be the size of the home.

Discussion followed that this is not a deed-restricted PAKA but that this code amendment will require the animal-keeping area. When a property sells, the new owner would also have to have an area set aside for animal-keeping if they wanted another accessory building. There would be a conditional use permit that runs with the property, renewable each year or whichever time period the Commission chooses.

It was noted this was a public hearing and there was only one person in the audience.

**MOTION:** M/S Harris/Newton to adopt Resolution 2009-10 recommending that the City Council approve Zone Code Amendment 2008-09.

AYES: Harris, Newton and Wright

NOES:

ABSTAIN:

ABSENT: Hedges and Jaffarian

**MOTION CARRIED**

The Commission complimented staff for the work done on this project.

10. BUSINESS ITEMS:

- A. Status Reports on Temporary Mobile Homes for the Elderly. Recommended Action: Receive and File

SP Robles presented the staff report on file in the Planning Division. She noted that Conditional Use Permit 96-02 at 2010 Parkridge Avenue is the one that was mentioned at the last meeting. The Fire Chief is looking into complaints on that unit. The occupant of the unit is legally there.

Expecting that some of these will be set for revocation, Chair Wright asked that all the revocations be set for the same night; either the units are legal or they are not.

Member Harris said the problem is when the unit is not recorded on the title. SP Robles said all of these permits in the future will have the requirement to be recorded. Member Harris asked if there was a way staff could backtrack on the older permits to require recordation.

**MOTION:** Newton/Harris to receive and file and to set for revocation hearings any conditional use permits not renewed by the time set by staff.

AYES: Unanimous

**MOTION CARRIED**

B. Monument Sign Approval for Chaparral Center. Recommended Action: Approval. (Planning Manager King)

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

Member Newton said corrugated be taken out, standing seam in, coil-coated. This helps with maintenance.

**MOTION:** Newton/Harris revised monument sign for the Chaparral Center as modified.

AYES: Harris, Newton and Wright

NOES: None

ABSTAIN: None

ABSENT: Hedges and Jaffarian

**MOTION CARRIED**

11. CITY COUNCIL: Received and filed.

A. City Council Action Minutes dated April 15, 2009

B. City Council Minutes dated April 1, 2009

12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions. It was noted that this item could be removed as a standard item since none of the Planning Commissioners serve on any other City board.

13. STAFF: Current Work Program; received and filed.

14. OTHER MATTERS:

- A. Oral Report on 1308 Sixth Street  
PM King said the item has been turned over to the Fire Chief. The owner has indicated he plans to build a shopping center there.
- B. Update on Norco Plaza (Palm Trees)  
PM King said the landscaping plan was approved by staff, but the owner did not like the plantings after a few months, so he replaced it with palm trees. It is not in any violation of City Codes and palm trees are not prohibited in Norco.

The Commission asked then why bother with landscaping plans. That led to a discussion on approved material and colors board; what's to stop an applicant from repainting to a totally different color a few months down the road? PM King said projects would have to be specifically conditioned to not allow that. He said that a primary aspect of landscaping plans is to make sure irrigation systems are installed. The Certificate of Occupancy is not issued until the landscaping plans are approved.

Member Newton wanted staff to go to the Council for direction on palm trees at this site where the originally approved landscaping was pulled out and palm trees planted in place; and if palm trees should be allowed for landscaping in the city

Member Harris said sometimes palm trees are the look that is wanted. However, he said that property owners should have to come back to the Commission if they want to replace approved landscaping.

Chair Wright asked that staff get direction from City Council because the Commission has agreed that the current system of having approved landscaping plans did not mean anything in this one unique situation.

- C. PM King gave an update on Cowboy Bob; Mr. Tsai has two companies working on the mold. PM King added that the project was not conditioned that the Certificate of Occupancy was not to be issued until Cowboy Bob was installed.

15. ADJOURNMENT: 9:00 p.m.

Respectfully submitted,

Steve King  
Planning Secretary

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