



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
MAY 13, 2009

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Vice-Chair Jaffarian, Planning Commission Members Harris, Hedges and Newton
3. STAFF PRESENT: Planning Manager King, Senior Planner Robles and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Chair Wright
5. APPEAL NOTICE: Read by PM King.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None.
7. APPROVAL OF MINUTES: Minutes of April 29, 2009
MOTION: M/S Newton/Harris to approve the minutes of April 29, 2009 as written.
AYES: Harris, Newton and Wright
NOES: None
ABSTAIN: Hedges and Jaffarian
ABSENT: None
8. CONTINUED ITEMS: None

9. PUBLIC HEARING: **Resolution No. 2009-12**; Adding the Sale of Used Recreational Vehicles and Boats to a Use Approved to Allow a Manufactured Home Sales/Display Lot with a Manufactured Sales Office at 2350 Hamner Avenue in the Norco Auto Mall Specific Plan Area "A." Conditional Use Permit 99-01, Modification 1; National Auto & RV. Recommendation: Approval (Planning Manager King)

PM King presented the staff report on file in the Planning Division. Everything exists except for the landscaping, which is covered in Condition 13. The landscaping is to be planted in the ground and not left in pots or boxes.

PM King said the intent in the Auto Mall Specific Plan is to gain new dealerships but with the economy, we are running out of those. The City does not want any improvements on the site other than what is there because when the economy rebounds, the City will get a new auto dealership in there.

Condition 15: The Commission wanted the air conditioning unit screened.

Member Newton asked about the RV units and the mobile office being on site already. He also reminded staff that the Commission preferred to see professionally prepared site and landscaping plans. He asked about washing vehicles on site. Member Newton also asked about the old chainlink fence that always catches a build-up of trash.

PM King explained this business is moving from Corona where the site they were at was sold quickly and the applicant had to move his units within days. The applicant has been told that was in violation of City codes. PM King said the irrigation system was already inspected for the previous business but staff will be ensuring it is operable. Washing vehicles onsite was allowed under the previous CUP so is allowed for this one. The fence to the north does not belong to this site but staff will see what can be done.

The public hearing was declared opened.

Mark Wyatt, the applicant, explained that the lot he was at in the Corona Auto Mall was bought for cash and he had only a few days to get his inventory off the lot before it would belong to the new owner. He would put in water-saving landscaping, using ground cover in all areas previously grass. Vehicles are washed on Saturday morning; that is a necessity as buyers will not consider dirty vehicles. He does not use a wash rack. His business is strictly sales; all maintenance is done by Giant RV in Corona. He does not take consignment

vehicles. He plans on using the current sign fixture left from the previous business.

The public hearing was closed with no further public comments.

Condition 10: The Commission wanted professional drawing submitted for future reviews.

Condition 12: The Commission agreed to review only new signs in this case.

Condition 25: The Commission asked that this be rewritten to state that the site must be maintained according to Auto Mall Standards.

MOTION: M/S Hedges/Harris to approve Conditional Use Permit 99-01, Modification No. 1 in accordance with and subject to all conditions of approval contained within Resolution 2009-12, as amended.

AYES: Harris, Hedges, Jaffarian, Newton and Wright

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED

10. BUSINESS ITEM: Review of Western Design Manual – First Three Sections
Recommendation: Discussion and Direction (Senior Planner Robles)

SP Robles presented the staff report on file in the Planning Division.

PM King explained this is the first step, doing sections at a time and then all at once.

Vice-chair Jaffarian said this was well done but terms like “western motif” or “western accents” need to be specific or the manual does nothing to help applicants and developers, much less City staff in reviewing architecture. Member Hedges agreed.

Member Newton questioned the standing seam wording.

Vice-Chair Jaffarian suggested adding a phrase “in select locations”. He was concerned with using “sophisticated”, as it can mean a lot of things. The use of the word “massive” could also be a problem, as in what is really intended to be discouraged. He suggested a separate paragraph to address the desired western theme and identity.

There was concern that a different Commission or Council could see things differently so the current Commission’s intent is to leave as much language in the manual that allows review and protects any future misinterpretation.

All agreed the first paragraph of the section allows anything and was unacceptable and wanted to strike all but first sentence. They want to provide as many examples as possible and agreed that words like “informal” or “traditional” really don’t mean much.

This manual just applies to commercial buildings but PM King said ultimately this will lead to a design review board. Members will be one staff member, the architectural review members, and a few members from the community. Member Harris wants it so that an applicant doesn’t get told at the Planning Commission level that his architecture is not what is wanted.

11. CITY COUNCIL: Received and filed.
- A. City Council Action Minutes dated May 6, 2009
 - B. City Council Minutes dated April 15, 2009

12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: None
13. STAFF: Current Work Program. Received and filed.
14. OTHER MATTERS:
 - Member Newton informed staff the commercial project at Fourth Street by Circle K still does not have the standing seam roof.
 - PM King said All Magic on Hamner is now proposing a split face block structure instead of a metal building and stated that the conditions allow for minor revisions to be approved at staff level. The Commission determined that the revision could be done at staff level.
15. ADJOURNMENT: 8:00 p.m.

Respectfully submitted,

Steve King
Planning Manager

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