



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JUNE 24, 2009

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Commission Members Harris, Hedges and Newton
ABSENT: Vice-Chair Jaffarian,
3. STAFF PRESENT: Senior Planner Robles and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Chair Wright
5. APPEAL NOTICE: Read by staff.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:
Dave Henderson, 3010 Corona Avenue, (former Planning Commissioner) spoke against Zone Code Amendment 2008-09 (Accessory Buildings) as being unnecessary and cumbersome. He said our current codes for setbacks are very specific but are apparently not being adhered to. Chapter 18.13.06(3) private garages used by persons residing on the premises and 18.13.16 yard spaces (3) are already well-written. However, 18.13.18 height limit indicates the height limit is two stories, but does not specify footage. At best, he said there should be only minor changes to the current code, but either the specific plans need to be changed right along with the current code or do away with the specific plans and make those areas A-1-20. He said pools and hardscapes should be considered part of pad coverage as they take away from the basic agricultural use. Buildings are being permitted in residential areas that are clearly contrary to our current codes. Mr. Henderson questioned if applicants do not still need to show a plot plan. Water flow off the larger accessory buildings need to be addressed. Concave front yards encourage the water to percolate rather than run off into the street.
7. APPROVAL OF MINUTES: Minutes of June 10, 2009
MOTION: M/S Hedges/Newton to approve the minutes of June 10, 2009 as written.
AYES: Harris, Hedges, Newton and Wright
ABSENT: Jaffarian **MOTION CARRIED**
8. CONTINUED ITEM: Review of Draft Land Use Element Update
Senior Planner Robles presented the changes to the Commission.

Member Hedges noted two clerical changes on the first section that was reviewed at the last meeting, and the Commission continued their review on the second section, page by page.

Chair Wright and Commission Member Hedges both questioned the need for so much detail on the Wyle property.

Member Harris asked for clarification on the exhibits; the report referred to exhibits that were not with the document.

There was a question concerning the actual amount of acreage dedicated as permanent open space being different in separate portions of the report and staff was asked to confirm those numbers or rewrite to clarify.

Staff received direction on several areas of concern. The third and final section will be scheduled for review at the next meeting.

9. PUBLIC HEARINGS: None

10. BUSINESS ITEMS: None

11. CITY COUNCIL:

A. City Council Action Minutes dated June 17, 2009

Discussion on the proposed accessory building ordinance (ZCA 2008-09) sent back without any direction to the Commission: Member Newton wanted real properties used as examples and gave staff a few suggestions. For the accessory buildings, he said pre-engineered steel is most economical, but these do not need to be shiny; they can be colored or even covered with stucco.

Member Newton also suggested that minor conditional use permits for accessory buildings should have only a nominal fee, but the rest of the Commission felt that could result in a flood of permits for accessory buildings that would be changed over for everything but animal-keeping uses.

In discussing the two-story limit and the need to be specific, Member Newton said one story is ten feet so two stories should be twenty. Member Harris said there are more than a few two-story garages complete with a balcony or two along with better scenic views than some of the neighboring homes in Norco Hills. He suggested specific questions be sent to the Council as to what direction the Commission should go with this zone code amendment. Chair Wright said without Council direction, the Commission should not waste any more time on this issue.

The Commission agreed if it is true the current codes are not being enforced, that it would be useless to work on more rules.

Chair Wright asked that when this item comes back, to have drawings with the current setbacks.

B. City Council Minutes dated June 3, 2009: Received and filed.

12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: None

13. STAFF: Current Work Program: Received and filed.

OTHER MATTERS:

- Commission Member Newton asked if an application had been submitted for a "helipad" on one of the properties on the "Eagles' Nest" (2668 and 2681 Valley Drive).
- Commission Member Hedges thanked staff for getting the property located at the northeast corner of Sixth Street and Valley View posted for "no parking".
- Commission Member Hedges requested staff look into the property at 1308 Sixth Street which continues to be used for storage without permits by the contractor's storage business located at 1338 Sixth Street.

14. ADJOURNMENT: 7:55

Respectfully submitted;

Steve King,
Planning Secretary

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