



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JULY 8, 2009

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Vice-Chair Jaffarian, Commission Members Harris, Hedges and Newton
3. STAFF PRESENT: Planning Manager King, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Vice-Chair Jaffarian
5. APPEAL NOTICE: Read by Staff
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: Harvey Sullivan, former Council Member, asked that the Commission really study the proposed accessory building ordinance when it comes back before them. He believes the current code is better than what was being proposed.
7. APPROVAL OF MINUTES: June 24, 2009
MOTION: M/S Newton/Hedges to approve the minutes of June 24, 2009 as written.
AYES: Harris, Hedges, Newton and Wright
ABSTAIN: Jaffarian
8. CONTINUED ITEMS: Review of Draft Land Use Element Update (from June 10, 2009)

MOTION CARRIED

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

There were no concerns on the previously covered pages up to page 32. The Commission went over the rest of the document page by page.

There was a discussion about whether or not to mention “western-style” in the C-G zone. Chair Jaffarian said a too western look in the C-G zone could look out of place. PM King said this language does not have to mimic what is in the zoning code.

PM King was asked to better explain how the Redevelopment Agency obtains financing through the use of tax increment financing (Page 39).

Member Harris asked how land value is obtained and what criteria is used when new development is discussed, as in why are the homes in the Norco Hills saddled with Mello Roos, Landscape Maintenance Districts (LMDs), and some even with Covenants, Conditions and Restrictions (CC&Rs). These are having a huge impact on the value of property in the Norco Hills area. There was a short discussion that the City of Norco should not be leaving it up to the developer how to pay for infrastructure, determining that there should be follow-up discussion at the next meeting.

Vice-Chair Jaffarian asked about mentioning Primary Animal-Keeping Areas (PAKAs). If title restrictions are mentioned, so should the PAKAs. PM King said that all references to lot sizes should be taken out. The Commissioners felt they wanted to mention PAKAs where applicable.

PM King said the entire document will be brought back one more time before setting for public hearing.

9. PUBLIC HEARINGS: None
10. BUSINESS ITEMS: None
11. CITY COUNCIL: Received and filed.
 - A. City Council Action Minutes dated July 1, 2009
 - B. City Council Minutes dated June 17, 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 Hedges asked about Wall Design again. PM King said the owner was looking at turning that property into a retail center. Member Hedges said her concern was the current business using adjacent property for storage and asked that staff pursue that violation.

Member Newton asked about the accessory buildings issue. PM King said the current code is very loose and doesn't give the City much control on size, height, and number of accessory buildings. There is still potential for animal keeping lots to lose that right and be rendered as a non-animal-keeping lot.

Member Newton voiced concern that City Hall on Monday was not leading us by example when it comes to conserving water; as the sprinklers over-water,

causing runoff over the streets and parking lots. Also, the morning times are set when the heat is at its worst and the flowers get burned.

PM King said Cowboy Bob on the roof will get a hat but not boots, because the boots would not be visible.

Chair Wright will not be at the July 29, 2009.

15. ADJOURNMENT: 8:13

Respectfully submitted,

Steve King
Planning Secretary

/sd-73069