



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
SEPTEMBER 30, 2009

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Jaffarian, Vice-Chair Hedges, Commission Members Harris, Newton and Wright
3. STAFF PRESENT: Planning Manager King, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Vice-Chair Hedges
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 August 26, 2009
Member Newton under Other Matters: Correct street name from Gallow to Gallup.
MOTION: M/S Wright/Hedges to approve the amended minutes of August 26, 2009 as written.
AYES: Unanimous **MOTION CARRIED**
8. CONTINUED ITEMS: **Resolution No. 2009-17**, Conditional Use Permit 2008-09 (City): A Request by the City to Enact Minor Corrections to Resolution 2008-35 Regarding the Approved Belstarr Sports Management Project to Develop a Sports and Equestrian Park Located on the East Side of Hamner Avenue North of the Santa Ana River and North of the Rivertrails Park and Stables. Recommendation: Approval

PM King presented the staff report on file in the office of the Planning Division. He said these certain conditions needed to match what was in the Environmental Draft Report and be more generalized as follows and the Commission agreed.

62. The area identified as Field #28 on the Soccer Site Plan, approved and certified with the Environmental Impact Report (EIR Exhibit 3.4b), shall not be used for youth sports activities.

104. Events shall be calendared during annual reviews with the Parks and Recreation Department, and with monthly reviews as warranted. Non-calendared

events shall be submitted to the Parks and Recreation Department, unless waived by the City, to review for compliance with the approved conditional use permit and for the assignment of additional safety personnel or measures as needed.

Member Newton asked why this did not go to the Parks and Recreation (P&R) Commission first. PM King explained that it did under the Environmental Impact Report review and discussion, but that the P&R Commission did not review or approve the conditions of approval since that is the responsibility of the Planning Commission.

Chair Jaffarian noted that the resolution needed to reflect that this item was continued from August 9, 2009.

The meeting was declared open. There were no public comments and Chair Jaffarian closed the public hearing.

Discussion: *"Shared used" should be reflected in the resolution.*

MOTION: M/S Wright/Harris to approve Resolution 2009-17 as amended above, superseding Resolution 2008-35, recommending approval to the City Council.

AYES: Unanimous

MOTION CARRIED

9. PUBLIC HEARING: **Resolution No. 2009-18;** Conditional Use Permit 2009-09 (Word Faith Fellowship Church): A Request for Approval to Allow a Church within an Existing Building at 3299 Horseless Carriage Drive, Suites "A" through "C", Located within the M-1 (Heavy Commercial/Light Manufacturing) Zone. Recommendation: Approval

PM King presented the staff report on file in the office of the Planning Division. This is an approved use for the M-1 zone.

Member Harris asked if the current tenants are aware of this proposal. PM King noted the other tenants are the owners of the building.

Member Wright asked why the time is so restricted when none of the other businesses are open at the times the church is. The Commission then discussed extending the hours for the church use so that they would not be so restricted and would not have to return later for a modification should they want extended hours. Member Harris was reluctant to extend the hours so freely without input from the owner of the building.

Chair Jaffarian noted that parking spaces should not be used for any type of storage. PM King said storage could only occur behind the screened fence and that additional parking could be obtained by removing that fence. Exits were discussed and determined to be satisfactory.

Randall Jepson, architect/representative, thanked the Commission for agreeing to extending the hours of operation. He asked for a clerical correction to the resolution title; "Word of Faith."

MOTION: M/S Newton/___ to approve Conditional Use Permit 2009-02 in accordance with and subject to all conditions of approval contained within draft Resolution No. 2009-18.

MOTION DIED DUE TO LACK OF SECOND

MOTION: Wright/Hedges to modify Condition 12 to read Saturdays and Sundays from 8 A.M. – 10 P.M. and weekdays from 7 P. M. – 10 P.M.

AYES: Hedges, Jaffarian, Newton, and Wright
NOES: Harris

MOTION CARRIED

Member Harris was reluctant to agree to extend the hours so freely without the owner of the building here to comment.

10. BUSINESS ITEMS: None
11. CITY COUNCIL: Received and filed.
 - A. City Council Action Minutes dated September 2, 2009
 - B. City Council Minutes dated August 19, 2009
Member Newton went to the workshop on Land Use Element and it was well-received by the Council
12. STAFF: Current Work Program: PM King confirmed staff was tracking the projects that have the self-audit condition.
13. OTHER MATTERS:
 - Member Newton: the City Council's workshop this afternoon went well. It was noted that the Commission and staff had put a lot of effort into that document.
 - Vice-Chair Hedges: parking lot at the Community Center still has an occasional vehicle for sale and the City should think about posting signs.
 - Member Newton: unfinished commercial project by Circle K and the boarded-up restaurant on Hamner? PM King said he will check with the Building Division on

the unfinished commercial site. He said the restaurant is currently processing through building permits for last-minute changes to the ceilings.

- Member Newton: Cowboy Bob? PM King said Cowboy Bob does have his hat and boots but needed some paint changes to stay with corporate colors.
- Vice-Chair Hedges: All Magic removed all the trees against what the Commission directed. PM King said the landscaping plans are being revised; it was found upon close inspection that the trees were not healthy so they were removed and will be replaced 2:1 per the conditions of approval.
- Chair Jaffarian: the parking at Bob's Big Boy is not that great as compared to Polly's. Commission needs to look at "minimum parking" requirements_not being acceptable.
- Vice-Chair Hedges: parking at the 7-Eleven and Silverado's at Sixth Street and Corona Avenue is terrible; another case of minimum parking requirements. She saw a big rig pull in for a delivery to the 7-Eleven and during that time, of course no other vehicles could enter or leave the small parking lot. Patrons of the tiny center are also parking along Corona in front of residential lots.

14. ADJOURNMENT: 8:50 P.M.

Respectfully submitted,

Steve King
Planning Secretary

/sd-73722