



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
ADJOURNED MEETING
THURSDAY, NOVEMBER 12, 2009

1. Call TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Jaffarian, Vice-Chair Hedges, Members Harris, Newton and Wright
3. STAFF PRESENT: Planning Manager King, Senior Planner Robles, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commission Member Wright
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 October 28, 2009
MOTION: M/S Wright/Newton to approve the minutes of October 28, 2009 as written.
AYES: Harris, Hedges, Newton and Wright
NOES: None
ABSTAIN: Jaffarian
ABSENT: None **MOTION CARRIED**
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS: None
10. BUSINESS ITEMS:
 - A. Appeal 2009-04 (Byron): An Appeal of Staff's Determination to Not Allow a Can Sign to Replace Channel Letter Signage on a Commercial Building Located at 3646 Hamner Avenue Within the C-G (Commercial General) Zone. Recommendation: Denial

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

Member Newton asked about other banners and signs in front of the business being allowed. SP Robles said no complaints have come in for any of those signs even though they might not be under any permits.

Robert Byron, applicant, is the graphics person working on this project and offered pictures of current can signage throughout Norco. He just wants to put back the original signage. Channel letters would make it impossible to reproduce the logos, plus it would be cost-prohibitive, almost \$7,000 for a new sign vs. about \$600 to put up the old sign.

Member Newton questioned if the façade program would help this applicant. Staff will research and get back to the applicant.

Although this was not a public hearing, Chair Jaffarian welcomed public comments but there were none.

MOTION: M/S Newton/Hedges to uphold staff's determination to deny can signage at 3646 Hamner Avenue. **MOTION FAILED**

There was discussion that since this was not a formal application, that the Commission could not make a determination. Chair Jaffarian agreed that staff should discuss the façade program with the applicant. Vice-Chair Hedges suggested we give some direction. Member Wright agreed.

AMENDED MOTION: M/S Wright/Newton to deny the appeal and recommend applicant and staff look at the façade program for assistance.

AYES: Unanimous

MOTION CARRIED

B. Pencil File 2009-05 (Lopez): A Request for Approval of Grading Plans to Accommodate Equestrian Facilities on Property Located at 685 Foxtail within the Norco Hills Specific Plan (NHSP). Recommendation: Approval

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

Member Harris, who had visited the site today, asked if the Primary Animal-Keeping Area (PAKA) would encompass the entire graded area. SP Robles said only about 3,200 square feet.

Member Newton asked if a conditional use permit would be needed for extra animal units. SP King said that it depended on the graded area, which has not been determined yet.

Mark Raab, engineer, said the grading has to be done first, with access for each pad laid out, along with accessory buildings plotted before determining how many animals would be allowed. He asked that the PAKA not be determined until the

building permits were pulled, due to past experiences with the expenses related to making changes in the PAKA locations.

Member Newton asked about constraints about grading into natural slopes. Mr. Raab said his experience is that it has to conform to the specific plan but it is not policed by the city. The neighbors themselves can file suit if they feel wronged. He puts a statement on every page that releases the City of Norco of liability and places the burden on the property owner that he is adhering to the NHSP.

PM King said the NHSP has conflicting statements regarding grading. An earlier determination from the Commission on a similar grading project was for staff review and determination. If the Engineering Division determines there is an issue, then the proposal comes to the Commission for review.

Member Newton asked about the cut and fill amount. Mr. Raab said about 15,000- 20,000 cubic yards because it is a large lot. The goal is to balance and not to import. He felt there is no rock on the site that cannot be dealt with by normal equipment.

Member Newton said he supports any increase in animal-keeping, and advised the turnaround has been built on, with pilaster and fencing and felt it encroaches into the horse trail.

Mr. Raab clarified that the easement is actually on the neighbor's property but Member Newton said the plan shows the south property line encroaches on the equestrian trail. Mr. Raab will verify. He also explained how the land drains, with it all being minimal.

Chair Jaffarian asked about compaction. Mr. Raab said it was at 90% if building; otherwise, the plans have to be specifically noted "not for building."

Member Newton was concerned about conflicts on the approved city drawings and what was being shown tonight as a precise grading plan. The drawings should be coordinated. He felt for this project, the Commission should have had the NHSP to review because of the amount of grading involved.

Vice-Chair Hedges agreed.

Chair Jaffarian was comfortable with the Engineering Division reviewing the plans as long as the PAKA and amount of grading were okay.

Member Newton was concerned about the conflict in the Statement of Facts. He said the PC would not know until they can see what the NHSP says in regards to

grading. He suggested continuing this to the next meeting to give the applicant's engineer time to provide information and time for the PC to review the pertinent sections of the NHSP.

Member Harris was not sure that these items are big enough to come back to the commission; he felt that staff could handle this.

MOTION: M/S Newton/Harris to continue to the next meeting to have additional information provided.

AYES: Hedges, Newton, and Wright

NOES: Jaffarian and Harris

MOTION CARRIED

Both Chair Jaffarian and Member Harris felt this could be approved at staff level.

- C. General Plan Amendment 2009-01A-C, Zone Code Amendment 2009-01, Zone Change 2009-01, and Zone Change 2009-02; City-Initiated Proposals to Add a New Land Use Designation Entitled Preservation and Development to the General Plan and to Change the Land Use Designations on Two Non-Contiguous Groupings of Properties; and to Create a New Zone "Preservation and Development" and Change the Zoning on the Two Non-Contiguous Groupings of Properties to that Zone.
Recommendation: Provide Direction

PM King presented the staff report on file in the Planning Division. This is a workshop meeting with the item being advertised for a public hearing on November 25, 2009.

Member Newton asked about the historical overlay. PM King said it is specifically being designed to look at historical resources around Lake Norconian. We will end up with a specific plan and overlay zone.

Member Newton asked what our protection would be with a different Commission, a different Council, 15-20 years from now.

PM King said if mistakes are made, there are always ways to bring things into compliance. Nothing is set in stone. Future city leaders could change things. A specific plan gives the City some protection should developers come in with projects conditionally permitted. There would be no permitted uses without a specific plan.

Chair Jaffarian said our concern is if the federal government declares some of this land surplus.

This was not a public hearing but comments were invited.

Linda Dixon, a member of the Historical Commission, but tonight as a private citizen, felt this amendment protects our city and our citizens.

Pat Overstreet spoke in favor of the PAD.

Jeff Compton, Norco Regional Conservancy and member of the Economic Development Advisory Committee, spoke of the urgency of a PAD. He said this is affirmative action and asked for approval.

There were no other public comments.

Member Harris said this was never brought up with all the meetings on Silverlakes and the Land Use element but the urgency is being pushed. He suggested a wider look and the opportunity to get some expertise on this. He wanted a stronger look at Option 2, with public input. He was not convinced yet that Wyle and Norconian lands should fall into the same category.

Member Hedges disagreed; she wanted Option 3, citing that the City can review proposals when projects come before the Commission and Council.

Member Wright agreed with Member Hedges; he didn't think the Commission needs another group to do the Commission's job. This proposal tonight protects our land and the specific plan will call for review. He supports Option 3.

Member Newton said the M-2 zoning served well under Wyle, but now ready for a change. He pointed out a minor correction in 18.16.08, and agreed with Option 3.

PM King said this has been set for public hearing on November 25 because it was continued to a date uncertain at the October 28th meeting.

MOTION: M/S Wright/Newton to adopt new Preservation and Development zone.

AYES: Wright, Newton, Hedges and Jaffarian

NOES: Harris

ABSTAIN: None

ABSENT: None

MOTION CARRIED

Member Harris said he wanted Option 2 and more public input.

11. CITY COUNCIL:

- A. City Council Action Minutes dated November 4, 2009

B. City Council Minutes dated October 21, 2009

12. STAFF: Current Work Program

13. OTHER MATTERS: Staff Updates: ADJOURNMENT: 8:30 P.M.

- 7-Eleven Store at 6th/Corona: Commission asked that letter be sent to the business indicating that signs and flags are not allowed.
- Saddle Sore Saloon: The previous owner did not sign the affidavit of approval for that conditional use permit, thereby leaving the patio usage only to smoking. Member Newton asked that should this happen again, that staff inform the Commission.
- Commercial Building by Circle K on Fourth Street: Staff had no update.
- Projects with Self-Audit condition: letters went out but it is essentially the applicant who is responsible for meeting this condition.
- Wyle site visit: No date set yet.
- Member Hedges asked that staff address the weekend car lot by Riley Gym.
- The Commission extended congratulations to Harvey Sullivan, who was in the audience and was recently elected to Council.
- Member Wright asked about all the city parks being able to apply for grants, and not just the new Silverlakes complex.

Respectfully submitted,

Steve King
Planning Secretary

/sd-74105