



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
DECEMBER 9, 2009

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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, and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Vice-Chair Hedges
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 November 25, 2009  
**MOTION:** M/S Newton/Hedges to approve the minutes of November 25, 2009 as written.  
Unanimous: **MOTION CARRIED**
8. CONTINUED ITEMS: Pencil File 2009-05 (Lopez): Request for Approval of Grading Plans to Accommodate Equestrian Facilities on Property located at 685 Foxtail Way within the Norco Hills Specific Plan (NHSP). Continued from the meeting of November 12, 2009. Recommendation: Approval (Senior Planner Robles)

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

Member Newton asked about the emergency vehicle turnaround easement. Staff confirmed the intent was for a hammerhead there, with the property owner to the south having a larger portion of the easement.

Mark Raab, engineer, said three photographs have been added to the plan for the convenience of review, and confirmed that the physical location of the easement does not match what is currently recorded so new recordations need to be done for the two properties. He will speak to the adjacent owner and handle whatever was needed to correct this issue.

Member Newton questioned curvilinear slopes not being on the plans per requirements of the Norco Hills Specific Plan but that he was not willing to deny the project only on this issue. Mr. Raab explained how engineers come up with grading drawings when aerial photographs are not used. Member Newton asked the dollar amount per cubic yard. Mr. Raab said the intent is to keep the soil on the property, keeping the cost down to no more than \$1.50 per cubic yard, about \$20-30,000 for this site.

\_\_\_ Lopez, owner, said his intent is for 100% equine. The top part is intended for a round pen, the next lower level is for a riding arena and a mare motel, and the third area for more stables. He said wherever the Primary Animal-Keeping Area (PAKA) was proposed by staff would be fine with him.

Member Wright asked what building permits would be required. PM King said probably only for the mare motel.

PM King said that per the Norco Hills Specific Plan, all accessory buildings need to come before the Planning Commission. That is anything over 120 square feet that needs a building permit.

**MOTION:** M/S Wright/Harris to approve the proposed grading plan for 685 Foxtail Way, with the recordation of a PAKA.

Unanimous

**MOTION CARRIED**

9. PUBLIC HEARINGS: None

10. BUSINESS ITEMS:

A. Site Plan 2009-06 (Lu): Request for Site Plan Approval to Allow the Conversion of an Existing Residential Home to a Commercial Building at 1070 Sixth Street Located within the C-4 Zone. Recommendation: Approval (Planning Manager King)

PM King presented the staff report on file in the Planning Division. He noted that a change to Condition 7 was needed to clarify the removal of the can sign, as it is no longer allowed by Code.

Member Harris asked about the sound amplification system condition. PM King said that was a standard condition.

There was discussion about the reason for Phases 1 and 2. PM King said the intent is to use the whole building at a later date. He did not know when Phase 2 would happen. He said the rest of the building would remain vacant, as the kitchen and baths were conditioned to be removed.

Chair Jaffarian noted that **Condition 32** should include the landscaping on the side of the building and refer to Phase 1 only.

Chair Jaffarian suggested a **new condition** regarding horse trail fencing being used to prevent parking in unauthorized areas

Member Newton asked if the concrete in front of the building would be used for any parking. PM King said that would be difficult, so a **new condition** needs to be added to prevent any parking there.

Kathy Lu, applicant, said this project would upgrade the neighborhood and would be convenient to the general project. The intent was to meet the western look the City desires for Sixth Street, but to do everything that was being required is a financial problem.

Member Newton said he liked the porch roof and agreed to the condition to remove the can sign. Regarding the bulk of the landscaping being put in the rear, he suggested instead that the south property line become a green wall, and not waste time and money putting landscaping in the rear. He does not agree that the phasing issue could be determined by the applicant. He added that all businesses need trash enclosures.

Member Wright wanted all the landscaping done now and was concerned about such a large portion of the building remaining vacant.

Member Hedges was uncomfortable with phasing of the project.

Member Harris had no problems with the phasing. He was more concerned about that the Commission and City work with this applicant because of the tough economic times.

There was discussion on setting of a time frame of nine months for the project completion. The applicant said she needs more time and added that she does want to expand into the vacant area of the building.

Chair Jaffarian listed the changes as per the Commission's discussion:  
New condition that the applicant come back in nine months for landscaping review;  
Condition 7 to add language that the existing can signage be removed;  
Delete draft Condition 20; does not pertain to this project.

Condition 32 to be reworded to refer to Phase 1, not Phase 2, to add side yard landscaping on the west side, and incorporate wording from current condition 33, then deleting draft Condition 33;

Add Condition 37, regarding nine-month landscaping review with landscaping added to side of trail to help discourage parking;

Add Condition 38, requiring covered front porch and knee braces by front door; along with shutters on front of house;

Add Condition 39, no parking on concrete area in front of the building.

He pointed out that with all the above changes, the Commission also made some important concessions in that it:

- decided to leave the back door as is, and instead have the applicant put in the front porch for a more western look;
- scaled back the five-percent required landscaping since it was useless to landscape the back property that no one would see but what is being required still needs to look good as possible;
- determined the backyard landscaping is to be only a green wall; and
- allowed a cut-back on concrete along side of house.

**MOTION:** M/S Wright/Hedges to approve Site Plan 2009-06 as amended above in accordance with and subject to all conditions of approval contained within Resolution 2009-26.

AYES: Unanimous

**MOTION CARRIED**

Chair Jaffarian called for a five-minute recess and called the meeting back to order at 8:35 P.M.

B. Lighting/Photometric Review 2009-02 (Pasley): Review of Lighting Plans Required in the Approval of Conditional Use Permit 2008-10, Approved to Allow an Early Childhood Care Center/Preschool for a Maximum of 90 Students at 4193 Bluff Street Located within the A-1-20 Zone. Recommendation: Approval (Senior Planner Robles)

SP Robles presented the staff report on file in the Planning Division. The photometric measurements were based on the use of high pressure sodium (HPS) lighting.

Chair Jaffarian noted that most any light fixtures aimed down will comply with the issue of light pollution.

**MOTION:** M/S Wright/Harris to approve Lighting Review 2009-02, with the required minor changes by the Sheriff's Department to be approved at staff level.

AYES: Unanimous

**MOTION CARRIED**

11. CITY COUNCIL: Received and filed.
  - A. City Council Action Minutes dated December 2, 2009
  - B. City Council Minutes dated November 18, 2009
12. STAFF: Current Work Program: Received and filed.
13. OTHER MATTERS:
  - Commissioner Hedges asked if staff had looked into the vehicles sales lot that has been setting up on the weekend at property located at the northeast corner of Sixth Street and Temescal Avenue.
  - Commissioner Hedges also questioned why “No Parking” signage had not been posted on the vacant lots in front of the Community Center.
  - Commissioner Jaffarian questioned how much of the existing flat pad component equation changes when adding (grading more) flat pad areas to a property.
14. ADJOURNMENT: 8:47 P.M. to January 13, 2009

Respectfully submitted,

Steve King,  
Planning Manager

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