



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
AUGUST 26, 2009

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Jaffarian, Commission Members Harris, Newton and Wright
ABSENT: Vice-Chair Hedges
3. STAFF PRESENT: Planning Manager King and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commissioner Harris
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 August 12, 2009

MOTION: M/S Wright/Newton to approve the minutes of August 12, 2009 as written.

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

MOTION CARRIED

8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS
 - A. **Resolution No. 2009-15;** Conditional Use Permit 2009-06 (Dhunna/Chattrisa): A Request for Approval to Allow a Truck Rental Service (U-Haul Rental) at 3840 Hamner Avenue Located within the C-G (Commercial General) Zone. Recommendation: Approval

PM King presented the staff report on file in the Planning Division. This use would be in conjunction with an existing gas station.

There were questions from the Commission about the fence or wall wrapping around the north end of the property. After a lot of discussion, the Commission later directed PM King to confirm what the City is doing on its adjacent site to the north regarding fencing, so that this applicant will not be putting in something that later might have to be removed because of what the City has planned. He noted

that when School Street is vacated, that property will become part of the Park and Ride lot.

There was discussion on entrances to the site. PM King said there is no need for more access points. Member Newton questioned the need for two entrances on the north side. If the west fence is required, he suggested just running an access along the fence. Chair Jaffarian pointed out that where the pavement of Norco Drive meets up with a dirt section of the lot is not an access point. Later discussion led to that area being conditioned to be landscaped. After discussion, the Commission agreed to add a condition requiring the vehicles be secured at night.

The public hearing was opened.

German Sierra, U-Haul, 23700 Sunnymead Blvd., Moreno Valley, CA 92553, agreed with the conditions as written and will agree to any changes because his company wants to be a part of Norco. He said the business operated at this site for a year before being told a conditional use permit is required for this type of use. The U-haul trucks have been removed until the necessary permits are issued. Mr. Sierra said it will depend on the applicant if he wanted to rent vehicles 24/7. The business is set up to take back returns at any time, using a night drop, with the final processing done the next day. He added that there is no history of vandalism or any police reports at this site.

Pravin Chatrisa, applicant, said the U-Haul business is a strong source of income to him and to the City in the form of sales tax. He explained that the credit card companies charge for their services and leave him very little profit. Without the U-Haul business, he will shut down soon. He asked the City to let him restart the U-Haul business as it goes through the permitting process so that he does not lose his current business in the meantime. He will comply with all conditions, but does not think the fencing is a good idea as it will look odd and ugly because of the change in grading between his property and the residential property to the west. He suggested maybe the fence should go on the residential property.

There were no further public comments and the public hearing was closed.

Member Newton said because this is adjoining residential property, he wants a block wall and not a chainlink fence with slats, even if it is landscaped. He is not concerned with graffiti because of the business being open 24/7. Landscaping should go continuously along the south property line. While he does not have a problem with the business starting up right away, he wants paving in the unimproved area, with a timeframe to finish all work. Also, to control dust, he wants a block wall on the west side. Member Newton wants to see what the City

has in mind for the property to the north. He wanted to help the applicant move forward in order to generate income to help pay for the cost of improvements, and added that paving of the area should take no more than a few days.

Member Wright agreed about the landscaping. While he agreed a timeframe is needed, he felt one year is much too long. In reference to Condition 14, he wanted staff to make certain lighting doesn't spill over to the neighbor's property. Also, the hours of operation, though mentioned in the staff report, still needs to be in a condition.

Member Harris noted it is to the applicant's own best interests to keep the units secured at night. He felt the fencing is the right thing to do, and agreed there needs to be a timeline for a few of the conditions but others are non-negotiable. He suggested better orientation on the site by moving the parking closer to the building for security purposes and thereby reducing impacts to the neighbors.

Mr. Chatrisa asked to address the Commission although the public hearing was closed. He said his long term use plan includes a smog check and oil change use so moving the rental units up to the building will not work. He is worried about the cost of the block wall being cost-prohibitive.

Chair Jaffarian listed the changes:

- Add addition #29: hours of operation
- Modify #8: A chainlink fence with slats and landscaping should be installed in addition to a landscaped planter.
- #27: To facilitate the business, at a minimum, the paving is to be done before any trucks are moved back onto the lot; with a landscaping enhanced plan to include chainlink with slats installed submitted with a timeline of no more than six months, or when the first audit is be due.
- Add condition about the dirt piece being landscaped. All landscaping to be replaced or enhanced.
- PM King is to research City's plans for property to the north regarding fencing and what is an acceptable buffer, chain link with slats or landscaping or both. If the City is installing a fence, then no is need for this condition.
- Add condition that vehicles need to be secured every night, front and rear and gas caps locked.

MOTION: M/S Wright/Newton to approve Conditional Use Permit 2009-06 in accordance with and subject to all conditions of approval contained within draft Resolution 2009-15 as amended and not allowing any vehicles on-site until the paving is completed.

AYES: Harris, Jaffarian, Newton, and Wright
NOES: None
ABSTAIN: None
ABSENT: Hedges

MOTION CARRIED

B. Resolution No. 2009-16; General Plan Amendment 2009-01/City of Norco Draft Land Use Element: The project is an update of the City's Land Use Element, a mandated element of the City's General Plan, required to provide appropriate land for the variety of activities including residential, commercial, public, etc., and to guide the manner in which each land use is developed and used. Recommendation: Recommend Approval to City Council.
PM King presented the staff report on file in the Planning Division.

There were no questions of staff. This item has been to the Commission four times for review; this is the final document to send forward.

The public hearing was opened and closed with no comments.

MOTION: M/S Wright/Harris to adopt Resolution 2009-16 recommending to the City Council that the Land Use Element update be approved.

AYES: Harris, Jaffarian, Newton, and Wright
NOES: None
ABSTAIN: None
ABSENT: Hedges

MOTION CARRIED

10. **BUSINESS ITEMS:** Appeal of Staff Denial of a Building Permit; 209 Cross Rail Lane. Recommendation: Overturn Staff's Denial

PM King presented the staff report on file in the Planning Division. He noted the pool will block any 15-foot access going back to the Primary Animal-Keeping Area (PAKA). Everything on-site was constructed to the current code at that time.

Member Harris said he had visited the site and had no questions.

Member Newton and Vice-Chair Jaffarian did not see driving over the fire pit and the stamped concrete patio as a viable access for the current or future owners.

Jerry Park, applicant, said he bought the property after checking that all permits were in order. He has 10-foot gates so did not see the need for the access to be 15 feet wide anyway.

There was some discussion on gates needing to be wide enough to allow the intended access to the rear of properties.

MOTION: M/S Newton/Harris that that Staff's denial of the building permit for 209 Cross Rail Lane regarding access be overturned and that the requested building permit be issued when plans are submitted showing the pool relocated enough that 15-foot access could be accommodated in the future where the existing staircase is.

AYES: Harris, Jaffarian, Newton and Wright

NOES:

ABSTAIN:

ABSENT: Hedges

MOTION CARRIED

11. CITY COUNCIL: Received and filed.
 - A. City Council Action Minutes dated August 5, 2009
 - B. City Council Minutes dated August 19, 2009
12. STAFF: Current Work Program: Received and filed.
13. OTHER MATTERS: Commissioner Wright stated that he had visited a recently constructed accessory building on Gallop Lane that has clearly rendered the lot as non-animal-keeping and that something definitely needs to be done with the current regulations to prevent that from happening in the future.
14. ADJOURNMENT: 8:55 P.M.

Respectfully submitted,

Steve King
Planning Secretary

/sd-73465