



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JUNE 9, 2010

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Jaffarian, Vice-Chair Hedges, Commissioners Harris, Newton, and Wright
3. STAFF PRESENT: Planning Director King and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Vice-Chair Hedges
5. APPEAL NOTICE: Read by PD King.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None.
7. APPROVAL OF MINUTES: Minutes of May 26, 2010.
MOTION: M/S Wright/Hedges to approve the minutes of May 26, 2010 as written.
AYES: Unanimous **MOTION CARRIED**
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS: None
10. BUSINESS ITEMS: Appeal 2010-02: Appeal of Staff's Denial of a Request to Maintain an Existing Residence for Conversion to an Accessory Building and Appeal of Staff's Denial for a Waiver for Construction of an Asphalt Driveway: 661 Seventh Street. Recommendation: Uphold Denials (Planning Director King)

PD King presented the staff report on file in the Planning Division. The applicant was not in the audience.

PC Newton asked about the 6-foot fence to the front of east property line.

PD King explained that a solid fence was intended as a barrier between animal-keeping on the front of this and the adjacent property, due to the house on this lot being placed in the rear of the lot.

PC Newton asked what will happen to the existing carport when the new garage is built. PD King said there has been no discussion with staff about that.

PD King noted there is no requirement in the Norco Municipal Code (NMC) regarding a paved driveway to the house, only to the garage. There is not enough room in the current accessory building conversion layout to build a garage as required by the NMC.

Chair Jaffarian asked about leaving the toilet and sink in the accessory building. PD King said keeping the toilet and sink is consistent with the NMC. There is nothing in the NMC preventing a hot water heater in the accessory building.

PC Newton said he would uphold staff's denial. He said the tack room was so large it could be a second dwelling. He added that the existing house should be demolished, and in its place build a new garage/tack room. He was okay with a decomposed granite (d.g.) driveway but wants to see some impervious surface leading up to the garage if the NMC would allow that. PD King replied the NMC requires impervious surface all the way to the garage.

Vice-Chair Hedges and PC Wright agreed to support the denials. Chair Jaffarian was okay with the d.g. driveway but asked that the Fire Department weigh in regarding that.

MOTION: M/S Wright/Hedges to uphold the denials of staff on the request to maintain existing residence for conversion to an accessory unit and for request of a waiver for construction of an asphalt driveway at 661 Seventh Street.

AYES: Unanimous

MOTION CARRIED

11. CITY COUNCIL: Received and filed.
 - A. City Council Action Minutes dated June 2, 2010
 - B. City Council Minutes dated May 19, 2010 (Regular Meeting); May 18, 2010 (Budget Workshop) and May 18, 2010 (Special Meeting)

There was some discussion on whether or not Council had asked that "workshop" be defined. PD King stated that Council was okay with the Commission's definition of "barn" and that workshop would not need to be defined.

PD King had drafted a checklist which the Planning Commission will review when the accessory building amendments come back for revision as directed by Council.

12. PLANNING COMMISSION: Oral Reports from Various Committees - None
13. STAFF: Current Work Program: Received and filed.
14. OTHER MATTERS:
 - PD King indicated there has been no Council feedback on the use of tubular buildings as barns.

- PD King said there will be no change in the way Code Enforcement complaints are taken. They will continue to be signed complaints, with no anonymous ones.
- Regarding the construction at the house on Temescal Avenue, PD King said the building Inspector said the house as built it could not support a new roof and thereby the new footings were poured. Vice-Chair Hedges said it still appears to be a room addition.
- Regarding All Magic, the owner had two options – either construct a retaining wall or level the area and landscape it. Caltrans just gave approval for landscaping so that is being worked on now.
- PD King said another letter will go out to the owner of Reyna's at Sixth Street and California Avenue regarding the illegal corner sign and the addition of flags.
- PD King said another letter will go out to 7-Eleven at Sixth Street and Corona Avenue regarding the illegal temporary signs/flags.
- Chair Jaffarian, in reference to marijuana dispensaries, noted it is legal to deliver marijuana even if a dispensary is not permitted. Marijuana is getting packaged and distributed everywhere from somewhere. He asked if the City should be considering growing marijuana under home occupations.
- PC Newton said the Community workshop for Santa Ana River Trails on June 8 had a good turnout at Nellie Weaver Hall. It was very interesting with lots of feedback and questions.
- PC Newton asked about the sign code review and when that was going to be done. Chair Jaffarian said it the sign situation in town is embarrassing when Economic Development is working so hard to bring in sit-down restaurants. He asked to keep our priorities in line. PD King suggested a flier could go out in the water bills regarding illegal signs and that he will address the sign situation at the next managers' staff meeting.
- PC Wright asked for an update on the Silverlakes agreement. PD King said there are several parties and lawyers involved in the detailed review and it will only come in front of the Commission when it is determined to be complete.

15. ADJOURNMENT: 8:00 p.m.

Respectfully submitted,

Steve King
Planning Secretary

/sd-75827