



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
October 27, 2010

1. CALL TO ORDER: **7:00 PM**
2. ROLL CALL: **Chair Hedges, Vice Chair Wright, Commissioners Henderson, Jaffarian and Newton**
3. STAFF PRESENT: **Planning Director King and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **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 October 13, 2010
M/S WRIGHT/ NEWTON to approve the minutes of October 13, 2010 as written

AYES: Unanimous

Motion Carried

8. CONTINUED ITEMS:
 - A. Draft Residential Accessory Structure Guidelines. *Recommendation:* Approval. (Planning Director King) (Continued from October 13, 2010)PD King introduced the continued item; this staff report is on file in the Planning Department. He noted the suggestions and changes requested during the previous Commission meeting and how they were implemented.

The Planning Commission had no immediate comments or questions.

Chair Hedges invited the appearance of those wishing to speak.

Jodi Webber: Ms. Webber commented on the revised draft guidelines. She asked for clarification on the term “minor” as used on the site plan checklist. In response, PD King explained that it refers to the lower cost as opposed to the standard site plan fees that are typically for commercial use.

Chair Hedges brought discussions back to the Commission.

PC Newton approves the guidelines as written.

In response to PC Newton, PD King noted that once approved, the Residential Accessory Structure Guidelines will be presented to the City Council as a consent item to receive and file. He explained that the Council did not need to approve the guideline as it was formed based on the Ordinances already approved.

PC Jaffarian suggested that the following verbiage be added under the Purpose Statement of the guidelines, "approval may be subject to conditions" as a statement for the resident to understand that there are conditions to follow.

PC Henderson asked if a condition could be added regarding fraudulent statements made to the Commission prior to approval of a project.

Further discussion ensued.

M/S WRIGHT / JAFFARIAN to approve the Residential Accessory Structure Guidelines with the amendment to add the verbiage under the Purpose Statement "*approval may be subject to conditions*".

AYES: Unanimous

Motion Carried

B. Residential Accessory Structure Site Plan Requirements.
Recommendation: Approval (Planning Director King) (Continued from October 13, 2010)

PD King introduced the continued item; this staff report is on file in the Planning Department. He stated that the site plan checklist has been reduced in length to accommodate its use for residential areas only. He asked for the Planning Commission's approval.

In response to PC Newton, PD King noted that the aerial photo requested under item number 6 can be satisfied by either requesting a copy from the City or via the internet thru sites such as Google. He added that the City's aerial contractor does periodically update photos but not sure how often that occurs. In addition, PD King also explained that an engineer will need to make a site visit to finalize the drawings necessary for the building permit process.

Discussion continued.

A suggestion was made by PC Newton that an example of a basic site plan be included with the checklist for the convenience of the resident.

The Commission was in agreement that the street address information should also be requested under item number 3.

Chair Hedges invited the appearance of those wishing to speak.

Jodi Webber: Ms. Webber stated that she agreed with PC Newton regarding item number 8, adding a reference to the A -1-20 zone regarding a contiguous animal-keeping area requirement.

Chair Hedges brought discussions back to the Commission.

Further discussion entailed.

M/S HENDERSON / WRIGHT to approve the Residential Accessory Structure Site Plan Checklist with the amendment to item number 8 referencing the A-1-20 zone contiguous animal-keeping area.

AYES: Unanimous

Motion Carried

9. PUBLIC HEARINGS: **None scheduled**

10. BUSINESS ITEMS: **NONE**

11. CITY COUNCIL: **Received and Filed**

A. Recap of Actions Taken at the October 13, 2010 City Council/Community Redevelopment Agency Meeting.

B. City Council Minutes dated October 6, 2010

12. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**

13. STAFF: Current Work Program: **Received and Filed**

14. OTHER MATTERS:

- PC Newton inquired as to why the Union 76 station was still open. In response, PD King advised that legal action is being handled by the City Attorney; and that the business owner has been told that remaining open is an unsafe situation.
- Chair Hedges asked about the trees planted at the All Magic business fronting Hamner Avenue, in response, PD King stated that they have been planted at intervals as suggested by an arborist.

- PD King reviewed the City holiday schedule with the Commission, and based on this information he asked that the November 24, 2010 and December 29, 2010 meetings be cancelled. In response, the Commission unanimously approved the cancellations of both of these meetings.
- PC Newton commented on the current car sales business at the old Mitsubishi location on Hamner Avenue. PD King stated that the vendor sells used cars and will also sell electrical vehicles from two different manufacturers.

15. ADJOURNMENT: Chair Hedges adjourned the meeting at **7:41 PM**

Respectfully submitted,

Steve King
Planning Secretary

/di-76941