



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JANUARY 12, 2011

1. CALL TO ORDER: **7:03 PM**
2. ROLL CALL: **Chair Hedges, Vice-Chair Wright, Commission Members Jaffarian and Henderson**
3. STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **Vice-Chair Wright**
5. APPEAL NOTICE: **Read by PD King**
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:

Patricia Overstreet: Ms. Overstreet stated that she will no longer speak about her previous issue, palm trees in the City, but noted her concern with the missing wagon wheel at the Stater Brothers Shopping Center building. She added that the original design for the façade improvement included a wagon wheel. She asked as to when this will be done.

7. APPROVAL OF MINUTES: Minutes of December 8, 2010 (Regular) and December 16, 2010 (Special) **Recommended Action: Approve the Minutes** (Deputy City Clerk)

M/S HENDERSON/WRIGHT to approve minutes of December 8, 2010 (Regular) with a revision requested by PC Henderson on his statement on page 2: from “PC Henderson asked that staff *comes up with a specific plan...*” to “*asked that staff comes up with an ordinance to call for a specific plan...*”.

AYES: Hedges, Wright and Henderson **Motion Carried**
ABSTAIN: Jaffarian

M/S WRIGHT/JAFFARIAN to approve minutes of December 16, 2010 (Special) as written

AYES: Hedges, Wright, Henderson and Jaffarian **Motion Carried**

8. CONTINUED ITEMS: **NONE**

9. PUBLIC HEARINGS

A. Resolution 2011-___; Conditional Use Permit 2010-07 (White): A Request for Approval to Allow a Detached Accessory Storage Building on Property Located at 3407 Morgan Drive within the A-1-20 zone. **Recommended Action: Approval** (Senior Planner Robles)

SP Robles introduced the staff report on file in the Planning Division. She noted that the proposed building meets all requirements needed. SP Robles distributed a copy of an email received from a concerned neighbor. She stated that the applicant is present to answer any questions.

Vice-Chair Wright questioned the use of the accessory building.

In response to Chair Hedges, PD King stated that a final decision on usage of a steel building is considered on a case-by-case basis via a CUP process such as this one.

Barry White: In response to the Commission questions, Mr. White stated that his proposed accessory building is for personal storage use only, such as for household items, and possibly a horse trailer and one vehicle. He noted that he plans to paint it to match the house. In response to PC Jaffarian, Mr. White stated that the drainage is set to go across his property and not the neighbor's.

Chair Hedges OPENED the public hearing, indicated that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, she brought discussions back to the Commission.

In response to concerns by the Commission in regards to the look of a steel building, the property owner, Mr. White, agreed to add window accents, such as awnings and some decorative lights on the outside of the building.

Discussions continued.

M/S WRIGHT/JAFFARIAN to adopt Resolution No. 2011-05 thereby approving CUP 2010-07, allowing a detached accessory storage building on property located at 3407 Morgan Drive as amended.

AYES: Unanimous

Motion Carried

B. Resolution 2011-___; Annexation 24 (Fusco Engineering, Inc.): A Proposal to Amend the City Sphere of Influence and Annex About 1.8 acres, All of Which will be Detached from the City of Corona. The Property is Located on the Southwest Side of Parkridge Avenue, North of Cota Street (A.P.N. 119-070-013). **Recommended Action: Approval** (Planning Director King)

PD King introduced the staff report on file in the Planning Division. He noted that this annexation was initiated by the Corona property owner. PD King explained that the flood channel divides the property from an area developed with apartments located in Corona facing River Road. He requested approval to forward to City Council.

In response to PC Jaffarian, PD king noted that the property size is adequate for industrial use and that the street improvements on Parkridge Avenue fronting the property will be done.

Steve Ellis, Fuscoe Engineering (representing the applicant): Mr. Ellis responded to Commission questions, noting that the property owner does not have plans at this time but has done a study for possible future uses.

Chair Hedges OPENED the public hearing, indicated that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, she brought discussions back to the Commission.

With no further discussions the following vote was taken.

M/S HENDERSON/WRIGHT to adopt Resolution 2011-01 thereby recommending to the City Council that Annexation 24 be initiated and approved

AYES: Unanimous

Motion Carried

C. Resolutions 2011-__ and 2011-__; General Plan Amendment 2010-02 and Gateway Specific Plan Amendment 8, (Fuscoe Engineering, Inc.): A Proposal to Amend the City General Plan, and the Gateway Specific Plan (Specific Plan 89-02, Amendment 8), by Annexing About 1.8 Acres, All of Which will be Detached from the City of Corona. The Property is Located on the Southwest Side of Parkridge Avenue, North of Cota Street (A.P.N. 119-070-013). **Recommended Action: Approval** (Planning Director King)

M/S HENDERSON/WRIGHT to adopt Resolution 2011-02 thereby recommending to the City Council that General Plan Amendment 2010-02 be approved.

AYES: Unanimous

Motion Carried

M/S HENDERSON/WRIGHT to adopt Resolution 2011-03, with the following administrative corrections, to recommending to the City Council that Specific Plan 90-01 (Gateway Specific Plan), Amendment 9 be approved.

AYES: Unanimous

Motion Carried

D. Resolution 2011-___: Zone Change 2010-02 (Fusco Engineering, Inc.): A Proposal to Pre-Zone About 1.8 Acres as "Gateway Specific Plan, Industrial" (Specific Plan 89-02, Amendment 8) Located on the Southwest Side of Parkridge Avenue, North of Cota Street (A.P.N. 119-070-013). **Recommended Action: Approval** (Planning Director King)

M/S HENDERSON/WRIGHT to adopt Resolution 2011-04 recommending to the City Council that Zone Change 2010-02 (Pre-zone) be approved.

AYES: Unanimous

Motion Carried

10. BUSINESS ITEMS: Discussion to Amend Title 18 of the Norco Municipal Code to Add Chapter 18.63 Hospitality Development (H-D) Zone. **Recommended Action: Review and Provide Comments and Direction** (Planning Director King)

PD King introduced the staff report on file in the Planning Division. He noted that this zone is geared towards hospitality uses, such as tourist related uses due to the Silverlakes Park coming soon. Staff recommends the Planning Commission review the proposed H-D Zone (Hospitality Development) and provides comments and direction.

PC Jaffarian stated that an overlay zone is an option but has no benefit either way. He stated he feels that the underlying zone has other criteria that may need to be taken into consideration.

PC Henderson stated that he doesn't want a zone put into place that would limit the future potential of any property and feels that a specific plan could work best.

Vice-Chair Wright stated that he would prefer a separate zone, adding that he doesn't feel an overlay is right for this option. He stated that he has a problem in putting Hospitality Development in a residential area but agrees that HD would be beneficial to the City especially when Silverlakes Park opens.

Discussion ensued.

PD King appreciated the Planning Commission input and will come back with revisions.

M/S WRIGHT/JAFFARIAN to continue this item for Planning Commission review one more time prior to public hearing.

AYES: Unanimous

Motion Carried

11. CITY COUNCIL:

Received and Filed

- A. January 5, 2011 meeting was cancelled.
- B. City Council Minutes dated December 1, 2010

12. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**
13. STAFF: Current Work Program dated January 6, 2011: **Received and Filed**
14. OTHER MATTERS:

PC Henderson noted that he has noticed several properties in town with numerous abandoned vehicles in front and back yards, empty swimming pools, etc. He asked staff if residents could be allowed to bring a code complaint to the attention of a commissioner so that action may be taken. He asked staff to bring this issue forth as an agenda item for discussion.

PD King asked for direction regarding the Architectural Sub-Committee, as Greg Newton is no longer on the Commission. It was suggested that the commissioners rotate quarterly to serve on the sub-committee. It was decided that temporarily, PC Jaffarian and Chair Hedges will serve until a new member is seated to replace Mr. Newton.

15. ADJOURNMENT: Chair Hedges adjourned the meeting at **8:13 PM**

Respectfully submitted,

Steve King
Planning Secretary

/DI-77519