



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
March 9, 2011

1. CALL TO ORDER: **7:00 PM**
2. ROLL CALL: **Chair Hedges, Vice Chair Wright, Commission Members Jaffarian, Henderson and Leonard**
3. STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **Commissioner Jaffarian**
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 February 23, 2011. *Recommended Action: Approval (Deputy City Clerk)*
M/S Wright/Henderson to approve the minutes of February 23, 2011 as written

AYES: Unanimous Motion Passed

8. CONTINUED ITEMS: **NONE**
9. PUBLIC HEARINGS:
 - A. **Resolution 2011-___**: Conditional Use Permit 2010-06; **Resolution 2011-___**: Variance 2010-03 (T-Mobile): A request for approval to allow an unmanned wireless telecommunication facility to consist of a 65-foot tall freestanding pole designed as a ball field light that will hold wireless antennas, and associated support equipment at Parmenter Park located at 2760 Reservoir Drive within the Open Space (OS) zone. The variance is requested to allow the pole to exceed the maximum height of 50 feet permitted by the Norco Municipal Code. *Recommended Action: Approval (Senior Planner Robles)*

SP Robles presented the staff report on file in the Planning Division. She explained that the variance is being requested due to the proposed 65-foot tall freestanding pole which is higher than the 50-foot limit as set by code. She noted the applicant is available to answer any questions.

Chair Hedges OPENED the public hearing, indicated that proper notification had been made and asked for the appearance of those wishing to speak.

Jim Rogers, representing T-Mobile: Mr. Rogers noted T-Mobile has reviewed the conditions as set forth in the Variance and the Conditional Use Permit and does not have any reservations.

Chair Hedges CLOSED the public hearing, bringing the discussion back to the Commission.

M/S Wright/Henderson to adopt Resolution 2011-19, approving Variance 2010-03, to allow a 65-foot high pole that exceeds the maximum height of 50 feet at Parmenter Park.

AYES: Unanimous

Motion Carried

M/S Wright/Henderson to adopt Resolution 2011-20, approving Conditional Use Permit 2010-06, to allow the installation of an unmanned wireless telecommunication facility at Parmenter Park.

AYES: Unanimous

Motion Carried

- B. **Resolution No. 2011-___**, Zone Code Amendment 2011-02 (City): A request by the City to add Chapter 18.63 to the Norco Municipal Code entitled Hospitality Development Zone. *Recommended Action: Approval* (Director King)

PD King presented the staff report on file in the Planning Division. He noted this draft zone code amendment is based on previous discussions by the Planning Commission. He added that this zoning is being considered to promote districts that are oriented to the hospitality needs of tourists as well as a greater variety of restaurants and other services. In closing, PD King asked the Commission for questions and/or direction.

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.

M/S Wright/Henderson to adopt Resolution 2011-18, recommending that the City Council approve Zone Code Amendment 2011-02 adding Chapter 18.63, the Hospitality Development Zone (HD) with a verbiage correction in the 18.63.02 section.

AYES: Unanimous

Motion Carried

10. BUSINESS ITEMS: **NONE**

11. CITY COUNCIL:

Received and Filed

A. Recap of Actions Taken at the March 2, 2011 City Council/Community Redevelopment Agency Meeting.

B. City Council Minutes dated February 16, 2011

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

13. STAFF: Current Work Program dated March 3, 2011: **Received and Filed**

14. OTHER MATTERS:

A. Follow-up on Items from Previous Meetings (Director King):

PD King stated that he spoke with the Building Official regarding the office building located next to Circle K on Fourth Street. The property owner has reinstated the building permit to continue work on the building. PD King added that in a situation when a property owner doesn't fix a potential dangerous problem, the City will usually board up the building and place a lien on it. He stated that the City has not received complaints about this property. If numerous complaints begin to come in, the Public Works Department can go out to remove or secure the dangling building materials.

PD King noted that at a previous meeting the Commission began reviewing the sign code. He suggested that a public hearing advertisement be done to discuss an amendment to the sign code addressing the temporary signs throughout the City which advertises special events.

- PC Henderson stated that he spoke to a resident who stated that he had not received a public hearing notice to the Planning Commission meeting regarding the Santa Anita property that is requesting a CUP for an accessory, adding that his property is adjacent to the property in question. PD King stated that staff will check the mailing list to check if the property was noticed via first-class mail as is the process.
- PC Henderson also noted that he was disappointed that the Public Hearing for an accessory building at the recent City Council meeting was cancelled as he was hoping for some guidance from the Council.
- Vice Chair Wright shared that the trail fencing along Corydon Avenue is now up.
- Vice Chair Wright asked if it would be possible to modify the accessory building code to add a minimum distance of an animal-keeping area from the residence.

PC Jaffarian noted that a contiguous animal keeping area will be reviewed by the Planning Commission whenever a CUP application is filed for an accessory building. PD King added that a condition can be stated on a site plan or a CUP and can be enforced because of that.

- PC Jaffarian asked if a definition should be developed describing what an animal-keeping area is, allotting a number of animals per square feet, not necessarily associated with the accessory code. PC Henderson noted that this may be an issue of further discussion at a later time but not right now.

15. ADJOURNMENT: Chair Hedges adjourned the meeting at **7:35 PM**

Respectfully submitted,

Steve King
Planning Secretary

/di-78033