



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
May 11, 2011

1. CALL TO ORDER: **7:00 PM**
2. ROLL CALL: **Chair Hedges, Commission Members Jaffarian, Henderson and Leonard; Vice-Chair Wright Absent**
3. STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **Commission Member 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 April 27, 2011 **Recommended Action: Approval**
(Deputy City Clerk)
M/S Henderson/Jaffarian to approve the minutes of April 27, 2011 as written
AYES: Hedges, Jaffarian, Henderson, Leonard
ABSENT: Wright **Motion Passed**
8. CONTINUED ITEMS: **NONE**
9. PUBLIC HEARINGS: **NONE**
10. BUSINESS ITEMS:
 - A. **Resolution No. 2011-__**; Site Plan 2011-04 (Sandidge): A Request for Approval to Allow a 160 Square-Foot Accessory Storage Shed at 4140 Crestview Drive located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

SP Robles presented the staff report on file in the Planning Division. She noted all requirements have been met. Staff recommends approval.

M/S Henderson/Jaffarian to adopt Resolution No. 2011-32, approving Site Plan 2011-04, to allow a 160 square-foot accessory storage shed at 4140 Crestview Drive.
AYES: Hedges, Jaffarian, Henderson, Leonard
ABSENT: Wright **Motion Passed**

- B. Discussion on the Rear Yard Setback Requirement of 100 feet for Tract No. 30230 located at the East End of Fifth Street. Oral Report **Recommended Action: Direction** (PD King)

PD King presented an oral report on rear yard setbacks requiring 100 feet for all lots in Tract No. 30230 in the A-1-20 zone. He provided a handout showing the existing rear yard setback of the 50

properties within the KB Homes Tract. PD King gave a review on previous discussions and how the setback was set in 2000. He asked the Planning Commission for direction on this issue.

In response to the Commission, PD King stated that the PAKAs will not be affected by making a change; all lots in this tract are a minimum of 200 feet deep. He confirmed that 12 of the 50 lots fall within this criteria of consideration.

SP Robles shared a recent request for a patio on one of the lots in this tract which was denied due to the setback requirement. She felt this issue needed to be reviewed.

Discussion ensued.

The Planning Commission gave direction to investigate the possibility of exempting an attached patio cover, open on three sides, from the rear yard setback requirement only in Tract 30230.

11. CITY COUNCIL: **Received and Filed**
 - A. Recap of Actions Taken at the May 4, 2011 City Council/Community Redevelopment Agency Meeting.
 - B. City Council Minutes dated April 20, 2011
12. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**
13. STAFF: Current Work Program dated May 5, 2011: **Received and Filed**
14. OTHER MATTERS:
 - A. Follow-up on Items from Previous Meetings (Director King): **NONE**
 - PC Henderson stated that a small-sized storage shed, such as in Agenda Item 10A, should not require Planning Commission review. He added that it seems an excess amount of staff time, as well as for the homeowner, to come to a meeting on something that could have been handled at the counter by staff. He asked staff to bring back a report on the possibility of setting a threshold that can be handled in house. PCs Jaffarian and Leonard agreed.
15. ADJOURNMENT: Chair Hedges adjourned the meeting at **7:26 PM**

Respectfully submitted,

Steve King
Planning Secretary