



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JANUARY 11, 2012

1. CALL TO ORDER: **7:03 PM**
2. ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges and Leonard; Jaffarian - Absent**
3. STAFF PRESENT: **Planning Director King (arrived at 7:35 pm), Senior Planner Robles, Planning Intern Acuna**
4. PLEDGE OF ALLEGIANCE: **Vice-Chair Henderson**
5. APPEAL NOTICE: **Read by Senior Planner Robles**
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: **NONE**
7. APPROVAL OF MINUTES: Minutes of December 14, 2011. **Recommended Action: Approval** (Exec. Secretary Dvorak):
M/S Henderson/Leonard to approve the minutes of December 14, 2011 as written
AYES: Wright, Henderson, Hedges, Leonard **Motion Passed**
ABSENT: Jaffarian
8. CONTINUED ITEMS: **NONE**
9. PUBLIC HEARINGS:
 - A. **Resolution 2012-___**; Conditional Use Permit 2011-26 (JR Audio): A Request for Approval to Allow a Business that Consists of Retail Sales and Installation of Audio and Related Motor Sports Accessories and the Provision of Oil Change Services at 1701 Hamner Avenue Located in the M-1 (within a CTO – Commercial Transition Overlay) Zone. **Recommended Action: Approval** (SP Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She stated that the project will be within an existing commercial center, adding that modifications will be on the interior only of the building. She noted that retail sales are a permitted use in the M-1 and the Commercial Transition Overlay Zones, adding that it will be conducive to the surrounding businesses. Staff recommends approval.

In response to Commission Members Hedges and Leonard, Senior Planner Robles noted that clarifiers will be installed as conditioned and that all Fire Department issues have been addressed within the CUP.

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

Mary Cramer, Applicant: Ms. Cramer stated that this is an existing business in Norco, operated by her son, Joseph Rubinstein. She added that he is seeking to consolidate his businesses within one larger location. She noted that the business is currently an audio sales/installation business only, that there is no window tinting or oil changes being done at this time but he has applied for these uses with the plan to offer these services in the future.

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

M/S Henderson/Hedges to adopt Resolution 2012-03, approving Conditional Use Permit 2011-26 to allow a business that consists of retail sales and installation of audio and related motor sports accessories and the provision of oil change services at 1701 Hamner Avenue.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

- B. **Resolution 2012-___**; Conditional Use Permit 2011-27 (Gilmore): A Request for Approval to Allow an Accessory Building Consisting of a 2,520 Square-Foot Recreation Vehicle/Trailer Storage Building at 4127 Temescal Avenue Located within the A-1-20 Zone. **Recommended Action: Approval** (Senior Planner Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that this project had previously been before the Planning Commission and was denied without prejudice to allow the applicant to modify the plans. She stated that the applicant is now presenting a modified plan based on the Commission's input, adding that the project has been reviewed by the Architectural Review Sub-Committee and no concerns were brought up. Staff recommends approval.

Commission Member Leonard inquired if a variance was needed as the highest point of the building is over the maximum allowed by code; in response, Senior Planner Robles stated that it is not required as the Code gives the Commission the authority to approve the project as presented.

Chair Wright OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

Vice Chair Henderson stated his concern that five garages are already on the property, adding that this project is too massive for a residential property. He added that the building would not be conducive to the area and would change the character of the property. He cannot support this project as presented.

Commission Member Hedges agreed with Vice Chair Henderson but noted that property owners have the right to build on their property. She noted her only concern is the height, asking if it could be adjusted to a lower level to accommodate the maximum allowed by code.

Commission Member Leonard stated that he also had concerns with the height. He suggested to the applicant to change the door type from a roller door to a sliding door, which would allow for a lower building height. He said he cannot support the height as set in the plan as he feels he must follow the code requirements.

Chair Wright noted that the code does allow the Commission to make exceptions. He told the applicant that he appreciates that he is working with staff and attempting to give the building a western look. He suggested that the Commission approve this project as the applicant is within the requirements with one exception.

Wes Gilmore, Applicant: In response to the Commission, Mr. Gilmore stated that two of the five “garages” are portable sheds and he plans on removing them. He shared that his plans are to store his motor home and trailer in the proposed accessory building. He also noted that the animal-keeping area is larger than projected on the plans. He further explained that contributing to the height is the barn-look design and also the use of rolling doors. He stated that he could remove the peak of the building, which makes it look like a barn, but then it will look like an industrial building; adding that a future property owner will be able to convert the building to a barn as it will already look like one. Mr. Gilmore shared that he has spoken to his neighbors and no concerns were given.

M/S Hedges/Leonard to continue this proposed project to the meeting of February 8, 2012.

AYES: Wright, Henderson, Hedges, Leonard

ABSENT: Jaffarian

- C. **Resolution 2012-___**; Zone Code Amendment 2011-05 (City): A City-Initiated Proposal to Amend Title 18 of the Norco Municipal Code by Amending the Provisions of Chapter 18.39 Entitled “General Provisions – Non-Conforming Uses, Lots and Structures”, to Establish Criteria for the Issuance of “Rebuild” Letters. **Recommended Action: Recommendation for Approval** (Senior Planner Robles)

Planning Director King presented the staff report on file in the Planning Division. He gave an overview of previous discussions regarding the stipulations for the issuance of a rebuild letter by both the Commission and the City Council. He also shared input from the City Attorney, noting that if the City Council wants to continue issuing rebuild letters a Code amendment should be done to provide for a provision. Planning Director King asked for the Commission’s recommendation to forward this item to City Council.

PC Henderson stated his concern that a building permit requirement was not listed as part of the revised requirements and asked if staff could return with the City Attorney’s opinion.

M/S Hedges/Henderson to continue the public hearing to the meeting of February 8, 2012, to allow for input from the City Attorney.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

10. BUSINESS ITEMS:

- A. **Resolution 2012-___**; Denial Resolution Prepared for Site Plan 2011-21 (Zoetemelk) (denied December 14, 2011) **Recommended Action: Review and Direct Chair to Sign** (Senior Planner Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She asked that the Commission review and approve the Resolution for the Chair to sign, which confirms the Commission's denial of Site Plan 2011-21.

M/S Henderson/Hedges to approve Resolution 2011-67, denying without prejudice Site Plan 2011-21 to allow a 174 square-foot windmill with a base height of 23 feet and blade height of about 40 feet at 1407 Second Street.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

- B. **Resolution 2012-___**; Site Plan 2011-05 (Beckman): A Request for Approval to Allow an Accessory Building Consisting of a 439 Square-Foot Storage Shed at 249 Oldenburg Lane Located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She stated that this request had been continued by the Commission mainly due to the location of the proposed shed, allowing staff time to work with the applicant on a new location away from the PAKA. Staff recommends approval.

Chair Wright invited the appearance of those wishing to speak.

Jack Beckman, Applicant: Mr. Beckman noted his frustration with the application process, stating that it took six weeks for staff to finalize his plans so that he could move the project forward. He asked to be allowed to get the tractor work (moving dirt) done as soon as possible and within one day, Planning Director King referred him to the Building/Engineering Department to pull his permits.

Chair Wright brought discussions back to the Commission.

Henderson/Hedges to approve Resolution 2012-02, to allow an accessory building consisting of a 439 square-foot storage shed at 249 Oldenburg Lane.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

- C. **Resolutions 2012-**____, ____, ____, ____; Denial Resolutions Prepared for Master Site Plan 2011-07 Phase 1 (Site Plans 2011-09, -11); Phase 2 (Site Plans 2011-08, -10); Phase 3 (Site Plans 2011-12, -13); Tentative Parcel Map 36392 (Alere Group) (denied September 14, 2011) **Recommended Action: Review and Direct Chair to Sign** (Planning Director King)

Planning Director King presented the resolutions for denial of Master Site Plan 2011-07, including all site plans, which had been denied by the Planning Commission at its meeting of September 14, 2011.

M/S Henderson/Hedges to direct Chair Wright to sign Resolutions 2011-41, 2011-42, 2011-43, 2011-44, and 2011-45, for denial of Master Site Plan 2011-17 and all Site Plans associated with it.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

11. CITY COUNCIL: No Recaps or Minutes to Report: **NONE**
12. PLANNING COMMISSION: Oral Reports from Various Committees:
 - **Vice Chair Henderson** provided an update on the Sign Code Working Group, stating that the group will be meeting weekly to provide a recommendation to the City Council by the end of March.
13. STAFF: Current Work Program dated January 5, 2012: **Received and Filed**
14. OTHER MATTERS
 - A. Follow-up on Items from Previous Meetings (Director King): **NONE**
15. ADJOURNMENT: Chair Wright adjourned the meeting at **8:05 PM**

Respectfully submitted,

Steve King
Planning Secretary

/di-80271