



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
FEBRUARY 8, 2012

- 
1. CALL TO ORDER: **7:00 PM**
  2. ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Jaffarian, Leonard; Absent - Commission Member Hedges**
  3. STAFF PRESENT: **Planning Director King, Senior Planner Robles, Deputy City Clerk Germain**
  4. PLEDGE OF ALLEGIANCE: **Commissioner Jaffarian**
  5. APPEAL NOTICE: **Read by Planning Director King**
  6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: **NONE**
  7. APPROVAL OF MINUTES: Minutes of January 11, 2012. **Recommended Action: Approval** (Deputy City Clerk):  
**M/S Henderson/Leonard** to approve the minutes of January 11, 2012, as written  
**AYES: Wright, Henderson, Leonard** **Motion Passed**  
**ABSENT: Hedges**  
**ABSTAIN: Jaffarian**
  8. CONTINUED ITEMS (from January 11, 2012):
    - A. **Resolution No. 2012-\_\_\_**; Conditional Use Permit 2011-27 (Gilmore): A Request for Approval to Allow an Accessory Building Consisting of a 2,520 square-foot Storage Building at 4127 Temescal Avenue Located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that this item had been continued based on the Planning Commission's concern with the height of the proposed building. Per the Commission's input, the applicant has made adjustments to the plan which lowered the height to 21 feet. Staff recommends approval.

**Chair Wright invited the appearance of those wishing to speak.**

**Mike Thompson:** Mr. Thompson noted his support of this project, adding that he would like accessory buildings to have more of a western look, such as the original "barn" design that was previously presented to the Commission.

**Chair Wright brought discussions back to the Commission.**

Vice Chair Henderson stated that he still had reservations with the 21-foot height; he asked if the building could be rotated 90 degrees, as he doesn't like the door facing the PAKA, this could bring the overall height of the building to Code height and the applicant could still have a barn-like peak on the building. He also suggested that the roll-up door be changed to panel doors.

Chair Wright asked if the applicant would like to address these concerns.

**Wes Gilmore, Applicant:** Mr. Gilmore explained that the side door was placed facing the PAKA for anticipated use as a barn by a future property owner, adding that he is not planning on using that particular entrance and it can be removed if requested.

Discussion ensued between the Commission and Mr. Gilmore on Vice Chair Henderson's suggestion of rotating the building.

Chair Wright stated that the applicant has accommodated the initial concerns given by the Commission at its previous meeting. He noted that the Commission should not ask for nor require further changes.

Commission Member Jaffarian noted that the suggestion to rotate the building would not affect cost or its usefulness but would make it more residential-area friendly, adding that he also prefers the barn look.

**M/S Jaffarian/Leonard** to adopt Resolution 2012-01, approving Conditional Use Permit 2011-27, to allow an accessory building consisting of a 2,520 square-foot storage building at 4127 Temescal Avenue, as presented at its current location, adding the condition to rotate the roof.

Under discussion: the Commission authorized approval at staff level on the change requested; should this not be possible, this project will need to come back to the Planning Commission for site plan approval.

Mr. Gilmore, the applicant, stated that he did not agree with the Commission's suggestion noting that he feels it would not look natural for the area.

Commission Member Leonard stated that he would prefer that the roof be rotated but he is okay with the way it has presented.

**AYES: Wright, Henderson, Leonard, Jaffarian Motion Passed**  
**ABSENT: Hedges**

- B. **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** (PD King)

Planning Director King presented the staff report on file in the Planning Division. He noted that per current Code, a property owner is prohibited from a non-conforming use in rebuilding a home upon destruction of more than 50%. He stated that per the City Attorney, if the City Council wishes to continue approving rebuild letters then the current Code must be changed to define and allow them. Staff recommends approval.

**M/S Henderson/Jaffarian** to adopt Resolution 2012-04, recommending that the City Council approve Zone Code Amendment 2011-05 to amend Title 18 of the Norco Municipal Code by amending the provision of Chapter 18.39 entitled "General Provisions – Non-Conforming Uses, Lots and Structures", to establish criteria for the issuance of "Rebuild" letters. Zone Code Amendment 2011-05

**AYES: Wright, Henderson, Leonard, Jaffarian Motion Passed**  
**ABSENT: Hedges**

9. PUBLIC HEARINGS:

- A. **Resolution No. 2012-\_\_\_**; Conditional Use Permit 2011-28 (McGreevey): A Request for Approval to Allow an Accessory Building Consisting of a two-story 2,437 Square-Foot Storage and Shop Building at 3067 Pacer Drive Located within the A-1-20 Zone. **Recommended Action: Continue to March 14, 2012** (SP Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She reviewed the input from the Architectural Review Sub-Committee and asked the Commission to review, provide direction and continue this public hearing to the next regular Commission meeting.

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

**Kurt Marhoff:** Mr. Marhoff stated that he is a neighbor and had been approached by the applicant regarding this project. He noted that he objects to the plan as it is much larger than what he had previously been told by the applicant.

**Mr. McGreevey, Applicant:** Mr. McGreevey stated that based on the staff report and information from the Architectural Review Sub-Committee he would like to revise his plan to a one-floor building with the same foot print.

Chair Wright stated that this public hearing will be continued to the next regular Planning Commission meeting.

**M/S Jaffarian/Leonard** to continue the public hearing item to the next Planning Commission regular meeting on March 14, 2012.

**AYES: Wright, Henderson, Leonard, Jaffarian Motion Passed**

**ABSENT: Hedges**

10. BUSINESS ITEMS:

- A. **Resolution No. 2012-\_\_\_**; Site Plan 2012-01 (Leister): A Request for Approval to Allow an Accessory Building Consisting of a 288 square-foot storage shed with an attached 96 square-foot porch at 1424 Foxtrotter Road Located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (SP Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that this shed will be located near the PAKA but not within it. Staff recommends approval.

**M/S Jaffarian/Henderson** to adopt Resolution 2012-05, approving Site Plan 2012-01, to allow an accessory building consisting of a 288 square-foot storage shed with an attached 96 square-foot porch at 1424 Foxtrotter Rd.

**AYES: Wright, Henderson, Leonard, Jaffarian Motion Passed**

**ABSENT: Hedges**

- B. Consideration of Architecture Changes (Canopy Structure Material) for Approved Conditional Use Permit 2011-15. **Recommended Action: Approval** (SP Robles)

Planning Director King presented the staff report on file in the Planning Division. Staff recommends approval.

**M/S Jaffarian/Henderson** to allow a canopy structure material change for approved Conditional Use Permit 2011-15, from a pre-fabricated canopy to a wood lattice patio type.

**AYES: Wright, Henderson, Leonard, Jaffarian Motion Passed**

**ABSENT: Hedges**

11. CITY COUNCIL:

**Received and Filed**

- A. Recap of Actions Taken at the February 1, 2012 City Council/Community Redevelopment Agency Meeting.
- B. City Council Minutes dated December 7, 2011 and January 11, 18, and 23, 2012

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

13. STAFF: Current Work Program dated February 2, 2012: **Received and Filed**

14. OTHER MATTERS

A. Follow-up on Items from Previous Meetings (Director King): **NONE**

- Commission Member Jaffarian shared that while driving through town on Super Bowl Sunday he had noticed RVs parked in a circular manner in a few backyards near accessory buildings. He requested that staff verify with the Fire Department if this type of set up could be a problem in an emergency/fire situation.

15. ADJOURNMENT: Chair Wright adjourned the meeting at **7:48 PM**

Respectfully submitted,

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Steve King  
Planning Secretary

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