



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
May 9, 2012

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1. CALL TO ORDER: **7:00 PM**
  2. ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges, Jaffarian and Leonard**
  3. STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**
  4. PLEDGE OF ALLEGIANCE: **Vice-Chair Henderson**
  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 April 11, 2012: **Recommended Action: Approval** (Deputy City Clerk)  
**M/S Henderson/Jaffarian** to approve the minutes of Regular Meeting on April 11, 2012 as written  
**AYES: Unanimous Motion Passed**
  8. CONTINUED ITEMS: **NONE**
  9. PUBLIC HEARINGS
    - A. Conditional Use Permit 2012-06 (Pricota): A Request for Approval to Allow Vehicle Service and Repair at 1830 Town and Country Drive Located within the M-1 (Heavy Commercial/Light Manufacturing) Zone. **Item Withdrawn** (SP Robles)

Senior Planner Robles stated that since a Conditional Use Permit for the same usage was previously approved at this location in 2006 by the Planning Commission (CUP 2006-21), this public hearing is not required.

No further actions needed.

- B. **Resolution 2012-\_\_\_**; Zone Code Amendment 2012-02 (City of Norco): A City-Initiated Proposal to Amend Chapter 18.23 - C-4 (Commercial) Zone of the Norco Municipal Code by Adding Hotels, Motels and Bed and Breakfasts as Allowed Uses. **Recommended Action: Approval** (PD King)

Planning Director King presented the staff report on file in the Planning Division. He noted that this item is being presented at the Commission's request. The area being proposed in this zone code amendment is located west of Center Street to the I-15 freeway, along Sixth Street. He reviewed key issues including height limitations.

In response to Commission Member Hedges, Planning Director King noted that the 50-foot height allowance, with a conditional use permit (CUP), would allow for incorporating a western design feature onto the building of future proposed projects.

Commission Member Leonard noted a concern with Sixth Street being inundated with hotels; asking if a limit can be set. In response, Planning Director King suggested that a limit on the number of rooms might be better as you otherwise may alienate the number of bed and breakfasts which could become a viable use for many homes that currently exist on Sixth Street.

Commission Member Jaffarian questioned the definition of a bed and breakfast; Planning Director responded that this was added to give incentive to utilize existing homes along Sixth Street. Member Jaffarian asked that the description be refined.

**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.**

Commission Member Hedges stated that she likes this proposal, although would like a better definition of a bed and breakfast as suggested. She also noted a concern with the 50-foot height as it may be unattractive to neighboring properties, unless the design is appropriate.

Commission Member Jaffarian asked that when a proposed project is designed to be over the 35-foot height requiring a CUP, it should also require a review by the Architectural Review Sub-Committee for consistency of design.

Vice Chair Henderson stated his concerns with the small lot sizes along Sixth Street and asked that the height limit be based on the square footage of the property. He asked for clarification on the restriction of stays beyond 14 days; Planning Director King noted that this was added as a mechanism to use to stop potential abuses.

Discussion continued regarding the extent of stay limitations and how to enforce it.

Senior Planner Robles suggested that verbiage regarding stay limitations could be incorporated upon the issuance of a CUP.

Commission Members agreed to eliminate the 14-day maximum stay condition for now, as suggested by Commission Member Jaffarian, and address this issue if and when it arises.

**M/S Jaffarian/Hedges** to adopt Resolution 2012-28, to recommend that the City Council approve Zone Code Amendment 2012-02 amending Chapter 18.23 by adding hotels, motels, and bed and breakfasts as allowed uses in the C-4 (Commercial) Zone with a Conditional use permit and with related development standards; adding a stronger definition of a bed and breakfast, requiring a review by the Architectural Review Sub-committee for proposed structures above 35-feet, structures over 50-feet cannot be more than 20% of the lot width and removal of the 14-day condition.

**AYES: Unanimous Motion Passed**

- C. **Resolution 2012-\_\_\_**; Zone Change 2012-08 (City of Norco): A Request for Approval to Change the Zoning from A-1 (Agricultural Low-Density) to H-D (Hospitality Development) Including the Adoption of a Specific Plan for Regulations on about 6.76 Acres Located at 1510 and 1550 Second Street (APNs 125-180-007 and -010). **Recommended Action: Continue to June 13, 2012** (PD King)

Planning Director King recommended that this item be continued to the next regular meeting on June 13, 2012, as it was not advertised correctly.

**M/S Henderson/Jaffarian** to continue the public hearing for Zone Change 2012-08 to the next regular meeting of June 13, 2012

**AYES: Unanimous Motion Passed**

10. BUSINESS ITEMS:

- A. **Resolution 2012-\_\_\_**; Site Plan 2012-08 (Farmer): A Request for Approval to Allow an Accessory Building Consisting of a 384 Square-Foot Barn at 3981 Rocky View Drive Located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (SP Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that the accessory building was initially installed without the proper permits, adding that this is the first step to compliance. Staff recommends approval.

Commission Member Leonard stated his concerns about individuals who build first then apply for proper permits, adding that this seems to happen frequently. In response, staff noted that the individuals are fined double the cost of a permit as a penalty.

**M/S Henderson/Jaffarian** to adopt Resolution 2012-25, to approve Site Plan 2012-08 to allow an accessory building consisting of a 384 square-foot barn at 3981 Rocky View Drive.

**AYES: Unanimous Motion Passed**

- B. **Resolution 2012-\_\_\_**; Site Plan 2012-09 (De Rojas): A Request for Approval to Allow an Accessory Building Consisting of a 240 Square-Foot Pergola at 3300 Cutting Horse 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 stated that although this size accessory building can normally be approved at staff level, this structure is being presented to the Commission because its height ranges from 12' to 22'; noting all code requirements have been met otherwise. Staff recommends approval.

In response to Commission Member Jaffarian, Senior Planner Robles stated that the structure will not obscure neighbor's view, noting that the adjacent properties have the same pad which drops down.

Vice Chair Henderson noted that although this is not a public hearing and notices were not required, he asked if neighbors were aware of the project; adding that a letter be sent out to adjacent properties on future similar requests as a courtesy.

**M/S Jaffarian/Henderson** to adopt Resolution 2012-26, to approved Site Plan 2012-09 to allow a 240 square-foot pergola at 3300 Cutting Horse Road.

**AYES: Unanimous**

**Motion Passed**

**Under discussion:** Commission Member Jaffarian verified that once built nothing else will be added such as plumbing.

C. First Review of Draft Sign Ordinance. **Recommended Action: Provide Comments and Set for Public Hearing** (SP Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She asked the Commission to review this first draft of the Sign Ordinance and provide direction on any further revisions. Senior Planner noted that a few changes have been made to the draft since the report was provided from input by the Building Department as well as staff reviewing it.

Commission Member Hedges commended staff on the draft code which includes the incorporation of the Working Group's recommendations. Vice Chair Henderson agreed.

Senior Planner Robles offered to review the sign code draft page by page noting the specific changes made on each page; mainly verbiage changes or corrections.

Discussion ensued.

Suggestions provided by the Commission included the following:

- Landscape should not interfere with the view of the sign
- Add graphics to be included within the table in the code for ease of understanding
- Link the fire code reference to require 12" numeric address sign
- Add a definition regarding led signs to only allow business advertising and not movie style ads

11. CITY COUNCIL: **Received and Filed**
  - A. Recap of Actions Taken at the May 2, 2012 City Council Meeting.
  - B. City Council Minutes dated April 4 and April 18, 2012
12. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**
13. STAFF: Current Work Program dated May 3, 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 **8:40 PM**

Respectfully submitted,

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Steve King  
Planning Secretary

/di-81081