



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
SEPTEMBER 12, 2012

CALL TO ORDER: **7:02 PM**

ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges and Jaffarian; Commission Member Leonard absent.**

STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**

PLEDGE OF ALLEGIANCE: **Commission Member Jaffarian**

1. **APPEAL NOTICE: Read by Planning Director King**

2. **PUBLIC COMMENTS: NONE**

3. **APPROVAL OF MINUTES:**

 ❖ Minutes of August 8, 2012

 ❖ Minutes of July 25, 2012 (continued from meeting of August 8, 2012)

Recommended Action: Approval (Deputy City Clerk)

M/S Henderson/Hedges to approve the minutes of Planning Commission regular meeting of July 25, 2012

AYES: Wright, Henderson, Hedges, Jaffarian

Motion Passed

ABSENT: Leonard

M/S Henderson/Hedges to approve the minutes of Planning Commission regular meeting of August 8, 2012

AYES: Wright, Henderson, Hedges

Motion Passed

ABSENT: Leonard

ABSTAIN: Jaffarian

4. **CONTINUED ITEM: NONE**

5. **PUBLIC HEARINGS:**

- A. Conditional Use Permit 2012-08 (Seymour): A request for approval to allow an accessory building consisting of a 2,497 square-foot garage at 2638 Valley View Avenue located within the A-1-20 Zone **Recommended Action: Approval** (Senior Planner)

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

In response to Commission Member Jaffarian, Senior Planner Robles confirmed that the Fire Department will also review the plans through the permit process.

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.

M/S Henderson/Hedges to adopt Resolution 2012-34, to approve Conditional Use Permit 2012-08, to allow an accessory building consisting of a 2,497 square-foot garage at 2638 Valley View Avenue; adding a condition which would limit storage to a personal recreation vehicle only, not to be used for commercial type vehicle.

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

- B. Conditional Use Permit 2012-09 (Gonzales): A request to Modify Conditional Use Permit 87-05 to Allow Ancillary Outdoor Storage and Vehicle Parking at 1308 Sixth Street (.82 acre) for an Adjacent and Existing Contractor's Office and Storage Yard Located at 1338 Sixth Street (1.23 acres) on the southwest corner of Sixth Street and Valley View Avenue in the C-4 zone (APN 131-200-014)

Recommended Action: Approval (*Planning Director*)

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

In response to Commission Member Jaffarian, Planning Director King explained that the two lots would become one large lot, requiring one CUP.

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

Manuel Pavao: Mr. Pavao stated his concern with the noise level from the business early in the morning including Saturdays. He asked that they be required to have a 9' tall block wall.

Cathlene Ohare: Ms. Ohare stated her opposition to the business location, noting that it is an industrial business. She also stated her concerns with the noise level.

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

Discussions continued regarding the hours of operation, the height of the block wall against neighboring residences and the location of the trash bin.

M/S Jaffarian/Henderson to adopt Resolution 2012-35, to modify Conditional Use Permit 87-05, to allow ancillary outdoor storage and vehicle parking at 1308 Sixth Street for an adjacent and existing contractor's office and storage yard at 1338 Sixth Street; with the following changes:

- Condition 10: to indicate that the masonry wall at the property line be at a continuous height of eight/nine feet for both properties combined.
- Condition 22: the trail crossing on Valley View shall remain as decomposed granite; remove following language, "*or as approved by the City Engineer in accordance with standard City policies in regard to trail crossing.*"

- Condition 32: change to read: “no storage yard loading activities, including loud speakers, after 6:00 p.m. or before 7:00 a.m. or on Sundays or holidays without prior written approval from the City.”
- Add Condition 40: note that the two properties are to be merged as one lot prior to use of 1308 Sixth Street.
- Add Condition 41: dumpster to be placed at the rear of the property, not within 100 feet of the residential zone and/or the horse trail.

AYES: Wright, Henderson, Hedges, Jaffarian

Motion Passed

ABSENT: Leonard

6. BUSINESS ITEMS:

- A. Update on Site Plan 2005-09 (Norco Country Center) **Recommended Action: Receive and File** (*Planning Director*)

Planning Director King presented the staff report on file in the Planning Division. He compared the approved Site Plan and the current setting of the area surrounding the water wheel facing Sixth Street.

Commission Member Hedges stated her concern that what was approved initially, the donkey corral, is now a seating area and a smaller horse corral. She said she did not like the look, nor that this change had not come before the Planning Commission for approval.

In response to the Commission Members, Planning Director King stated that the minor changes were approved at staff level and was not required to be brought back to the Commission.

Received and Filed

- B. Site Plan 2012-11 (Castaneda): A request for approval to allow a 400 square-foot combination patio, storage room and bathroom addition to an existing accessory recreational vehicle (RV) garage building at 2232 Stallion Drive located within the A-1-20 Zone (Agricultural Low-Density). **Recommended Action: Provide Direction** (*Senior Planner*)

Senior Planner Robles presented the staff report on file in the Planning Division. She explained that one of the existing buildings is a code compliance issue; this site plan request is an attempt to come into compliance. She asked for direction from the Commission.

Mr. Castaneda, applicant, answered a few questions from the Commission in order to clarify usage. He confirmed that the primary use will be for family gatherings, pool enjoyment, BBQs, etc.

M/S Henderson/Hedges to adopt Resolution 2012-36, to approve Site Plan 2012-11, to allow a 400 square-foot combination patio, storage room and bathroom addition to an existing accessory recreational vehicle garage building at 2232 Stallion Drive; with the following modifications:

- Condition 1: note *“Approved based on Exhibit C – Site Plan...”*
- Close off second door entrance from the garage
- Remove the water heater if present

AYES: Wright, Henderson, Hedges

Motion Passed

NOES: Jaffarian

ABSENT: Leonard

7. CITY COUNCIL:

Received and Filed

- ❖ City Council/Oversight Board Minutes dated July 18, 2012
- ❖ City Council Special Meeting Minutes dated August 1, 2012
- ❖ City Council Minutes dated August 1, 2012
- ❖ City Council Minutes dated August 15, 2012

8. PLANNING COMMISSION:

a. Oral Reports from Various Committees:

1. Vice Chair Henderson gave an overview of the Zoning and Development Issues Working Group meeting.

b. Request for Items on Future Agenda (within the purview of the Commission):

NONE

9. ADJOURNMENT: Chair Wright adjourned the meeting at **8:30 PM**

Respectfully submitted,

Steve King
Planning Director

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