



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
OCTOBER 10, 2012

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CALL TO ORDER:           **7:00 PM**

ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges, Jaffarian and Leonard**

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

PLEDGE OF ALLEGIANCE: **Chair Wright**

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

2.     **PUBLIC COMMENTS: NONE**

3.     **APPROVAL OF MINUTES:**

      ❖ Minutes of September 12, 2012

**Recommended Action: Approval** (Deputy City Clerk)

**M/S Jaffarian/Hedges** to approve the minutes of Planning Commission regular meeting of September 12, 2012

**AYES:       Wright, Henderson, Hedges, Jaffarian**

**ABSTAIN:   Leonard**

4.     **CONTINUED ITEM: NONE**

5.     **PUBLIC HEARINGS:**

A.     Conditional Use Permit 2012-10 (Marino): A request for approval to allow an accessory building consisting of a 2,700 square-foot storage and garage building at 3535 California 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 the project meets all requirements. Staff recommends approval.

**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 that he would have preferred a more detailed pencil plan to review, asking if a conditional approval can be given and have the applicant return with a more detailed site plan prior to allowing building permits to be issued.

In response, Planning Director King recapped a previous Commission decision on the requirements for submitting plans, to help facilitate and to minimize the cost for the applicant. He also noted that if the Commission approves the CUP, it cannot require the applicant to return with final plans, which will be reviewed at the building permit process level.

Vice Chair Henderson asked that in the future, staff requires bigger and clearer pencil plans from applicants.

**M/S Jaffarian/Hedges** to adopt Resolution 2012-41, to approve Conditional Use Permit 2012-10 to allow an accessory building consisting of a 2,700 square-foot storage and garage building at 3535 California Avenue.

**AYES: Unanimous**

**Motion Passed**

- B. Conditional Use Permit 2012-11 (Helm): A request for approval to allow an accessory building consisting of a 2,609 square-foot barn at 4086 Equestrian Lane 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 are met. Staff recommends approval.

**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/Jaffarian** to adopt Resolution 2012-38, to approve Conditional Use Permit 2012-11 to allow an accessory building consisting of a 2,609 square-foot barn at 4086 Equestrian Lane.

**AYES: Unanimous**

**Motion Passed**

- C. Conditional Use Permit 2012-13 (Miller): A request for approval to allow accessory buildings consisting of a 2,378 square-foot horse shelter and a 2,378 garage for trailers at 1984 Corona Avenue (APN 125-150-033) located within the A-1-20 zone **Recommended Action: Provide Direction** (*Senior Planner*)

Senior Planner Robles presented the staff report on file in the Planning Division. She distributed two letters of objection to the proposed project from neighboring property owners. She stated that the subject property is currently under construction. Senior Planner Robles noted the staff's concern with the animal keeping area, set into two flat pads due to the layout of the property, adding that the code requires an open animal keeping area with no structure requiring building permits within the area.

Commission Member Leonard questioned the animal keeping area square footage, the stall sizes and if this is generally allowed. Planning Director King stated that this was not a typical set up.

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

**Rudy Miller, applicant:** Mr. Miller explained the reason for the animal keeping area set up, noting that it's for the animals' safety. He said that a lot of thought was put forth for this property, and asked for approval.

**Terri Garts, contractor barn builder:** Ms. Garts explained why and what is being done for the shelter and the size of the corrals.

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

Commission Member Hedges stated that she likes the design and the open area, but doesn't like splitting the contiguous animal keeping area. She added that this seems too much for the property's size.

Commission Member Leonard noted that he also has concerns with splitting the animal keeping area.

Commission Member Jaffarian stated that he views the corral as part of the open area, even though it is covered; adding that since no permanent walls are being built, it complies with the intent of the code.

Chair Wright and Vice Chair Henderson agreed that the intent of a contiguous animal keeping area is present.

**M/S Jaffarian/Henderson** to adopt Resolution 2012-39, to approve Conditional Use Permit 2012-13 to allow an accessory buildings consisting of a 2,378 square-foot horse shelter and a 2,378 garage for trailers at 1984 Corona Avenue

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

**Motion Passed**

**NAYS: Hedges**

- D. Conditional Use Permit 2012-12 (Jeff Wilhelm, LLC): A request for approval of a conditional use permit to allow ancillary auto-related uses such as used car sales, rentals, and auto services, typically only allowed as ancillary uses to a new car dealership, to operate in existing buildings of a former new car dealership that is no longer present at 2000 Hamner Avenue in the Auto Mall Specific Plan (APN 126-120-015)  
**Recommended Action: Approval of the Temporary CUP Option**  
*(Planning Director)*

Planning Director King presented the staff report on file in the Planning Division. He reviewed the history of uses at the property, noting that numerous entities are currently located on the property. Staff recommends approving a two-year temporary CUP which would allow the property owner to bring the property to City's standards, and come back to the Planning Commission to extend the CUP, if needed.

In response to the Commission, Planning Director King stated that surrounding dealerships have been notified of this request, and confirmed that the property owner requested a two-year temporary CUP as he felt one year may not be enough time to bring the property to City's standards.

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

**Karen Leonard:** Mrs. Leonard noted her concerns with the individual involved, as he was the previous owner of the defunct Mazda dealership.

**David Bruster, representative for the applicant:** Mr. Bruster stated that it is not the same property owner but a new separate entity. He noted that currently the property is not being used to the best interest of the City, and in adopting the CUP it will allow them to pursue more viable businesses for its location.

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

After Commission discussions, it was agreed to approve a temporary CUP for one year only.

**M/S Hedges/Jaffarian** to adopt Resolution 2012-37, to approve Conditional Use Permit 2012-12 to temporarily allow (for one year) specific accessory auto-related uses to operate in existing buildings of a former new car dealership that is no longer present on 2.33 acres located on the Southwest corner of Hamner Avenue and Auto Mall Drive (2000 Hamner Avenue).

Under discussion: Commission asked that a condition be added to allow renewing after one year.

**AYES: Unanimous Motion Passed**

- E. Zone Change 2012-10 and General Plan Amendment 2012-03; and Specific Plan 85-1 (Auto Mall) Amendment 5 (City of Norco): A proposal to amend the Auto Mall Specific Plan by changing the zoning over portions of the Auto Mall to C-G (Commercial General) with the corresponding General Plan Amendment 2012-03 to change the Land Use designation from SP (Specific Plan) to CC (Commercial Community) on various lots east and west of Hamner Avenue south of Third Street. Specific Plan 1

Amendment 5 will include a change in the underlying zoning designation on two lots on the east side of Four Wheel Drive north of Second Street from M-1 (Light Industrial) to C-G along with text updates to bring the Specific Plan document consistent with current code regulations (Various APN's) **Recommended Action: Approval** (*Planning Director*)

Planning Director King presented the staff report on file in the Planning Division. He stated that this item was brought forward based on direction from the Joint Working Group, which includes two Council Members and two Planning Commission Members. In reviewing the zoning areas, the Group asked that the Auto Mall Specific Plan be reviewed to make changes to allow other uses in the northern portion of the Auto Mall, such as a Commercial-General Zone, e.g. C-G Auto Mall.

**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.**

Discussion ensued including what uses should be permitted. The Commission revised the "permitted uses" list to remove a number of uses that would not fit within the Auto Mall area.

**M/S Henderson/Leonard** to adopt Resolution 2012-42, to recommend to the City Council approval of Specific Plan 85-01 Amendment 5 to amend the Norco Auto Mall Specific Plan to create a new land use designation with added allowed uses and regulations, a change to the land use designations on 39.42 and 6.1 acres respectively at two separate locations, and amend the text to make the document consistent with current code changes and regulations and with the changes associated with Amendment 5.

**AYES: Unanimous**

**Motion Passed**

- F. Zone Change 2012-11 and General Plan Amendment 2010-04 (City of Norco): A proposal to change zoning from M-1 (Heavy Commercial/Light Manufacturing) to C-G (Commercial General) with the corresponding General Plan Amendment 2012-04 to change the Land Use designation from I (Industrial) to CC (Commercial Community) on 22.9 acres located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN 129-200-011) **Recommended Action: Approval** (*Planning Director*)

Planning Director King noted this item is being continued to the next scheduled regular meeting. No action needed.

6. BUSINESS ITEMS:

- A. Site Plan 2012-13 (Sanchez): A request for approval to allow an accessory building consisting of a 256 square-foot storage building at 1271 Dodge City Place located within the Norco Hills Specific Plan (NHSP) **Recommended Action: Approval** (*Senior Planner*)

Senior Planner Robles presented the staff report on file in the Planning Division. She stated that the project meets all requirements; staff recommends approval.

**George Sanchez, applicant:** Mr. Sanchez stated that the accessory building will be used strictly for storage of gardening and pool tools and supplies.

**M/S Henderson/Hedges** to adopt Resolution 2012-43, to approve Site Plan 2012-13 to allow an accessory building consisting of a 256 square-foot storage building at 1271 Dodge City Place

**AYES: Unanimous**

**Motion Passed**

7. CITY COUNCIL:

**Received and Filed**

- ❖ City Council Minutes dated September 5, 2012
- ❖ City Council Minutes dated September 19, 2012

8. PLANNING COMMISSION:

- a. Oral Reports from Various Committees: **NONE**
- 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,

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Steve King  
Secretary  
Planning Commission