



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
NOVEMBER 14, 2012

CALL TO ORDER: **7:03 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: **Vice Chair Henderson**

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

2. PUBLIC COMMENTS: **NONE**

3. APPROVAL OF MINUTES:

❖ Minutes of October 10, 2012

Recommended Action: Approval (Deputy City Clerk)

M/S Leonard/Jaffarian to approve the minutes of Planning Commission regular meeting of October 10, 2012 as written.

AYES: Unanimous

Motion Carried

4. CONTINUED ITEM:

- A. 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: Continue off Calendar** (*Planning Director*)

Planning Director King stated that this item is being continued off calendar. No further action is needed.

5. PUBLIC HEARINGS:

- A. Zone Code Amendment 2012-05, Specific Plan 90-01 (Gateway), Amendment No. 11, Specific Plan 85-1 (Norco Auto Mall) Amendment No. 7, and Specific Plan 91-02 (Norco Hills) Amendment No.4 (City of Norco): A City-initiated proposal to amend the text of Chapter 18.29 of the Norco Municipal Code entitled Commercial General (CG) zone, the text of the Gateway Specific Plan, the text of the Norco Auto Mall Specific Plan, and the text of the Norco Hills Specific Plan to remove the provision for allowing car washes as permitted and/or conditionally permitted uses in each of their corresponding zones. **Recommended Action: Approval** (*Senior Planner*)

Planning Director King presented the staff report on file in the Planning Division. He noted that this action is being brought forth by direction of the City Council. Staff recommends approval of the resolutions.

In response to Commission Member Hedges, Planning Director King stated that current car wash businesses have a Conditional Use Permit and will become non-conforming uses. He further explained that the C.U.P. will stay with the land. If a business should close another can replace it at the same location, with no time limit on time between closure and re-opening of a new similar business.

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 noted his concerns about completely removing car washes, creating a non-conforming use, from the Norco Municipal Code and the Specific Plans throughout the City; he asked that his concern be noted to the City Council.

Discussions ensued.

M/S Henderson/Jaffarian to adopt Resolution 2012-44, to recommend to the City Council that Zone Code Amendment 2012-05 be approved amending Section 18.29.20 (C-G Zone) of the Norco Municipal Code to remove car washes as conditionally permitted uses.

AYES: Henderson, Hedges, Jaffarian, Leonard

Motion Carried

NOES: Wright

M/S Henderson/Jaffarian to adopt Resolution 2012-45, to recommend to the City Council that Specific Plan 90-01 (Gateway) Amendment 11 be approved to remove car washes as conditionally permitted uses.

AYES: Henderson, Hedges, Jaffarian, Leonard

Motion Carried

NOES: Wright

M/S Henderson/Jaffarian to adopt Resolution 2012-46, to recommend to the City Council that Specific Plan 85-01 (Norco Auto Mall) Amendment 7 be approved to remove car washes as permitted and/or conditionally permitted uses.

AYES: Henderson, Hedges, Jaffarian, Leonard

Motion Carried

NOES: Wright

M/S Henderson/Jaffarian to adopt Resolution 2012-47, to recommend to the City Council that Specific Plan 91-02 (Norco Hills) Amendment 4 be approved to remove car washes as permitted and/or conditionally permitted uses.

AYES: Henderson, Hedges, Jaffarian, Leonard

Motion Carried

NOES: Wright

- B. General Plan Amendment 2012-05: A City-initiated proposal to update the Seismic/Safety Element of the General Plan **Recommended Action: Continue to the next scheduled Planning Commission Regular Meeting** (*Planning Director*)

Planning Director King stated that this item is being continued to the next scheduled Planning Commission regular meeting. He provided the Commission with exhibits to review.

M/S Jaffarian/Leonard to continue the General Plan Amendment 2012-05 – Seismic/Safety Element of the General Plan to the next scheduled Planning Commission regular meeting.

AYES: Unanimous

Motion Carried

6. BUSINESS ITEMS:

- A. Site Plan 2012-14 (Andresen/Gougeon): A request for approval to allow an accessory building consisting of a 450 square-foot tack room at 1320 Hillkirk Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that the property owner just purchased the residence, and per conditions of their bank loan they must get the proper permits for the existing structure. Staff recommends approval.

The property owner confirmed that the accessory building will be used strictly for storage.

M/S Jaffarian/Henderson to adopt Resolution 2012-48, to allow an accessory building consisting of a 450 square-foot tack room at 1320 Hillkirk Avenue.

AYES: Unanimous

Motion Carried

7. CITY COUNCIL: **Received and Filed**

- ❖ City Council Minutes dated October 3, 2012
- ❖ City Council Minutes dated October 17, 2012

8. PLANNING COMMISSION:

- A. Oral Reports from Various Committees: **NONE**

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

- Commission Member Hedges requested that staff provide an update on the building near the North-West corner of Temescal Avenue and Sixth Street.
- Chair Wright inquired about a discussion item on the parking of trailers (non-motorized vehicles) in residential front yards.

9. ADJOURNMENT: Chair Wright adjourned the meeting at **7:30 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission

/di