



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

CALL TO ORDER: **7:00 PM**

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

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

PLEDGE OF ALLEGIANCE: **Commission Member Hedges**

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

2. **PUBLIC COMMENTS: NONE**

3. **APPROVAL OF MINUTES:**

 ❖ **Minutes of November 14, 2012**

Recommended Action: Approval (Deputy City Clerk)

M/S Henderson/Hedges to approve the minutes of Planning Commission regular meeting of November 14, 2012 as written

AYES: Wright, Henderson, Hedges, Leonard

Motion Carried

ABSENT: Jaffarian

4. **CONTINUED ITEM:**

A. General Plan Amendment 2012-05, Update and Amendment to the Safety Element (City of Norco): A proposed amendment to the Seismic/Safety Element of the City of Norco General Plan **Recommended Action: Approval (Planning Director)**

Planning Director King presented the staff report on file in the Planning Division. He stated that the State requires the City to update the Seismic/Safety Element of the General Plan, adding that it has not been updated since 1976. Its purpose deals with physical safety of the community, addressing all emergency situations within the City. Staff recommends approval to the City Council.

In response to Vice Chair Henderson, Planning Director King noted that all references to the Fire Department will read *City Fire Department* for consistency.

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 2012-52, recommending that the City Council approve General Plan Amendment 2012-05, amending the Seismic/Safety Element of the City of Norco General Plan.

AYES: Wright, Henderson, Hedges, Leonard

Motion Carried

ABSENT: Jaffarian

5. PUBLIC HEARINGS:

- A. Vacation of Cota Street: A proposal to vacate the Cota Street public right-of-way located between Hamner Avenue and Parkridge Avenue. This street identified in the City of Norco General Plan has excess right-of-way not required or used for street purposes. With the proposed street vacation, public utilities will be maintained on the property. **Recommended Action: Approval (Planning Director)**

Planning Director King presented the staff report on file in the Planning Division. He noted that Cota Street is a dirt road which has been unused and blocked off for over 20 years. He stated that there is renewed interest to vacate the street from the property owners on either side of the street. The Streets, Trails, and Utilities Commission have recommended approval of the vacation.

In response to Commission Member Hedges, Director King stated that because the land was dedicated to the City for a potential street use only and it did not materialize, it must vacate ownership back to the property owners.

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

Keith Osborn: Mr. Osborn, Engineer representing the property owner on the Corona side, asked for support of the vacation, adding that the dirt road does not serve a purpose because of its location.

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

M/S Hedges/Leonard to adopt Resolution 2012-54, recommending to the City Council the vacation of Cota Street Public Right-of-Way.

AYES: Wright, Henderson, Hedges, Leonard

Motion Carried

ABSENT: Jaffarian

- B. Conditional Use Permit 2012-15 (Rowland): A request for approval to allow an accessory building consisting of a 900 square-foot Recreational Vehicle (RV) cover at 229 Eighth Street 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 subject building was built without permits, stating that this is the first step to rectify this. Minimum requirements have been 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/Hedges to adopt Resolution 2012-50, approving Conditional Use Permit 2012-15, to allow an accessory building consisting of a 900 square-foot recreational vehicle cover at 229 Eighth Street.

AYES: Wright, Henderson, Hedges, Leonard

Motion Carried

ABSENT: Jaffarian

- C. Conditional Use Permit 2012-16 (Craig): A request for approval to allow an accessory building consisting of a 1,790 square-foot recreational vehicle (RV) garage and storage building at 1433 Foxtrotter Road located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (*Senior Planner*)

Senior Planner Robles presented the staff report on file in the Planning Division. She stated that a Conditional Use Permit is required for the building due to its size, adding that the design will complement the existing house in material and color. 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.

Brent Slama: Mr. Slama stated that he lives to the north of property and is against the garage due to potential view obstruction from his bedroom. He provided some pictures to explain his objection.

Lance Gregory: Mr. Gregory noted his concerns of the building's location, noting that it will obstruct views for neighbors and depreciate the neighboring properties.

Scott Craig, applicant/Contractor: Mr. Craig stated in response to the previous speakers, that the property was previously graded at 8-feet and has been graded an additional 4-feet below the neighbor's property, noting that the building in question will not obstruct any views. In response to Commission Member Leonard, he stated that the grading was done prior to the current ownership. He answered additional questions from the Commission, adding that he is willing to accommodate their suggestions.

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

Commission Member Hedges asked that the pathway to the building be enlarged to avoid encroachment onto the PAKA.

Commission Member Leonard agreed and asked that the building be lowered to 20-feet at its maximum height.

Planning Director King noted that conditions will be added to accommodate the Commission's suggestions prior to issuance of a final permit.

In response to Chair Wright, Senior Planner Robles stated that it is possible to switch the location of the PAKA and the building in question, adding that a retaining wall would need to be added.

M/S Henderson/Hedges to adopt Resolution 2012-51, approving Conditional Use Permit 2012-16, to allow an accessory building consisting of a 1,790 square-foot recreational vehicle garage and storage building at 1433 Foxtrotter Road, with three additional conditions as follows: enlarge the turning radius into the garage to alleviate encroachment onto the PAKA; move the building location by 8-feet; and lower the height to a maximum of 20feet.

AYES: Wright, Henderson, Hedges, Leonard

Motion Carried

ABSENT: Jaffarian

6. BUSINESS ITEMS:

- A. Consideration for revisions to Norco Municipal Code (NMC) for on-site vehicle parking requirements on property zoned for residential uses. **Recommended Action: Provide Direction** (*Senior Planner*)

Senior Planner Robles presented the staff report on file in the Planning Division. City Council has asked the Planning Commission to review for possible revisions of the on-site parking requirements on properties zoned in residential areas to eliminate inconsistencies and make parking requirements more enforceable.

Commission Members Hedges and Leonard concurred that clarification is needed on the distance from the property line to allow parking and the definition of "parking vehicle" as noted in the code.

Chair Wright invited the appearance of those wishing to speak.

David Overstreet: Mr. Overstreet, a City volunteer for the Code Enforcement Division, stated that the current code leaves too much for interpretation and needs to be clarified.

Glenn Hedges: Mr. Hedges, also a City volunteer, stated that he supports the previous speaker's comments, suggesting that the Code needs to be straight forward and clear.

Patricia Overstreet: Mrs. Overstreet remarked that the Code is confusing.

Chair Wright brought discussions back to the Commission.

Discussions ensued for stronger and understandable language, issue with parking on the street, and type of vehicles to park in the driveway.

Vice Chair Henderson suggested that the code be broken down into three categories, residential, commercial and industrial. He added that although he is reluctant in telling property owners as to what they can or cannot do, the final goal is to remove blight within the City.

Chair Wright concurred and asked for further discussions prior to posting a public hearing. It was also mentioned that the Code Compliance Division be included in future discussions.

- B. Special Sign Permit 2012-02 (Norco Christian Church): A request for approval to allow a sign that exceeds the allowed height and sign area of freestanding signs that are allowed in the A-1-20 Zone for the Norco Christian Church located at 3625 Corona Avenue located within the A-1-20 Zone.

Recommended Action: Provide Direction (*Senior Planner*)

Commission Member Leonard recused himself as he is a member of the Church, and stepped down from the dais.

Planning Director King presented the staff report on file in the Planning Division. He reviewed what is being proposed, what is allowed according to the recently passed ordinance, and what the Commission can override. Staff is requesting direction on the proposed signage.

Following lengthy discussions, the Commission agreed that the sign as proposed is too big and must adhere to the recently passed signage ordinance. Direction was given that staff and the applicant discuss options to redesign the sign to follow the Code and it be brought back to the Commission for further review.

Commission Member Leonard returned to the dais for the rest of the meeting.

- C. Consideration for a Zone Code Amendment to make provisions for cash for gold type of establishments in the City of Norco **Recommended Action: Provide Direction** (*Planning Director*)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that there are no current provisions for this type of business. Staff is requesting direction on how to address this situation.

Discussions ensued.

Suggestions provided to the staff included the following:

- Create a Code Amendment
- No stand-alone business allowed
- Required to be within a viable business such as a jewelry store
- This type of business is not to exceed 33% of the viable business
- Require a Conditional Use Permit for the cash for gold portion of the business
- The business required to follow the same guidelines as a pawn shop
- Not permitted on Sixth Street
- Require periodic financial reports to the City Finance Department

Staff was asked to bring this item back as a Code Amendment for final discussion and approval by the Planning Commission to send forward for the City Council's final approval.

7. CITY COUNCIL: **Received and Filed**
- ❖ City Council Minutes dated November 7, 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 **8:48 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission