



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
FEBRUARY 27, 2013

CALL TO ORDER: **7:02 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, Planning Intern Michaels, and Deputy City Clerk Germain**

PLEDGE OF ALLEGIANCE: **Chair Wright**

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

2. PUBLIC COMMENTS: **NONE**

3. APPROVAL OF MINUTES:

❖ Minutes of January 9, 2013

Recommended Action: Approval (Deputy City Clerk)

M/S Henderson/Leonard to approve the minutes of Planning Commission regular meeting of January 9, 2013 as written

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

4. CONTINUED PUBLIC HEARINGS:

A. Zone Code Amendment 2012-07 (City of Norco): A City-initiated proposal to amend Chapter 18.23 “C-4 - Commercial Zone” of the Norco Municipal Code, to revise the permitted and conditionally permitted uses in this zone.

Recommended Action: Continue to the March 13, 2013 regular meeting.
(Planning Director)

Planning Director King stated this item is being continued to the March 13, 2013 regular meeting as this issue is still being reviewed by the Working Group.

5. PUBLIC HEARINGS:

A. Conditional Use Permit 2013-01 (Bogdan): A request for approval to allow an accessory building consisting of a 2,400 square-foot garage/storage/workshop at 2460 Crazy Horse 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 although staff is concerned with the size of the structure, the project meets the minimum 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.

AGENDA ITEM 3

Commission Member Hedges stated that her only concern is with the location of the structure, recommending that it be moved to provide an unobstructed access away from the PAKA.

In response to the Commission, Mr. Bogdan (applicant) stated that he designed the placement of the structure so that it would not be visible from the street.

M/S Henderson/Wright to adopt Resolution 2013-05, approving Conditional Use Permit 2013-01, to allow an accessory building consisting of a 2,400 square-foot garage/storage/workshop at 2460 Crazy Horse Lane.

Under discussion:

Commission Member Leonard would like to see the structure moved based on the concern brought up regarding potential travel over the PAKA.

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

- B. Zone Code Amendment 2013-01 and Code Amendment 2013-01 (City of Norco): Amending Chapter 18.32 "Home Occupations" and Chapter 10.16 "Commercial Vehicles/Trucks" of the Norco Municipal Code, regarding the use and parking of commercial vehicles in residential zones.

Recommended Action: Approval (*Planning Director*)

Planning Director King presented the staff report on file in the Planning Division. He stated that the amendments are to clarify what is allowed under home occupation and commercial vehicles/trucks in residential zones, which are separate issues and should not be combined for permit issuance and/or fees.

Vice Chair Henderson asked that since Code Enforcement is part of the Planning Division that the text within Section 10.16.050 "Resident Exemption Permit" should refer to the Planning Division for the issuance of the exemption permits.

Commission Member Leonard noted his concern with heavy trucks (11,000 pounds) that travel on unauthorized roads within the City and what that does to the asphalt. He asked if the fees are high enough to help pay for repairing the roads that are destroyed by these heavy trucks. In response, Planning Director King stated that the Engineer would need to provide input regarding the damage to the streets.

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 made a comparison between a heavy truck (11,000 lbs) and a truck pulling a horse trailer, noting that the weight could easily be the same. He asked if this would potentially require charging these individuals that travel with their stock to go to shows, etc. the same fees. In response, Senior Planner Robles stated that Chapter 10 has a description as to what a commercial vehicle is.

Vice Chair Henderson asked that this issue be continued for further discussions.

Planning Director King noted that this report was prepared to strictly clean up the language within the code. He offered to continue this issue to review additional details within the code.

Chair Wright explained how he understood what is being presented, that both issues are to be handled separately. He added that a home occupation should not be allowed a commercial vehicle, unless two separate permits (fees) are approved and paid for.

M/S Wright/Hedges to continue discussions on this item, noting that the public hearing is closed.

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

- C. Zone Code Amendment 2013-02; Specific Plan 85-1, Amendment 8; Specific Plan 90-01, Amendment 12; and, Specific Plan 91-02, Amendment 6 regarding the allowance of massage businesses as ancillary uses in commercial zones. **Recommended Action: Approval**
(Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Division. She explained that these amendments would allow for massage services to be within a beauty parlor in all commercial areas, and a stand-alone business will still require a CUP and only be allowed in the C-G Zone.

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

Blanca Pegg: Ms. Pegg stated her support on this issue based on recent experience with moving her business from one location to another.

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

M/S Hedges/Henderson to adopt Resolution 2013-10, recommending to the City Council that Zone Code Amendment 2013-02; Specific Plan 85-1, Amendment 8; Specific Plan 90-01, Amendment 12; and Specific Plan 91-02, Amendment 6, be approved to allow massage services as a permitted ancillary use in the C-G (Commercial General) Zone, the Norco Auto Mall, the Gateway Specific Plan and the Norco Hills Specific Plan.

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

6. BUSINESS ITEMS:

- A. Site Plan 2013-02 (Covarrubias): A request for approval to allow an accessory building consisting of a 780 square-foot horse stall structure at 3728 Sierra 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 all requirements have been met. Staff recommends approval.

In response to Commission Member Hedges, Senior Planner Robles stated that many of the current small structures shown in the aerial photo (Exhibit "E") will be removed.

M/S Henderson/Leonard to adopt Resolution 2013-08, to approve Site Plan 2013-02, to allow an accessory building consisting of a 780 square-foot horse stall structure at 3728 Sierra Avenue.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

- B. Site Plan 2013-03 (Norco Retail Group, Inc.): Remodel of an existing 18,140 square-foot building with a 3,000 square-foot addition for a new retail outlet at 2195 Hamner Avenue in the Auto Mall Specific Plan. **Recommended Action: Approval** (*Planning Director*)

Planning Director King presented the staff report on file in the Planning Division. He stated that the new retail outlet will be a tractor sales/supply company. He added that this retail business is now a permitted use in Area "D" in the Auto Mall Specific Plan. Staff recommends approval.

Chair Wright stated that a tractor sales/supply company is perfect for the Auto Mall area and for Norco.

In response to Vice Chair Henderson, Planning Director King provided clarification on the "developed" and "proposed" site plans; adding that signage will come before the Planning Commission as a separate request.

A representative for the applicant responded to questions from the Commission; he stated that the existing modular building will not be used by the retail business but held for a one year period as a potential rental; if not rented within a year it will be destroyed.

M/S Hedges/Leonard to adopt Resolution 2013-09, to approve Site Plan 2013-03 to revise an existing site layout and remodel an existing auto repair building to accommodate a new retail outlet (tractor sales/supply company) at 2195 Hamner Avenue in the Norco Auto Mall Specific Plan (Area D).

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

7. CITY COUNCIL:

Received and Filed

- City Council Meeting Minutes of December 5, 2012
- City Council Meeting Minutes of January 16, 2013
- City Council Meeting Minutes of February 6, 2013

8. PLANNING COMMISSION:

a. Oral Reports from Various Committees:

Planning Director King gave an overview of the City Council Study Session held earlier in the day, at which time the Gateway Specific Plan Industrial Zone was discussed. The City Council asked for further discussions at a future joint session with the Planning Commission.

b. Request for Items on Future Agenda (within the purview of the Commission):
NONE

9. ADJOURNMENT: Chair Wright adjourned the meeting at **8:05 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission

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