



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
MAY 8, 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, 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 April 24, 2013
 - Recommended Action: Approval** (Deputy City Clerk)

M/S Hedges/Leonard to approve the minutes of Planning Commission regular meeting of April 24, 2013, with minor typographical corrections.

AYES: Henderson, Hedges, Leonard
ABSTAIN: Wright
ABSENT: Jaffarian

Motion Passed

4. PUBLIC HEARINGS:

- A. Conditional Use Permit 2013-03 (Calvary Ambulance): A request for approval of an ambulance transport service and a used RV dealership to locate at 2000 Hamner Avenue in the Norco Auto Mall Specific Plan. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He gave a brief history of the property, the original car dealership, and changes that have occurred since. He noted that a condition with a time limit of five years has been added, as the City would like to maintain the option for a new car dealership to return at this location. Staff recommends approval.

In response to Vice Chair Henderson, Planning Director King stated that the current CUP will expire in October 2013, and if this CUP is approved it will supersede it.

In response to Commission Member Hedges, this type of business will not produce any tax income for the City.

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

David Saunders, Representative for Cavalry Ambulance: Mr. Saunders noted that Calvary Ambulance would be an on-site owner overlooking the property, and although there are no direct financial benefits to the City there will be 45 full time employees that will frequent local businesses. He asked for the Commission's support. He noted concerns with the five-year condition.

Ben Louk: Mr. Louk, owner of the property to the North, stated his concerns with the current tenant at this property, noting they are not complying with the approved 2012 CUP.

Karen Leonard: Ms. Leonard noted her concerns regarding the current tenant and the upkeep of this property. She stated that a five-year condition is too long, and questioned if employees would be sleeping at the property since it is a 24/7 service.

David Saunders: Mr. Saunders responded to the concerns brought up from previous speakers. He stated that the property will be cleaned up, that the ambulance transportation service will be operated from the rear of the property, and the RV Sales and Rental will be allowed to remain at the front through the end of their lease.

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

Vice Chair Henderson stated his concern that this operation is a non-revenue generating service, adding that there may be harm to the location in putting a passive-use business at this location.

Commission Member Hedges agreed with Vice Chair Henderson, and noted that this could be a good fit elsewhere in Norco. She stated that she would prefer to leave the space open for a revenue-generating business.

Commission Member Leonard concurred, adding that he would like the current tenant, the RV sales business, come into compliance with the CUP and asked staff to continue to follow up with that business.

Chair Wright agreed with the statements above, stating that he would consider a one-year clause, instead of five years, to see how they would operate, then reconsider a longer term.

Vice Chair Henderson stated that the purpose for the Auto Mall Specific Plan is to generate revenue, adding that the recent changes were to make it more usable with a goal of generating more taxes. He agrees that Hamner Avenue is not the best location for this type of business.

M/S Henderson/Hedges to deny Conditional Use Permit 2013-03, without prejudice, to allow a used R.V. Dealer and an ambulance service provider to operate at 2000 Hamner Avenue in the Auto Mall Specific Plan.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

- B. Conditional Use Permit 2013-02 (Crossfit Pandemic): A request for approval to allow an indoor gymnasium (for Cross Fit Training) with a retail component and café to locate at 1950 Fifth Street in the M-1 (Heavy Commercial/Light Manufacturing) Zone. **Recommended Action: Approval** (*Senior Planner*)

Senior Planner Robles presented the staff report on file in the Planning Department. Staff recommends approval.

In response to Commission Member Hedges, Senior Planner Robles stated that a business license had not been issued without a CUP approval. Member Hedges shared that she had visited the location and noticed its door was open; she spoke to a staff member at the location and was told that they have five instructors, and is in its second month of operation.

In response to Chair Wright, staff stated that it is unsure if the parking would become an issue if five classes are run at the same time, as the application had not noted numerous classes at once.

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

Greg Newton: Mr. Newton stated that the Commission and staff must follow through with the current violations.

Karen Leonard: Ms. Leonard is very concerned with the information shared, adding that staff should follow through with penalties.

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

Commission Member Hedges stated that she was ready to approve this project until this violation was found.

Planning Director King explained that staff generally will go out to the sites to verify information provided on the application.

Commission Member Leonard stated he is unable to approve the CUP due to the obvious violations. He asked staff to follow up with all departments that should be involved with the permit process, including the Fire Department, Building Department, etc.; and shut them down until all fines are paid.

In response to Vice Chair Henderson, Commission Member Hedges provided an overview of what she had witnessed inside the business on her visit, noting it appeared to be approximately 80% done.

In response to fees, Planning Director King stated that the Building Department will charge double fees due to the construction began without permits, as well as an additional penalty fee for a business license, which was not applied for.

Vice Chair Henderson asked that a reciprocal agreement be required and provided, the addition of a condition for a maximum occupancy, including its staff, and limit to two classes at a time.

In response to the Commission, Senior Planner Robles explained that the Building Department approached her to review their plans, which she denied advising them that a CUP was needed.

Chair Wright agreed with the consensus, and asked that the occupancy limit is clear.

M/S Henderson/Hedges to continue item for Commission discussion, a stop-work be issued until all permits are applied for and paid in full, including penalties, and a reciprocal parking agreement is presented.

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

Motion Passed

5. BUSINESS ITEMS: **NONE**
6. CITY COUNCIL MINUTES: Available on the City of Norco website:
http://www.norco.ca.us/depts/city_council/minutes.asp
 - City Council Meeting Minutes of April 17, 2013
7. PLANNING COMMISSION: **NONE**
 - a. Oral Reports from Various Committees
 - b. Request for Items on Future Agenda (within the purview of the Commission)
8. ADJOURNMENT: Chair Wright adjourned the meeting at **8:05 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission