



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY HALL – CONFERENCE ROOMS A & B
2870 CLARK AVENUE
SPECIAL MEETING
MAY 21, 2013

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

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

STAFF PRESENT: **Planning Director King and Senior Planner Robles**

PLEDGE OF ALLEGIANCE: **Commission Member Leonard**

1. PUBLIC COMMENTS: **NONE**

2. BUSINESS ITEMS:

- A. 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** (*Planning Director*)

Planning Director King presented the staff report on file in the Planning Department. He noted that this project was reviewed by the Planning Commission on May 8, 2013. The public hearing was closed and the project was continued due to concerns over the business already being opened. No further input from the applicant or anyone from the audience would be allowed at this meeting. He also noted that the conditions of approval were amended based on the input and concerns stated from the Planning Commission on May 8, 2013 and that the Café portion of the business would not be allowed with this approval.

In response to Commission Member Hedges, Planning Director King explained the process of getting a CUP before the building permits and business license procedures.

Commission Member Leonard expressed concern on the safety of the childcare area, and disagreed with the two-year time frame noted in Condition 15 and wanted fines added to the CUP.

Commission Member Jaffarian indicated that they should be allowed to get a business license. He noted concern over traffic at Fifth Street, recommending that a left-turn lane possibly be reviewed. He also indicated that on-site outdoor activities should not be allowed as a condition of approval.

Vice Chair Henderson suggested that the last sentence in Condition 3 indicate “under the authority of this conditional use permit”. He questioned the Certificate of Occupancy procedure and indicated that the applicant could be issued a Temporary Certificate of Occupancy, and apply for a business license and building permits.

Chair Wright questioned the two-year time frame noted in Condition 15, noting that it should be changed. Commission Member Hedges recommended 90 days.

M/S Jaffarian/Henderson to adopt Resolution 2013-16, to approve Conditional Use Permit 2013-02, to allow an indoor gymnasium (for Cross Fit Training) with a retail component located at 1950 Fifth Street, as amended: to amend Condition 3 to indicate “under the authority of this conditional use permit”, to amend Condition 15 to allow 90 days to obtain all building permits, and to add a condition prohibiting outdoor activities.

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

Motion Passed

3. ADJOURNMENT: Chair Wright adjourned the meeting at **8:00 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission

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