



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JUNE 12, 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:**

Ted Hoffman: Mr. Hoffman stated that it has been 45 days since he filed a complaint with the Planning Department regarding ADA approved parking spaces within a strip-mall that were relocated without proper procedures followed; adding that nothing has been corrected yet.

3. **APPROVAL OF MINUTES:**

 ❖ Minutes of Regular Meeting on May 8, 2013

 ❖ Minutes of Special Meeting on May 21, 2012

Recommended Action: Approval (Deputy City Clerk)

M/S Henderson/Hedges to approve the minutes of Planning Commission regular meeting of May 8, 2013 and special meeting of May 21, 2013, as written, with clarification provided for the May 21, 2013 minutes on the motion/second action taken for CUP 2013-02.

AYES: Wright, Henderson, Hedges, Leonard

Motion Carried

ABSENT: Jaffarian

4. **PUBLIC HEARINGS:**

A. Conditional Use Permit 2013-04 (Knopf): A request for approval to allow an ambulance service office and staging area, a used RV sales and rentals dealership and other vehicle sales 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 noted that although the applicant had agreed to the one-year approval, they are asking for a two-year approval on the CUP due to a lengthy process to acquire new vehicle sales. He added that the resolution provided is similar as previously presented with a slight change to its title and Condition 22, line 2 verbiage was changed to state: "Within 30 days of *occupancy* of this CUP..." as the property is still in escrow. Director King stated that all uses proposed are allowed in the Auto Mall Specific Plan. 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.

Yoel Dagmy, spoke on behalf of Ben Louk: Mr. Dagmy stated his opinions regarding the current CUP on the lot, CUP 2012-12, noting that they are not in compliance. He remarked that an ambulance service does not provide taxes for the City.

Annette Louk: Ms. Louk stated her concerns with the current lack of landscape on the property; adding that violations exist with the current owner, the Commission should not allow a new one.

Kent Knopf, applicant: Mr. Knopf provided an overview of his history in Norco, what his plans are for the property, and assured the Commission that the on-site property manager would maintain the property.

In response to questions from the Commission, Mr. Knopf stated that the ambulance service has 10 ambulances, seven of which would be out providing transportation service throughout Riverside County during the staffs' 10-hour shifts. He explained that they do not provide 911 services, there are no lights or sirens used, and staff would not be sleeping on the premises at any time. Mr. Knopf provided that the escrow is projected to close in 45-days, and that the current RV sales and rental is pursuing to become a new RV dealership as well.

Saed Mirghafouri: Mr. Mirghafouri, dealership owner across the street, stated his objection to the RV sales and ambulance service; adding that the Auto Mall is for sales of cars and trucks.

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

Commission Member Hedges remarked that an ambulance service does not belong in the Auto Mall, she prefers auto dealerships.

Commission Member Leonard noted his concern with a two-year CUP, stating that he would prefer a one-year approval.

Vice Chair Henderson stated his thoughts on the importance of having a local owner/operator, as opposed to an out-of-town property owner. He requested that additional conditions be added to the CUP to include milestones for the new property owner to adhere to, such as repairing the current dilapidated sign, fix and maintain the landscape. He also asked that the ambulance service remain at the rear of the property and out of sight.

In response to Vice Chair Henderson, Director King explained that due to the lengthy process of obtaining a new RV dealership, the City would not be able to preset an approval to a two-year CUP as opposed to the suggested one-year.

Vice Chair Henderson also asked that an automatic revocation be attached to the milestones, if any are missed, to begin 30 days from close of escrow.

Chair Wright stated that he does prefer a one-year CUP to begin, and likes the conditions set with a timeline to complete each action requested.

Director King reviewed the conditions to be added, giving the new property owner a timeline which will provide them with a chance to comply. He added that a condition will be added to allow use of the monument sign for the current uses on the property.

The Commission asked that an update be provided in September, 2013, on this CUP.

M/S Hedges/Leonard to adopt Resolution 2013-18, to approve Conditional Use Permit 2013-04 to allow an ambulance service office and staging area, a used RV sales and rentals dealership and other vehicle sales at 2000 Hamner Avenue in the Norco Auto Mall Specific Plan with the following additional conditions:

- the ambulance service not be visible from Hamner Avenue;
- maintain the property as a sales lot;
- the landscape be cleaned and maintained;
- repair the monument sign within 30 days of close of escrow;
- existing monument sign can be used for businesses authorized with this CUP;
- the RVs must be displayed at minimum 45 feet from the curb of Hamner Avenue;
- the new CUP becomes effective at close of escrow.

AYES: Wright, Henderson, Hedges, Leonard

Motion Carried

ABSENT: Jaffarian

- B. Zone Code Amendment 2013-03 (City of Norco): A city-initiated proposal to amend Title 18 "Zoning" of the Norco Municipal code, Chapter 18.02 – "Definitions", Section 18.31.08 - "Yard Requirements – Walls, Fences and Structures in Setback Areas" and Section 18.38.22 -"On-site Location of Parking Facilities", to address/revise the definitions of vehicles and trailers, and to address vehicle and trailer parking in residential zones. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She reviewed each proposed changes, clarifying the need for some of the changes. Staff recommends approval of all changes noted in the staff report also suggests an application procedure to be reviewed on a case-by-case basis by staff.

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.

Discussions ensued as the Commissioners reviewed the modifications. It was suggested that "paved driveway" noted in Section 18.38.22 be revised to read "*designated parking area*", with a definition added to Chapter 18.02 - "Definitions".

Staff was asked to provide a report detailing an application procedure to be used, which would provide for a sticker to be placed on an approved for storage recreational vehicle, trailer and/or boat on said property.

M/S Henderson/Leonard to adopt Resolution 2013-19, to recommend to the City Council that Zone Code Amendment 2013-03 be approved to amend Title 18 “Zoning” of the Norco Municipal Code, Chapter 18.02 – “Definitions”, Section 18.31.08 – “Yard Requirements – Walls, Fences and Structures in Setback Areas” and Section 18.38.22 – “On-Site Location of Parking Facilities” to address/revise the definitions pertaining to vehicles, and to address vehicle parking in residential zones.

AYES: Wright, Henderson, Hedges, Leonard

Motion Carried

ABSENT: Jaffarian

5. BUSINESS ITEMS:

- A. Site Plan 2013-10 (Sanders): A request for approval to allow an accessory building consisting of a 553 square-foot detached workshop at 318 Silver Springs Lane located within the Norco Hills Specific Plan (NHSP, Amendment No.1)

Recommended Action: Approval (Senior Planner)

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

M/S Henderson/Leonard to adopt Resolution 2013-17, to approve Site Plan 2013-10 to allow an accessory building consisting of a 553 square-foot workshop at 318 Silver Springs Lane.

AYES: Wright, Henderson, Leonard

Motion Carried

NOES: Hedges (“no animals can be kept on the property as designed”)

ABSENT: Jaffarian

6. CITY COUNCIL MINUTES: Available on the City of Norco website:
http://www.norco.ca.us/depts/city_council/minutes.asp

- City Council Special Meeting Minutes of May 1, 2013
- City Council Meeting Minutes of May 1, 2013
- City Council Special Meeting Minutes of May 6, 2013
- City Council Special Meeting Minutes of May 15, 2013
- City Council Meeting Minutes of May 15, 2013

7. PLANNING COMMISSION:

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

- b. Request for Items on Future Agenda (within the purview of the Commission)
 - Commission Member Leonard asked if the Commission could receive a staff report regarding the ADA parking spaces issue brought up earlier. In response, Director King noted that there is an on-going code case; as such it cannot be discussed in public.

8. ADJOURNMENT: Chair Wright adjourned the meeting at **8:32 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission

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