



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
DECEMBER 11, 2013

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CALL TO ORDER: 7:05 PM

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

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

PLEDGE OF ALLEGIANCE: **Vice Chair Leonard**

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

2. PUBLIC COMMENTS:

**Glen Hedges:** Mr. Hedges stated his concerns with the new sign regulations, noting that local groups are having a difficulty posting and advertising their special events. He suggested that a permanent location be chosen for temporary posting of the special events. Deputy City Clerk Germain shared that the Economic Development Advisory Council is currently working on such a sign program in collaboration with the Norco Area Chamber of Commerce.

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting on November 13, 2013

**Recommended Action: Approval (Deputy City Clerk)**

**M/S**   /   to approve the Planning Commission Minutes of regular meeting of November 13, 2013, as written

**AYES:** Hedges, Leonard

**ABSTAIN:** Henderson, Hoffman

**ABSENT:** Jaffarian

**Approval of the November 13, 2013 Planning Commission minutes is continued to the next regular meeting due to a lack of quorum.**

4. PUBLIC HEARINGS: **NONE**

5. BUSINESS ITEMS:

A. Site Plan 2013-18, Modification 1 (Espinosa): A request for approval to allow an accessory building consisting of an 864 square-foot garage/workshop at 2114 First Street located within the Commercial District of the Gateway Specific Plan.

**Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Department. She provided a review of what had been previously approved by the Commission. Staff recommends approval of the modification.

**Chair Hedges invited the appearance of those wishing to speak.**

**Steven Espinosa, applicant:** Mr. Espinosa answered a few questions from the Commission. He confirmed that access to the garage/workshop will not cross over the designated horse area.

**Chair Hedges brought discussions back to the Commission.**

Vice Chair Leonard stated his concern with the optional infill wall, noting that this structure can easily be converted to living space.

Commission Member Henderson asked the applicant about a driveway to the workshop, in response, Mr. Espinosa stated that he is still working on the layout but assured that it would not be within or through the animal keeping area. Commission Member Henderson suggested adding a condition stating that the building cannot, now or in the future, be used as living quarters.

**M/S Leonard/Hoffman** to adopt Resolution 2013-51, to approve Site Plan 2013-18 Modification No. 1, to allow an accessory building consisting of an 864 square-foot garage/workshop at 2114 First Street, adding a condition that applicant cannot infill the center wall.

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

- B. Site Plan 2013-26 (Di Benedetto): A request for approval to allow a detached accessory building consisting of a 480 square-foot Recreational Vehicle (RV) garage at 199 Wild Horse Lane 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 Department. All requirements have been met. Staff recommends approval.

In response to Vice Chair Leonard, Senior Planner Robles stated that the concrete slab noted on the plans have a permit.

Chair Hedges noted her concern that the door height noted on the plans may not be high enough to allow an RV to enter into garage.

In response to Commission Member Henderson, Director King stated that a deed restriction will be recorded and that a condition can be added concerning access to the PAKA.

**M/S Henderson/Hoffman** to adopt Resolution 2013-52, to approve Site Plan 2013-26, to allow an accessory building consisting of a 480 square-foot recreational vehicle (RV) garage at 199 Wild Horse Lane, adding a condition that a 15-foot access to the PAKA, adjacent to the left of the accessory building, be permanently open.

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

- C. Site Plan 2013-24 (Giovannetti): A request for approval to allow a detached accessory building consisting of an 864 square-foot barn at 3017 Ponderosa Lane located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (*Senior Planner*)

Director King presented the staff report on file in the Planning Department. He stated that this item is being presented to the Commission as a result of a code compliance case. He noted that all allowances per the code are met, adding that although the animal keeping area is triangular due to the odd shape of the lot, the area exceeds required size. Staff recommends approval.

Director King assured the Commission that permit fees are doubled when building without a permit occurs.

**M/S Leonard/Henderson** to adopt Resolution 2013-50, to approve Site Plan 2013-24, to allow a detached accessory building consisting of an 864 square-foot barn at 3017 Ponderosa Lane, adding a condition requiring that the double fees be paid prior to permit approvals.

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

- D. Site Plan 2013-25 (McLuckey): A request for approval to allow an accessory building consisting of a 400 square-foot freestanding patio cover at 3498 California Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval (Senior Planner)**

Planning Director King presented the staff report on file in the Planning Department. Staff recommends approval.

**M/S Henderson/Leonard** to adopt Resolution 2013-53, to approve Site Plan 2013-25, to allow an accessory building consisting of a 400 square-foot freestanding patio cover at 3498 California Avenue.

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

6. CITY COUNCIL MINUTES: **Received and Filed**

- City Council Special Meeting Minutes of November 6, 2013
- City Council Regular Meeting Minutes of November 20, 2013

7. PLANNING COMMISSION:

- a. Oral Reports from Various Committees: **NONE**
- b. Request for Items on Future Agenda (within the purview of the Commission): **NONE**

8. ADJOURNMENT: Chair Hedges adjourned the meeting at **7:40 PM**

Respectfully submitted,

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Steve King  
Secretary  
Planning Commission

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