



MINUTES
CITY OF NORCO
PLANNING COMMISSION



CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JUNE 11, 2014

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

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

STAFF PRESENT: **Planning Director King, Planning Intern Michaelis, and Deputy City Clerk Germain**

PLEDGE OF ALLEGIANCE: **Commission Member Hoffman**

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

2. Presentation to Commission Member Dave Henderson

Chair Hedges recognized Commission Member Henderson for his many years of service on the Planning Commission. A City Seal tile plaque and a proclamation was presented to thank him for all his efforts and dedication to the City.

3. PUBLIC COMMENTS: **NONE**

4. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting on May 14, 2014

Recommended Action: Approval (*Deputy City Clerk*)

M/S Jaffarian/Hoffman to approve the minutes of Planning Commission regular meeting of May 14, 2014, with minor corrections.

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

5. PUBLIC HEARINGS:

A. **CUP 2013-02, Modification 1:** (Pandemic Fitness) A request for a modification to an approved conditional use permit that allowed an indoor gymnasium at 1950 Fifth Street within the M-1 (Heavy Commercial/Light manufacturing) Zone, to allow a café, additional classes, and outdoor training. **Recommended Action: Approval** (Senior Planner)

Planning Director King presented the staff report on file in the Planning Department. He noted that the conditions of approval of the CUP mandated that any changes must be brought to the Planning Commission for approval. Staff recommends approval.

Vice Chair Leonard questioned if the sale of apparel was permitted, and noted concerns with parking. Director King stated that he will follow up with the point-of-sale allowance, noting that it may be covered under their business license; and that the parking allowance includes the 27 spaces available in the lot and street parking.

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

Scott Freedland and Jim Borza, co-owners: Mr. Borza stated that his business has expanded much faster than anticipated, as such additional class schedules are needed. In response to Vice Chair Leonard, he stated that they are not open on Sundays, but he allows the coaches to train on that day. The co-owners answered further questions from Commission Members Leonard and Hoffman regarding advertisement on the business' website and Facebook pages; as well as explaining that a new coach was not aware that he could not teach classes outside of the building.

Member Jaffarian and Henderson congratulated the business owners on their success.

Mr. Freedland noted that their location is the fastest growing cross-fit in the nation, and is hopeful on the continued growth of their business.

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

Vice Chair Leonard stated that, based on the information he has investigated, he could not approve this modification as the applicants do not seem to be following the conditions of the original-approved CUP.

Member Hoffman concurred with Vice Chair Leonard. He asked staff to follow up with the business to make sure they are compliant.

Member Jaffarian reiterated that this Commission is not a punitive body, and can only set the rules; noting that enforcement of the CUP is not the Commission's job. In review of this modification request, he suggested that a condition be added to provide the business 90 days to comply with all the conditions.

Chair Hedges also concurred with Vice Chair Leonard, and the 90 days to comply.

M/S Henderson/Jaffarian to adopt Resolution 2014-37, to approve Conditional Use Permit 2013-02, Modification No. 1, to allow a café, additional classes, and an outdoor training area at 1950 Fifth Street; adding a condition to provide the business 90 days to comply with all conditions.

AYES: Henderson, Jaffarian

NOES: Hedges, Leonard, Hoffman

Motion NOT Passed

Under discussion: Vice Chair Leonard, in response to Member Jaffarian, stated that his concern is not to act as a punitive body but that we are asking them to follow the rules.

In response to Member Hoffman, Director King stated that no complaints have been received from other tenants of the business center.

B. Zone Code Amendment 2014-03: Amending Chapter 18.13 “A-1 Zone, Agricultural Low Density” in the Norco Municipal Code. **Recommended Action: Adoption** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He explained the manner in which this amendment was written in order to affect only newer lots after the effective date.

Member Henderson asked that language be added to protect the current non-conforming lots created prior to this change, including the setback increase to 200’, and that the pad size be modified to coincide with the new required-true half-acre lot to a minimum of 19,600 square feet.

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

M/S Henderson/Hedges to recommend to the City Council to approve Zone Code Amendment 2014-03, to amend Chapter 18.13 “A-1 Agricultural Low Density Zone”, with any cross-references in other Chapters as Needed, and to increase the minimum lot size in the A-1 Zone from 20,000 square feet to 21,780 square feet. (w amendments)

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

6. BUSINESS ITEMS:

A. Site Plan 2014-12 (Mercado): A request for approval to allow an accessory building consisting of a 576 square-foot covered corral at 1307 Detroit Street located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

Planning Intern Michaelis presented the staff report on file in the Planning Department. She noted that the project meets all requirements; staff recommends approval.

M/S Jaffarian/Leonard to adopt Resolution 2014-32, to approve Site Plan 2014-12, to allow an accessory building consisting of a 576 square-foot covered corral at 1307 Detroit Street.

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

B. Site Plan 2014-11 (Eaton): A request for approval to allow a detached accessory building consisting of a 704 square-foot patio storage building at 3413 Dales Drive 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. He noted this item is being brought forth after a stop-order was issued in order to get all proper permits. Staff recommends approval.

Vice Chair Leonard recused himself from participating due to his involvement with the applicant.

Chair Hedges invited the appearance of those wishing to speak.

Jeff Eaton, applicant: Mr. Eaton explained that the flat area will be used as a deck area. In response to Member Hoffman, Mr. Eaton confirmed that when he purchased the property, the open animal area was already converted to concrete. In response to Member Jaffarian, he shared that the accessory building will be used mainly by his wife for gardening/planting work and storage.

Member Jaffarian noted a concern with the plan as it shows the structure will be up a slope. Mr. Eaton stated that he planned it this way so that the structure would be away from the flat pad area.

Chair Hedges brought discussions back to the Commission.

Member Jaffarian stated his issue with the location of the building, and suggested that a condition be added to state that the structure cannot be upgraded to a livable residence.

Chair Hedges stated her concern that there is no room for animals.

M/S Jaffarian/Henderson to adopt Resolution 2014-36, to approve Site Plan 2014-11, to allow an accessory building consisting of a 704 square-foot detached patio and building at 3413 Dales Drive.

AYES: Henderson, Jaffarian

NOES: Hedges, Hoffman

ABSTAIN: Leonard

Motion NOT Passed

- C. **Norco College Marquee Sign (City):** A request for input regarding the proposed design of a marquee sign for Norco College at the northwest corner of Hamner Avenue and Third Street in the public right-of-way. **Recommended Action: Provide input as needed (this item is being provided for design comments but does not require approval)** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He stated that Norco College wants to be good neighbor, and get input from the City and the Planning Commission regarding a new sign that will help advertise the college and events held there.

In response to Chair Hedges, Director King stated that the College, as part of a college district, do not have to get permission nor comply with City codes to put up the sign, noting that they are asking to use the City right-of-way for the sign.

Member Jaffarian suggested that the sign design reflect western/equine-type logo in order to represent the City. He added that he is not in agreement with displaying sponsors at the bottom of the sign, as shown in the sample design.

Member Henderson asked that, even if not required, the College should be asked to comply with City code and not be allowed to use the City's right-of-way. Member Henderson also noted that since the Commission has denied the Animal Hospital's similar sign request, the College should not be allowed its sign unless it complies.

The Commission asked that a vote to be taken:

M/S Henderson/Hedges to recommend that the City not allow the use of public right-of-way and that the sign be under the same size restrictions as business signs.

AYES: Hedges, Leonard, Henderson, Jaffarian

NOES: Hoffman

Motion Passed

7. CITY COUNCIL MINUTES:

Received and Filed

- City Council Special Meeting Minutes of May 7, 2014
- City Council Regular Meeting Minutes of May 7, 2014
- City Council Regular Meeting Minutes of May 21, 2014

8. PLANNING COMMISSION:

A. Oral Reports from Various Committees:

Chair Hedges reported that the Ad-Hoc Committee on Infrastructure Needs and Funding had its first meeting.

B. Request for Items on Future Agenda (within the purview of the Commission):

Commission Hoffman asked to agendaize a clarification of what types of accessory buildings can be approved at staff level on behalf of the Planning Commission.

M/S Hoffman/Jaffarian to agendaize at a future regular meeting.

AYES: Hedges, Leonard, Henderson, Hoffman, Jaffarian

Motion Passed

9. ADJOURNMENT: Chair Hedges adjourned the meeting at **8:20 PM**

Steve King, Secretary
Planning Commission