



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JANUARY 14, 2015

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

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

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

PLEDGE OF ALLEGIANCE: **Vice Chair Hoffman**

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

2. PUBLIC COMMENTS: **None**

3. APPROVAL OF MINUTES:
❖ Minutes of Regular Meeting of December 10, 2014
Recommended Action: Approval (Deputy City Clerk)

M/S Rigler/Hedges to approve the minutes of regular meeting December 10, 2014, as written

AYES: Leonard, Hoffman, Hedges, Rigler **Motion Passed**

ABSENT: Jaffarian

4. PUBLIC HEARINGS:

A. **Conditional Use Permit 2014-29** (Parsell): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot garage and storage building at 1033 Thoroughbred Place located within the Norco Hills Specific Plan (NHSP). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated the Architectural Review Subcommittee (ARC) had noted concerns over height and size of the building; adding that all requirements are met. Staff recommends approval.

In response to Vice Chair Hoffman, Planner Robles stated that a primary animal-keeping area (PAKA) is not required on this property, even though there has been grading done to property.

Director King further explained that not all lots in the Norco Hills Specific Plan area allow for animal-keeping, as many of the lots have slopes and not enough flat pad area; adding that there are no mechanisms in place currently to record properties with a new flat area due to grading.

Chair Leonard confirmed with staff that the grading on this property was permitted.

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

Tom Fox, property owner: Mr. Fox confirmed that he has two horse barns on his property, which already existed when he purchased the property. He described what he plans to store in the building.

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

M/S Hedges/Rigler to adopt Resolution 2015-01, to approve Conditional Use Permit 2014-29, to allow a detached accessory building consisting of a 2,400 square-foot garage and storage building at 1033 Thoroughbred Place.

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

- B. **Conditional Use Permit 2014-34** (Stewart): A request for approval to allow a detached accessory building consisting of a 1,152 square-foot covered pipe corral at 2993 Sierra Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that the structure is partially built; the homeowner was unaware that permits were needed. She stated that the applicant has submitted an application for the existing building and for additional building footage. Staff recommends approval.

Planner Robles noted a correction on Resolution 2015-02, page 2, item number 6; it should read "before continuing and beginning additional construction".

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

M/S Hedges/Hoffman to adopt Resolution 2015-02, to approve Conditional Use Permit 2014-34, to allow a detached accessory building consisting of a 1,152 square-foot covered pipe corral at 2993 Sierra Avenue.

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

5. DISCUSSION ITEMS:

- A. Discussion of Permitted Lot Coverage in the A-1-20 Zone and the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Discuss and provide direction** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He reviewed the current code within the Norco Municipal Code. As an example for discussion, he presented a diagram of a current lot that had been approved with 40%

coverage when an animal keeping area was not required. Using this same lot, Director King displayed what would have been approved based with today's requirements, as well as additional alternate possibilities providing for an animal keeping area and an accessory building, and a pool and patio, and if the code only allowed for a total of 30% coverage. He noted that this is for discussion at this time, and asked for direction for a future presentation.

Vice Chair Hoffman stated that he had no problem with 40% coverage, his concern is that not all additional items in a yard are included, such as a pool or patio areas. Director King added that a 15-foot access is required to an animal keeping area.

In response to Chair Leonard, Director King stated that if a patio is attached to the main residence it is calculated as part of the lot coverage.

Chair Leonard invited the public to speak.

Lance Gregory: Mr. Gregory stated his concern with the City going too far and infringing on property owners, adding that 40% coverage is good.

Mike Thompson: Mr. Thompson concurs with the previous speaker. He stated that the City should not micromanage residents as to what's allowed on their property.

Chair Leonard brought discussions back to the Commission.

In response to comments made, Chair Leonard explained that as a contractor, working in other cities, he confirmed that all cities have codes and requirements of property owners, and tell them what they can and cannot do.

Member Hedges explained why pools were not previously included in the coverage allowance, noting that the Commission was aware that the code may have to be refined in the future. Her main concern is to keep an area for animals.

Vice Chair Hoffman noted his concern that pools are not included in the lot coverage code, suggesting that pools be included in the 40% allowed coverage.

Chair Leonard agreed with previous speakers, stating that he has verified that other cities include pools in the lot coverage. He further suggested an adjustment to the percentage of coverage based on the lot size, e.g. ½ acres – 40%; 1-2 acres at 35%, etc...

Member Rigler stated his concern that the City is going away from the animal keeping areas, noting that there should be a happy medium between all concerned.

Director King suggested that the Commission include a buffer between existing buildings where animals cannot be kept.

Chair Leonard suggested that a discussion on animal shelter requirements be agendized for a future meeting.

Member Hedges suggested that this discussion be brought back to include input from Member Jaffarian, who is absent at this meeting. She also recommended a 50/50 to include pools, patios, and buildings.

Director King stated he will revise a future report based on tonight's discussion and bring it back at the next regular meeting.

B. Sixth Street Electronic Gateway Sign: Verbal presentation (Economic Development Specialist Grody)

Chair Leonard suggested that this item be reviewed prior to agenda item 5.A.

Director King advised that this is being presented to the Planning Commission as an informational courtesy.

Specialist Grody provided a short presentation on the findings and recommendation by the Economic Development Advisory Council (EDAC) regarding the Sixth Street Electronic Gateway Sign. He answered a few questions from the Commission.

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

- City Council Regular Meeting of December 3, 2014

7. PLANNING COMMISSION:

A. Oral Reports from Various Committees

Member Hedges noted that the Ad Hoc Committee is winding down; the group will be finalizing a report for presentation to the City Council.

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

Chair Leonard asked to agendize a discussion regarding unfinished projects in the City and to clarify illegal buildings, and what can be done when these have not been corrected.

8. ADJOURNMENT: Chair Leonard adjourned the meeting at **8:17 PM**

Respectfully submitted,

Steve King, Secretary
Planning Commission

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