



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
MARCH 11, 2015

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

ROLL CALL: **Chair Leonard, Vice Chair Hoffman, Commission Members Hedges, and Rigler; Jaffarian, arrived 7:10pm**

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

PLEDGE OF ALLEGIANCE: **Commission Member Rigler**

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

2. PUBLIC COMMENTS: **None**

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting of, February 11, 2015

Recommended Action: Continue to the next regular meeting of April 8, 2015 (Deputy City Clerk)

Deputy City Clerk Germain explained that the draft minutes of the February 11, 2015 were not completed for review at the time of agenda preparation; it will be presented at the next regular meeting of April 8, 2015.

4. CONTINUED PUBLIC HEARINGS:

A. **Conditional Use Permit 2014-35** (Anderson): A request for approval to allow two additional animal units at 4444 Hillside Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Chair Leonard has recused himself due to a potential conflict of interest.

Agenda Item 5.A. was presented prior to this item.

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the Animal Control Division has visited the property and determined that it can accommodate the additional two animals. Staff recommends approval based on the approval of the corral under Conditional Use Permit (CUP) 2014-35.

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

Tammy Anderson stated that she stopped work when a stop-order was issued. She added that she is asking for two additional horses, although she may have only one additional at most times.

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

Member Jaffarian noted concerns with the condition of the property, existing non-compliant corral that will need to be removed, should bring property into compliance before allowing additional horses.

Director King suggested a re-vote on Agenda Item 5.A., to deny without prejudice which would allow the applicant to return with a different plan for review; and to have Condition 13 read "to resolve the code compliance issue prior to allowance".

M/S Hedges/Rigler to adopt Resolution 2015-03, to approve Conditional Use Permit 2014-35, to allow two additional animal units for a maximum of seven animal units on the property located at 4444 Hillside Avenue.

AYES: Hoffman, Hedges, Jaffarian, Rigler

Motion Passed

ABSTAIN: Leonard

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2014-36** (Anderson): A request for approval to allow a detached accessory building consisting of a 2,997 square-foot covered pole corral at 4444 Hillside Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Chair Leonard has recused himself due to a potential conflict of interest.

This item was heard prior to Agenda Item 4.A.

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the Commission had previously questioned the dimensions noted on the plan; staff has visited the property to verify setbacks, which are met. The Architectural Review Subcommittee (ARC) did not express any concerns. Staff recommends approval.

Member Rigler stated that after driving by the property, he is concerned with the lay-out of the plan.

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

Tammy Anderson was available to answer questions from the Commission.

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

Member Jaffarian recommended that the plan be reviewed by the Building Department, and require an engineer review of final conditions.

Member Hedges noted concerns with the size of the building, appears too big, and too close to neighbors.

Vice Chair Hoffman concurred, stating that the work continued after a stop-order was issued.

M/ Jaffarian to approve

Motion Died

M/S Hedges/Rigler to deny approval of Conditional Use Permit 2014-36.

AYES: Hoffman, Hedges, Rigler

Motion Passed

NOES: Jaffarian

ABSTAIN: Leonard

A second motion was made as follows:

M/S Hedges/Rigler to amend the denial to be without prejudice, for the approval of Conditional Use Permit 2014-36.

AYES: Hoffman, Hedges, Rigler

Motion Passed

NOES: Jaffarian

ABSTAIN: Leonard

- B. Conditional Use Permit 2015-01** (Thomas): A request for approval to allow a detached accessory building consisting of a 1,085 square-foot workshop, storage and garage building at 1571 El Paso Drive located within the Norco Hills Specific Plan. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. All minimum requirements were met for the Norco Hills Specific Plan. Senior Planner Robles stated that the ARC noted a concern that the unit could be used as a residential habitat; the applicant assured staff that it would not. Staff has added a condition to state "no shower area allowed"; as presented, staff recommends approval.

In response to Member Rigler, Senior Planner Robles stated that when the project goes through the permit process, all conditions approved by the Planning Commission are checked, including that no addition wall is added.

Member Hedges requested that a condition be added to include an additional inspection once the structure is built to assure it did not become a residential unit.

Vice Chair Hoffman indicated that he had googled the property and it appeared to have been graded at least at 2%; based on this he suggested that a Primary Animal Keeping Area (PAKA) should be designated. Senior Planner Robles stated that PAKAs were not required in the Norco Hills Specific Plan.

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

Ben Thomas, applicant, indicated that he would like to expand the use of his property. He stated that he has no specific use of the building other than as a garage, and a workshop for personal projects. In response to Member Rigler's concern, Mr. Thomas stated that he is not lacking space in his primary home and assured that he would not turn this building into a second unit. In response to Chair Leonard, the applicant stated that he would not like the entrance to be a roll-up door.

In response to Vice Chair Hoffman, Senior Planner Robles indicated that currently there is no easement for access but can be added in the future.

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

Vice Chair Hoffman noted the importance of preserving animal keeping lots, and that this lot is flat enough to add a barn or an animal keeping coral.

Member Hedges shared her concern that it may be used as a residence in the future.

Senior Planner Robles stated that even though PAKAs were not required, upon the development of the track, each property was recorded with the potential number of animals that may be accommodated, this particular lot showed for the potential of three animal units.

Chair Leonard noted his concern that the applicant is not willing to add a roller door on the building, since it is designated a workshop. He asked that no plumbing be allowed, add a roll door, and verify the lot coverage so that it does not exceed allowance.

Member Jaffarian asked if the conditions are carried with the property, in response, Member Rigler explained that although there may be title restrictions in place, the new buyer may not be advised or informed of them.

M/S Jaffarian/Hoffman to deny approval of Conditional Use Permit 2015-01.

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

Under discussion: Member Jaffarian advised the applicant that the denial is based on the appearance that it may become a second residence

- C. **Variance 2015-01** (Blackwood): A request for a variance from the 60-foot rear yard setback and the side yard setback requirements of Chapter 18.13 (A-1 zone) of the Norco Municipal Code, to allow an addition to the side and rear of an existing residence located at 1586 First Street in 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 this is to allow the owner's sister and her husband to live with her, they are all seniors. She added that findings can be made for the variance. Staff recommends approval.

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

Mrs. Blackwood thanked the Commission for its consideration; and noted that the fees are high.

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

M/S Jaffarian/Hoffman to adopt Resolution 2015-14, to approve Variance 2015-01, to reduce the side and rear yard setback requirements to allow an addition to the side and rear of an existing residence located at 1586 First Street.

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

- D. **Zone Code Amendment 2015-02; Norco Ridge Ranch Specific Plan Amendment 6:** Amend Norco Municipal Code Chapter 18.13 (A-1 zone) and Norco Ridge Ranch Specific Plan (SP 99-01) Residential District to amend the maximum allowed lot coverage regulations for structures. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He reviewed the outcome of previous discussions by the Planning Commission. Being presented is a copulation of those discussions, which includes a minimum setback for animal area, and have pools/spas and 5-foot coping be included in lot coverages.

In response to Member Jaffarian, Director King confirmed that this code amendment would be for new constructions only.

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.

The Commission is in agreement that this amendment is needed and a good step in the right direction to uphold animal keeping in Norco.

M/S Jaffarian/Hedges to adopt Resolution 2015-12, to recommend that the City Council approve Zone Code Amendment 2015-02, amending Chapter 18.13 “A-1” (Agricultural Low Density) Zone, with any related cross-references in other chapters as needed to amend the maximum-allowed lot coverage for structures.

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

M/S Jaffarian/Hedges to adopt Resolution 2015-13, to recommend that the City Council approve Specific Plan 99-01 Amendment 6, amending the Residential District, with any related cross-references in other chapters as needed to amend the maximum-allowed lot coverage for structures.

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

- E. **Zone Code Amendment 2015-03:** An amendment to Chapter 18.15 – R-1 (Residential-Single Family) Zone of the Norco Municipal Code, to establish animal-keeping standards. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He stated that the City Council has requested that animal-keeping rights be added in R-1 Zones, provided all set backs are met. The Animal Control Division has asked that aviaries not be allowed.

In response to Vice-Chair Hoffman, Director King stated that once this is approved, residents residing in the R-1 Zone will need to get pre-approval to have an animal unit on their property. Adding that no permit process is required; due to staff level, animal-keeping permits would be difficult to handle.

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 Jaffarian/Hedges to adopt Resolution 2015-11, to recommend that the City Council approve Zone Code Amendment 2015-03, amending Chapter 18-15 “R-1” (Residential Single Family) Zone, with any related cross-references in other chapters as needed to add animal-keeping as a permitted use.

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

- F. **Zone Code Amendment 2015-04:** An Amendment to Chapter 18.24 – M-1 (Commercial/Light Manufacturing) Zone of the Norco Municipal Code, to add

auto-related services and limited sales, as permitted or conditionally-permitted uses. **Recommended Action: Approval** (Planning Director)
Planning Director King presented the staff report on file in the Planning Department. Staff initiated this amendment based on numerous requests from businesses wishing to move to Norco. Staff recommends approval.

Member Jaffarian noted his concern with spot zoning.

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 Jaffarian/Hoffman to adopt Resolution 2015-10, to recommend that the City Council approve Zone Code Amendment 2015-04, amending Chapter 18.24 "M-1" (Heavy Commercial/Light manufacturing) Zone, with any related cross-references in other chapters as needed to add auto-related services and limited sales as permitted or conditionally-permitted uses in the M-1 Zone where it is located along Industrial Avenue.
AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed

6. BUSINESS ITEM:

- A. **Site Plan 2015-02** (Titsworth): A request for approval to allow a detached accessory building consisting of a 860 square-foot barn at 2150 Santa Anita Road 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 stated that all requirements are met. Staff recommends approval.

In response to the Commission inquiry, Senior Planner Robles reviewed access to the accessory building, and a condition could be added to note that the structure is strictly a barn.

Chair Leonard invited the public to speak.

Mr. Titsworth confirmed its use as a barn, for animal use only. He added that it will be consistent with others in the neighborhood. He asked for a revision to Condition 11, to allow the existing shed to remain until the new building is completed.

Chair Leonard brought discussions back to the Commission.

It was requested that a condition be added to reflect that the accessory building consisting of a barn for animal-keeping and associated uses only.

M/S Rigler/Jaffarian to adopt Resolution 2015-08, to allow a detached accessory building consisting of an 860 square-foot barn on the property located at 2150 Santa Anita road.

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

Under discussion: it was agreed to modify the language under Condition 11 to allow the current shed to remain until building is completed.

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

- City Council Regular Meeting of February 4, 2015
- City Council Regular Meeting of February 18, 2015

8. PLANNING COMMISSION:

A. Oral Reports from Various Committees

Member Hedges shared that the Ad-Hoc Committee's final report will be going to City Council for its final review and approval.

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

M/S Jaffarian/Hedges to add a discussion item on a future agenda on fees for Variances on non-conforming lots.

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

9. ADJOURNMENT: Chair Leonard adjourned the meeting at **9:00 PM**

Respectfully submitted,

Steve King, Secretary
Planning Commission

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