



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
MAY 13, 2015

CALL TO ORDER: 7:00 PM

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

STAFF PRESENT: Planning Director King, Senior Planner Robles and City Clerk Link

PLEDGE OF ALLEGIANCE: Vice Chair Hoffman

1. APPEAL NOTICE: Read by Director King

2. PUBLIC COMMENTS:

Lance Gregory commented on the City Council denial of the second reading of Ordinance 989. Mr. Gregory noted his understanding of the intent of the proposed Ordinance, but concurred with the Council's decision to deny approval as it was not fair, nor the intent of the Planning Commission.

Glenn Hedges expressed a complaint about code case involving a neighbor, which started in November 2014. His neighbor started with seven horses and has escalated to ten. Code Enforcement and Animal Control have given many warnings and some citations; however, the problem continues. Mr. Hedges requested progress on this.

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting of March 11, 2015

❖ Minutes of Regular Meeting of April 8, 2015

Recommended Action: Approval (Deputy City Clerk)

M/S Hedges/Rigler to approve the regular meeting minutes of March 11, 2015 as written.

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

M/S Hedges/Rigler to approve the regular meeting minutes of April 8, 2015 as written.

AYES: Leonard, Hoffman, Hedges, Rigler Motion Passed

ABSTAIN: Jaffarian

4. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2014-32** (Core/Verizon Wireless): A request for approval to allow the installation of an unmanned wireless telecommunication facility at 1101 Hidden Valley Parkway within the Norco Hills Specific Plan.
Recommended Action: Approval (Senior Planner)

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

Member Jaffarian inquired about Condition #22 regarding graffiti coating. In response, Senior Planner Robles indicated that it is the responsibility of the applicant to maintain it. Member Jaffarian also commented on Conditions #14 and #15, stating that #14 should state that all cables, electrical, and power shall be obscured.

Member Rigler expressed his concerns about RF energy in populated areas, as there are houses across the street.

Member Hedges commented on the need for additional screening for ground equipment during construction.

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

Elaine Yang, applicant, spoke on the concern raised by Commission Member Rigler. Ms. Yang indicated that Verizon engineers follow strict policies and comply with Federal Communications Commission (FCC) regulations. The FCC has provided a letter confirming that the project meets necessary requirements. Verizon also obtained approval from a third party vendor who approved the project. Ms. Yang commented on the aerial view of building and the proposed telecommunication facility referencing color coded clouds which represent the signals coming from the facility in three separate directions. The clouds only occupy that distance, which does not reach the homes across the street.

Vice Chair Hoffman commented on Condition #12b and periodic testing of equipment for safety. Ms. Yang indicated that engineers visit the site every 4-6 weeks for safety, quality, and performance inspections.

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

Member Jaffarian referenced Condition #9 and suggested amending it to add an architectural element to the shutters in addition to what is already noted in the conditions. Member Jaffarian also suggested amending Condition #14 to add that the cables, electrical, and power vertically be shrouded. He also suggested amending Condition #22 to state that the equipment enclosure building must be graffiti coated, maintained, and cleaned by the by the applicant.

Vice Chair Hoffman suggested amending Condition #12c to indicate safety, quality, and performance testing be done annually.

M/S Jaffarian/Hedges to adopt Resolution 2015-23, as amended, to approve Conditional Use Permit 2014-32, to allow the installations of an unmanned wireless telecommunication facility at 1161 Hidden Valley Parkway.

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

- B. **CUP 2015-07** (KJ Triangle): A request for approval to allow a kid's indoor playground at 1721 Third Street located within the C-G Zone. **Recommended Action: Approval** (Senior Planner)

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

In response to Vice Chair Hoffman, Director King confirmed that the use is not a daycare center.

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

Kate Deng, applicant, indicated that she is offering an indoor kids play area targeting children ages 2-6 years old. Ms. Deng stated that drop-offs are prohibited and parents and guardians are required to remain on site with their children.

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

Member Rigler noted that there is a need in the community for this type of use and is in support as long as the center is not overwhelmed due to lack of parking.

Chair Leonard noted that if complaints begin regarding parking, then consider requiring a maximum capacity for the center.

Member Jaffarian stated that there are already regulations in place from the Fire Department regarding capacity. He suggested amending Condition #15 adding that parents and guardians must remain in attendance.

M/S Jaffarian/Hoffman to adopt Resolution 2015-26 approving Conditional Use Permit 2015-07, with the amendment to Condition #15, to allow a kid's indoor playground within an existing building at 1721 Third Street, Building "B", located within the C-G (Commercial General) Zone.

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

- C. **CUP 2015-08** (Kay): A request for approval to allow a detached accessory building consisting of a 2,407 square-foot barn at 2757 Shadow Canyon Circle located within the A-E (Agricultural Estate) Zone. **Recommended Action: Approval** (Senior Planner)

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

In response to Vice Chair Hoffman, Senior Planner Robles indicated that the drainage easement is not affected.

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 2015-21, to approve Conditional Use Permit 2015-08, to allow a detached accessory building consisting of a 2,407 square-foot animal-keeping barn at 2757 Shadow Canyon Circle.

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

D. **CUP 2015-09** (Glaser): A request for approval to allow a detached accessory building consisting of a 1,920 square-foot storage and barn building at 2065 Pacific 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.

Member Hedges suggested that the metal building be painted.

Member Rigler noted the comment made in the staff report that one member of Architectural Review Committee expressed dissatisfaction with the building and it should be painted like the home. Senior Planner Robles referred to Condition #9.

Vice Chair Hoffman commented that the property is next to a flood control channel and expressed his concerns with animal keeping being adjacent to it. Mr. Hoffman noted the need to avoid any potential issues with drainage and NPDES.

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

Vaughn Friedrichsen expressed his concern that the building is located adjacent to homes and ten feet from the flood control channel, and that the size of the building is much larger compared to others. His main concern is that in the past, the previous applicant conducted an automotive business from the property. There were many cars on the property, which created considerable noise at night. Mr. Friedrichson indicated that he supports the CUP as presented.

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

In response to Member Jaffarian's question about Condition #8, Senior Planner Robles indicated that a business license on this property is not allowed.

Vice Chair Hoffman suggested adding a condition that stipulates no form of business is allowed on the property. Senior Planner Robles indicated that Condition #10 identifies the use; however, staff can add Condition #13 to state the subject building shall not be used for an auto repair business.

Member Jaffarian added to Condition #13 to prohibit auto storage as well.

M/S Hedges/Rigler to adopt Resolution 2015-22, as amended, to approve Conditional Use Permit 2015-09, to allow a detached accessory building consisting of a 1,920 square-foot storage and barn building at 2065 Pacific Avenue.

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)

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

In response to Member Jaffarian's question regarding NMC 18.15.06, Director King stated that the Code applies to any apiaries and aviaries.

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

Lou Paltza expressed his concern with allowing animal keeping in residential areas. R-1 zone was created for the purpose of not allowing animal keeping. In response, Director King indicated that the Planning Commission is acting on direction from the City Council. R-1 was not created to prohibit animals; it was created to pertain to existing development when the City incorporated. The City Council is asking the Planning Commission to develop standards in the R-1 zone if animal keeping is allowed. Mr. Paltza suggested keeping R-1 as is.

Mike Thompson commented that he does not want to see R-1 changed for animals that can be ridden unless the R-1 zones have horse trails. Other animals such as goats and chickens could be allowed.

Glenn Hedges asked the Commission to think outside the box. Currently, 4-H students living in R-1 zones are not allowed to have animals.

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

In response to Member Hedges, Director King stated that animal keeping is allowed in the R-1 zone if the lot is larger than 20,000 square feet. Member Hedges commented that all residents should be allowed to have animals as they are the City's lifestyle. She suggested adding the requirement that applicants get approval from their neighbors. Member Hedges supports option 3 noted in the staff report.

Member Rigler said that he is not clear on the direction from the City Council. If there is enough space and there are setbacks, why couldn't residents keep a certain number of animals. He stated he supports option 2 as noted in the staff report.

Vice Chair Hoffman commented on having a minimal fee for animal keeping permits in the R-1 zone. He suggested having Animal Control staff make the judgment if animal keeping is appropriate on a case-by-case basis. Vice Chair Hoffman suggested prohibiting animal keeping on lots less than 10,000 square feet. Also, requested for animal keeping in the R-1 zone should require neighborhood surveys.

Chair Leonard concurred with Vice Chair Hoffman regarding Animal Control evaluating properties.

Member Jaffarian commented that residents in the City of Corona are allowed to keep four chickens, whereas the City of Norco only allows one. He suggested developing standards that are consistent with neighboring cities. He said that he is not prepared to take action tonight as more information is needed.

M/S Jaffarian/Rigler to continue discussion of Zone Code Amendment 2015-03 to the June 10, 2015 meeting to allow staff time to research standards from UC Davis and animal keeping standards from neighboring cities.

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

Recessed 8:12 p.m.

Reconvened 8:22 p.m.

5. BUSINESS ITEM:

- A. **Site Plan 2015-06** (Garner): A request for approval to allow two accessory buildings consisting of a 560 square-foot covered horse stall and a 289 square-foot shed at 3309 Dapplegray Lane 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.

Member Hedges stated that moving the shed leaves no room for animal keeping. If the shed is kept in place, the barn and stalls can be placed outside of the animal keeping area.

Vice Chair Hoffman and Member Jaffarian concurred that the proposed buildings and locations are acceptable.

M/S Jaffarian/Hoffman to adopt Resolution 2015-25, to approve Site Plan 2015-06, to allow two accessory buildings consisting of a 560 square-foot covered horse stall and a 289 square-foot shed at 3309 Dapplegray Lane.

AYES: Leonard, Hoffman, Jaffarian, Rigler

Motion Passed

NOES: Hedges

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

- City Council Regular Meeting of April 1, 2015
- City Council Regular Meeting of April 15, 2015

7. PLANNING COMMISSION: **None**

A. Oral Reports from Various Committees

Commission Member Hedges indicated that the next Ad-Hoc Committee meeting on Infrastructure Need and Funding Options is May 18, 2015 at 6:30 p.m. at City Hall.

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

- Vice Chair Hoffman inquired about a property on Pinto Place. Director King indicated he could not respond as it is an active code case.
- Member Hedges thanked Director King for the sign on the corner of Valley View and Sixth Street.
- Chair Leonard requested to agendize discussion of the situation over the past weekend regarding a dog rescue. Director King indicated that he cannot comment as it is an active code case. The NMC allows four dogs.
- Member Jaffarian requested agendizing discussion of a recommendation of the Planning Commission to the City Council to address Code Enforcement procedures. Director King indicated that a new policy is being implemented.

8. ADJOURNMENT: Chair Leonard adjourned the meeting at **9:05 PM**

Respectfully Submitted,

Steve King, Secretary
Planning Commission