



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JULY 8, 2015

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

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

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

PLEDGE OF ALLEGIANCE: **Commission Member Jaffarian**

1. **ELECTION OF NEW CHAIR AND VICE CHAIR**

City Clerk Link provided the Oath of Office for re-appointed Commission Member Ted Hoffman for his continued service on the Planning Commission.

M/S Jaffarian/Hoffman to postpone the election of a new Chair and Vice Chair to the next regular meeting on August 12, 2015.

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

ABSENT: Hedges

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

3. **PUBLIC COMMENTS: None**

4. **APPROVAL OF MINUTES:**

❖ **Minutes of Regular Meeting of June 10, 2015**

Recommended Action: Approval (Deputy City Clerk)

M/S Rigler/Jaffarian to approve the minutes of regular meeting of June 10, 2015, as written

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

ABSENT: Hedges

5. **CONTINUED PUBLIC HEARINGS:**

A. **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: Continue off-calendar** (Planning Director)

Planning Director King stated this item is being continued off calendar to allow for staff to prepare the additional information received from surrounding communities on regulating small animals.

6. PUBLIC HEARING:

- A. **Conditional Use Permit 2015-15** (Purlinsky): A request for approval to allow two detached accessory buildings consisting of a 1,215 square-foot workshop and a 1,794 square-foot carport at 5142 Viceroy 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 accessory building was started and was issued a stop order until proper permits are applied for. Planner Robles stated that the applicant was asked to have the building match the home, per input from the Architectural Review Subcommittee's (ARC). The project meets zoning requirements, staff recommends approval.

In response to Chair Leonard, Planner Robles stated that the metal carport and the wood structure share a wall, so is considered one accessory building.

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

Mike Thompson asked that a western themed look be required of the accessory buildings, noting that what is being presented are metal buildings.

Nikolai Purlinsky, Applicant, asked for the Commission's consideration as he would like to complete his project. In response to the Commission Members' questions, Mr. Purlinsky explained that he requires an enclosed area as he takes care of his elderly mother, who cannot be left alone and accompanies him when he goes to work in the accessory building. He confirmed that no business will be conducted in the accessory buildings; no habitable room will be added. He noted that the carport which is set up to accommodate horses and the adjoining building were already on the property when he moved in; only the workshop is being added.

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

Member Jaffarian suggested adding a condition asking the applicant to work with staff and the ARC for final approval on the look of the building.

Chair Leonard stated that the structure seems too large, and that the carport and adjoining wood framed structure appears to be two separate buildings; noting that he agreed with comments made by Member Jaffarian.

M/S Jaffarian/Hoffman to adopt Resolution 2015-39, to approve Conditional Use Permit 2015-15, to allow two detached accessory buildings consisting of a 1,215 square-foot workshop and a 1,794 square-foot carport at 5142 Viceroy Avenue; adding a condition requiring a final approval on the architectural appearance, working with staff and the Architectural Review Subcommittee.

AYES: Hoffman, Jaffarian, Rigler

Motion Passed

NOES: Leonard (due to height of largest building)

ABSENT: Hedges

An amended motion was made by Chair Leonard to have the building height lowered. The motion died due to a lack of a second.

B. Conditional Use Permit 2015-16 (Swank): A request for approval to allow a detached accessory building consisting of a 1,500 square-foot storage building at 2470 Vine 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 stated that the ARC asked for a change of the industrial appearance; the applicant had already purchased the materials, so changes are not an option. Staff recommends approval.

In response to Member Jaffarian, Planner Robles stated that demolition permits are pulled through the Building Department for the structure's entire removal.

In response to Member Rigler, Planner Robles stated that the animal keeping area stops at the concrete slab.

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

Mr. Swank, applicant, stated that all engineering, drawings and final ground plans have been completed and paid for; he added that he had visited the surrounding neighborhood for compatibility. He is now beginning the application process.

Mike Thompson noted his concern with yet another steel building request; adding that the Commission has the power to require the look.

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

Member Jaffarian stated that with some cosmetics, the building could look western; suggesting that the applicant work with staff and ARC for a final approved look.

Chair Leonard agreed for the requirement of a western look, currently it does not look like a barn.

M/S Jaffarian/Rigler to adopt Resolution 2015-37, to approve Conditional Use Permit 2015-16, to allow a detached accessory building consisting of a 1,500 square-foot storage building at 2470 Vine Avenue; adding a condition to have a final architectural approval by ARC, and revise Condition 12 to note to verify that old buildings are gone prior to the new permit being issued.

AYES: Leonard, Hoffman, Jaffarian, Rigler

Motion Passed

ABSENT: Hedges

C. **Variance 2015-02** (Cordero): A request for a variance from the 100-foot rear yard setback requirement of Chapter 18.13 (A-1 Zone) of the Norco Municipal Code, to allow the construction of a residential home with a minimum rear yard setback of about 33 feet, on a vacant parcel identified with the Assessor's Parcel Number of 125-030-057, located on the west side of Valley View Avenue and south of Third Street, and 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. Staff recommends approval, due to the non-conforming lot size.

Vice Chair Hoffman questioned if utility access on the north end had an easement, in response, Director King stated that only a storm drain easement needed to be provided on the plan, a utility easement is not required to be shown. Vice Chair Hoffman asked about restricting animals on this irregular property; Director King remarked that this is a variance request for the setback only, not pertaining to the use of the property.

Member Jaffarian inquired about street improvements or cash-in-lieu option, Director King stated that the Public Works/Engineer makes the determination. In response to Member Jaffarian, Director King confirmed that a restriction on the animal-keeping area and the number of animals can be done with this variance.

Chair Leonard stated that a cash in-lieu is considered on a case-by-case basis. He inquired if staff had addressed the mound of dirt on the lot making it appear raised. Planner Robles stated that a grading plan will be required.

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

Jose Cordero, applicant, asked for the Commission's consideration.

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

Member Jaffarian recommended the addition of a condition to notate a minimum contiguous animal keeping area be required.

Vice Chair Hoffman asked that Condition 7 – cash in-lieu of street improvements be removed.

M/S Jaffarian/Hoffman to adopt Resolution 2015-36, to approve Variance 2015-02, to allow a variance from the rear yard setback requirement in the Norco Municipal Code Section 18.13.16 (Yard Spaces) to allow the construction of a residential home with a minimum rear yard setback of about 33 feet, on a vacant parcel identified with the assessor's parcel number 125-030-057; adding a condition requiring a minimum contiguous animal-keeping area, and removing Condition 7 for the option of a cash in-lieu of street improvements.

AYES: Leonard, Hoffman, Jaffarian, Rigler
ABSENT: Hedges

Motion Passed

D. Zone Code Amendment 2015-05 (City): A request to amend the C-4 zone permitted uses. **Recommended Action: Approval** (Planning Director)
Planning Director King presented the staff report on file in the Planning Department. He reviewed the numerous previous discussions by both the Commission and the original Working Group, to provide zoning options to allow dual uses of commercial buildings in C-4 zone, to help bring in more commercial use. Staff recommends making the recommendation to the City Council.

In response to Member Jaffarian, Director King explained the clause that will allow staff to bring potential dual uses within the zone for the Commission's review.

Member Rigler commended staff for a great job clarifying the intent of this zone code amendment.

Chair Leonard shared that he was on the original Working Group, this will allow more multi-functional usage within the zone, and bring some diversity in use on smaller lots.

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

Linda Dixon cautioned the Commission on the broad scope of uses noted.

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

M/S Jaffarian/Hoffman to adopt Resolution 2015-35, to recommend that the City Council approve Zone Code Amendment 2015-05, amending Chapter 18.23 "C-4" (Commercial) Zone, with any related cross-references in other chapters as needed to amend the permitted and conditionally-permitted uses.

AYES: Leonard, Hoffman, Jaffarian, Rigler
ABSENT: Hedges

Motion Passed

Under discussion:

Member Jaffarian commended the work done on this zone code amendment, should be used as a model on future projects.

7. BUSINESS ITEM:

- A. **Site Plan 2015-14** (Tomaino): A request for approval to allow a detached accessory building consisting of a 448 square-foot shade structure (palapa) at 2662 Vandermolen Drive 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. She explained that the palapa was constructed by a previous owner, the new owner wanted to bring it to code by applying for the proper permit. Staff recommends approval.

M/S Jaffarian/Rigler to adopt Resolution 2015-38, to approve Site Plan 2015-14, to allow a detached accessory building consisting of a 448 square-foot shade structure (palapa) at 2662 Vandermolen Drive.

AYES: Leonard, Hoffman, Jaffarian, Rigler

Motion Passed

ABSENT: Hedges

- B. **Architectural Review 2015-03 of Conditional Use Permit 2008-09** (Andrade Architects): Architectural review of a proposed concession/kitchen and clubhouse building in the approved Silverlakes concessions area. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He explained that a City Council Resolution adopted in 2011, for restating the conditions of approval, requires an architectural review by the Planning Commission, which included a revised site plan to include a permanent concession area as opposed to a mobile one. The architecture is all that is being reviewed with this report. The building will be within the flood zone, below the flood plain, and will have engineering requirements to be followed. Staff recommends approval.

Director King stated that the City Attorney was unable to attend the meeting due to a conflict in his schedule; and that the applicant was not available due to the late notice of this meeting.

Vice Chair Hoffman asked for a ten minute recess to allow the public present to review the plans and make comments to the Commission.

Recessed: 8:26 PM

Reconvened: 8:40 PM

Chair Leonard noted concerns on the architecture, stating that it does not fit the equestrian theme, it appears modern.

Chair Leonard invited the public to speak.

Linda Dixon noted that this project will bring world class events to Norco; adding that she likes architect, it is phenomenal. She encouraged the Commission to approve this project.

Karen Leonard noted her concern that promises were made to the locals, which do not seem to be followed, and it appears too contemporary, not western.

Chair Leonard brought discussions back to the Commission.

Member Rigler noted his excitement that this project is being brought forth, stating to the public that all should get involved. Adding that he would like more of an equestrian theme.

Member Jaffarian stated that the project is an excellent use of a small foot print. There is no other venue in Southern California that could hold these types of events.

Vice Chair Hoffman exclaimed that this will bring new businesses to Norco; he agreed that it is a good use of space and the facility will cater to high-end equestrian riders.

Chair Leonard stated that the facility is cutting out local vendors, as was promised by the vendor; noting his concern with the lack of a western theme that the City pushes on the residents or other businesses.

M/S Jaffarian/Hoffman to adopt Resolution 2015-34, to approve Architectural Review 2015-03 for Conditional Use Permit 2008-09, for architectural approval of a concession/kitchen and clubhouse building for the Silverlakes Equestrian and Sports Park.

AYES: Hoffman, Jaffarian, Rigler **Motion Passed**
NOES: Leonard (due to the lack of a western look)
ABSENT: Hedges

Under discussion:

Member Jaffarian stated that the architectural look presented is appropriate for the neighborhood, its location is separated by two miles and over the river from the City and other western themed properties.

Chair Leonard disagreed, noting that it is part of Norco, no matter where the location.

Vice Chair Hoffman shared that per the Development Agreement, a western theme was not required.

8. CITY COUNCIL MINUTES: Received and Filed

➤ City Council Regular Meeting of May 20, 2015

Director King shared that Mayor Higgins asked that a zone change be considered for the sale of medical marijuana. He added that City Manager Okoro will establish a Business Subcommittee consisting of two Council Members and two Commission Members to discuss and review this subject.

9. PLANNING COMMISSION:

A. Oral Reports from Various Committees: **None**

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

- Member Rigler inquired about a recently approved accessory building for animal keeping, it was approved based on the removal of existing building or applying for a permit for it to remain. He stated when he checked with the Building Department, he was told that permits were not required. Director King suggested that a discussion be brought back on a better monitoring of the conditions set by approval.
- Member Rigler noted that many metal buildings are being presented to the Commission, for which causes concerns as prefer no more airplane hangars. Director King suggested that a discussion be brought forth.
- Vice Chair Hoffman asked staff to bring back the telecommunication tower recently approved at Hidden Valley Pkwy, as he now has a better understanding of the FCC testing already required and would like to remove the additional testing required for the City.
- Member Jaffarian asked that a discussion be brought back regarding stock piling, evaluating it and review more stringent rules.

10. ADJOURNMENT: Chair Leonard adjourned the meeting at **9:03 PM**

Respectfully submitted,

Steve King, Secretary
Planning Commission

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