



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
January 13, 2016

CALL TO ORDER: **7:00 p.m.**

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

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

PLEDGE OF ALLEGIANCE: **Chair Hedges**

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

2. PUBLIC COMMENTS:

Bonnie Slager, Norco Horsemen's Association President, shared information on upcoming events, a bench dedication to Charles Hemmings, the previous Animal Control Superintendent, scheduled on Saturday, January 16, at 2:00 p.m.; and the NHA is hosting the Town Hall Meeting on January 25, at 6:30 p.m. at Nellie Weaver Hall. She invited the Commission and all present to attend both events.

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting of December 9, 2015;

Recommended Action: Approval (Deputy City Clerk)

M/S Leonard/Jaffarian to approve Planning Commission Regular Meeting minutes of December 9, 2015, as written.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER Motion Passed

4. PUBLIC HEARING:

A. **Conditional Use Permit 2015-38** (Preciado): A request for approval to allow a temporary mobile home for the elderly at 3180 Cutting Horse Road 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. The temporary mobile home is for the property owner's widowed sister, who is 63 years old. It is to be located at the rear of property; this is an allowed in the residential zone by CUP. The site meets all requirements; staff recommends approval.

In response to Member Rigler, Planner Robles explained the process the applicant must follow annual by filing a request to continue having the temporary mobile home and confirming that an elderly family member is still living there.

Chair Hedges asked why 3 bedrooms are needed; Planner Robles verified with the applicant that due to her husband's recent passing, she cannot part with his things and needs room to store.

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

A letter of opposition was received from **Jeff and Michelle Glenn**, neighboring the property, introduced by Planner Robles.

Josephine Preciado, applicant, explained that she is still getting over her husband's passing and is having a hard time letting go of his things; she stated she would like to store everything until such time she can separate from them.

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

Vice Chair Leonard stated that upon visiting the site, the placement of the mobile home will not affect the neighbor's PAKA; as such he does not have any issues with this request.

Member Azevedo has also visited the location; he noted there appears to be some elevation changes but should not be an issue with neighbor.

Member Jaffarian concurred; it is a good location, near the shed and will not obstruct any view.

M/S Jaffarian/Rigler to adopt Resolution 2016-04, to approve Conditional Use Permit 2015-38, to allow a temporary mobile home for the elderly at 3180 Cutting Horse Road.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER Motion Passed

- B. **Conditional Use Permit 2015-36** (Hicks): A request for approval to allow two additional animal units at 4436 Corona Avenue located within the R-1-10 (Residential – Single Family) Zone. **Recommended Action: Approval** (Senior Planner)

Vice Chair Leonard recused himself, due to possible conflict.

Senior Planner Robles presented the staff report on file in the Planning Department. She stated the property is zoned to allow for two horses, but the applicant currently has four; this request is to remedy a Code Compliance case for the proper permit needed. An Animal Control Officer has visited the property, and although the standard recommendation is to allow three horses, the Officer has determined the property provides a safe environment and can accommodate the four animals. No open animal keeping area is required but can be required by the Planning Commission. Staff recommends approval.

Member Azevedo questioned the footage of the property; in response, Planner Robles stated she had determined that the lot is large enough to accommodate the animals by visiting the property and viewing it via an aerial photo.

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 Jaffarian/Azevedo to adopt Resolution 2016-03, to approve Conditional Use Permit 2015-36, to allow two additional animal units for a maximum of four animal units on the property located at 4436 Corona Avenue.

AYES: HEDGES, AZEVEDO, JAFFARIAN, RIGLER Motion Passed
ABSTAIN: LEONARD

- C. **Conditional Use Permit 2015-37** (Hubbard): A request for approval to allow a detached accessory building consisting of a 1,200 square-foot storage building at 5294 Roundup 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 shared that only one comment was received from the Architectural Review Subcommittee (ARC) regarding the industrial look as not being compatible with the surrounding neighborhood. As presented all requirements are met; staff recommends approval.

In response to Commission questions, Planner Robles stated that the distance at the north of the property, with a slope, was taken into consideration on coverage percentage, and that staff did not measure the entrance gate.

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

Bryan Hubbard, applicant, confirmed that he will be getting a permit for the retaining wall, and that the fence will be chain link.

In response to Vice Chair Leonard, Planner Robles explained that older developments have a 12-foot side-gate opening, only the newer properties require a 15-foot opening.

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

Member Jaffarian asked that a condition be added to clarify the allowance of the 12-foot side access to the back yard, to alleviate issues in the future.

M/S Jaffarian/Rigler to adopt Resolution 2016-02, to approve Conditional Use Permit 2015-37, to allow a detached accessory building consisting of a 1,200 square-foot storage building at 5294 Roundup Road; adding a condition noting the allowance of the 12-foot side access.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER Motion Passed

- D. **Conditional Use Permit 2014-17** (Moser): A request for approval to allow a detached accessory building consisting of a 2,880 square-foot mare motel cover at 2697 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. All requirements are met; staff recommends approval.

In response to Member Jaffarian, Planner Robles explained that there is no difference between covered stalls and a mare motel cover; she noted the term used was noted on the application.

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

Carrie Kelleher questioned drainage, as a neighboring property she was concerned, in response, Planner Robles stated that this would be reviewed by the Engineering Department at permit process.

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

M/S Jaffarian/Rigler to adopt Resolution 2016-01, to approve Conditional Use Permit 2014-17, to allow a detached accessory building consisting of a 2,880 square-foot mare motel cover at 2697 Sierra Avenue.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER Motion Passed

- E. **Conditional Use Permit 2014-10/Variance 2014-05** (Swaminarayan Gurukul-USA/Patolia): A request for approval to allow the development of a temple and cultural center on a vacant parcel (APN 130-240-031) located on the west side of Norconian Drive, between Norco Drive and Fifth Street, within the A-1-20 (Agricultural Low Density) Zone. A variance is being requested from the maximum allowed height of 35 feet to allow a building dome height of about 46 feet. **Recommended Action: Continue the project to February 10, 2016** (Senior Planner)

Senior Planner Robles stated this item is being continued to allow the applicant time to provide information needed for the presentation to the Commission, it will be presented on February 10, 2016.

5. BUSINESS ITEMS:

- A. **Site Plan 2015-17, Modification No. 1** (Hernandez): A request for approval to modify the height of an approved detached accessory building consisting of a 852 square-foot garage at 1037 Second Street 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 structure was previously approved at a height of 13 feet 6 inches by the Commission. The modification for an increase of the height, to 16 feet 10 inches, is being

requested to match the pitch height of the main house. This can be approved at the Planning Commission's discretion. Staff recommends approval, due to the compatibility with the home.

Vice Chair Leonard noted concern with not following the Norco Municipal Code, would have been in favor of an increase of inches but not feet.

Member Rigler and Chair Hedges concurred, concerned that more would be requested if allowed.

Members Jaffarian and Azevedo had no issues with the request, noting that having the garage and house attached and matching heights provides for a good aesthetics, a continuous look, and is the norm.

M/S Jaffarian/Azevedo to approve Site Plan 2015-17, Modification No. 1, to allow the change in height from 13 feet 6 inches to 16 feet 10 inches, to match the pitch and height of the existing house.

AYES: AZEVEDO, JAFFARIAN

Motion Failed

NOES: HEDGES, LEONARD, RIGLER

6. CITY COUNCIL MINUTES:

Received and Filed

- City Council Special Meeting of December 2, 2015

7. PLANNING COMMISSION:

A. Oral Reports from Various Committees

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

- Planning Director King asked the Commission its preference in starting discussions for the review of the Norco Egg Ranch property, its land use requirements, etc.

Chair Hedges suggested having a joint workshop with the City Council.

Member Jaffarian suggested that a subcommittee be set first to lay the frame work; it should include two Planning Commission Members and staff; then follow-up with a joint meeting once the ground work has begun.

Vice Chair Leonard and Member Jaffarian volunteered for the subcommittee; Member Azevedo offered to be an alternate should one not be able to attend a meeting.

8. ADJOURNMENT: Chair Hedges adjourned the meeting at **7:55 p.m.**