



**CITY OF NORCO
PLANNING COMMISSION REGULAR MEETING MINUTES**

**Wednesday, May 11, 2016
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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

ROLL CALL: Patricia Hedges, Chair - **Present**
Robert Leonard, Vice Chair - **Present**
Danny Azevedo, Commission Member - **Present**
Phil Jaffarian, Commission Member - **Present**
John Rigler, Commission Member - **Present**

PLEDGE OF ALLEGIANCE: **Commission Member Rigler**

APPEAL NOTICE: **Read by Director Steve King**

1. PUBLIC COMMENTS: None

2. APPROVAL OF MINUTES:

A. Minutes of Regular Meeting of April 13, 2016. **Recommended Action: Approval** (Deputy City Clerk)

Due to unfortunate circumstances, the approval of the minutes for April 13, 2016, was continued to the next regular Planning Commission meeting.

3. PUBLIC HEARINGS:

A. **Conditional Use Permit 2016-14 (Marguet):** A request to expand the uses allowed with a non-conforming use located at 1800-1830 Fifth Street (APN's 129-220-002, 129-220-008) in the C-G (Commercial General) zone. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He explained that the Norco Municipal Code (NMC) allows for the expansion of a non-conforming use upon approval of a Conditional Use Permit (CUP) to make the property more marketable.

The current operation has been at the present location for 28 years and while this is not the long term best use of the property, a contractor's storage yard can be considered an interim use. The applicant is requesting an expansion of the non-conforming use so that similar type businesses can occupy the site. That way the site would continue to generate sales tax, rather than sit abandoned.

Member Rigler stated his concern with possible storage of vehicles or manufacturing equipment and how future operations can be monitored; he asked if the City would

require a block wall or chain link fence screening. Director King responded that Condition No. 6 does not allow vehicle storage for more than 96 hours and staff has discussed different scenarios with the appearance and use of building.

Member Jaffarian expressed that the public would report non-ordinary business operations to the City. In response regarding inspections being done on an annual basis, Director King explained that the Council directed staff to perform annual inspections and that the applicant is aware of these.

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

William Marguet, applicant, addressed the Commission and explained that he currently is inspected by four different agencies, on multiple levels. Mr. Maguet did not remember City notifying him of any zone changes and is requesting Commission approval for continued same usage on the property.

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

M/S JAFFARIAN/LEONARD to adopt Resolution 2016-29, to approve Conditional Use Permit 2014-14, to expand operation of a non-conforming land use (Canon Coating) to expand what is allowed with the contractor's storage yard land use at 1800 and 1830 Fifth Street; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- B. **Conditional Use Permit 2016-10 (Campos):** A request for approval to allow a detached accessory building consisting of a 1,344 square-foot garage and workshop building at 1551 Longhorn Way located within the Norco Hills Specific Plan (NHSP) Amendment No.1 (Ito Farms).

Recommended Action: Approval (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. All requirements were met; staff recommends approval.

Member Jaffarian stated his concern with the size of the open animal area, noting its insufficient size; Planner Robles noted that she did not calculate the lot coverage.

In response to Member Rigler's concern with the area behind proposed building; Planner Robles confirmed that the area behind the building is all slope.

Member Azevedo pointed out that there is no room for animal keeping, except for goats.

Vice Chair Leonard questioned if the property was an A-1-20 lot. Planner Robles confirmed the zoning allows for animal keeping, and these lots were created prior to the Primary Animal Keeping Area (PAKA) requirements.

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.

Member Jaffarian stated slope(s) should not be included as part of the lot coverage, for the requirements of an accessory building.

Vice Chair Leonard agreed, noting that the City charter states “large lots and animal keeping”. If this accessory building is approved, it would take up much of the property and destroy the lot.

M/S JAFFARIAN/LEONARD to deny Resolution 2016-22, to approve Conditional Use Permit 2016-10, to allow a detached accessory consisting of a 1,344 square-foot garage and workshop building at 1551 Longhorn Way; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- C. **Conditional Use Permit 2016-15 (Wrye):** A request for approval to allow a detached accessory building consisting of a 2,000 square-foot workshop/storage building at 4760 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 provided an overview of a previous presentation, which was denied without prejudice by the Commission, directing the applicant to modify the plan based on concerns that access to the structure crossed over the proposed location of the required open animal keeping area. The applicant has not moved the location of the building, but revised the plans that now show two options for access.

Vice Chair Leonard wanted clarification if the PAKA was up against the back fence and its turning radius at 25 feet. Planner Robles confirmed that was correct.

Member Jaffarian interjected and pointed out that the plan indicates a 35-foot turning radius.

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

Vice Chair Leonard preferred sheet one best, adding a condition of keeping the distance at 35 feet.

Member Azevedo concerned that the lot is being destroyed, he would like to see another option for an animal keeping area.

Member Rigler concerned with the accessory building location and would allow the animal keeping area to be cemented in.

Member Jaffarian recalled reviewing this project at the last meeting, and thought more options had been given; adding that the current proposed usage is not an ideal situation for animal keeping. This project was already denied once, without prejudice, therefore the applicant can appeal to the City Council.

Chair Hedges expressed concern with the animal keeping area being used as turn-around for motorhome.

M/S JAFFARIAN/LEONARD to deny Resolution 2016-28, to approve Conditional Use Permit 2016-15, to allow a detached accessory building consisting of a 2,000 square-foot workshop/storage building at 4760 Roundup Road; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- D. **Conditional Use Permit 2016-05 (Spates):** A request for approval to allow a detached accessory building consisting of a 2,430 square-foot Recreational Vehicle (RV) storage building at 4095 California 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. The project was provided to the Architectural Review Sub-Committee (ARC), both members were concerned with the building's industrial look. The applicant expressed willingness to make changes to the structure to look less industrial, such as adding windows, barn style doors, and vertical ribs, along with extending eaves on the structure.

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.

Vice Chair Leonard suggested a condition be added to require that the "little" unpermitted building be removed when the new permit is issued.

Member Rigler pointed out other accessory buildings in the neighborhood were not that close to the street; this would be non-conforming for the area.

Member Jaffarian complimented applicant for keeping the structure under 20 feet; noted concern with the proximity to neighbors and having such a large structure.

M/S LEONARD/AZEVEDO to adopt Resolution 2016-21, to approve Conditional Use Permit 2016-05, to allow a detached accessory building consisting of a 2,430 square-foot Recreational Vehicle (RV) storage building at 4095 California Avenue, adding a condition to require removal of small unpermitted structure; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN

NOES: RIGLER

ABSENT: NONE

ABSTAIN: NONE

- E. **Conditional Use Permit 2016-09 (Happoldt):** A request for approval to allow one additional dog above the four dog limit at 1599 Longhorn Way located within the Norco Hills Specific Plan (NHSP) Amendment No.1 (Ito Farms). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the applicant currently has four dogs; is requesting the allowance of a fifth dog, which has been temporarily allowed under a Foster Permit issued by Norco Animal Control. She noted that all dogs are housed inside the residence.

In response to Member Azevedo, Planner Robles confirmed the breed of dogs and that they are kept indoors.

Vice Chair Leonard suggested that a condition be added to note that the CUP is not transferable at sale of the property, and the property cannot be turned into a dog rescue.

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 2016-24, to approve Conditional Use Permit 2016-09, to allow one additional dog for a maximum of five dogs on property located at 1599 Longhorn Way, adding a condition stating that the CUP is non-transferrable, and cannot be turned into a dog rescue; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- F. **Conditional Use Permit 2016-08 (Hyde):** A request for approval to allow a detached accessory building consisting of a 7,200 square-foot covered arena at 3659 Pedley 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 indicated that the project is proposed as a steel constructed arena, with brick red colored framing and a regal white roof with all sides open; and a maximum height of 20 feet. Staff recommends approval.

In response to Member Jaffarian, Planner Robles confirmed that all structures were considered in lot coverage calculation.

Vice Chair Leonard stated concerns of owner intentions with an arena of that size; potential for a commercial business at residence. Director King advised that a commercial business is not allowed in the A-1-20 Zone; noting that the code does allow for a boarding stable.

Member Rigler asked for clarification of an open animal keeping area, if is it described as an area where animals can roam freely. He noted that a large part of the open animal keeping area is in a path of vehicle travel. Director King explained that a PAKA can be covered up to 40 percent, where as an open animal keeping area is open.

Member Jaffarian shared that while in North Carolina, the residents think Norco's horse keeping requirements are similar to the size of dog runs; North Carolina requires one horse per acre.

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

Donna Hyde, applicant, thanked the Commission and invited them to stop by to visit her ranch.

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

Vice Chair Leonard stated he fears that a commercial roping operation will take place at the residence and will affect the neighborhood. He requested a condition be added which would not allow a commercial team penning/roping operation at property.

Member Jaffarian expressed that if any kind of professional business operated at the location, neighbors could file a complaint with the City; adding that other boarding facilities in town run clinics without a problem.

Chair Hedges replied that the City regulates home based businesses and if the code allows usage, than project should be allowed.

Member Azevedo noted that he would rather see animals under the covered arena, instead of RV's.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2016-23, to approve Conditional Use Permit 2016-23, to allow a detached accessory building consisting of a 7,200 square-foot covered arena building at 3659 Pedley Avenue; the motion was carried by the following roll call vote:

AYES; HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER
NOES; NONE
ABSENT; NONE
ABSTAIN: NONE

- G. **Zone Code Amendment 2016-01 (DeKruyf Family Trust):** A request to add car wash as an allowed ancillary use to gas stations in all commercial zones. **Recommended Action: Approval**

Planning Director King present the staff report on file in the Planning Department. He reviewed the original impetus to remove car washes as permitted uses because they do not generate sales tax while they take up limited commercial property, including that was a proliferation of these uses. If approved the proposed zone code amendment would add car washes as a permitted ancillary use only to fuel service stations in the C-G Zone. Due to noise nuisance that can be caused, a noise analysis has been prepared for the proposed automatic car wash, to be located at the fuel service station in the Norco Village Center. The noise impact was calculated from the exit of the car wash tunnel to the nearest homes which are in Corona, while using the City of Corona noise standards. Also, the project will need additional mitigation measures to meet the City of Norco noise guidelines for the homes in Norco.

Vice Chair Leonard wanted verification that the car wash would be coin operated, not like Shell Station on Hamner Avenue and Chevron station located on Sixth Street.

Member Rigler expressed there was a hearing several months ago on the shopping center and the issues of noise, hours of operation, restriction on deliveries, along with noise barrier walls and the direction of the car wash tunnel were addressed then.

Member Jaffarian recommended adding conditions on limiting hours of operation, and a describing of the noise requirements.

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

Timothy Reeves with Lewis Development stated there will be limited hours on businesses along with noise barrier walls. The limited hours or other conditions could be written into the C.C. & R's.

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

Member Azevedo has professionally constructed two quiet car washes and opposes the old-style car washes; he has no problem with the new ones.

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-27, recommending to the City Council that Zone Code Amendment 2016-01 be approved amending Section 18.29.20 of the Norco Municipal Code (C-G Zone) to add car washes as a permitted ancillary use to a fuel service station in the C-G Zone; the motion carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

4. BUSINESS ITEMS:

- A. **Site Plan 2016-07** (Stanhoff): A request for approval to allow a detached accessory building consisting of a 490 square-foot BBQ shade structure at 3400 Cutting Horse Road located within the Norco Ridge Ranch Specific Plan. **Recommended Action: Approval** (Senior Planner)

Planning Aide Lestina presented the staff report on file in the Planning Department. All requirements were met; staff recommends approval.

In response to Member Jaffarian, Planning Aide Lestina clarified that there are solid and open walls.

Chair Hedges invited those wishing to speak.

Rachel Stanhoff, property owner/applicant, confirmed the structure will only have three open sides; adding that the closed side is to not bother neighbors.

Chair Hedges brought discussion back to commission.

Vice Chair Leonard stated he liked the layout and was glad the owner left the PAKA alone.

M/S JAFFARIAN/LEONARD to adopt Resolution 2016-25, to approve Site Plan 2016-07, to allow a detached accessory building consisting of a 490 square-foot BBQ shade structure at 3400 Cutting Horse Road.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- B. **Site Plan 2016-08** (Seguin): A request for approval to allow a detached accessory building consisting of a 160 square-foot Garden Shed at 309 Latigo Court located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)

Planning Aide Lestina presented the staff report on file in the Planning Department. All requirements are met; staff recommends approval.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2016-28, to approve Site Plan 2016-08, to allow a detached accessory building consisting of a 160 square-foot garden shed AT 309 Latigo Court.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Discussion:

- Member Jaffarian, in response to item 4.B., suggested that when a significantly smaller structure, less than 864 square-foot, could be approved at staff level or limits should be raised. In response, Senior Planner Robles stated the garden shed presented was not the only accessory building on the property and exceeded 15% of the lot coverage.

5. PLANNING COMMISSION / STAFF COMMUNICATIONS: **None**

A. Oral Reports from Various Committees

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

ADJOURNMENT: Chair Hedges adjourned the meeting at **8:32 p.m.**

Respectfully submitted,

Steve King, Secretary
Planning Commission