



**CITY OF NORCO  
CITY COUNCIL REGULAR MEETING MINUTES**

**Wednesday, September 7, 2016  
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

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**CALL TO ORDER:** 6:00 p.m.

**ROLL CALL:** **Present:**  
Kevin Bash, Mayor  
Greg Newton, Mayor Pro Tem  
Robin Grundmeyer, Council Member  
Berwin Hanna, Council Member  
Ted Hoffman, Council Member

City Manager Okoro requested to add one anticipated litigation case to Closed Session.

**M/S BASH/HOFFMAN to add one anticipated litigation case to Closed Session. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

The City Council recessed to Closed Session (Section 54954) to consider the following matters:

**CLOSED SESSION:**

**§54956.9(d)(2) – Conference with Legal Counsel – Anticipated Litigation**  
Two Cases

**§54956.95 – Liability Claims**

Claimant: Kyle Harrington  
Agency Claimed Against: City of Norco

Claimant: Kodie McAulay  
Agency Claimed Against: City of Norco

Claimant: Carol Mary-Anne Batts, et al.  
Agency Claimed Against: City of Norco

**RECONVENE PUBLIC SESSION:** 7:03 p.m.

Mayor Bash reconvened the Public Session in honor of Art Boster.

**REPORT OF ACTION(S) TAKEN IN CLOSED SESSION - §54957.1: (City Attorney)**

City Attorney John Harper indicated that there was no reportable action from Closed Session.

**PLEDGE OF ALLEGIANCE:** Mayor Kevin Bash

**INVOCATION** Beacon Hill AG – Swahili Faith Community,  
Associate Pastor Daniel Kitheka

**PROCLAMATION:** Constitution Week – September 17-23, 2016  
Lisa Howison, Daughters of the American  
Revolution

Mayor Bash presented a proclamation to Lisa Howison of the Daughters of the American Revolution for Constitution Week and asked Norco residents to reaffirm the ideals of the Framers of the Constitution.

**INTRODUCTION:** Aileen Flores, Government Affairs  
Representative, Southern California Edison

Ms. Aileen Flores commented briefly on her responsibilities at Southern California Edison and her role as a liaison to the City. Ms. Flores also provided a brief history of her experience with local government and regional agencies. She said is eager to assist the City and looks forward to the partnership.

**CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:**

1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:

Council Member Grundmeyer:

- Attended a Corona Norco Unified School District Norco Schools Committee meeting on August 29<sup>th</sup>. New CNUSD staff members were introduced and the City received updates on the modernization projects for Norco schools.
- Attended the Red Ribbon Week celebration event. Council Member Grundmeyer noted that there is a need for judges for the posters and media submitted by students and encouraged Council, staff and residents to volunteer as judges. Judging will take place on November 1, 9am – 2pm in Council Chambers.

Council Member Hanna:

- Attended the student welcome event a Norco College on August 27<sup>th</sup>. Riverside Transit Agency had a bus on display at the event to educate the students on the advantages of using public transportation.

Council Member Hoffman:

- Attended a meeting of the California Rehabilitation Center Citizens Advisory Committee on August 23<sup>rd</sup>. The inmates are working with dogs and on October 3<sup>rd</sup>

their story will showcase their work on the Animal Planet channel. Also discussed was improving communication between the California Rehabilitation Center and the City.

- Attended the swearing in event of the new Navy commanding officer on August 25<sup>th</sup>.
- Attended the Brothers in Arms Charity Football Games in August.
- Attended a meeting of the Section 106 historical resources process regarding the Lake Norconian Historical District.

Mayor Pro Tem Newton:

- No report given.

Mayor Bash:

- Recently was appointed to the March Air Force Base “Save the Hangars” Committee.
- Attended the Corona Norco Unified School District Measure GG Citizens Advisory Committee presentation on September 6<sup>th</sup>.
- Attended the student welcome event at Norco College on August 27<sup>th</sup>.
- Attended a photo opportunity event today with Lewis Retail Centers for the Norco Village project at River Road and Corydon.
- Commented on the Senior Scam Stopper Seminar hosted by Senator Richard Roth and the California Contractors State License Board. The event will be held at the Rose M. Eldridge Senior Center on September 22<sup>nd</sup>, 12:00 – 2:00 p.m.
- Commented on the City’s September 11<sup>th</sup> event at 5:30 a.m. at Fire Station #47. All are welcome to attend.

2. CITY COUNCIL CONSENT ITEMS:

Council Member Hoffman pulled Item 2.C. Council Member Hanna pulled item 2.E.

**M/S NEWTON/GRUNDMEYER to approve the remaining Consent Calendar items as presented. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- A. City Council Regular Meeting Minutes of August 17, 2016. **Action: Approved the City Council regular meeting minutes.** (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved.** (City Clerk)
- C. Acceptance of Bids and Approval of Purchase for Replacement of One-Ton Service Truck for the Public Works Department. **Pulled for discussion.** (Director of Public Works)

D. Proposed Cancellation of the October 5, 2016 City Council Regular Meeting. **Action: Cancelled the October 5, 2016 City Council regular meeting.** (City Clerk)

E. Fiscal Year 2015-16 Fire Hydrant and Isolation Valve Assessment, Testing and Information Management Program Results. **Pulled for discussion.** (Director of Public Works)

3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR

2.C. Acceptance of Bids and Approval of Purchase for Replacement of One-Ton Service Truck for the Public Works Department. (Director of Public Works)

Council Member Hoffman pulled this item to thank staff for helping select a local dealer.

**M/S HOFFMAN/BASH to accept bids submitted for the purchase of a one-ton service truck and authorized purchase from Hembrog Ford in the amount of \$52,725.75. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

2.E. Fiscal Year 2015-16 Fire Hydrant and Isolation Valve Assessment, Testing and Information Management Program Results. (Director of Public Works)

Council Member Hanna referenced the Hydrant Summary Report and noted that there are 32 hydrants out of service for repair. Director Blais clarified that the report was prepared by a consultant and reported to the City of 32 hydrants needing repair. Staff has completed most repairs, with seven (7) currently not in service due to extensive repairs. Director Blais estimated a 45-day schedule for the repairs. Council Member Hanna expressed that it not safe to have hydrants not in service.

Council Member Hoffman referenced the summary reports and commented on the hydrants that cannot be located. In response, Director Blais indicated that information on the reports means that 121 hydrants were not identified on the City's maps. The audit was to update City maps, add information to GPS, identify repairs, etc.

Jodie Webber-Filkins commented that she is astonished that there are some hydrants not in service considering it is fire season. She requested that the City share with the public which hydrants are not working. Ms. Webber-Filkins stated that while she understands the high cost of repair, she asked that staff place a high priority as it is a matter of public safety.

**M/S HANNA/NEWTON to receive and file. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**4. PUBLIC COMMENTS:**

Jeannie Hallgrimson, a Remax Allstars realtor, spoke on behalf of Mr. and Mrs. Ignacio Hermosillo who own property on Fifth Street. Mr. and Mrs. Hermosillo took out an interest-only loan with the Norco Redevelopment Agency in 2006. The loan was for improvements including a ramp to help assist Mr. Hermosillo get into his home due to his disabilities. Ms. Hallgrimson indicated that the Hermosillo's are in a short-sale situation and requested that the City work with her and her clients on a settlement before the property goes into foreclosure.

Bonnie Slager commented on the upcoming election on November 8<sup>th</sup> and indicated that Norco Horsemen's Association and RURAL are hosting a candidates forum on Thursday, September 15<sup>th</sup> at 7:00 p.m. at Nellie Weaver Hall. Candidates for various state district offices as well as the community college district will be present.

Foro Cueva asked if the fire hydrant by his home at 1425 Detroit Avenue is operable. Mr. Cueva commented that tree trimming and trail maintenance is needed. He also commented on unsightly businesses on Sixth Street. Mayor Bash referred Mr. Cueva to Public Works Director Chad Blais and Planning Director Steve King for assistance with his concerns.

Council Member Hoffman took a moment to congratulate the Fair Committee, the Parade Committee, and the Rodeo Committee for their exceptional work for the successful Norco Fair this year.

**5. DISCUSSION / ACTION ITEMS:**

- A. Proposed Temescal Avenue Traffic Calming Measures. (Director of Public Works)

Director Chad Blais reported that at the August 3, 2016 City Council meeting, Mayor Pro Tem Newton made a request to staff to begin considering traffic control measures for all residential streets as part of any planned Capital Improvement Projects. Public Works staff has identified some traffic control measures for the upcoming Temescal Avenue pavement project and is now seeking feedback and approval for the proposed improvements.

Council Member Grundmeyer commented that she agrees with the measures proposed and hopes for success so that they can be used at other school locations. Council Member Grundmeyer referenced the Streets, Trails and Utilities Commission recommendation of additional traffic enforcement in the area. Director Blais stated that the Commission sees a lack of enforcement of the "No Parking" signs. Council Member Grundmeyer asked staff

to look into the “No Parking” limitations and suggested increasing the number of “No Parking” signs.

Council Member Hoffman expressed that these measures are a good start but cautioned using too many otherwise they will be ignored. Council Member Hoffman requested that the Sheriff’s Department and staff look into the possibility of implementing a double penalty for certain violations in the school zone. Council Member Hoffman also suggested installing trail fencing, which might help as another method of traffic calming.

**M/S HANNA/BASH to approve the proposed traffic calming measures on Temescal Avenue between First Street and Second Street. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

B. Formation of a Committee to Review Lot Coverage Allowance (City Manager)

City Manager Okoro reported that at the August 10, 2016 the Planning Commission adopted Resolution 2016-47 to amend Chapter 18.30 of the Norco Zoning Code regarding lot coverage allowance in the A-1 Zone. On August 17, 2017, the City Council voted to direct the City Manager to agendize discussion on forming a committee to review lot coverage allowance. City Manager Okoro presented the option of a Business Advisory Group process. Under this process, the City Manager would request participation, along with staff, from two Planning Commission Members and two City Council Members. This process would not be subject to the Brown Act. The other option is for the City to form an Ad-Hoc Committee comprising of the City Council Members and two Planning Commission Members, along with staff. This process would be subject to the Brown Act.

Council Member Grundmeyer suggested the Ad-Hoc Committee option to allow for public participation and transparency. Council Member Hoffman indicated that if the Business Advisory Group option is chosen, any recommendations would have to come before the Planning Commission and City Council through a public meeting process. Mayor Pro Tem Newton would like to keep it open for public participation. Council Member Hanna concurred to move forward with the Ad-Hoc Committee option.

Mayor Bash recommended the formation of an Ad-Hoc Committee and appointing Mayor Pro Tem Newton and Council Member Hoffman. The Council concurred and also agreed to allow the Planning Commission to appoint two representatives.

Mike Thompson expressed his concern with only appointing Council Members and Planning Commission Members to this Committee. Mr. Thompson suggested the appointment of residents to the Committee.

**M/S BASH/NEWTON to approve the formation of an Ad-Hoc Committee, appoint Mayor Pro Tem Newton and Council Member Hoffman as the Council representatives, and direct the Planning Commission to select two Planning Commission Members to serve on the Ad-Hoc Committee. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**6. PUBLIC HEARINGS:**

- A. Ordinance No. 1007, First Reading (City).** An Ordinance of the City Council of the City of Norco Amending Chapter 14.04.720 of the Norco Municipal Code, "Water Conservation Program." Code Change 2016-04. (Director of Public Works)

Director Chad Blais reported that the proposed Ordinance revises the City's existing Chapter 14.04.720 (Water Conservation Program) of the Municipal Code to comply with the State Water Resources Control Board's (SWRCB) newly adopted requirements for all water suppliers.

Council Member Grundmeyer suggested informing residents of the changes on the City's website, Weekly Highlights and any other methods staff deems appropriate.

**Mayor Bash opened the public hearing and requested the appearance of those wishing to speak. With no one wishing to speak, Mayor Bash closed the public hearing.**

**M/S GRUNDMEYER/HANNA to adopt Ordinance No. 1007 for first reading and schedule the second reading for September 21, 2016. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- B. Ordinance No. 1008, First Reading.** Specific Plan 91-02 Amendment 7 (City of Norco): A proposal to amend the regulations for the Equestrian Residential District of the Norco Hills Specific Plan with regards to the allowed lot and pad area coverage. (Planning Director)

Director Steve King commented that this item requires some modification and requested that the Council table this Ordinance to allow staff time to revise and take back to the Planning Commission.

**M/S BASH/NEWTON to table this item. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**Mayor Bash recessed the meeting at 8:21 p.m. Mayor Pro Tem Newton reconvened the meeting at 8:29pm**

7. APPEAL HEARING:

- A. Conditional Use Permit 2016-22 (Podaca): An appeal of the Planning Commission's approval of a request to allow a detached accessory building consisting of a 2,000 square-foot hobbyshop/storage building at 3596 Pedley Avenue located within the A-1-20 (Agricultural Low Density) Zone. (Planning Director)

Mayor Bash noted that he would recuse himself from discussion and voting on this item due to conflict of interest. Mayor Bash left the dais at 8:21 p.m. Mayor Pro Tem Newton presided over the meeting.

Director Steve King reported that the request for Conditional Use Permit (CUP 2016-22) was approved by the Planning Commission on August 10, 2016 but that decision has been appealed to the City Council. The subject property is located in the A-1-20 Zone, consists of about 0.62 acres/27,007 square-feet and is developed with a single-family residential use. Director King indicated that the Planning Commission approved the CUP by a 3-1-1 vote; (3-Yes; 1-No; 1- absent).

Council Member Hoffman asked if there was any discussion at the Planning Commission meeting about the presence of a CUP for the adjoining property (day school). Director King indicated that the Commission was aware of the day school but did not recall it being a point of discussion. Director King stated that Chapter 18.56 dealing with child care centers was not discussed. Council Member Hoffman asked if any conditions were added to the CUP regarding what could be stored in the accessory building or types of uses. In response, Director King indicated there were no specific conditions incorporated in the CUP regarding storage.

Council Member Grundmeyer referenced the accessory building rendering submitted by the applicant and asked how staff holds the applicant accountable for the drawings submitted (Exhibit F). Director King stated that prior to approving the building permit and issuing a certificate of occupancy, City building inspectors inspect the structure for compliance. Council Member Grundmeyer expressed the need for more professional renderings required of the applicants.

Council Member Hanna expressed his concern for the safety of the children at the adjoining property as well as concerns regarding proper drainage.

In response to Mayor Pro Tem Newton, Director King stated that the square footage requirement for sprinklers in an accessory building is 2,500 sq. ft. or larger. Mayor Pro Tem Newton also commented on the need for more professional renderings, as it is difficult to hold the applicant accountable from a sketch. In response to Mayor Pro Tem Newton's questions regarding draining, Director King indicated that when the building permit is pulled, drainage issues would have to be mitigated.

**Mayor Pro Tem Newton opened the appeal hearing.**

Betty Bash, appellant, commented that she owns Town and Country Day School next door to the applicant. She commented on the uniqueness of her property and her family's previous successful efforts to protect open space and animal-keeping. Ms. Bash requested that a moratorium be placed on all accessory buildings until some true guidelines can be met. If not, she asked that the applicant be required to adhere to CUP restrictions that protect her rights. (Full comments made by Ms. Bash are attached as Exhibit A.)

Mr. Podaca, applicant, commented that he has followed the process outlined by the City. He indicated that the accessory building is a continuation of the remodeling that he has been doing on his property.

Linda Dixon expressed her support for property rights, but also noted the need to take into consideration neighboring properties. Ms. Dixon commented on ensuring the safety of the children at the day school. Ms. Dixon said that the City must start putting ideas together to keep the open space and animal-keeping lifestyle.

Su Bacon commented on the issue of property rights versus the rights and protections of others. She commented on the lack of staff and lack of the City's ability to monitor what has been allowed to be built. Ms. Bacon expressed that these issues are chipping away at what people had moved to, which is open space, trails, and animal-keeping. Ms. Bacon also questioned why the accessory buildings are larger than the primary residence.

Pat Overstreet commented that open space and large lots are slowly being covered by large buildings. She expressed that this accessory building will degrade the children's environment. Ms. Overstreet suggested that this item be reconsidered.

Bonnie Slager commented that the City is becoming a sea of metal buildings.

Dan Leach, father-in-law of applicant, commented that the applicant has followed the City's requirements. Mr. Leach said that the applicant is a good neighbor and has changed his property from a standard property to a beautiful home, which has won an award from the City.

Council Member Grundmeyer asked the applicant what his intended use is for the accessory building. Mr. Podaca stated that it will be used for storage of recreational vehicles and used for woodworking and metal work. In response to Council Member Grundmeyer, Mr. Podaca said that limited amounts of chemical would be stored on site; amounts ordinarily found on most properties, which will be contained safely.

In response to Council Member Hoffman, Mr. Podaca agreed to all conditions listed in the CUP.

Mayor Pro Tem asked if there would be water service, sewer, electricity, etc. Mr. Podaca said that initially just electricity. He said he will need electricity for building lighting and welding. In response to Mayor Pro Tem Newton, Mr. Podaca agreed to the conditions and stated he understood that if the use becomes other than what he is currently describing, it is considered a violation and could be required to take the building down. Mr. Podaca said it will not be a business or home occupation. Mr. Podaca also said that he is agreeable to match the color of the accessory building to his home.

There was some discussion about welding oxygen storage requirements. Fire Battalion Chief Scott Lane indicated that Fire Code does not apply to residential use. There may be requirements from County Health Department or Environmental Health Department. Council Member Hoffman asked if there are Fire Codes or Building Codes that address chemical storage or permitted uses near a school. Chief Lane said he would look into it further.

**Mayor Pro Tem closed the appeal hearing.**

Council Member Hoffman referenced Norco Municipal Code Section 18.45.14 – Conditions Necessary to Granting a Conditional Use Permit. Before a Conditional Use Permit may be granted, the Commission, or Council upon appeal to it, shall make a finding from the evidence as submitted, that all four (4) of the following conditions exist in reference to the property being considered: (1) The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof; (2) The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located; (3) The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area; and (4) The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. Council Member Hoffman also referenced the Code regarding day cares and schools which states that adjacent development will not constitute a hazard to children under the developmental standards of that code.

Council Member Hoffman expressed that the Planning Commission did a good job with this item. He noted that the children of the day care school need to be taken into consideration. He said that the Council does not have sufficient information to set conditions and recommended sending this matter back to the Planning Commission to set further conditions for proper protection of the school.

Council Member Hanna concurred with the codes referenced by Council Member Hoffman and requested more information from the Fire Chief and an engineer's report regarding water flow. Council Member Hanna requested to send back to the Planning Commission.

Council Member Grundmeyer said while she understands the need for the Fire Codes, she wants to be sure the City is being fair and equitable to residents. Council Member Grundmeyer commented that safety measures have to be taken and could be addressed with conditions by which the City can follow-up and track. Council Member Grundmeyer

expressed her frustration about the continued discussion about lot coverage, when the real issue the City needs to address is the topic of accessory buildings.

Mayor Pro Tem Newton said he cannot find a basis for denial. The project meets code requirements and the lot coverage is correct. Mayor Pro Tem Newton noted the suggestion to send back to the Planning Commission. However, this is an appeal hearing and the City Council must uphold or deny. Additional conditions can be placed by the City Council and sending it back to the Planning Commission is not necessary.

There was some discussion regarding additional conditions. Council Member Hoffman suggested, for Condition #7, to incorporate fire life safety issues such as adding a clause that calls out that the accessory building is adjacent to a school which may bring in other requirements or restrictions. To Condition #7, Mayor Pro Tem Newton requested to add requirements that soften the architectural elements on the accessory building, such as windows, and give it a more residential look. These requirements will be reviewed and approved by staff and the Architectural Review Committee. There was additional discussion about chemical storage. A condition will be added to apply commercial standards to address requirements regarding any chemicals stored on the property. Condition #14 will be added to state that the addition of any supplemental utilities to the building requires a building permit limited to the threshold of a residential storage level.

**M/S NEWTON/HOFFMAN to approve Conditional Use Permit 2016-22 (Podaca) with additional conditions as noted by the City Council. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HOFFMAN, NEWTON**  
**NOES: HANNA**  
**ABSENT: BASH**  
**ABSTAIN: NONE**

**Mayor Pro Tem recessed the meeting at 9:48 p.m. Mayor Bash returned to the dais and reconvened the meeting at 9:50 p.m.**

8. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

None.

## **ADJOURNMENT**

Mayor Bash adjourned the meeting at 9:50 p.m. in honor of Art Boster.

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Cheryl L. Link, CMC, City Clerk

**Good Evening Mayor Pro Tem Newton and Councilmembers.**

**As you know our family owns Town and Country Day School, next door to 3596 Pedley Avenue. Our flag lot surrounds our neighbor with playgrounds bordering on the west and north sides.**

**Town and Country Day School is a very unique facility with outdoor gardens, trees, individual classrooms and age appropriate playgrounds: I am not aware of another school like it in California. We knew exactly what we wanted to create and after searching for two years, we purchased in Norco in 1961 and the zoning was right because in those days schools were not allowed to be placed on busy streets. We built a safe and secure place where children could experience a country atmosphere and open space that allowed them to run and play. My husband wanted to replicate for children his upbringing... in once rural Compton. For those of you who have visited our school, I believe you have seen this is what we have created for children for well over 54 years.**

**Most certainly we knew we did not want to build a school in a commercial cluster of industrial buildings.**

**Before our community became a city my husband and I first joined the successful fight to stop county zoning that would have destroyed rural Norco and we joined the majority who stood up to developers and residents who claimed their property rights were more important than their neighbors. We were part of the successful cityhood effort to specifically protect what was then a common but fading Southern California life style of open space and animals. For over 50 years we have been part of and watched many battles both with people from outside the community and within to protect what is now a very rare, one of the last, large lot community of animals, trails and open space.**

**Residents voted for a charter that protects our lifestyle. Some say this only recently provides protection. I disagree; our charter is a voter approved clarification and continuation of decades of successful efforts by Norco resident after Norco resident, City**

**Council after City Council to protect a precious, almost extinct and a valuable way of life.**

**Most certainly, the intent of our codes and zoning ordinances, though imperfect, have been from the beginning specifically designed to protect lot sizes and animal keeping and were never intended to foster a community of gigantic tin sheds in the name of lot coverage.**

**I mean no disrespect to my neighbor, and, I certainly do not wish to have a war with any neighbors. The fact is, this is the first time in 54 years that I have ever objected to anything any of my neighbors have done with their properties.**

**That said, my neighbor moved next door to me, not the other way around. He moved next door to a school that has been governed by a CUP for over forty years, a CUP that required us to protect our neighbor's rights.**

**That CUP was actually not even necessary as we were fully eligible to be grandfathered in, but, we wanted to be good neighbors and to**

**my knowledge we have never broken that agreement nor have we negatively impacted our neighbors.**

**I first ask that a moratorium be placed on all accessory buildings until some true guidelines can be met and if that is not agreeable, then I ask that my neighbor be required to adhere to CUP restrictions that protect my rights.**

**Our private school is governed by extremely strict State requirements that are designed to first and foremost protect children. If my neighbor replicates in the proposed building the work he does currently in his garage and drive way at the front of his property, it will be a full on commercial shop with professional equipment, welding tools etc. I would ask that restrictions be placed on the activities to be conducted in the building, such as, welding, tasks requiring flammable liquids, etc., that could lead to an explosion that would prove to be catastrophic or welding arcs to the eyes of curious children.**

**I ask that drainage issues be examined carefully before this or any building is allowed on that property. In recent years, we have not seen much rain, but when it does rain, the flooding is significant and if allowed a building this size will potentially cause drainage problems downstream by changing water flow. It is unacceptable that such a large building could be approved and should damage occur, it becomes a civil matter and we as residents who try to warn city officials of what will happen are eventually forced to live with new flooding or pay huge attorney fees to collect damages. My family and multiple neighbors lived with this exact situation when a previous city staff signed off on a 7000 square foot building that plans showed water draining out onto Pedley Avenue – meaning this was the only property in the world where water drained 16 feet up hill.**

**I am truly saddened that if this building is allowed as proposed, it will negatively impact our school by cutting off views; meaning the children will no longer be looking at the hills, open space and feel like they are in a rural environment; they will be looking up at a**

**windowless, red metal commercial building, twenty feet in the air. I realize views are not protected – but, the reality is at council level they can be.**

**Look at my view across the street. The building is five times larger than the home it sits behind and actually bigger than the large horse barn behind it. (Picture supplied). Is this really what 50 years of city councils fought for?**

**The purpose stated by my neighbor isn't even for animal keeping; it is "hobby/shop/storage." I did not fight for five decades to preserve out of place, gigantic shop and storage facilities in our neighborhoods and I do not believe any of you did either. I did not fight for an industrial zone of windowless metal buildings that clearly do not meet any kind of esthetic value much less animal keeping and will have the future potential to become a home-operated commercial business venture: a situation that is occurring with far too much regularity in our city that prides itself on maintaining an A-120, rural animal keeping lifestyle.**

**Unfortunately, I believe our life style is once again under attack as**

**Norco seems to have forgotten why we exist and through a series of out of context zoning interpretations we risk our neighborhoods becoming an industrial style storage unit capitol.**

**Again, I am asking that all decisions regarding accessory buildings be delayed until this council truly examines the impact of these buildings on our community and acts accordingly.**

**The truth is, I believe this issue was handled six years ago – council seemed to know what a barn looked like then, and that common sense dictated that PAKA’s were not supposed to be part of a driveway into a storage building, but I am told by calling it a storage utility shed, all bets are off?**

**I realize that nothing can be done about the industrial type buildings that are already built, but I am concerned when some say it is too late to stop future ones. Are we just supposed to give up?**

**With regards to this building, if the decision is not postponed, let it be no higher than 14 feet, no more than 864 square feet or at least smaller and no higher than the house and don't just paint it red and call it a barn, I ask that it match the house and surrounding community, I ask that safety concerns are addressed, please put in windows to break up the siding. And, please think of the children who attend our school and their safety.**

**Ultimately, the building is larger than the house and simply too big for the property and while I understand the desire to live and die by lot coverage, I believe that is trumped by our citizen approved charter and 70 years of struggle to preserve a truly wonderful way of life.**

**Thank you for taking the time to listen and I will close with a statement and question. For more than fifty years your predecessors have known that large animal keeping protects large lots and open space and just about every zoning ordinance created**

**for five decades has kept that in mind. Council after council has withstood minorities of angry residents who felt their rights trumped the entire city, they faced recalls, lawsuits, and now social media; these attacks and more took down other rural communities one after another but we fought and we survived.**

**The question is, will we now stand by while some literally and figuratively drive right over hard fought protections that not only preserve animal keeping but preserve what may well be one of the last communities of its kind, a patch of green in the middle of a sea of concrete or will we forget what we have preciousely protected and now provide zoning technicalities to protect gigantic, ugly buildings and become the tin can capitol of California?**

**Thank you for your time and attention to this matter.**