



MINUTES
CITY OF NORCO
AD-HOC COMMITTEE ON LOT COVERAGE AND ACCESSORY BUILDINGS
REGULAR MEETING
Monday, October 31, 2016
City Hall Conference Rooms A & B
2870 Clark Avenue, Norco, CA 92860

CALL TO ORDER: **4:30 p.m.**

ROLL CALL: **Present:**
Phil Jaffarian, Planning Commission Member - Chair
Greg Newton, Mayor Pro Tem – Vice Chair
Ted Hoffman, Council Member

Absent:
Robert Leonard, Planning Commission Chair

PLEDGE OF ALLEGIANCE: **Commission Member Jaffarian – Chair**

1. PUBLIC COMMENTS:

Bonnie Slager commented on remarks made by Mayor Pro Tem Newton at the last City Council meeting regarding driving over the animal keeping area, noting that she also needs to drive through her animal keeping area to park her trailer. She questioned where are stalls to be placed if one wasn't allowed to drive through.

2. APPROVAL OF MINUTES:

A. Regular Meeting Minutes of October 17, 2016. **Recommendation: Approval**
M/S HOFFMAN/NEWTON to approve the regular meeting minutes of October 17, 2016, with a slight typographical error corrected; the motion passed by the following roll call vote:

AYES: JAFFARIAN, NEWTON, HOFFMAN

NOES: NONE

ABSENT: LEONARD

ABSTAIN: NONE

3. DISCUSSION ITEM:

A. Continued Discussion Topics regarding Accessory Buildings. **Recommended Action:**
Discuss and provide direction (Planning Director)

Planning Director King presented the staff report on file in the City Clerk's Office. He noted that this is the second item, of five topics preset at the first meeting, for discussion by this group. The City is authorized by the State to police its land use, which is done through the Conditional Use Permit (CUP) process. He made referenced the exhibit which listed findings from other jurisdictions for their process of CUPs, for comparison purposes.

Director King explained that the first finding in the Norco Municipal Code (NMC) is mainly based on zoning, which can be approved by the Planning Commission. The second does not adversely affect land uses, also largely based on zoning, but taking into consideration the effect on neighboring property. He stated that this Ad-Hoc Committee needs to review and

make the findings that these are appropriate; if found not to be, then a change may be needed. He further explained a third finding which meets zoning, standards of the NMC, and other issues such as setbacks; and a fourth, which is used mostly for commercial applications, is considering the traffic effect on the area and neighborhood.

City Manager Okoro stated that this topic is a central issue for this Ad-Hoc Committee; to approve accessory buildings, have objective findings, and for making recommendation of approval or denial as it applies to accessory buildings, this is in order to assist staff to know what the expectation is prior to making its recommendation to either the Planning Commission or the City Council.

Council Member Hoffman shared results of his own research of cities that are close or same type as Norco. The City of Santa Clara was close, where the maximum coverage allows for an accessory building to be at a quarter ($\frac{1}{4}$) size of the house. He also noted that barns and accessory buildings are handled separately; and that preservation was highly encouraged depending on where the lot was located, near the beach, near hills, and/or for animal keeping.

Chair Jaffarian noted many of recently approved CUPs fall into two categories, one is animal keeping, and many are for RV storage. He suggested separating them in the approval process, and suggested that the Code be modified to provide strictly for development standards for animal keeping, and another for solid enclosure for RV storage, with guidelines for the exact measurements allowed.

City Manager Okoro asked for clarification as to the different types that may be needed.

Chair Jaffarian stated one be described as an animal keeping structure, such as a barn, a second for garage/workshop, and a third for RV storage accessory building.

Council Member Hoffman expressed his desire to encourage property owners to build animal keeping type of buildings, instead of storage type of accessory structures.

In response to Mayor Pro Tem Newton, City Manager Okoro suggested that the Committee create a proper description of a barn, providing guidelines for applicants to follow, which could also limit the large buildings.

Council Member Hoffman expressed that guidelines must be very specific as to what will be stored in the "barn" requested; developing a check list for staff to use to determine if the request is for a barn or a storage building.

Director King reviewed the conclusions from this meeting, including the application, the questions within the application; adding that some of the justifications need to be revised for residential as opposed to commercial, and both categories need to be handled as separate issues by creating separate applications.

Chair Jaffarian invited those who wish to speak:

Dan Leach noted that he purchased his home many years ago, verified the rules, and now the City is looking at changing the rules. He stated he doesn't understand why changes are being done, and that property rights are being taken away.

Bill Naylor thanked the Committee for discussions so far; suggesting restrictions sizes of buildings and making sure there is only one primary residence before approval.

Scott Cocke stated he doesn't agree with separating building types, as some individuals use just one building for many uses; noting his concern with property values, that it's like going to be like a home owners association.

Mike Thompson questioned the CUP process on limiting approvals to animal keeping building, and size limits.

Chair Jaffarian brought discussions back to the Committee.

City Manager Okoro responded to some of the public comments made.

COMMITTEE AND STAFF COMMENTS:

- Future meeting dates were discussed; Chair Jaffarian asked that staff contact the members, allowing staff to do needed research.

ADJOURNMENT: Chair Jaffarian adjourned the meeting at **5:52 p.m.**