



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

**Wednesday, September 28, 2016
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: 7:04 p.m.

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

PLEDGE OF ALLEGIANCE: Vice Chair John Rigler

APPEAL NOTICE: Read by Director King

1. PUBLIC HEARING:

- A. Conditional Use Permit 2016-27 (Walt Disney Parks & Resorts U.S., Inc.):**
A request for approval to allow three detached accessory buildings consisting of a 13,174 square-foot horse barn, a 1,599 square-foot hay barn, and a 2,191 square-foot carriage barn at 2961 Valley View Avenue. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Planner Robles passed out an additional elevation view to all Commission Members for review. Planner Robles noted that a finding was added in regards to the demolition of the existing buildings. Staff recommends approval of the project and the negative declaration.

In response to Member Jaffarian, Planner Robles clarified the use of the site and the need for the Conditional Use Permit is for the buildings.

Vice Chair Rigler and Member Azevedo asked staff to verify dimensions of the buildings and the percentage of the lot coverage, Planner Robles confirmed that the information on the plan for the buildings and lot coverage is correct.

Chair Leonard asked about the occupancy notes on the plans, that it's only for the accessory buildings, with the house on the site being exempt from that, Planner Robles confirmed.

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

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Esther Andras, representing Disney with Roy Hungerford, Site Manager, and Erin Simon, Project Manager, elaborated on the use of the property and the hours of operation will be 6:00 a.m. – 8:00 p.m. with 12 employees during the day; adding that transport of horses to Disneyland in Anaheim will be every 3 days. The site will maintain the home located on the site currently and will maintain its residential zoning.

Member Hedges wanted to clarify if someone will be on site at all times, Mr. Hungerford confirmed staffing hours and noted that no one will be staying on site overnight, however security cameras will be installed. Member Hedges questioned the transport hours, in response, Mr. Hungerford stated that it will be done during the day.

Sunday Barretto stated that she posted information on the public forums since others cannot attend and received lots of support for the project on the site and that it should be approved.

David Henderson stated that stating that he shares a property line with the project referencing Zone Code Section 18.13.02, that the use is a problem since no one will be living in the home. He contended that it is a commercial use since no one will be living in the house, suggesting a Zone change and adding a condition for the permitted use.

Bonnie Slager stated that the Norco Horsemen's Association supports the project.

Ann Hutchison read the City Mission Statement which supports the project; adding that this project stops the lot from being sub-divided and turned into tiny lots.

Su Bacon stated that she is excited with the use, noting that the use is right down Norco's alley. She supports the project.

Paul Ryan, shares a property line, submitted a letter for review which supports the project. He requested that a resident caretaker be required for health and safety of the animals; and noted a concern with manure management.

Larry Eckhoff supports the project, suggesting that there are some minor things that need to be worked out.

Kathy Pope shared previous uses of the property, a chicken ranch, and then a Christmas tree farm. On behalf of her family, as a neighboring property, she stated they support the project.

Linda Dixon spoke in support of the project; pointing out that many homeowners work at night and are not home to care for their animals, and that residents take horses off site in trailers at random hours of day and night.

Betty Bash stated that she supports the project; it fits the zoning. She added that many are away from their home 8-10 hours a day, from their animals with no one on the property, noting that this issue should not jeopardize the project.

Bill Naylor stated that he supports the project, an excellent addition to the community.

Geoff Kahan stated that as a former Disney employee, he supports the project. He noted Zone Code 18.13.02 and 18.13.06, listing the multiple uses allowed for these sites; he further stated that the CUP is just for the buildings, and there is no reason this should not be approved.

Adam Langlois stated that he lives one property away from the site and is excited that site will remain a single parcel.

Kathleen Kramer expressed her excitement about site, this will be a huge moral boost for the City, suggesting that once established Disney can set up field trips to the site for kids and seniors.

Tony Barreto, in support of the project, stated that the City as a whole should be offering help and asked that we work together.

Rosa Zuniga, read a letter from Dr. Jennifer Wells, stating that she supports the project and would like tours to be made available for the public.

Rose Zuniga welcomed Disney and noted she was excited that they chose Norco as their home.

Mike Thompson asked about flooring in the buildings and type of doors, as he didn't see that information in staff report.

Jodie Webber remarked in regards to comments made; stating that the code does allow the use and that occupancy of the residence is a needed condition for this project.

Terry Baker stated that the previous tree farm had issues with the site use; adding that she is in favor of Main Street USA meeting Horsetown USA.

Pat Overstreet supports the project and hopes it will create tourism for the city.

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

Member Hedges had concerns with no one being on site at all times, but felt better after knowing that there will be cameras on site and feels the project fits well.

Member Azevedo had no issues with noone living in the house, noting that many people are snowbirds and leave for many months and have others check on their animals. He contends that it meets all the requirements and that more animals can be added if needed; the benefits of the project will increase home values. He added that the noise issue is part of this town with animal keeping; stating that this will make Norco a better place.

Member Jaffarian asked if a condition can be added in reference to the manure storage and disposal. In response, Planner Robles stated that is it already a requirement.

Vice Chair Rigler loved the idea but has concerns with no one being on site, if a medical emergency with an animal occurs what would the response time be, and asked for clarification about the floors and doors on the accessory buildings.

Roy Hungerford responded to the Commission, stating that he lives three (3) minutes from the site to respond to any issues, and that there will be slab floors and roll up doors. Phone numbers will also be provided to the neighboring properties in case of emergency.

Chair Leonard had an issue with a business being run from the site and the hours of operation; suggested that they be conscious of the neighbors and the hours they are working on the site.

M/S JAFFARIAN/HEDGES to adopt the Negative Declaration for the project; the motion was carried by the following roll call vote:

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

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-53, to approve Conditional Use Permit 2016-27, to allow three detached accessory buildings consisting of a 13,174 square-foot horse barn, a 1,599 square-foot hay barn, and a 2,191 square-foot carriage barn at 2961 Valley View Avenue; the motion was carried by the following roll call vote:

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

- B. Conditional Use Permit 2016-32 (Wold):** A request for approval to allow a detached accessory building consisting of a 1,500 square-foot storage building at 4058 Sundance Lane 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. Planner Robles noted that this was previously reviewed by the Commission; based on its input, new plans are being submitted,

Member Hedges stated that the access is the same as before; Planner Robles noted that the access and animal keeping are shown on the plans this time.

Member Jaffarian noted issue with the gazebo and asked if there is any condition to remove it, Planner Robles stated that it can be added.

Kevin Wold, the applicant, has dreamed of living here, notes that it's been a struggle with the shape of the lot and along a power line easement to meet all these requirements and notes that the front yard is larger than the rear and the reason for the animal keeping area in the location noted on plans, the use for the building is for storage of his truck which is very large and trailer.

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

Betty Bash read a letter referencing that commercial grade structures were impacting properties and the City as a whole; she stated an addition was made to the City Code 18.45 that set a limit on height and square footage, anything larger would require a CUP. She asked why the code is not followed, and why Council and the Commission are not on the same page.

Danny Leach stated that the buildings help keep things out of site and stays cleaner, has an issue with Commission's opposition of these buildings and feels it's getting out of hand and there are standards for a reason.

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

In response to Member Hedges, Mr. Wold confirmed that gravel will be placed in front of the building.

Member Azevedo has concerns with large metal buildings; he feels the location where it is placed on the property is a big factor, and feels that these buildings are being used for businesses and not for the right purpose.

Member Jaffarian would like to add a condition to remove the gazebo.

Vice Chair Rigler agreed with Member Jaffarian on the removal of the gazebo but he prefers the concrete over gravel.

Chair Leonard made a reference to the Disney project just approved with metal buildings for that site, how could he deny the next metal building request, because a neighbor does not like it, if it meets the requirements then it should be approved; the applicant followed everything asked.

M/S JAFFARIAN/HEDEGES to adopt Resolution 2016-58, to approve Conditional Use Permit 2016-32, to allow a detached accessory building consisting of a 1,500 square-foot storage building at 4058 Sundance Lane; with a condition added to remove the gazebo; the motion was carried by the following roll call vote:

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

Recess 8:20pm / Reconvene 8:30pm

2. BUSINESS ITEMS:

- A. **Site Plan 2016-13 (Shaffer):** A request for approval to allow a detached accessory building consisting of a 620 square-foot garage at 4618 Center 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. Staff recommends approval.

Member Hedges had an issue with the doors but not an issue with the building, Planner Robles confirmed the two doors.

Vice Chair Rigler asked about the pictures from the site and asked if they are doing footings already. In response, Member Jaffarian clarified that the form work is to let the commission know where the building will be placed on the site.

Member Hedges asked the applicant why the need for the front door and a side door, the applicant stated that one door is for the cars and the side door is for a tractor.

M/S JAFFARIAN/HEDGES to adopt Resolution 2016-59, to approve Site Plan 2016-13, to allow a detached accessory building consisting of a 620 square-foot storage building at 4618 Center Avenue; the motion was carried by the following roll call vote:

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

2. **Variance 2016-01 (Sahil Investment Group):** A request for approval to allow the height of an approved hotel building to exceed 50 feet in height on the southeast corner of Hamner Avenue and Fifth Street 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. Director King stated that he previously had incorrectly called the item "screening" but it is for the elevator shaft.

Member Jaffarian noted that the building across the street probably is about ten feet higher than this site and that you will not be able to see this from the street so this should not be an issue.

Vice Chair Rigler asked the engineer if the elevator is closer to front or rear, Director King pointed it out on the plans that it is closer to freeway side.

M/S HEDGES/JAFFARIAN to adopt Resolution 2016-54, to approve Variance 2016-01, to allow the height of an approved 4-story, 90-room hotel to exceed 50 feet in height at 3361 Hamner Avenue, with a maximum height of 52'4"; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

3. **Accessory Building Ad-Hoc Committee Appointments:** The City Council approved the formation of an Ad-Hoc Committee requesting the appointment of two Planning Commission members. **Recommended action: Appoint two Planning Commission members to serve.** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department.

Members Jaffarian and Hedges volunteered for the positions. Chair Leonard also stated that he is interested to serve on the Ad-Hoc Committee.

Director King stated that three members are interested, only two are needed; he asked for a motion. Member Hedges withdrew, stating that she will be an alternate.

M/S HEDGES/RIGLER to appoint Chair Leonard and Member Jaffarian to the Accessory Building Ad-Hoc committee; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

4. **C-4 Zone, Sixth Street Revitalization Specific Plan Amendment:** Discuss building location and massing of buildings in the C-4 zone. **Recommended action: Discuss and provide direction.** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He explained that now the process now is to break it down to small projects and get them resolved; City Council asked that the Commission re-introduce revision of the Sixth Street Specific Plan, including buildings heights and massing of structures. Director King noted that the lots on Sixth Street are long and deep, and hard to work with in regards to having a frontage, and not be able to get pedestrian traffic. He suggested reducing the parking and encouraging foot traffic, like Old Town Temecula, and creating a walkable area for pedestrian interaction.

Member Jaffarian stated that putting the building closer to the street front would be good and placing the parking in rear; the City will have to be careful with landscape requirements as it will increase the City's duty to maintain it. He further noted that if the buildings are at the front, with the parking in the rear it would keep the tall buildings away from the homes behind these lots.

Member Hedges stated that the horse trails do not make it easy for walking down the street since there are no sidewalks, feels the City is not made for that. Member Azevedo agreed.

Chair Leonard expressed that the issue with the 6th Street zoned commercial now and makes selling the home on these lots difficult and cannot sell it as residential, feels that we need to make 6th a destination point.

Member Jaffarian noted that the buildings that are closer to the street get more business, and noted that having the parking at the rear will keep horses safe as well. He contends that this will also encourage owners to combine lots and the City should allow them to increase the size of their building with incentives to do so.

Director King clarified that the Commission would like the buildings more to the middle, and asked for direction on what types of incentives are they willing to give.

Member Jaffarian suggested a shared drive line, a single drive isle, maybe a one way in and one way out.

Member Azevedo and Chair Leonard both made a reference to other cities where people walk from store to store and not move their car would like to see something similar.

Director King asked the Commission about trails and landscaping; Member Jaffarian suggested an architectural feature, as the landscaping would be a burden on the City to maintain.

Chair Leonard suggested staff reviews the City of San Dimas revitalization project as a reference.

Director King will incorporate all the comments, but no specific date for reviewing.

ADJOURNMENT: Chair Leonard adjourned the meeting at **9:02 p.m.**

Respectfully submitted,

Steve King, Secretary
Planning Commission