



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

**Wednesday, October 12, 2016
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: **7:02 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: **Commission Member Azevedo**

APPEAL NOTICE: **Read by Director King**

1. PUBLIC COMMENTS:

Bonnie Slager invited all to come to the Horseman's meeting, stated Caltrans will talk about what is going on under freeway, meeting is at the Legion at 7pm.

2. APPROVAL OF MINUTES:

A. Minutes of Special Meeting July 27, 2016, **Recommended Action: Approval**
(Minutes Clerk)

M/S HEDGES/JAFFARIAN to approve Planning Commission Special Meeting minutes of July 27, 2016 as written; the motion was carried by the following roll call vote:

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

Minutes of Regular Meeting September 14, 2016, **Recommended Action:**
Approval (Minutes Clerk)

M/S RIGLER/JAFFARIAN to approve Planning Commission Regular Meeting minutes of September 14, 2016, as written; the motion was carried by the following roll call vote:

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

3. PUBLIC HEARING:

- A. **Conditional Use Permit 2016-28 (Hirt):** A request for approval to allow a detached accessory building consisting of a 1,100 square-foot workshop/garage building at 3501 Broken Twig Drive 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 were met; and staff recommends approval. A letter was presented to commission members from a resident in opposition.

Member Jaffarian would like to clarify that the windows at second level does not mean its 2 stories. Planner Robles confirms.

Vice Chair Rigler asks staff for the definition of and “Open Animal Keeping Area” (OAKA) , Planner Robles defines, Vice Chair Rigler notes that there are structures on the OAKA on the site plan, Planner Robles notes that these are under the 120sq ft and do not need a permit.

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

Marshall Hirt the applicant explains the questions regarding OAKA and lists what the structures are for, and clarifies that the building is not a metal building, it will be wood.

Member Jaffarian explains to the applicant about the condition that he cannot run a home business from building; Hirt responds that business is in OC.

Vice Chair Rigler asks about any utilities to the structure, Hirt says yes, water, Rigler then asked about the kid’s structure, Hirt notes that he is going to use structure for future donkey housing and that the horse is at another facility.

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

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2016-62, to approve Conditional Use Permit 2016-28, to allow a detached accessory building consisting of a 1,100 square-foot workshop/garage building at 3501 Broken Twig Drive; the motion was carried by the following roll call vote:

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

- B. **Variance 2016-02 (Valenzuela):** A request for a variance from the 100-foot rear yard setback requirement of Chapter 18.13 (A-1 Zone) of the Norco Municipal Code, to allow the construction of a residential home on a vacant parcel identified with the Assessor's Parcel Number of 168-021-009, located on the south side of Mt. Rushmore Drive, east of Crestview Drive, and 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 were met; and staff recommends approval.

Member Jaffarian asked staff to clarify the home location; Planner Robles notes an exhibit for members to review. Vice Chair Rigler he is concerned with the home size for lot, only having 16' away from lot line, Planner Robles states that lot coverage on plans answers that.

Chair Leonard asked if it's an A120 lot, Robles confirms, Leonard asks where the OAKA is located, with having 5 horses seems like there is not enough room, Robles notes that they are only allowed 3 horses/units.

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

Andrew Valenzuela he has preliminary art for size house and can be provided, and was told he can only have 3 animals and feels all other set backs are met.

Member Hedges asked if there is a slope in the rear, and applicant responded that the slope is at the front and they are going to install a retaining wall.

Mike Thompson asked Director King regarding code requirements for lot sizes for half acre lots that should be 21,780, Director King responds that the code is for new lots and notes that this is an existing lot and does not have to have those requirements.

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

Member Azevedo would like a PAKA, and asked if there is a block wall? Member Jaffarian agrees and wants to include 15' access to the PAKA on the side yard, and agrees with Member Azevedo that the PAKA should be recorded.

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-61, to approve Variance 2016-02, to allow the construction of a residential home on a vacant lot identified with Assessor's Parcel Number 168-021-009; with the condition that a titled PAKA and a 15' access be required; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- C. **Specific Plan 85-01, Amendment 8 (City):** A request to amend the Auto Mall Specific Plan amending the architectural and design standards.
Recommended Action: Approval (Planning Director)

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

Member Jaffarian asks that the current ARC committee is a sub-committee of the Planning Commission, if this is codified, does that mandate a membership, and the document makes this confusing, Director King clarifies that the planning commission can word it in such a way that it can be reviewed by Planning Commission or ARC.

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

Pat Overstreet makes a reference to other cities like San Juan Capistrano or Mission Viejo doesn't feel they have complied with corporate requirements, prefers the Spanish theme. Director King stated that Ford wants the change and they tried to keep it western.

Arthur Strickler who was hired to do TI improvements to the site, described the brand wall, the typical model is large and over takes sites, but they are proposing more of smooth finish stucco, with grey and whites, minimal blue accents; using the entry element, the roofing will be a large metal panels in line with the western feel, with still trying to modernize the site.

Member Azevedo understands it's the identity of a brand, hard to change our ways when we are looking for the western look, Strickler has been in town and knows the city and the western feel and made sure to keep that in mind during the design.

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

Members Hedges, Azevedo and Jaffarian feel any changes must come back to the Planning Commission and not just an ARC review, there should be more input for this.

Vice Chair Rigler agrees and appreciates the effort for what the dealership has done for the city, but not excited about the change, feels it needs to be consistent and that the corporate ideas don't mesh with Norco's requirements. Chair Leonard agrees with Member Rigler, feels that this is our community and that they should have to comply with what the city requires and asks for, does not like that they are telling the city what to do.

UNDER DISCUSSION: Member Jaffarian notes that there are only two dealerships and that there are not a lot of dealerships taking marching over the city and fighting to get here, and that Hemborg has stayed with the city even in the hard times and we need to support them and feels that any changes should be reviewed by a full commission, Member Azevedo makes note that Jack In the Box made an effort to add the Norco identity to the site and other businesses as well, Member Rigler would like people to understand that this is our town, we need to keep it Horsetown, Chair Leonard fears that with this change, this will carry on to others and doesn't like it.

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-60, recommending that City Council approve Specific Plan 85-01, Amendment 8 to amend the Auto Mall Specific Plan amending the architectural and design standards; with the modification that it be reviewed by Planning Commission for review and approval; the motion was carried by the following roll call vote:

AYES: RIGLER, AZEVEDO, HEDGES, JAFFARIAN

NOES: LEONARD

ABSENT: NONE

ABSTAIN: NONE

4. **PLANNING COMMISSION / STAFF COMMUNICATIONS:**

- A. Oral Reports from Various Committees: Member Jaffarian notes that the Ad-Hoc Committee gave staff some items regarding lot coverage, massing, and outside regulations for staff to research and report back and will review at the next meeting.
- B. Request for Items on Future Agenda (within the purview of the Commission)

ADJOURNMENT: Chair Leonard adjourned the meeting at **7:51 p.m.**

Respectfully submitted,

Steve King, Secretary
Planning Commission