



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

**Wednesday, November 9, 2016  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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CALL TO ORDER: **7:00 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 Hedges**

APPEAL NOTICE: **Read by Director King**

1. PUBLIC COMMENTS: **None**

2. APPROVAL OF MINUTES:

A. Minutes of Special Meeting September 28, 2016, **Recommended Action:**  
**Approval** (Minutes Clerk)

**M/S JAFFARIAN/HEDGES** to approve Planning Commission Special Meeting minutes of September 28, 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 October 12, 2016, **Recommended Action:**  
**Approval** (Minutes Clerk)

**M/S JAFFARIAN/HEDGES** to approve Planning Commission Regular Meeting minutes of October 12, 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 2016-31 (Cocke):** A request for approval to allow a detached accessory building consisting of a 2,400 square-foot garage/storage and workshop building at 3522 Broken Twig Drive located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: That architectural**

**design and building size be considered in the determination** (Planning Director)

Director King presented the staff report on file in the Planning Department. Director King explained in detail the Commission's options in regards to the project. All minimum requirements from the Municipal Code are met.

Member Jaffarian asked if the project is in yards or feet as per the staff report, Director King noted that there was a mistake in the staff report and should be feet.

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

Scott Cocke, homeowner/applicant, stated the building will be used for storage and a hobby shop; he said the property is surrounded by a block wall, his plan has the required open animal area, it's closer to 23% lot coverage, and noted that quite a few surrounding homes have these buildings in their rear yard as well.

David Dopson, speaking in favor of the building, mentioned that the applicant helps and is active with the community.

Steve Nelson spoke in favor of project and stated he has met all the requirements.

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

Member Hedges was pleased to see that the door is in the place is it.

Member Jaffarian questioned the lot coverage requirements, how they are calculated and that this project pointed that out.

**M/S JAFFARIAN/HEDGES** to adopt Resolution 2016-63, to approve Conditional Use Permit 2016-31, to allow a detached accessory building consisting of a 2,400 square-foot RV garage/storage and workshop building at 3522 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. Conditional Use Permit 2016-33 (Mullican):** A request for approval to allow two additional dogs above the four dog limit, at 3591 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; staff recommends approval.

Member Jaffarian asked if the regulation of the quantity of dogs is the same regardless of the property size and does the applicant have a business license, Planner Robles stated yes to both questions.

Vice Chair Rigler questioned the size of dogs, and are kennels in place now; Planner Robles referred to the map supplied, noting that it is just a cover and not a kennel.

Chair Leonard questioned the business license requirements in regards to the pick-up and drop-off of animals; Planner Robles stated that this is not a home occupation business; it is an agricultural business license.

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

David Mullican, applicant, noted that the cover has kennels under it.

Member Hedges asked what type of training is provided; the applicant responded that the training is for tracking IPO and others.

Vice Chair Rigler asked for the average size of the dogs and the kennels; Mr. Mullican stated the dogs average 70-75 pounds, and the kennels are 10x10.

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

**M/S HEDGES/JAFFARIAN** to adopt Resolution 2016-64, to approve Conditional Use Permit 2016-33, to allow for two additional dogs for a total of six dogs on the property as recommended by the Norco Animal Control; the motion was carried by the following roll call vote:

**AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- C. Conditional Use Permit 2016-34 (Bouni):** A request for approval to allow a fitness studio at 2641 Hamner Avenue, Suite 109, located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Planner Robles stated the business is called "Wicked Pilates" and provided a breakdown of the business hours. All requirements were met; staff recommends approval.

Member Jaffarian asked a question pertaining to parking, noting that ample parking needs to be provided should the business become successful. In response, Planner Robles provided information on the format used to justify the parking requirements and the maximum would be 24 spaces.

Vice Chair Rigler noted he had his office in the same building, and shared that there was never an issue with parking and thinks it's a great use of the space.

In response to Chair Leonard, Planner Robles stated that the weight training business that used to occupy the space is gone.

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

Christina Bouni, applicant and owner of "Wicked Pilates", explained what the business offers. Member Hedges asked if the applicant is moving there in order to increase exercise machines, Ms. Bouni responded that she plans to add more machines later in the future.

Cassandra Sanders-Holly spoke in favor of the business.

Breann Yakemonis, former owner, stated that she sold the business to the applicant and is in favor of this project.

Bill Naylor questioned staff about how many people will really occupy the building at one time; he stated that people will be over lapping and feels there will be an issue with parking.

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

**M/S JAFFARIAN/RIGLER** to adopt Resolution 2016-66, to approve Conditional Use Permit 2016-34, to allow a Pilates/Fitness Studio at 2640 Hamner Avenue, Suite 103; the motion was carried by the following roll call vote:

**AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**D. Conditional Use Permit 2016-35 (Stephens):** A request for approval to allow two animal units (horses) at 901 Thoroughbred Lane located within the Norco Hills Specific Plan Residential District. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Planner Robles noted Condition 9 on the resolution to be changed to read "owner" and not "applicant", so that if the property is sold the CUP will remain with the property. All requirements were met; staff recommends approval.

Member Hedges asked staff if the request is for "animal units" or "horses"; Planner Robles stated for animal units which happens to be horses.

Vice Chair Rigler asked if approved would this be entered into title at County level, Planner Robles exclaimed that typically it is not.

Director King shared information provided to him by the City Attorney that the City cannot record a land use on title. Vice Chair Rigler asked if CUPs are public record, staff stated confirmed that it is.

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

DeeDee Stephens stated she did not know that she could not have a horse on her property until it was put up for sale.

Mike Thompson questioned if this approval was for an Animal Keeping Area (AKA), or a PAKA, where the required dimensions are, and how does the CUP transfer to the new homeowner if they want to put in a building.

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

**M/S JAFFARIAN/HEDGES** to adopt Resolution 2016-69, to approve Conditional Use Permit 2016-35, to allow two animal units (horses) at 901 Thoroughbred Lane located within the Norco Hills Specific Plan Residential District; the motion was carried, adding a condition that an Animal Keeping Area be recorded on title and be a minimum of 1152 square feet and 20 feet on any given side, by the following roll call vote:

**AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**Under Discussion:**

Member Hedges noted that there is enough space to have a rectangular area as noted.

Chair Leonard asked if there is a way to put a deed restriction on it, Director King responded calling it an AKA for two animals can be done; and stated it needs to have a requirement on the square footage for the animals.

Member Jaffarian asked if it needs to be a specific location with dimensions, Director King noted it will need to be 20 feet, and it will need to match the A-1-20 requirements.

**Recessed 8:10pm / Reconvened 8:20pm**

- E. **Variance 2016-02 (Valenzuela):** A request to modify a condition of approval that required a Primary Animal Keeping Area (PAKA) or modify the requirements of a PAKA, for the approval of Variance 2016-02 that allowed 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** (Planning Director)

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

Vice Chair Rigler had issues and confusion with the site plan, asking if the house can be reduced or moved to accommodate the PAKA. Director King explained that the house was previously approved by the Commission, noting that the property is very much non-conforming.

Member Jaffarian stated there is no visual description, asking what the benefit is. Director King responded that staff would like the PAKA to be removed and require the lot to have an open animal keeping area due to the misshaped lot.

In response to Chair Leonard, Director King responded that the outline is for a future pool.

**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, applicant, noted that the pool was missing from the first plan as it was for a grading permit, and stated that most of the lots next to his do not have the ability to fit a PAKA. He added that he cannot move the house as the code requires certain setbacks to be met.

In response to Vice Chair Rigler, Mr. Valenzuela stated the home is 2,600 square feet with a 700 square-foot attached garage.

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

Member Hedges felt it needed to be a PAKA, Member Azevedo and Chair Leonard both agreed.

**M/S HEDEGES/JAFFARIAN** to adopt Resolution 2016-68, to approve Variance 2016-02 Mod. 1, to allow a modification of the requirements for a PAKA (based on Exhibit C), on a vacant parcel identified with the Assessor's Parcel Number 168-021-009, located on the south side of Mt. Rushmore Drive; the motion was carried by the following roll call vote:

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

- F. **Zone Code Amendment 2016-05 (City):** To amend Section 18.30.46 modifying regulations for second units to recognize new state requirements that go into effect on January 1, 2017. **Recommended Action: Approval**(Planning Director)

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

Member Hedges asked if this refers to the “elderly” unit the Commission often sees. Director King explained that this is a different regulation, as the “elderly” units are reviewed through a conditional use permit.

Vice Chair Rigler asked if the zoning for the property will be changed, would it be zoned for one residence; Director King stated the zoning stays the same and he referenced the existing ordinance with the clause that the second unit cannot be used for a finding of inconsistency the zoning density. Vice Chair Rigler noted that parking would be an issue if multiple residences on one street would add a structure, noting concerns on potential high density issues and issues with utilities. Director King clarified some of the issues.

Chair Leonard asked about connecting to city sewer, and the addition of the garage; Director King stated that the new law will not let the City prohibit the residence from converting a garage for residential use, but that the City would still require a replacement garage per its municipal code.

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

Bonnie Slager expressed concern about this new regulation, potential for excessive rentals, and more traffic.

Director King responded that the City will still require the 30% lot coverage, and noted that there is a housing crisis and this is the State’s way to fix it. She asked if the City is required to make sure there is enough space for the animals, Director King stated that the City can no longer ask for evidence of that to get the unit approved, however if they wanted another structure on the property, it would be required to prove there is the space. Ms. Slager felt the City is losing its animal keeping; in response, Director King stated that the City is not as it was afforded special requirements due to its uniqueness. He reiterated that this is the State making this requirement. Member Jaffarian clarified with dimensions and square footage to help all understand.

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

Member Hedges noted that the Commission does not have a choice as this is mandated.

Member Azevedo asked about the 10-foot requirement, Director King stated that the dwelling has to be 10 feet from the primary residence, and that if a pool exists right behind the house; the pool would have to be removed.

Member Jaffarian pointed out Code Page 3, Section 4, Sub-Section B; Director King stated that you could not use the accessory building to be included in the density even if you have an accessory unit it will still be considered a single family property. Member Jaffarian asked if the Commission can deny the project based on that it changes the area, Director King replied that the City cannot use density zoning to deny an approval.

Vice Chair Rigler read from the exhibit, no setbacks shall be required for a garage converted to a dwelling unit; Director King stated the City will require the resident to add a garage; and once that is applied for, the open animal keeping will be required.

**M/S JAFFARIAN/HEDGES** to adopt Resolution 2016-67, recommending that City Council approve Zone Code Amendment 2016-05 to amend Section 18.30.46 "Second Units" of the Norco Municipal Code modifying regulations for Second Units to reflect the new State law; the motion was carried by the following roll call vote:

**AYES: LEONARD, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: RIGLER**

**ABSENT: NONE**

**ABSTAIN: NONE**

4. BUSINESS ITEMS:

- A. **Specific Plan 85-1/Architectural Review 2016-02 (Hemborg Ford):** a request for approval of a proposed building remodel for Hemborg Ford located at 1900 Hamner Avenue in the Auto Mall Specific Plan.  
**Recommended Action: Approval**(Planning Director)

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

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

Applicant present and in audience, but did not speak.

**M/S JAFFARIAN/RIGLER** to adopt Resolution 2016-65, to approve Architectural Review 2016-02 to allow a proposed building remodel for Hemborg Ford; the motion was carried by the following roll call vote:

**AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

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5. PLANNING COMMISSION / STAFF COMMUNICATIONS:

A. Oral Reports from Various Committees:

- Member Jaffarian reported on the Ad-Hoc meeting's focus was that all accessory buildings cannot be treated the same; reviewing the types of buildings and making requirements for certain buildings. The next meeting date had not been set.

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

**NONE**

**ADJOURNMENT:** Chair Leonard adjourned the meeting at **9:20 p.m.**

Respectfully submitted,

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Steve King, Secretary  
Planning Commission