



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
FEBRUARY 13, 2008

1. CALL TO ORDER: 7:12 p.m.
2. ROLL CALL: Chair Newton, Vice-Chair Wright, Commissioners Harris, Hedges, and Jaffarian
3. STAFF PRESENT: Director of Community Development Daniels, Senior Planner King, Associate Planner Robles, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commissioner Harris
5. APPEAL NOTICE: Read by DCD Daniels
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None
7. APPROVAL OF MINUTES: Minutes of January 30, 2008
MOTION: M/S Jaffarian/Wright to approve the minutes of January 30, 2008 as written.

AYES: Unanimous

MOTION CARRIED

8. CONTINUED PUBLIC HEARING: **Resolution No. 2008-02**; Conditional Use Permit 2007-12 (Crawford/Smith): A request for approval to allow a temporary mobile home for use as a caretaker dwelling on a 1.34-acre parcel located at 2425 Valley View Avenue within the A-1-20 zone. Continued from January 30, 2008. Associate Planner Robles. Recommendation: Approval

AP Robles presented the staff report on file in the Planning Department. This was continued so that the legal notice could be correctly mailed to addresses within 300 feet of the project. This is for a change of owner and although the limit of animals is not being reached at this time, a caretaker is still justified. Staff is recommending that in order to help alleviate drainage problems that have occurred in the past, that a new condition be added that the drains remain clear. She offered to answer questions of staff.

Vice-Chair Wright questioned exactly how many horses were on the property. Staff confirmed that there are four horses.

PC Jaffarian asked how the business license is renewed. Staff said annually.

PC Jaffarian noted that in Condition 19, "regardless of any changes in ownership" needs to be deleted as a change in ownership would require a new permit. He added there needed to be a condition regarding manure collection and he suggested a condition to show proof of employment for the caretaker.

Chair Newton asked if annual inspections had been completed. DCD Daniels said the applicant is charged for the annual inspection by Animal Control, and that amount is included with the renewal of the business license for the boarding facility.

Chair Newton opened the public hearing.

Lorraine Pridgen, 2397 Valley View Avenue, lives adjoining property and said Norco is rural and current zoning does not allow a second dwelling as a rental. She objects to the continued use of this mobile home which has been used as a rental for past two years. The current animal counts do not justify a caretaker. She has no problems with the caretaker, who works full-time away from the home. Ms. Pridgen brought up the recurring drainage problem that occurs at the intersection because of water running through this site.

Douglas Stewart, 6485 Mitchell Avenue, Riverside, original applicant for the caretaker unit, said he was here in support of neighbors against the mobile home remaining on the site. He had a thriving boarding stable which justified the caretaker. Bi-yearly inspections were conditioned and he had to renew on a yearly basis. He also constructed the drain; six properties drain through that site. 24" drain pipes were installed; with inlet drains on neighbors' sites. The drains take a lot of work to keep clear but it has to be done, or problems arise causing flooding.

Bruce Crawford, owner, submitted a paper detailing caretakers' responsibilities. He showed several pictures of the drain that was unknown to them when they purchased the lot. He showed pictures of bubbling soil with obvious contamination, which Hazmat came out to inspect and found the drain coming into his property off Pridgen's property. Something toxic went into the drain from somewhere. While putting in his sprinkler system, the main line was punctured; resulting in two dead trees in the immediate area within two days. He felt the neighbors were being difficult. When the drain dumps contamination into the street drain that is a huge fine, at least in Orange County.

Chair Newton says every morning he sees water crossing the street and running down Valley View.

Mr. Crawford said that was not the drainage issue; he had a broken sprinkler pipe fixed a few days ago and the street should be dry.

Norvah Williams asked how this situation with the drainage and the caretaker mobile home get through the buy/sell process; why was it not on the title report.

Mr. Stewart said he disclosed to the people he sold to that both conditional use permits had run out but there have been several owners since. He was not aware if they disclosed to Mr. Crawford.

Jim Kox, who lives on the north side of this site. He didn't object to the previous or the current business and said the applicants were good neighbors. He felt this was a neighborhood vendetta.

There were no further comments and the public hearing was closed.

Vice-Chair Wright said this is not a boarding facility and does not justify a caretaker's unit. Drainage is not the issue; the Commission is only looking at the caretaker unit. PC Jaffarian agreed.

PC Jaffarian agreed with Vice-Chair Wright that four horses do not warrant the need for a caretaker. He felt there should be a **new condition** regarding verification of the caretaker actually being employed by the applicant; that the caretaker residence must be lived in by an employee, similar to the business evidenced by a business license and boarding contracts. He suggested a **new condition** concerning manure collection, the frequency of and mandatory use of the City hauler. Regarding **Condition 19**, he suggested to strike out "regardless of any changes in ownership."

There was concern that the unit would become a rental unit. Discussion continued on the caregiver possibly not having to pay rent, but living in the dwelling in exchange for the work done. PC Hedges suggested adding a **new condition** saying the unit cannot be a rental unit. If it did, it would be cause for immediate revocation.

Chair Newton suggested adding a **new condition** for an annual review by the Animal Control Department. This was noted to be a function of the business license renewal process.

DCD Daniels told the Commission this is a discretionary approval of the Commission; that Animal Control reviews the property and gives the Planning Department a recommendation. Planning staff does not go out to the site.

Vice-Chair Wright asked for clarification how many horses are boarded. Mr. Crawford said two are. Ms. Smith said that they are involved in cutting associations and so they keep horses sometimes for those groups.

MOTION: M/S Jaffarian/Hedges to approve Conditional Use Permit subject to all conditions as amended.

Under discussion: Vice-Chair Wright clarified the review is annual by Animal Control and that the self-audit be done yearly.

AYES: Harris, Hedges, Newton, and Jaffarian

NOES: Wright

Vice-Chair Wright said he voted no because this is not a boarding facility.

9. PUBLIC HEARING: **Resolution 2008-03**; Conditional Use Permit 2007-09 and Site Plan 2007-06 (Get A Grip Foundation): Amend Conditional Use Permit 93-07 (Hidden Valley Golf Club) to redesign the existing driving range to accommodate construction of a 4,320 square-foot golf training and life-style education center for a non-profit organization called Get A Grip Foundation and a practice center for children on approximately 5.5 acres located at the Hidden Valley Golf Club, 10 Club House Drive in the HS (Hillside) zone. Senior Planner King. Recommendation: Approval

DCD Daniels noted the Commission has received more information just tonight, along with a draft resolution with added conditions, along with papers from Attorney Stevens.

DCD Daniels presented the staff report on file in the Planning Department. He stressed that the two programs, Education and Outreach, are separate, and never intermingle. The intent of the modular unit is that if the program goes away, the unit is to be removed. He distributed a parking analysis to address parking concerns that have been brought up. He offered to answer any questions of the Commission.

PC Harris offered 14 new conditions; these were given to the Commission at the start of this meeting and are on file. The applicant was given a copy at this time.

Discussion was held on the lack of final improvement to Valley Drive between Clubhouse Drive and Vandermolen. DCD Daniels said the completion should not be a requirement of Get A Grip. He explained that SunCal posted bonds for the street improvements associated with "backbone" improvements so bonds could be used to finish those improvements. Staff feels SunCal should have done it; SunCal feels Mr. Cox should have done it.

PC Jaffarian wanted to be very clear that the youth golf education is currently a permitted use as golf is the primary purpose of the facility.

Discussion was held regarding the traffic study, done in 1993, which DCD Daniels said included only 60 homes and the golf course, which would have an estimated 680 daily vehicle trips. At that time, only Norco Hills Road and Yuma were planned. He referred to Page 8 of that report that explains traffic at worst case scenario would be less than 1000 trips a day, well below what is happening today.

Chair Newton said regarding his concern about the existing septic being adequate for the current use is a simple 20-minute calculation and the building official should be able to do it so why is a consultant reviewing it? The maintenance building has its own septic. He questioned how the Commission can say there will be no impact when the information they need to make a good decision was not available.

DCD Daniels said the building official has indicated the septic system is adequate but because of the scrutiny this project has received, DCD Daniels wanted an outside consultant to do it. It appears the golf course has the capacity; if the private septic system fails, then Mr. Miller has to hook up to sewer.

SP King told the Commission that PC Jaffarian provided comments to the architect; but staff had not seen the architecture until tonight when it was also given to the Commission. At first glance, he noted that although the external air conditioning units need to be screened, no screening was shown.

PC Jaffarian said the modular does not lend to many options so there was no sense to hold up the project only because of the architecture.

Chair Newton declared the public hearing opened.

Romey Funiestas, 219 Friesian Street, read a letter about why he was objecting to the project. He called this an extension of a correctional facility in his neighborhood.

Missy Hanover, 219 Haflinger Rd., has lived here 27 years and doesn't feel safe anymore. Showing incarcerated youth this prestigious area is not a good idea. The community needs help from the City to maintain property values. She asked for protection.

Kelly Krout, 1701 Via Valmonte Circle, Corona, works for Corona/Norco Unified School District and her son is involved in Get A Grip Education Program. This program is recommended by the District; it supports the program completely. This is all no cost. Tutoring from this program has helped the test scores move up for the District. Autistic children are a big part of the Education Program where all can excel. She asked for favorable consideration.

Cathy Weber, 3328 Bluff Street, has lived in Norco for 27 years. Norco has a prison in town and the issue here is 30 kids. She asked the Commission to invest in the kids now so they don't become inmates of the prison later.

Mike Box, 3620 Corona Avenue, said the vehicle trips are actually doubled, because parents are not allowed to stay during the program. Referring to a traffic accident, he said the neighborhood needs stop signs and lights before we get the additional traffic.

Mary Box, 159 Oldenburg Lane, moved to Norco for the trails and half-acre lots, not for the golf course. The trails are a mess around the golf course; she won't let her family ride up there. Her car was stolen, her trailer broken into twice, there was a gang-related stabbing across the street, and her mailbox was broken into several times. She said the neighborhood is being taken advantage of by Get A Grip.

Jonathan Stevens, 9227 Haven Avenue, Ste. 320, Rancho Cucamonga, attorney for several residents in the area, said since November he has asked for certain processes. He cited CEQA issues submitted in his letter to the Commission at the start of this hearing and said the project could not be approved tonight because of lack of procedure.

Dave Henderson, 3010 Corona, thanked the Commission for giving the public due process and thanked Mr. Miller for his willingness to work with staff and provide information. All this emphasis is on Get A Grip, when all the Commission is looking at is approving a temporary building, the land use issue, to house Get A Grip. Mr. Henderson said Mr. Cox, not Get A Grip, as the owner is ultimately responsible for meeting all conditions. The full-blown restaurant that was re-located to the golf course without City and public input also results in impact on sewer and traffic. There is nothing in the Code that allows the restaurant in the hillside zone.

Roy Hungerford, 3201 Cutting Horse Road, wanted his taxes back since the school district cannot teach the kids enough that they have to use Get A Grip for tutoring. He asked who will monitor the 400 cap on students, and said that the numbers always differ, anyway. He said questions about the trail fencing gets different answers. There is a need for a three-way stop at that intersection. He added that trips double because parents are dropping off and returning to pick up. When the original conditional use permit was done, many streets were not connected but now will be impacted. He said there was a need to connect to sewer if the capacity was at 200 guests for banquets. Even the Norco deputy at a previous Commission meeting had said he would have cause for concern if he had a house up there. Mr. Hungerford said this will just be a prison playground.

Chair Newton declared a recess at 8:55 p.m. and reconvened the meeting at 9:10 p.m.

Emmett McKune, 1508 Valley Drive, said the neighborhood is deteriorating, not because of the economy, but because of a correctional program in the neighborhood with youth who have criminal records, and guards to watch them. He questioned if any of the commissioners or staff have been up to the golf course area. He felt there was a need for an environmental impact report because there were federally protected species in the area. He added that the Code says this must be on sewer. He said a prison use is not a golf course use.

Mike D., a motor cop, said the counselors just watch the kids. He said it takes an Act of God to lock up a kid in the State of California. He strongly felt parents should take care of their own kids. He said he hasn't seen a motor in Norco for four years, that 520 trips are an awful lot. He does not want this in his back yard. This is embarrassing to find out this has been going on for a year.

Venessa Ubierna, 1449 Paso Fino Place, has lived in Norco four years, drives to the Compton-Watts area daily, and said she had to transfer her daughter out of Norco High into a private school because of crime. She said there are a lot more than 60 homes with more than one car each in the area of the golf course. She said it is not fair to do this to Norco residents. She can't let her daughter jog in the morning because of crime. She asked that the community be gated so the homes can be protected. She added that the community suffered from poor lighting.

Bobby Golstein, 1437 Foxtrotter, felt so many things were being swept under the carpet and asked who was going to guard our children.

Roger Baker, 1439 Valley Drive, said he walked around to 70 homes in the hills and 30 homes down below and actually talked to 45 homeowners; 43 against Get A Grip. Only 2 homeowners were okay with the program if the kids were really guarded. Property values have already gone down, with more and more crime; there are thefts and graffiti is all over the place. He has lived in Norco 15 years and said the town has gone downhill in last 5.

Peter Garcia, 1264 Rosemary Circle, has lived on both sides of the fence as he was involved in gangs as a youth. He is now an architect because a similar program helped him.

Joel Nash, 11201 5th Street, Rancho Cucamonga, golf instructor for Get A Grip, told the audience the kids are in awe of the neighborhood, and closest house the kids come to when they are at the golf course is about **1,000 yards away**. The kids always say they never want to go back to where they came from, that they want to go to college, get a job, a better life, etc. because of this program. He takes offense when told these kids can escape.

Pat Burke, 24 St. George's Court, golf instructor for Get A Grip, designed the program to teach the kids and use the value of playing golf, which is tied to honesty and integrity. He is insulted that the kids are being blamed for the property values dropping. No one has any proof. Mistakes have been made, but all Get A Grip is trying to do is help kids.

Edward Smilow, Attorney, 333 City Pkwy W., 17th Floor, Orange, CA 92668, represents over 300 youth programs. Get A Grip is the number one youth program in golf, even over the Tiger Woods Foundation. He lives in Orange and his property values have gone down 20% and there is no golf course nearby. He asked what's wrong with a free after-school tutoring program. This is a public golf course open to everyone. He added that it is an honor that the Youth Authority is part of this.

Jeff Bennett, 760 E Parkridge Avenue, said Get A Grip has followed every rule in the Norco Municipal Code; it has been under a lot of scrutiny, but is not causing the neighbor's problems. He said 16 cents of the property tax dollar goes to the City. That has never has paid for fire and police services and never will. He argued against many of the new proposed conditions numbers 52-65, given in the new draft resolution just tonight as repetitious, just plain not needed, or ambiguous. The Department of Alcohol Beverage Control doesn't have a problem with the restaurant, there is adequate parking, the restaurant is turning a profit, and it is where the restaurant has always been at the club. The Norco Sheriff's Department has never been called out for Get A Grip. Mr. Bennett said they would deal with the conditions but was concerned at why most of them were being placed on the project.

Jay Miller, President, Get A Grip, reminded the Commission this is a public golf course. His lease runs to 2018. Mr. Miller said vandalism is his problem as well. He noted that sewer connections the Code refers to is for permanent buildings, not modulars. He felt that the trips were way under traffic concerns, noting that the newspaper had just reported 57 homes in foreclosure in the golf course area but that is a county and state problem. He added that a color board was being worked on; it was costing \$2,000. As far as screening the air conditioner, he could use screening but it would naturally be screened by rocks and berms.

Chair Newton said the Commission only wanted a simple colors and materials board; it should not cost that much. He questioned what is needed when golf course trails cross city streets, as they do on Valley Drive.

Mr. Miller said in Corona, Holes 15-16 got a light that the City of Corona paid for. He paid for the street markings.

Eunice Kwon, 179 Frisian, said her brother goes to Get A Grip for tutoring instead of Norco High because of a bullying situation at Norco High, but she had not been aware

of the at-risk youth, which makes the program unique. She spoke against Get A Grip because she felt the problems outweigh the benefits.

Mark Fitzpatrick, Oldenburg Lane, felt this was being rushed through. While he applauded Get A Grip for this program, this might not the time or place for it. There is just not enough information.

Harold Knowlton, 229 Haflinger Road, didn't believe the hearing is about whether Get a Grip is good or not, but rather about the City's responsibility to protect what the citizens of Norco are paying for, protected rights and property values.. He said safety and security were in jeopardy. He was glad to hear that someone is helping these youth, but not in his back yard. He said if the City approves this, it will be taking care of outsiders over Norco residents' rights.

Glenn Hedges, 4061 Temescal Avenue, President of Norco Horsemen's Association, took issue with the Valley Drive trail. That should have been done because the City has bond money to finish the trail. Even his horse doesn't want to go there any more and she doesn't like the fast traffic. He felt this was really an elimination of a trail because it never got built.

Chair Newton closed the public hearing and brought the item back for discussion.

PC Harris doesn't think the City has done enough research. He went on the internet and looked up the two camps that send youth to Get A Grip. The information was not broken down by camp, but 70 percent have been charged with felonies. He shared a newspaper article on escapes, showing Los Pinos had 28 out of 116 escape in 2006, either from the camp or a field trip. Joplin has 48 incarcerated youth. An escape is expensive to the City, involving helicopters, police, etc. He was against allowing the at-risk youth at all, but if we do allow it, make the applicant pay all City costs for the search. He was looking for liability in case of damage to a neighborhood. Sheriff's Department should work with Get A Grip to get a plan for escapees. He felt more information was needed. He felt there would never be peace in the hills with the at-risk youth involved in the program. He strongly felt the new conditions he wrote were needed.

There was discussion that the Youth Authority is within their rights to bring in youth to programs without the City's approval.

PC Hedges liked the program and applauded Mr. Miller. Her compromise is to have the program without the at-risk kids because Norco does not have enough sheriffs. She said it is a real problem for the Commission to get so many last-minute documents given to them at the meeting, and there is obviously no time to read and review. She asked Get A Grip to do the education program and let the at-risk group go.

PC Jaffarian sees only two options: reject CUP or accept with conditions. If rejected, there is nothing that prevents Mr. Miller from having the at-risk program right now because the state has the authority to do it. Or the Commission can approve with conditions, starting with the basic premise that this is a modification to the CUP and the Commission cannot take away permitted uses.

There was discussion about connecting the temporary building to sewer, with Chair Newton and PC Jaffarian for the connection.

DCD Daniels disagreed, citing the Code.

PC Jaffarian noted that on **Condition 38**, "and subsequent owner" needed to be stricken; there are none permitted. On **Condition 45**, he wanted "or the building is replaced with a more permanent structure" to be stricken, and to add "within 60 days" regarding the removal of the unit. **Condition 50** also had a reference to changes in ownership that needed to be stricken.

There was discussion on **Condition 47** regarding the limit of the at-risk youth to be set at 30, but that is not under the control of the City. PC Harris was still not in agreement with the proposed the number of 30; he wants 0. He felt this use is potentially unsafe and asked who defines what is undesirable.

PC Wright doesn't believe Get A Grip has contributed to the neighborhood's problems, as the Sheriff's Department has never been called out to the golf course.

DCD Daniels said in response to an earlier comment about CEQA, that posting was done before the January 9, 2008 meeting, more than 21 days as is required. DCD said staff has done due diligence.

Chair Newton said the building elevation should be continued. He is in support of the education program of Get A Grip. He felt that more information was needed on the environmental reporting. He also thought the new restaurant that moved in was breaking a condition. He didn't see the Outreach Program as being compatible with the neighborhood, and noted on Finding D that there will be a detriment according to the residents tonight.

Chair Newton is in favor of the educational part of the program. He does want to repeat the same mistake Corona made under Mr. Bennett's watch as mayor when they lost such a great program. Chair Newton felt more environmental information was needed, and said too much information was given to the Commission just before the meeting tonight that they obviously had no time to review. He did not see the outreach program as being compatible with the neighborhood, referencing Finding D.

Regarding **Condition No. 48**, PC Jaffarian said time and dates could be conditioned. In Condition 49, counselors and ratios could be better defined. He wanted advice from City Attorney Harper on certain conditions, feeling that a lot of issues are not within the realm of the Commission to place conditions on. PC Wright agreed. There was discussion to approve with a zero for at-risk youth allowed than not at all. PCs Jaffarian and Hedges wanted more information, and requested the information not be given at the meeting, like so much of it was tonight. PC Jaffarian said he will not take away a use that is permitted.

The Commission conducted a straw vote and the decision was made to not allow the at-risk youth part of the Get A Grip program.

MOTION: Jaffarian/Hedges to continue CUP 93-07, Mod. No. 1 with SP 2007-09 to gather more information regarding environmental issues, septic system capacity including the new restaurant on-site, traffic impacts, land use impacts, conditions as amended and possible new ones, and consistency of the restaurant operation with Hillside zoning, with all that was discussed at the meeting tonight, with zero at-risk youth.

AMENDED MOTION: Jaffarian/Hedges to amend motion to add that the architecture be submitted for this meeting, have all information delivered timely, and continue to February 27, 2008; noting the public hearing portion has been closed.

Discussion: PC Harris wanted a decision made tonight about the at-risk youth program not to be allowed at all.

The Commission agreed what PC Harris was asking for was covered by the straw vote.

AYES: Unanimous

MOTION CARRIED

Chair Newton called for a recess at 11 p.m. and reconvened the meeting at 11:10 p.m.

DCD Daniels clarified exactly what the Commission wanted: additional information regarding traffic; more information on sewer although the Commission is not empowered to determine whether the sewer is good, environmental points, modify conditions as discussed; restaurant issue, traffic, hillside zone; also to find out why street improvements are not done on Valley Drive.

10. BUSINESS ITEMS: None

11. CITY COUNCIL:

A. City Council Action Agenda dated February 6, 2008

- B. City Council Minutes dated January 16, 2008
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions
 13. STAFF: Current Work Program
 14. OTHER MATTERS: Chair Newton asked that staff contact the resident about the drive-thru RV storage building and correct the information given to him at the last meeting to state the 15-foot requirement for the PAKA access is a requirement of the Fire Department.

Commission Member Harris asked if the new pamphlet explaining the Commission's role was being used. Staff responded it has been made available in the Council Chambers lobby since the meeting of January 30, 2008.
 15. ADJOURNMENT: At 11:20 p.m. to 5:30 p.m. on February 27, 2008 for Joint Workshop with City Council, Conference Rooms A & B.

Respectfully submitted,

James E. Daniels
Planning Secretary

/sd-68120