



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
JULY 9, 2008

- 
1. CALL TO ORDER: 7:00 p.m.
  2. ROLL CALL: Chair Newton, Vice-Chair Wright, Commissioners Harris and Hedges. ABSENT: Jaffarian
  3. STAFF PRESENT: Senior Planner King and Executive Secretary Dvorak
  4. PLEDGE OF ALLEGIANCE: Chair Newton invited Dave Henderson from the audience to lead the Pledge.
  - 4.A. ELECTION OF NEW CHAIR AND VICE-CHAIR: Chair Newton declared his intention to stay Chairman for one more year and then to nominate Vice-Chair Wright next year for Chairman. Vice-Chair Wright did not care to be Chair. PC Hedges stated she would like to serve as chairman at least once. The Commission agreed to hold off the elections until such time all five Commissioners were present. Vice-Chair Wright said he would be on vacation at the time of the July 30, 2008 meeting, so elections would not be taking place until at least August 13, 2008.
  5. APPEAL NOTICE: Read by staff.
  6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: Shari Maney, 3996 Hamner Avenue, brought up a concern about the Hamner Avenue widening project and the adverse affect it will have on access to her property.

Chair Newton told her to address the City Council at its next meeting as her issues were not under the Commission's jurisdiction.

7. APPROVAL OF MINUTES: Minutes of June 25, 2008

**MOTION:** M/S Wright/Hedges to approve the minutes of June 25, 2008 as written.

AYES: Harris, Hedges, Newton and Wright  
ABSENT: Jaffarian

**MOTION CARRIED**

8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS: None
10. BUSINESS ITEMS:
  - A. Resolution No. 2008-17: Conditional Use Permit 2008-01 (Youth Specialist Centers, Inc.). Final Planning Commission Resolution. Recommendation: Approval (Senior Planner King)

SP King said this resolution for denial reflected the final action of the Commission at the June 11, 2008 meeting.

The Commission asked why this was necessary, as the automatic denial had already been appealed and approved by Council at its July 2, 2008 meeting.

SP King said the City Attorney was requiring it; it leaves a paper trail that confirms the action taken.

**MOTION:** M/S Wright/Harris to adopt Resolution No. 2008-17, reflecting the changes made at the June 11, 2008 meeting.

AYES: Harris, Hedges, Newton and Wright  
ABSENT: Jaffarian

**MOTION CARRIED**

- B. Potential Zone Code Amendment – Setbacks for Animal Containment Fencing. Recommendation: Direction (SP King)

SP King presented the staff report in detail (the report being on file in the Planning Division).

PC Harris asked why this was before the Commission.

SP King replied it was due to meetings held with a Council Member. There were concerns about residents who let large animals right up to common fences not necessarily meant for animal-keeping purposes and the fences getting damaged.

Although not a public hearing, Chair Newton invited comments from the audience.

Dave Henderson, 3010 Corona Avenue, spoke strongly against the proposed amendment. With the suggested five-foot setback, the City is again telling residents they cannot use a portion of their property. He said this type of issue is a civil matter and the City should not get involved.

Dan Bowkler, 3201 Cutting Horse Road, agreed with Mr. Henderson's comments.

After some discussion about property rights and how common fences could be protected without a setback, the Commission agreed that the proposal had no merit and chose not to take any action.

SP King said the direction given needed to be a recommendation to Council.

**MOTION:** M/S Wright/Harris that the City not do anything about this issue.

AYES: Harris, Hedges, Newton and Wright  
ABSENT: Jaffarian

**MOTION CARRIED**

C. Issue Paper: Subdivisions; July, 2008. Recommendation: Receive and File (Senior Planner King)

SP King presented the staff report in detail (the report being on file in the Planning Division). This was being brought to the Commission just as an information item.

MOTION: M/S Harris/Hedges to receive and file.

AYES: Harris, Hedges, Newton and Wright  
ABSENT: Jaffarian

**MOTION CARRIED**

D. Issue Paper: Barn Definition/Construction, July 2008. Recommendation: Receive and File (Senior Planner King)

SP King presented the staff report in detail (the report being on file in the Planning Division). He handed out a sheet listing other possible issues with barns other than just concrete floors. That list included the size of barn doors, size of the electrical panels (smaller to not allow for conversions to other types of uses), prohibiting full baths and kitchens as already is prohibited for accessory structures, and lot and Primary Animal-Keeping Areas (PAKAs).

PC Harris asked why this was coming before the Commission.

SP King said it was in response to the Commission's request at the June 11, 2008 meeting that staff return with a definition of a barn structure as compared to a workshop.

Although not a public hearing, Chair Newton invited comments from the audience.

Dave Henderson, 3010 Corona Avenue, said that Webster's already defines what a barn is.

Rick Rosa, 159 Wild Horse Lane, said he was the reason the barn definition was being discussed.

Chair Newton and PC Harris had a discussion about the City seeming to continually and specifically target the 580 homes in the hills when it came down to property uses. Chair Newton said he has never singled out the hill properties. PC Harris felt the hill residents were being over-regulated.

The Commission agreed that this was neither the intent nor the image that the Commission wanted to portray. It was felt that this issue was a concern for all of Norco. Most of the Commission agreed that barns should not be regulated any more than they already are. PC Hedges disagreed; she wanted them strictly for animal keeping. PC Harris did not want to see this issue again; PC Hedges wanted to do something about it and strongly felt that "barn" still needed a definition.

**MOTION:** M/S Wright/Harris to receive and file.

AYES: Harris, Newton and Wright

NOES: Hedges

ABSENT: Jaffarian

**MOTION CARRIED**

PC Hedges voted no. She said that the Planning Commission needed to be stronger with its action and not just receive and file.

11. CITY COUNCIL: Received and filed.
  - A. City Council Action Agenda dated July 2, 2008 was e-mailed to the Commissioners on July 7, 2008.
  - B. City Council Minutes dated June 18, 2008
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions:
13. STAFF: Current Work Program: Not updated at this time.

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14. OTHER MATTERS: Chair Newton reminded staff that the Commission still wanted to see a pad coverage report with visuals.
15. ADJOURNMENT: There being no further items to discuss, Chair Newton adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Steve King  
Planning Division Manager

/sd-69686