



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
OCTOBER 29, 2008

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Vice-Chair Jaffarian, Commissioners Hedges and Newton. ABSENT: Commissioner Harris
3. STAFF PRESENT: Planning Manager King and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Chair Wright
5. APPEAL NOTICE: Read by staff.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None
7. APPROVAL OF MINUTES: Minutes of October 8, 2008
MOTION: M/S Newton/Hedges to approve the minutes of October 8, 2008 as written.
AYES: Hedges, Newton, and Wright
ABSTAIN: Jaffarian **MOTION CARRIED**
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS
 - A. **Resolution No. 2008-31**; Zone Code Amendment 2008-07, a City-initiated proposal to amend the Norco Zoning Code by amending Chapter 18.13 (A-1 Zone) Section 18.13.20 (Permitted Coverage) regarding lot coverage. Recommendation: Recommend approval to City Council. (Planning Manager King)

PM King presented the staff report on file in the Planning Division.

There was discussion on how four percent slopes and coverage is calculated. There was concern about how far would the City go in telling homeowners what they could do with their property. When it came to basketball or tennis courts, it wasn't that these cannot be removed in the future; it was that removal was cost-prohibitive because of the rebar used.

The public hearing was opened and closed with no comments from the audience.

PC Newton said he wanted to ensure the animal-keeping areas were protected; he was not concerned about protecting 4,000 square-foot houses.

The main point the Commission wanted to make was that animal-keeping properties need to remain that way, and not become so concerned with structures and pools and basketball or tennis courts, that a future homeowner would not be able to keep horses.

The Commission was adamant in preserving the reason most people move to Norco; our animal-keeping rights.

PM King suggested the following finding be added to Resolution 2008-31:
D. The proposed zone code amendment encourages lot development that adequately provides the necessary area and terrain to effectively maintain the health and safety of animals in accordance with the City's small plot agricultural/animal-keeping/equestrian lifestyle.

PC Hedges like the suggestion because this finding equalizes the older lots that don't have PAKAs as opposed to newer lots.

Vice-Chair Jaffarian noted that it is not that much of a burden to determine if there is an adequate pad area.

The Commissioners present all agreed to add this finding to the resolution.

MOTION: M/S Jaffarian/Hedges to recommend approval to the City Council of Zone Code Amendment 2008-07.

Discussion: It was noted there was a change with Finding D being added.

AMENDED MOTION:

M/S Jaffarian/Hedges to recommend approval to the City Council of Zone Code Amendment 2008-07, with the addition of Finding D.

AYES: Hedges, Newton, Jaffarian and Wright

ABSENT: Harris

MOTION CARRIED

9.B. **Resolution No. 2008-32;** Zone Code Amendment 2008-08, a City-initiated proposal to clarify or correct inconsistencies and make clerical corrections to the Norco Zoning Code (various sections).

Recommendation: Recommend approval to City Council. (Planning Manager King)

PM King presented the staff report on file in the Planning Division. He said this was just to correct some details in the Code that wer3 missed in past amendments. Changes in Item 1 would ensure animal-keeping would be reviewed on a case-by-case basis in the more intensive commercial zones, such as Sixth Street. Item 2 would clean up a cross-referencing issue that was unclear. Item 3 2a just a change for uniformity of 55 years in reference to senior housing and for the temporary mobile home units for the elderly.

PC Hedges asked that the term "elderly" be replaced by a more up-to-date term noting even "Senior Citizen" didn't seem much better.

The public hearing was declared opened.

Rick Rosa, 159 Wild Horse Lane, spoke in favor of making sure the City Codes were written correctly.

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

The Commission discussed the age limit for the temporary mobile homes being 62 and felt they wanted to keep that limit.

PM King was directed to research the Housing Element for any information regarding the legal age denoting a senior citizen and to bring it back to the Commission only if it was supposed to be 55 instead of 62.

Tonight, the Commission felt comfortable going ahead with only Items 1 and 2, excluding the proposed change on Item 3 regarding the age limit on temporary mobile homes.

MOTION: M/S Jaffarian/Hedges to recommend approval of Zone Code Amendment 2008-08 to the City Council.

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

MOTION CARRIED

10. BUSINESS ITEMS: None
11. CITY COUNCIL: Received and filed.
 - A. City Council Action Agenda dated October 15, 2008

- B. City Council Minutes dated October 1, 2008
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: None
13. STAFF: Current Work Program: Received and filed.
14. OTHER MATTERS
- The Commission chose to have a meeting on November 26, 2008 with only one item slated for the agenda so far.
 - The Silverlakes Joint Commission meeting will be held on December 1, 2008, with the site not certain at this time.
 - The Commission determined it will not have a meeting on December 31, 2008.
15. ADJOURNMENT

Respectfully submitted,

Steve King
Planning Manager

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