



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
NOVEMBER 12, 2008

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Vice-Chair Jaffarian, Commissioners Harris and Newton.
ABSENT: Commissioner Hedges (excused)
3. STAFF PRESENT: Planning Manager King, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commissioner Harris
5. APPEAL NOTICE: Read by PM King.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: Lois Looch asked the Commission to be favorable if Mr. Koziel wanted to use the patio because he has done well and has turned his business around.

Rob Koziel, 4001 Hillside Avenue, said a year has passed concerning the use of the deck, and now he is asking to use the patio as it was intended for.

PM King said staff will research the issue.

7. APPROVAL OF MINUTES: Minutes of October 29, 2008
MOTION: M/S Jaffarian/Newton to approve the minutes of October 29, 2008 as written.
AYES: Jaffarian, Newton, and Wright
NOES: None
ABSTAIN: Harris
ABSENT: Hedges

MOTION CARRIED

8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS
 - A. **Resolution No. 2008-34**; Conditional Use Permit 2008-08 (Dinkha): A Request for Approval to Allow an Automobile Windshield Repair Shop at 1155 Hamner Avenue, Unit 1135, Located within the Commercial District of the Gateway Specific Plan. Recommendation: Approval. Planning Manager King

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

PC Newton asked if there was to be mobile repair, to which PM King indicated that was not mentioned in the application.
The public hearing was opened.

The applicant confirmed that although mobile work utilizes only one vehicle at each of his other sites, it would not be done out of the Norco site.

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

MOTION: M/S Newton/Jaffarian to approve Conditional Use Permit 2008-08 in accordance with, and subject to, all conditions of approval contained within Resolution No. 2008-34.

AYES: Harris, Jaffarian, Newton and Hedges

NOES: None

ABSTAIN: None

ABSENT: Hedges

MOTION CARRIED

- B. **Resolution No. 2008-30;** Zone Code Amendment 2008-06 (City of Norco): a City-Initiated Proposal to Amend the Norco Zoning Code by Amending Chapter 18.23, Section 18.23.04 by Adding Hotels, Motels and Bed and Breakfasts as Permitted Uses in the C-4 (Commercial) Zone. Recommendation: Approval. Planning Manager King

PM King presented the staff report on file in the Planning Department. It is anticipated that the City will need to have more lodging for participants who are expected to stay several days in town when the Silverlakes project is developed, along with current and planned Ingalls Park activities. This change aims to keep heights to the back of the property at 35 feet in the back and encourages the combining of lots to break away from the traditional long and narrow lots.

Vice-Chair Jaffarian noted that there are no wide lots left on Sixth Street to which PM King said that was correct, that anyone wanting to develop hotels or motels on Sixth Street would need to combine lots.

PC Newton asked about the number of rooms expected or what the demand is to which PM King replied that has not been determined.

PC Newton asked about traffic impacts on Sixth Street to which PM King said the code amendment doesn't address specific projects; that each proposal would be addressed on a case-by-case basis.

The public hearing was declared opened, there were no comments and the hearing was closed.

PC Newton was okay with B&Bs but not motels and hotels. He said the City always caves in when dealing with larger chains bucking the desired western architecture. He

noted Finding D addressing the intent and purpose of keeping the C-4 zone rural is his reason not to approve this amendment.

Chair Wright agreed, saying that the C-4 zone was not created for hotel/motel uses. While it is true that the proposed equestrian center is going to need lodging, the City should look to Hamner Avenue sites to fulfill that need.

PC Newton agreed and added he was also uncomfortable not knowing how many rooms were needed and how much traffic would be generated.

Vice-Chair Jaffarian noted that the events alone will bring in traffic on Sixth Street. He assured the Commission that major chains would not want to go on Sixth Street. He did not object to the amendment as written but encouraged the City to look to Hamner Avenue for hotel/motel sites.

PC Harris also doesn't support larger hotels and motels on Sixth Street but felt smaller ones could be looked at if proposed.

PC Newton said the Commission doesn't have a problem determining what is western; it is when the project goes forward that changes are made.

MOTION: M/S Jaffarian/Harris to approve Resolution 2008-30, recommending approval the City Council the approval of Zone Code Amendment 2008-06.

AYES: Harris and Jaffarian

NOES: Newton and Wright

ABSTAIN:

ABSENT: Hedges

PROJECT DENIED

Both Chair Wright and PC Newton disagreed with the hotel/motel use on Sixth Street.

- C. **Resolution No. 2008-33;** Zone Code Amendment 2008-09 (City of Norco): a City-Initiated Proposal to Amend the Norco Zoning Code by Amending Chapters 18.12 and 18.13, and any Related Cross-References in Other Chapters as needed Regarding the Size of Accessory Buildings allowed in the Agricultural Zones. Recommendation: Approval. Planning Manager King

PM King presented the staff report on file in the Planning Division. He explained the types of situations staff was being confronted with regarding excessively large accessory buildings that can overwhelm a property and the neighborhood as well, by blocking view sheds and possibly restricting animal-keeping rights. The proposed conditional use process would allow the Planning Commission to approve proposals on a case-by-case basis.

Chair Wright asked what the difference between a major and a minor conditional use permit, to which PM King said if construction is involved, it would be a major conditional use permit.

PC Harris was concerned about the amount and frequency of recent zone code amendments, to which PM King said these were a result of past Commission discussions on recent projects regarding lot coverage by pools and basketball courts, for example. This is the last of the amendments for the present.

PC Harris asked if the hillside areas were affected by this amendment, to which PM King said most of the hills are under a specific plan and have Primary Animal-Keeping Areas (PAKAs). This amendment applies to A-E zones, which are by the cemetery and in the Corydon/Norco Drive area.

Vice-Chair Jaffarian asked about the limit of 12'x10' sheds on a property, to which PM King said there would be no limit because sheds are easy to remove.

Chair Wright asked about the different dwelling sizes between the A-1 and A-E zones, to which PM King explained that larger homes allowed in the A-E due to the intent of the estate-sized lot sizes.

Chair Wright asked that a few inconsistencies with home sizes be corrected.

The public hearing was declared opened.

Lois Louck said while she respected the Commission, she questioned the sense in making more laws when there is no code enforcement in town.

Rick Rosa, 159 Wild Horse Lane, said if he wanted to belong to a homeowner's association, he would have moved to a city that had them. A lot of the rules are subjective and that is wrong. He said the Commission is making multiple rules and being over-regulating.

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

PC Harris said the amendment approved at the last meeting should have been combined with this one. He did not feel there was proper notice and that the final decision should be based on input from a group of citizens. He said there was no working definition on the character of the neighborhood and wondered if that would be subject to a planner's interpretation. PC Harris said this was not enforceable as currently written. He agreed with the two public comments made tonight that the City is infringing on property owners' rights.

Vice-Chair Jaffarian complimented staff's work on this amendment. He said it gives the property owner the right to apply and lets the Commission make decisions on a case-by-case basis. Chair Wright and PC Newton agreed.

PC Newton said at the last meeting, Finding D was added to Resolution 2008-32, based on keeping animal-keeping at the foremost of property use. He asked if that Finding D should also be put on this resolution and every resolution.

There was discussion on the public hearing process, with PC Harris stating that this item needed more public scrutiny, which it did not have.

PC Newton noted that had this amendment been in place years ago, certain addresses in Norco, such as 4460 Temescal, would not be harboring situations such as having four different families living in a house. Stop work notices mean nothing when the City has no code enforcement. He noted how easily a barn could be converted into apartments.

MOTION: M/S Jaffarian/Newton to adopt Resolution 2008-33, recommending to the City Council the approval of Zone Code Amendment 2008-09

AYES: Jaffarian, Newton and Wright

NOES: Harris

ABSTAIN:

ABSENT: Hedges

MOTION CARRIED

PC Harris said this was an infringement on property owners' rights and that there should be more public scrutiny involved before the Commission taking action.

10. BUSINESS ITEMS: 2007 Annual Report
PM King presented the 2007 Annual Report. It will be sent on to the City Council for information only, and will be forwarded to the State Office of Planning and Research.

The Commission complimented the planning intern on the nicely-presented document.

MOTION: M/S Newton/Jaffarian to receive and file the 2007 Annual Report.

AYES: Harris, Jaffarian, Newton and Wright

NOES: None

ABSTAIN:

ABSENT: Hedges

MOTION CARRIED

11. CITY COUNCIL: Received and filed.
 - A. City Council Action Agenda dated November 5, 2008. The Council approved the draft Housing Element, agreeing with the Planning Commission about

dropping Site 7 at the southwest corner of California Avenue and North Drive, but then added the northwest corner of Mountain/First as Alternative Site 7. The document now goes to the Department of Housing and Development for their review.

PC Newton noted that the Mountain/First site had not been reviewed by the Commission and felt this was in violation of State Housing codes. He felt blindsided that another site had been suggested without the Planning Commission's input. Mayor Pro Tem Azevedo had motioned that this site be sent back to the Commission, but that failed for lack of a second. The City Attorney had no objection to adding the alternative site. The comment that this is just a draft document did not sit well with PC Newton.

PM King said the document needs to come back to the Commission for review; there were no laws being broken. The last-minute change was an attempt to make the document more palatable to Housing and Development review.

While Chair Wright agreed it wasn't right that the Planning Commission was overlooked, the document is only a draft and will come back to the Commission anyway.

B. City Council Minutes dated November 15, 2008

12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: None
13. STAFF: Current Work Program: None
14. OTHER MATTERS: PC Harris asked about Maverick's annual report; PM King said it would be the same report as the Commission saw about a month ago. The issue of the patio use would be put on the agenda once he had a chance to review the conditions of approval.
15. ADJOURNMENT: 8:35 p.m.

Respectfully submitted,

Steve King
Planning Secretary

/sd-70781