



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
January 28, 2009

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Vice-Chair Jaffarian, Members Harris, Hedges and Newton
3. STAFF PRESENT: Planning Manager King, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commission Member Newton
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 January 14, 2009

MOTION: M/S Harris/Hedges to approve the Minutes of January 14, 2009 as written.

AYES: Unanimous

MOTION CARRIED

8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS: **Resolution No. 2009-___**, Conditional Use Permit 2002-14, Modification 2 (Maverick Steakhouse): A proposal to amend the approved project to allow the service of food and alcoholic beverages on the existing outdoor patio on property located at 3841 Old Hamner Avenue in the C-G (General Commercial) zone. **ITEM BEING CONTINUED TO FEBRUARY 11, 2009**

Member Newton asked why the item was being continued. PM King said it was due to unexpected changes in publishing deadlines for both the Norco News and the Press-Enterprise.

10. BUSINESS ITEMS: Development Standards in Agricultural-Residential Districts Pertaining to Lot Coverage. Recommendation: Receive and File (Planning Manager King)

PM King presented the original staff report on file in the Planning Department. He noted that the Commission had extra information delivered to them after the initial packet delivery due to unanticipated direction he received from the Council. A majority of the Commission wanted to hear the entire report that included the direction from the Council.

PM King said the Council did not agree with what staff was proposing as it was too restricting. He used a slide show, which was included as hard copies in the report, to explain the different configurations that were possible with 25, 35 and 40 percent coverage of A-1-20 lots, using smaller to larger houses, and different sizes of the accessory buildings. He was suggesting that any accessory building over 4,000 square feet would have to come to the Commission for approval.

Member Harris asked why this was before the Commission.

PM King said it was due to concerns from members of the Commission and Council due to complaints about excessively large accessory buildings being built. PM King explained the disparities that can happen when there is no control. The Commission is to give direction as to how to advertise this for a future meeting.

In response to Member Harris, PM King said there was no actual study but some lots even with current standards are being rendered as too restricted or useless for animal keeping. The first issue is excessive accessory buildings and the second is the size of them.

Member Harris said he did not see such a problem. He wanted to see number of complaints and types.

PM King said the Norco Hills Specific Plan lots were not all conducive to animal-keeping. Each lot had to record with the County Recorder's office information as to number of animals, size of pad, etc. Another problem was in the A-1-20 zone where the lot size is specific but in the Norco Hills Specific Plan, there was no specific size. He noted that the set backs are different; making it too difficult to merge the same regulations on all the lots.

Dave Henderson, 3010 Corona Avenue, said it is problematic when the City starts to tell property owners what they can do on their property, down to what size the buildings can be. He said pools and any permitted structure should be included in determining the pad coverage. He said different development standards have always existed in Norco. Mr. Henderson wants the residential specific plans rezoned to A-1-20 so we all live by the same rules.

John Cox, 158 Oldenburg, was concerned that the City is forcing homeowners to have animals. He did not see Primary Animal Keeping Areas (PAKAs) mentioned in the slides and they should have been included.

Member Newton said this item needs a lot more work but he is in favor of making this all one, whether A-1 or Norco Hills.

Vice-Chair Jaffarian said that when he looked at properties, it was difficult to find any that had enough flat areas for horses that wasn't covered with buildings. He was concerned less about accessory buildings and more about animal-keeping areas, and agreed there is more work to do. He questioned how to preserve the use of the lot for animal keeping. He noted it was far more costly to tear down an RV structure vs. animal cages or ready sheds. Vice-Chair Jaffarian wanted the focus on preservation of animal-keeping use and to look at considering limiting the number of accessory buildings also.

Member Hedges agreed that animal keeping needs to come first but also wants to do something with the size of accessory buildings. She did not think putting all the zones together is going to work.

Member Harris agreed with Member's Hedges. He has a big problem with taking away property owners' rights. He was totally against these development standards as they can devalue properties. Member Harris said the limitation should be not only on flat pad areas but also on the lot size. He also wanted to focus on small lots.

Member Newton suggested requiring a PAKA on small lots.

There was more discussion on more scenarios offered by PM King.

Member Harris felt strongly that a 4,000 square foot accessory building was way too much after all. He wanted to know just how severe this problem was after all.

There was discussion on the fact one just had to drive around certain areas and see the big accessory buildings being put up.

Chair Wright suggesting staff bring this issue back with a comparison of zones as a business item.

Motion: M/S Jaffarian/Newton to receive and file.

AYES: Unanimous

MOTION CARRIED

11. CITY COUNCIL: Received and filed.
 - A. City Council Action Agenda dated January 21, 2009
 - B. City Council Minutes dated December 17, 2009
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: Member Harris said the EDAC was reorganized and is refocusing.
13. STAFF: Current Work Program: Received and filed.
14. OTHER MATTERS:
 - Member Hedges asked staff to check about the legality of the rental stable business at the corner of California / North.
 - PM King reported back to the Commission on an earlier request regarding the vacant property at the northeast corner of Valley View / Sixth being used by citizens selling personal vehicles. Staff has not had contact yet with the property owner who lives out of state. There is nothing that can be done without a trespassing agreement.
15. ADJOURNMENT: 8:40

Respectfully submitted,

Steve King
Planning Manager

/sd-71508