



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
MARCH 11, 2009

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1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Vice-Chair Jaffarian, Commission Members Harris, Newton. ABSENT: Hedges
3. STAFF PRESENT: Planning Manager King, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commission Member Hedges
5. APPEAL NOTICE: Read by staff.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: Tom Willison, new president of the Norco Horse Horsemen's Association, introduced himself.
7. APPROVAL OF MINUTES: Minutes of February 25, 2009  
**MOTION:** M/S Jaffarian/Harris to approve the minutes of February 25, 2009 as written.

AYES: Unanimous

**MOTION CARRIED**

8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS: None
10. BUSINESS ITEMS: Discussion of a Proposed Amendment in Residential and Animal-Keeping Zones Regarding the Size of Permitted Accessory Buildings. Recommendation: Give Direction and Set for Public Hearing (Planning Manager King)

PM King presented the staff report on file in the Planning Department and used a slide show to explain his exhibits, several of which showed up to four accessory buildings possible on a lot. Because lot sizes in the A-1 zone can go from 7,000 feet to 40,000 feet, there is no simple way to address accessory building sizes under one amendment. He reminded the Commission this proposed amendment is intended only for those lots that do not already have the Primary Animal-Keeping Areas (PAKAs).

Chair Wright said the exhibits show that the ability to retain animal-keeping has been lost due to accessory building coverage, and this was not the intent of the proposed amendment.

Member Harris agreed about the animal-keeping and said that the Commission's goal was not to cover the lot with accessory buildings. He noted that the height issue was not been addressed in this presentation; adding that the square footage needed to refer to pad area and not living area, in the case of two-story houses.

Vice-Chair Jaffarian asked about the size of accessory buildings relative to the size of a lot. He was trying to tie the barn size and number of stalls with the allowed amount of animals on site. He did not think multiple accessory buildings were what the Commission had in mind. Height vs. distance to property line correlations needed to be considered.

Member Newton agreed with Member Jaffarian. He noted that the prime directive to staff was to not only to protect animal keeping but to stop the monstrosity of huge accessory buildings showing up all over town. He asked how to put this into perspective, not only how it looks on the property but from other properties. He asked if the City doesn't the City have architectural approval required. PM King said not at this time.

Vice-Chair Jaffarian said the Commission is mainly looking at owners of existing homes wanting to put in accessory buildings.

Chair Wright reminded the Commission that the original reason was to protect animal-keeping and he doesn't see this amendment doing that.

Member Harris noted that any building on PAKAs have to be for animal-keeping. It was noted that 40% of a PAKA can be covered with animal-keeping structures.

Member Newton used an example of where a building is being used for a contractor's storage yard in a residential neighborhood. There are no animals on site.

Vice-Chair Jaffarian said that within reason, one could put horses in a pre-manufactured building but there are some RV storage garages that could definitely not be used for animal keeping. He complimented staff for the good strategy on showing the large accessory buildings that could be built on the different sized lots.

Member Newton asked about requirements for equine turn-out areas. He suggested an equal size of accessory building to open space.

This was not a public hearing, but Chair Wright invited public comments.

Tom Willison noted a lack of definition of “accessory building.” He had concerns if an accessory building had nothing to do with animal keeping. He noted on some of the exhibits that there was no fire access to some of the accessory buildings.

Jeannie Adams agreed with the Commission but worried about self-employed persons being limited, for example, in equipment storage needed for their businesses.

Member Newton said to take a step back and research the open space zones as to what is required.

Vice-Chair Jaffarian said there needed to be more simple and tangible ideas.

There was discussion about matching the architecture of the accessory buildings to that of the main house on the lot. Architectural review would cover shadows possibly casting over existing structures, height, and colors and materials; also, at what point would a project be required to come for Commission review.

Member Newton asked for information on turnout areas be obtained from Norco’s Animal Control and/or Cal Poly.

For a bit of history, PM King noted that the Specific Plan for the Western Pacific housing was done ten years before the tract map was done. 276 square feet per horse was required. Each lot has a recorded number regarding how many animals could be kept on each lot. But because that proved not to be the intent of what was wanted; PAKAs were established to be more conducive to animal keeping.

Member Harris stressed that sight consideration was important in the hills.

It was suggested that architectural review be required for all buildings over 1,000 sq ft. Vice-Chair Jaffarian said the current rate of increase on Exhibit “A” was totally acceptable.

PM King said the current moratorium April 5, 2009 but City Council has the opportunity on March 18, 2009 to extend it to February 18, 2010.

The Commission asked that staff bring this back as business item; they were not ready to set this for public hearing.

11. CITY COUNCIL: Received and filed.
  - A. City Council Action Minutes dated March 4, 2009
  - B. City Council Minutes dated February 18, 2009

12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: Member Harris said he cannot continue on the Economic Development Advisory Committee (EDAC). He has been on it for three years. He noted because the EDAC meets during the day, it is difficult to staff. He asked to be replaced; none of the Planning Commission members present offered.
13. STAFF: Current Work Program: Received and filed.
14. OTHER MATTERS:
  - Bob's Big Boy: It was noted that Bob's will have a soft opening on March 16, 2009, with Cowboy Bob missing in action. They will have a grand opening celebration when the two Cowboy Bob figures are actually in place.
  - It was noted the owner of the office building next to Circle K has been notified he needs to stop work because he is not installing standing seam roofing as required. It was noted that Starbucks at Sixth and Hamner also doesn't have standing seam roofing.

ADJOURNMENT: Motion to adjourn: Jaffarian/Newton at 8:40 p.m. Unanimous.  
40% of a PAKA can be covered with animal-keeping structures.

Respectfully submitted,

Steve King  
Planning Secretary

/sd-71975