



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
APRIL 8, 2009

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

Chair Wright noted that there was a request to add an urgency item to the agenda. The Commission agreed to hear this after the business item.

5. APPEAL NOTICE: Read by PM King.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: Pat Overstreet, 1231 Corona Avenue, counted 57 palm trees at the center across from Stater Bros., south of Burger Basket and asked how that got past landscaping reviews.
7. APPROVAL OF MINUTES: Minutes of March 25, 2009

**MOTION:** M/S Jaffarian/Newton to approve the minutes of March 25, 2009 as written.  
AYES: Unanimous **MOTION CARRIED**

8. CONTINUED ITEMS: None
9. PUBLIC HEARING: **Resolution No. 2009-\_\_\_**, a request for approval to allow a temporary mobile home for the elderly on a .54-acre parcel located at 2445 Kips Korner Road, within the A-1-20 zone. Conditional Use Permit 2009-03 (Armstrong) Recommendation: Approval.

Senior Planner Robles presented the staff report on file in the Planning Division. She said the intent to move the trailer in through the horse trail was abandoned when the Parks and Recreation Department gave approval to move the unit through the park, with the applicant posting a bond for any damages.

There was discussion on what constitutes a temporary foundation. AP Robles said that fell under the Building Department's jurisdiction but meant it is secured to the ground

and is easier to remove than when placed on a permanent foundation. Chair Wright said huge anchors are drilled into the ground to secure the unit.

There was discussion about the 85 mile-per-hour wind load calculations noted in the staff report. The Commission asked that staff verify that as they all believed it was changed to be 70.

There was concerned raised about Kips Korner Park being a retention area, and the retaining walls being required. SE Askew said an approved grading plan will be required. Vice-Chair Jaffarian was not sure if it was physically possible to move the unit over the park. SE Askew said some trail fencing will have to be removed in one area and that it will be tight but is not the City's policy to tell an applicant how to do something, only what they are not allowed to do. She added that the Riverside County Flood Control District's storm drain project is completed at this park. A soils and compaction report will be required for this project, prior to issuing a building permit.

It was noted the Fire Department had no concerns about getting to the unit in case of an emergency.

Geoff Hicks, 1981 Trotter Trail, referred to an earlier approved unit for this same type of use but when the original homeowner sold, the unit was never removed, the Code Officer said the City could not help with complaints that were filed, and there are four families living in there now. He said the Sheriff's Department would have the history of the calls for that address. The whole neighborhood has been significantly impacted. He asked for immediate damage control when the new unit was moved in because of the animal-keeping nature of the neighborhood.

Ernest Armstrong, applicant, explained the need for the home and stressed it is temporary. The need for removal of the unit will be recorded on the property title. He cannot bring it in through the trails as originally planned because he cannot get one of the property owner's approvals as it is bank-owned. He said the pad will be 20 feet away from the flood plain. He is a local contractor and will put up either a bond or the cash. He doesn't want the home there either, but needs to take care of family.

There was a discussion about bonding for two purposes. One is for moving the unit over park grounds which protects the City from having to make repairs from city funds. The second is for removal of the unit which is supposed to be removed before the property is sold. The bond would be with the original owner for the mobile unit.

**MOTION:** M/S Jaffarian/Hedges to adopt Planning Commission Resolution 2009-09 approving Conditional Use Permit 2009-03 for reasons set forth in said Resolution and subject to compliance with the conditions of approval with the addition for modifications to include bonding relating to the installation and repairs to adjacent properties, private and public, and removal of the unit.

Member Newton asked for clarification of the bond, which staff clarified that the intent is just to make sure there is a bond in place at time of removal.

AYES: Harris, Hedges, Jaffarian, Newton and Wright

NOES: None

ABSTAIN: None

ABSENT: None

**MOTION CARRIED**

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. Continued from March 11, 2009

Planning Manager King presented the detailed staff report on file in the Planning Division and summarized changes made since the last meeting. He explained the difference between a major and a minor conditional use permit, the minor one not requiring construction and costing less.

There was a discussion about accessory building heights not exceeding the height of the residence. The Commission decided to use the height of the existing residence or up to 25 feet, whichever is the lesser.

Lot coverage was discussed, with PM King noting that reducing it to 20 percent would create too much of a burden on the smaller lots. Even 25 percent could be too restrictive. The 40 percent pad coverage works in the goal of this amendment.

Although not a public hearing, Chair Wright welcomed any comments.

Jeanne Adams asked why pools and decks are not counted as coverage.

Vice-Chair Jaffarian explained that while some pools dominate some properties with such amenities as above-ground waterfalls, they still can be filled in, tennis courts and basketballs courts can be broken up, but large permanent structures stay.

Member Newton noted that staff had included pertinent sections from the Land Use Element and from the Municipal Code, and asked that it be addressed again in the upcoming staff report.

No motion was required. The public hearing will be noticed and set for April 29, 2009.

Add Urgency Item:

**MOTION:** M/S Harris/Hedges to add emergency item.

**MOTION CARRIED**

PM King explained that the property is located on Temescal Avenue in the C-4 zone so the existing single-family residence is a non-conforming use. Any Act of God that destroys more than 50 percent of the value of the unit prevents it from being rebuilt. In this case, it was not an Act of God but a landscaper's miscalculations causing a tree to fall on the roof, destroying most of it. The Building Division has denied the repair request although it technically was not an act of God that destroyed the roof.

Raoul Romero, 3946 Temescal Avenue, just purchased the site and did not know it was in the C-4 zone so did not know about it being a non-conforming use. He cannot move into the house until there is a roof on it and would like to put a business use on it in the future.

The Commission saw no problem with allowing a new roof.

**MOTION:** M/S Jaffarian/Hedges to overturn the Building Department's denial, thereby allowing the new roof.

AYES: Unanimous

**MOTION CARRIED**

11. CITY COUNCIL: Received and filed.
  - A. City Council Action Minutes dated April 1, 2009
  - B. City Council Minutes dated March 18, 2009
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: Member Harris said he is leaving the Economic Development Advisory Committee and his vacancy has been posted.
13. STAFF: Current Work Program: Received and Filed
14. OTHER MATTERS:
  - A. Oral Report: Sale of Vehicles at Sixth Street and Valley View Avenue. PM King said a "Trespass Agreement" allowing the Sheriff's Department to take action has not been received back from the property owner. The owner also has to post "No Trespassing" signs on the site.
  - B. Oral Report: Wall Design and Use of 1308 Sixth Street. SP Robles said staff will meet with the owner before the next Commission meeting.
  - C. Oral Report: Horse boarding facility at California Avenue/North Drive. SP Robles said the house is vacant, the property is for sale and the boarding facility is an approved use with a City of Norco business license.

- D. Member Newton asked staff to schedule Commission review of the Western Design Manual to update several inconsistencies with current design policies.
- E. Member Newton asked about the empty circle in the façade next to Stater Bros. on Hamner Avenue.
- F. Member Newton asked for a report on the landscaping issue involving 57 palm trees being planted at the Norco Plaza on Hamner Avenue.
- G. Member Newton asked that staff look into a temporary mobile home for the mature at 2010 Parkridge Avenue.
- H. Vice-Chair Jaffarian asked for a report on all conditional use permits similarly issued.
- I. Vice-Chair Jaffarian questioned if Bob's Big Boy had met the parking requirements since so many vehicles park to the south on the dirt lot. PM King said it readily meets the required amount of spaces, but the spaces are mostly to the north and customers are finding it more convenient to park to the south in the unimproved area.

15. ADJOURNMENT: 9 P.M.

Respectfully submitted,

Steve King  
Planning Secretary

/sd-72240