



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
MAY 26, 2010

1. CALL TO ORDER: 7:08 p.m.
2. ROLL CALL: Chair Jaffarian, Vice-Chair Hedges, Commission Members Harris, Newton and Wright
3. STAFF PRESENT: Planning Director King and Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Commission Member Harris
5. APPEAL NOTICE: Read by PD King.
6. AUDIENCE COMMENTS ON ITEMS NOT LISTED ON THE AGENDA: None.
7. APPROVAL OF MINUTES: Minutes of May 12, 2010 (Cancelled Meeting) and April 28, 2010 (Regular Meeting)

MOTION: M/S Wright/Hedges to approve the minutes of May 12 and April 28, 2010.

AYES: Unanimous

MOTION CARRIED

8. CONTINUED ITEMS: SILVERLAKES DEVELOPMENT AGREEMENT (BELSTARR SPORTS MANAGEMENT): PD King said the document is still not ready and will have to be continued to June 30, 2010.

MOTION: M/S Wright/Hedges to continue the Silverlakes Development Agreement off-calendar.

AYES: Unanimous

MOTION CARRIED

9. PUBLIC HEARINGS: None
10. BUSINESS ITEM: Oral—Accessory Structures: Define “Barn” as Directed by City Council on May 19, 2010. Recommendation: Provide definition (Planning Director King)

PD King said the City Council had asked for modifications to the guidelines, modifications to the checklist and a checklist, and a definition of contiguous area for animal keeping, but tonight the Commission only needed to come up with a definition of a barn.

Chair Jaffarian asked in the future, that very specific direction from Council is relayed to the Commission.

PD King showed on slides definitions of barns and workshops along with Building Code Use and Occupancy Groups, which is what the Building Department uses in permit review. He noted if the building permit shows a garage, the applicant needs to sign an affidavit that the garage is going to be used for vehicle parking only.

Vice-Chair Hedges said the issue is putting part of an accessory building on a Primary Animal-Keeping Area (PAKA) and being able to call it a barn. She wanted to somehow tie this in with the A-1-20 zone and wanted to keep the definition simple. Also, she wanted the contiguous animal-keeping for any sized property.

Commission Member Harris noted the term “barn” is being used now instead of “accessory structure.” The PAKA clearly states it is for animal-keeping uses and why add more definition to confuse people. He did not agree that a new definition will solve the current problems. Also, the purpose of the A-1-20 zone as stated in the Norco Municipal Code (NMC) is for “rural environment and outdoor recreation.” He wanted that better defined because the NMC does not specify “animal-keeping rights.” The word “barn” is not even used in our NMC or in our specific plans.

It was confirmed that the definition of a barn will be both for PAKAs and the A-1-20 zone, although more critical for PAKAs. A portion of a PAKA can be covered with an animal-use building or a barn.

Commission Member Newton said there would be no perfect ordinance to cover everyone’s different situation, adding that Norco has some 7,000 rooftops with 7,000 situations. He wanted to concentrate on the barn definition only. He is okay with the heights and the new 864 square-foot cut-off size before requiring a conditional use permit. He believes that 864 square feet is valid for a barn/agricultural use, but suggested rounding the figure off to 900 square feet just because. He agreed with 600 square feet for all other barn uses. He asked about variances being a possibility.

PD King said there was potential for variances, adding that “contiguous” areas could be broken up, so that wording would have to be fine-tuned.

The idea of a joint workshop with the Council to determine the definition of “barn” was agreed to be unnecessary.

Chair Jaffarian said building codes generally say what one cannot do. In the case of defining a barn, he said no hazardous materials should be stored in a barn, other than simple domestic items such as paint, cleaning items and bug sprays. In reference to the exhibits PD King had shown, Chair Jaffarian did not want any S1 or S2 ratings allowed, which are low and moderate hazardous storage. He wants to prohibit vehicle repair. He added that barn designs generally have open ventilation with center aisles with most stalls at 12’x12’, noting that four 12’x12’ stalls with a roof needs a permit but is not a barn. He said it would be easier to say what a barn cannot be. First is its use as a building and second is the use, which the Commission can define. Park a car in it, it is a garage; put a horse in it; it is a barn. About the contiguous space, Chair Jaffarian suggested showing modules of minimum indicated spaces for animal-keeping.

Member Newton said vehicle barns generally become commercial uses with hazardous materials. This item is before the Commission because applicants lie to the City. He suggested animal stalls be required within a barn and agreed that only properties with PAKAs need the definition of a barn.

Vice-Chair Hedges said requiring stalls is being too specific. People may want to have chickens or smaller animals rendering horse stalls useless.

PD King confirmed that you don't have to call it a barn when you fill out the building permit. He said, however, that whatever part of an accessory building is on a PAKA has to be for animal keeping.

Member Harris mentioned research he did that shows barns that have living areas, workshops, whatever and that is what he thinks our residents want. He said it is ultimately up to the property owner to use property for whatever use they want.

PD King reminded the Commission that rather than just looking at the lots that are already developed; that they also need to look at newer lots that do not have accessory buildings yet.

Chair Jaffarian said only on a PAKA is coverage restricted to 40%. A seller would have to disclose that a building is on a PAKA.

PD King confirmed that a recorded PAKA can be relocated and the new PAKA location can be recorded through the City's Engineering Department.

Although not a public hearing item, the Chair invited public comments.

Dave Henderson said if this is only applicable to the PAKA lots, further discussion is not necessary. However, most of the lots in Norco do not have PAKAs and that is where the problems are occurring. He did not see problems with animal-keeping structures and suggested words like barns, stalls, pergolas not be used and instead say only 'animal-keeping structures' and "non-animal keeping structures." He asked about the 864 square-foot limit. That is an 8-stall barn. On a larger lot, one could put on a 16-stall barn but under this proposal, would need a permit even though the percentage of coverage is the same.

John Box said visual impact is a large concern. Accessory structures should match the main house as much as possible and fit in with the neighborhood.

There were no further public comments.

Member Wright said that discussing anything beyond defining a barn, which is next to impossible, should not continue without the minutes of the City Council meeting.

Member Harris said defining a barn would call for amending the NMC and the specific plans. Staff confirmed that would be a minor project.

PD King suggested different sets of criteria and thresholds. He said not just use and size, but also the architecture of an accessory building needs to be addressed.

MOTION: M/S Newton/Hedges to forward the definition of a barn to the City Council as BARN: a building used for permitted agricultural uses, storing farm products and sheltering livestock.

AYES: Unanimous

MOTION CARRIED

MOTION: M/S Newton/Hedges to not define “workshop.”

AYES: Unanimous

MOTION CARRIED

11. CITY COUNCIL: Received and filed.
 - A. City Council Action Minutes dated May 19, 2010
 - B. City Council Minutes dated April 19, 2010 (Special Meeting), April 29, 2010 (Special Meeting – Town Hall) and May 5, 2010 (Regular Meeting)
12. PLANNING COMMISSION: Oral Reports from Various Committees: Member Hedges said work is continuing on the Preservation Committee Strategic Plan.
13. STAFF: Current Work Program – Received and filed.
14. OTHER MATTERS:
 - Member Newton: Valuations for tubular steel modular systems could be lowered because their actual costs are lower.
 - Member Newton: When applicants lie on building permit applications, the city’s hands are tied. However, when the use becomes different than on the building permit, it should not be left up to the neighbors to enforce the city’s ordinances by having to file signed complaints. He asked that this policy be reviewed because of fear of reprisals when filing signed complaints.
 - Vice-Chair Hedges: The house on Temescal that she brought up at the last meeting – It is not a patio, it has footings and drywall. This construction has doubled the size of a house in a commercial zone. She asked how did this happen and asked that staff report back at the next meeting.
 - Vice-Chair Hedges: All Magic still has no trees, no landscaping at all, and they are using the building.
 - Vice-Chair Hedges: Reyna’s sign at Sixth and California is still up.
 - Vice Chair Hedges: 7-Eleven at Sixth and Corona still has illegal signs.

ADJOURNMENT: 8:45 p.m.

Respectfully submitted,

Steve King
Planning Secretary

/sd-75720