



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JULY 13, 2011

1. CALL TO ORDER: 7:03 p.m.
2. ROLL CALL: **Chair Hedges, Vice-Chair Wright, Commission Members Henderson, Jaffarian and Leonard**
3. STAFF PRESENT: **Planning Director King and Senior Planner Robles**
4. PLEDGE OF ALLEGIANCE: **Commissioner Leonard**

Chair Hedges took agenda item **10.D.** out of order to give special instructions.

4. A. ELECTION OF NEW CHAIR AND VICE CHAIR:

M/S Jaffarian/Henderson to nominate Vice-Chair Wright as Chair.

AYES: Unanimous Motion Passed

M/S Wright/Jaffarian to nominate PC Henderson as Vice-Chair.

AYES: Unanimous Motion Passed

5. APPEAL NOTICE: **Read by PD King**

6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:

Patricia Overstreet: Ms. Overstreet asked to verify information she received regarding a community meeting scheduled on Tuesday, July 26, 2011, on the proposed project at the Norco Egg Ranch property.

Linda Dixon: Ms. Dixon also commented about the proposed project. She asked that staff do their homework and investigate what this may do to our town.

7. APPROVAL OF MINUTES: Minutes of June 29, 2011 **Recommended Action: Approval** (Deputy City Clerk)

M/S Henderson/Jaffarian to approve the minutes of June 29, 2011 as written

AYES: Unanimous Motion Passed

8. CONTINUED ITEM: Site Plan 2011-05 (Beckman): A Request for Approval to Allow a 439 Square-Foot Tack Room/Shed at 249 Oldenburg Lane Located within the Norco Ridge Ranch Specific Plan (NRRSP). (Continued from June 29, 2011) **Recommended Action: Continue** (SP Robles)

PD King stated that staff has been working with the applicant on this as directed by the Planning Commission at its previous meeting. He asked that the Planning Commission continue this item to an undetermined date to allow the applicant to finish his project.

M/S Jaffarian/Henderson to continue Site Plan 2011-05 to an undetermined date.

AYES: Unanimous Motion Passed

9. PUBLIC HEARINGS: **NONE**

10. BUSINESS ITEMS:

- A. Site Plan 2011-15 (Woolley): A Request for Approval to Allow a 420 Square-Foot Detached Patio Cover at 2016 Western Avenue Located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

SP Robles presented the staff report on file in the Planning Division. She noted that the set back and height meets with all requirements. Staff recommends approval.

M/S Henderson/Jaffarian to approve Site Plan 2011-15, allowing a 420 square-foot detached patio cover at 2016 Western Avenue.

AYES: Unanimous Motion Passed

- B. Site Plan 2011-16 (Richman): A Request for Approval to Allow a 169 Square-Foot Detached Lattice Patio Cover at 2922 Vandermolen Drive Located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (SP Robles)

SP Robles presented the staff report on file in the Planning Division. She noted that this is the first accessory building which could have been approved at staff level but it is an additional accessory structure and the lot coverage is more than 15% which under the new guidelines requires it to come before the Planning Commission. She stated the proposed structure meets all requirements. Staff is recommending approval.

M/S Henderson/Jaffarian to approve Site Plan 2011-16, allowing a 169 square-foot detached lattice patio cover at 2922 Vandermolen Drive.

AYES: Unanimous Motion Passed

- C. Criteria for Issuing Rebuild Letters (City): A Request to Review and Make Recommendations Regarding the Establishment of Criteria of the Issuance of Rebuild Letters for Non-Conforming Residential Uses in the Commercial Zones. **Recommended Action: Discuss for recommendation to the City Council** (PD King)

PD King presented the staff report on file in the Planning Division. He noted that this item was sent to the Planning Commission by City Council to provide guidelines to allow consideration to issue a rebuild letter. He reviewed the Norco Municipal Code regarding

non-conforming uses and explained at what situations a rebuild letter might be requested.

PD King stated that the City Attorney has advised that a code amendment, with provisions, must be put in place to allow the City Council the option to provide a rebuild letter should a need arise. He noted that a recommendation is not needed from the Commission but provide direction for staff.

Discussions ensued.

Planning Commission gave recommendations and direction for staff to follow.

- D. Rooster Sub-Committee: Review and Discuss Zoning Standards that Regulate the Maximum Number of Roosters Allowed on Properties in the A-1 Zone. **Recommended Action: Appoint two Planning Commissioners to sit with staff from Animal Control and Planning Divisions on a temporary sub-committee to review and revise as needed current regulations for the keeping of roosters** (PD King)

PD King started the meeting with this item, noting that the City Council has asked for this item to be discussed and reviewed by the Planning Commission. He stated that staff recommends that the Commission set a sub-committee.

Chair Hedges noted that she has public comment cards, she invited for these individuals to speak under *Public Comments* as this item is now considered off calendar.

PC Henderson and Leonard were appointed by Chair Hedges to sit on the Rooster Sub-Committee.

- 11. CITY COUNCIL: **Received and Filed**
 - A. Recap of Actions Taken at the July 6, 2011 City Council/Community Redevelopment Agency Meeting.
 - B. City Council Minutes dated June 15, 2011

- 12. PLANNING COMMISSION: Oral Reports from Various Committees:

PC Jaffarian stated that the Architectural Sub-Committee met with individuals at the old Norco Egg Ranch property to review architectural plans. He noted that this meeting with the applicants is in no way an approval or an indication of approval by the Planning Commission or the Architectural Sub-Committee. PC Jaffarian shared that although there are nice elements planned; this project is a long way from being ideal for western architecture in terms of the scale and what the nature of the property will be. He added that they are aware of the issues they need to comply with.

- 13. STAFF: Current Work Program dated July 7, 2011: **Received and Filed**

14. OTHER MATTERS

A. Follow-up on Items from Previous Meetings (Director King): **NONE**

- **Patricia Overstreet:** Ms. Overstreet stated that she is in support of the Cardell family, whom are living near the Saigon roosters. She stated that this is a huge land use issue, adding that the fighting rooster issue has been brought up before and feels it has to be curbed.
- **Linda Dixon:** Ms. Dixon stated that if she lived next to the roosters she would also fight the issue. She suggested that the sub-committee study what the municipal code has on the books and get rid of commercial roosters but keeping in mind there are many chickens in town and asks that a blanket ordinance not be created that would affect all of Norco.
- **Adam Cardell:** Mr. Cardell thanked the Commission for taking the time to look at the rooster issue. He stated that he has received numerous calls from Norco residents in support of his cause.
- **Chelle Richman:** Mr. Richman states that he is a neighbor of the rooster property. He added that even with a hearing problem he can hear the roosters constantly. In response, PD King explained the process the sub-committee follows in order to review and provide a recommendation to the Planning Commission, which will then be forwarded to the City Council. He also stated that the sub-committee has the option to set a public meeting.
- **Roy Hungerford:** Mr. Hungerford shared that the rooster property owners are recent residents, moved into Norco in 2008, and added that the Sheriffs and the Fire Chief were already investigating a possible cock fighting operation. He stated that he feels that these property owners are taking advantage of Norco's codes and are being bad neighbors. Mr. Hungerford noted his concerns about the proposed distribution center.
- **Karen Leonard:** Ms. Leonard shared an incident a few years ago when she had a neighbor with numerous parrots, adding that it created a rat problem. She also noted her concerns with the health and safety issues imposed on neighbors.
- **Vice Chair Henderson** asked staff that the rooster discussion be added to the next Planning Commission as it is an urgent issue. PC Jaffarian and Hedges suggested that it waits for the sub-committee to have a chance to meet.

- PC Hedges asked staff for an update of the property next to the Circle K on Fourth Street, adding that it seems someone is living on the property in a camper. PD King will follow up.

15. ADJOURNMENT: Chair Wright adjourned the meeting at **7:55 PM** to July 27, 2011 at 7:00 PM.

Respectfully submitted,

Steve King
Planning Secretary

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