



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
NOVEMBER 9, 2011

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1. CALL TO ORDER: **7:00 PM**
 2. ROLL CALL: **Chair Wright, Vice-Chair Henderson, Commission Members Hedges and Leonard; Commission Member Jaffarian absent.**
 3. STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain.**
 4. PLEDGE OF ALLEGIANCE: **Commissioner Hedges**
 5. APPEAL NOTICE: **Read by PD King**
 6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: **NONE**
 7. APPROVAL OF MINUTES: Minutes of Special Meeting on October 26, 2011
Recommended Action: Approval (Deputy City Clerk)
M/S Henderson/Hedges to approve the minutes of the Special Meeting on October 26, 2011 as written
AYES: Unanimous Motion Passed
 8. CONTINUED ITEMS: **NONE**
 9. PUBLIC HEARINGS

- A. **Resolution 2011-__**: Conditional Use Permit 2011-18 (Whitaker): A Request for Approval to Allow a 1,652 Square-Foot Caretaker Dwelling with an Accessory 720 Square-Foot Detached Garage at 635 Hacienda Drive Located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

PC Leonard recused himself due to a relation to the applicant.

PD King presented the staff report on file in the Planning Division. He stated that the applicant runs a race horse rescue operation, adding that at times there is a large number of animals and he needs additional assistance. PD King noted that a caretaker dwelling request is valid for the current operation at the property. He stated that a condition is in place which notes that the dwelling is to be built on a temporary foundation. The Architectural Review Sub-Committee has reviewed and approved the proposed dwelling.

In response to PC Hedges, PD King explained how a temporary foundation is created.

Chair Wright OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Mark Whitaker, Applicant: Mr. Whitaker explained that the height of the garage is to store a tractor adding that he applied for the largest size dwelling available that the code would allow.

Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

In response to Chair Wright, PD King noted that because the Zoning Code already requires removal of the dwelling if there is no longer a horse rescue operation or the property sells, that a condition requiring removal is not needed.

M/S Hedges/Henderson to adopt Resolution 2011-65, approving Conditional Use Permit 2011-18 to allow a 1,652 square-foot caretaker dwelling with an accessory 720 square-foot detached garage at 635 Hacienda Drive.

AYES: Wright, Henderson, Hedges

Motion Passed

ABSTAIN: Leonard

ABSENT: Jaffarian

- B. **Resolution 2011-__:** Conditional Use Permit 2011-19 (Gilmore): A Request for Approval to Allow an Accessory Building Consisting of a 4,000 Square-Foot Barn at 4127 Temescal Avenue located within the A-1-20 Zone. **Recommended Action: Denial** (SP Robles)

SP Robles presented the staff report on file in the Planning Division. She noted that the Architectural Review Sub-Committee had the same concerns as staff did .with the size and visual effects. She stated that based on barn definition guidelines, this project does not seem consistent with what a barn should be. Staff recommends denial.

Chair Wright OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Glenn Hedges: Mr. Hedges stated his concern that it does not meet the definition of a barn, adding that it looks as though it belongs in an industrial area.

Jonathan Starr: Mr. Starr stated that he is in favor of this project. As the real estate agent who assisted the home owners, he had noticed that there are other surrounding lots with the same type of structure. He added that the property owner had spoken to the neighbors prior to applying for permit.

Wes Gilmore, Applicant: Mr. Gilmore stated that he was under the understanding that this would not be an issue but that he is willing to make any changes on its appearance so that it will blend in with the environment. He shared that he plans to store a horse trailer, a motorhome which pulls it, and other equipment. He noted that he has no plan to put down concrete.

Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

SP Robles noted that the staff's recommendation to deny is without prejudice.

Vice-Chair Henderson agreed with the staff's recommendation to deny without prejudice, noting that the structure is not conducive for the area.

Planning Commissioners concurred with Vice-Chair Henderson.

M/S Henderson/Hedges to adopt Resolution 2011-64, denying, without prejudice, Conditional Use Permit 2011-19 to allow an accessory building consisting of a 4,000 square-foot barn at 4127 Temescal Avenue.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

- C. **Resolution 2011-___:** Conditional Use Permit 2011-20 (Shrine/Krone): A Request for Approval to Allow an Accessory Building Consisting of a 1,340 Square-Foot Mare Motel at 242 Wyatt Circle 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 stated that the property was built at a time when PAKAs were required, so it is already set. She also noted that the accessory building will be partially set into the PAKA. Staff recommends approval.

Chair Wright OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Warren Shine, Applicant: Mr. Shine confirmed the accessory building will also have a feed room and tack room.

Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

M/S Henderson/Hedges to adopt Resolution 2011-62, approving Conditional Use Permit 2011-20 to allow an accessory building consisting of a 1,340 square-foot mare motel at 242 Wyatt Circle.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

- D. **Resolution 2011-___:** Conditional Use Permit 2011-21 (Zoetemelk): A Request for Approval to Allow an Accessory Building Consisting of a 174 Square-Foot Windmill with a Base Height of 23 Feet and Blade Height (from Finished Grade) of about 40 feet at 1407 Second Street located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

PD King presented the staff report on file in the Planning Division. He noted that the windmill will be used to produce energy, adding that the applicant is from Holland and wanted to replicate a windmill. PD King stated that staff has reviewed this request for both the accessory building and the wind energy conversion system codes, and noted that conditions have been added to ensure that the guidelines are followed. He stated that the Architectural Review Subcommittee had no concerns other than the height. He noted that staff was not quite sure how to categorize this request, so decided on a CUP.

In response to the Commission, SP Robles noted that Southern California Edison is not contacted until the initial step of the project is approved by the Commission, noting that per the Building Official, staff does not get involved with agreements between the applicant and SCE.

Vice-Chair Henderson noted his concerns of what an energy conversion item involves and the lack of SCE input.

PD King explained that an SCE agreement is not required for Planning Commission review. Such agreements get addressed when the project goes through the Building Department.

Chair Wright OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Mr. Zoetemelk, Applicant: Mr. Zoetemelk noted that this Wind Energy Conversion System will work similarly as the solar system he already has on his home and explained how it works. He offered nine letters from neighbors approving his project.

Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

Discussions ensued.

Vice-Chair Henderson noted concerns with approving the entire project when it seems that it is not ready to be completed. He suggested that this should not be a CUP request but a site plan for the building portion of the project, without the energy conversion system.

M/S Leonard/Hedges to continue this item to the next scheduled meeting, inviting staff from the Building Department for further assistance; and bring forth as a site plan for the accessory building only.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

- E. **Resolution 2011-__:** Conditional Use Permit 2011-22 (Arbid): A Request for Approval to Allow an Accessory Building Consisting of a 2,100 Square-Foot Metal Storage Building at 5400 Trail Street 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 all requirements have been met and that the Architectural Review Sub-Committee has reviewed the plans and found that the building seemed inappropriate in a residential zone.

Chair Wright OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.

PD King noted that two letters were received from neighbors, John and Carol Wiese and Gonzalo and Luna Cetina, noting their concerns with the possibility of a commercial business in the neighborhood which would include large trucks and a large metal storage building for storing commercial inventory.

With no one wishing to speak, Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.

Vice-Chair Henderson noted concerns based on the letters' content and added he could not approve this CUP based on them. He asked that this project be continued so that the information provided can be verified.

PD King explained that an actual complaint must be rendered on the official code compliance form before the City will step in to investigate; adding that the property in question in the letters is not the property being discussed.

Albert Arbid, the applicant, stated that he does have a 15' and 10' truck on his property but both are used for delivery service he provides for another company. He added that he does not have a business in his back yard nor does he have employees.

Vice-Chair Henderson suggested the appointment of a subcommittee to review the property in light of what is being reported, and have a report brought back to the Commission.

PC Hedges suggested the applicant may want to change the aesthetics and the size of the building. She doesn't agree that a subcommittee will make a difference.

Discussion continued.

M/S Henderson/ Hedges to continue off calendar without prejudice for a new design and size

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

10. BUSINESS ITEMS: **NONE**

11. CITY COUNCIL:

Received and Filed

A. Recap of Actions Taken at the November 2, 2011 City Council/Community Redevelopment Agency Meeting.

B. City Council Minutes dated October 19, 2011

12. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**

13. STAFF: Current Work Program dated November 3, 2011: **Received and Filed**

14. OTHER MATTERS .

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

15. ADJOURNMENT: Chair Wright adjourned the meeting at **8:28 PM**

Respectfully submitted,

Steve King
Planning Secretary