



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
December 14, 2011

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1. CALL TO ORDER: **7:02 p.m.**
 2. ROLL CALL: **Chair Wright, Vice-Chair Henderson, Commission Members Hedges, Jaffarian and Leonard**
 3. STAFF PRESENT: **Planning Director King, Senior Planner Robles and Executive Secretary Dvorak**
 4. PLEDGE OF ALLEGIANCE: **Vice-Chair Henderson**
 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 November 9, 2011. **Recommended Action: Approval** (Deputy City Clerk)
M/S Leonard/Hedges to approve the Minutes of November 9, 2011 as written
AYES: Hedges, Henderson, Leonard and Wright **Motion Passed**
ABSTAIN: Jaffarian

8. CONTINUED ITEMS: **NONE**
9. PUBLIC HEARINGS
 - A. **Resolution 2011-__**: Conditional Use Permit 2011-22 (Arbid): A Request for Approval to Allow an Accessory Building Consisting of a 1,800 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. This item was previously reviewed but continued off-calendar so that the applicant could modify the size and design as suggested by the Architectural Review Committee. The project meets all requirements. A letter was received in opposition after packet delivery and the Commission has that letter tonight.

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

The applicant was in the audience; there was no one wishing to speak.

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

Vice-Chair Henderson asked some technical roofing design and structural questions of PC Jaffarian. It was explained that any changes made to prefabricated buildings, such as wrapping

the building in stucco, call for different calculations that are addressed through the building permit process. Wrapping a metal building helps with noise issues and general maintenance.

The Vice-Chair was concerned on how to determine a metal building needs to be wrapped or not.

PC Jaffarian said the primary concerns are whether the animal-keeping rights are being protected on this property and how the building setting would affect the neighbors.

There was discussion on the aesthetics of the proposed building and the thought that the building not be wrapped. PCs Hedges and Leonard disagreed, wanting to see the building wrapped, which the applicant has already agreed to do. PC Leonard said these do not belong in a residential zone but at least wrapping the building would change its appearance of looking like a mini-factory.

In the interest of animal-keeping for future owners, this type of structure, unwrapped, is easy to tear down, said PC Jaffarian.

Under discussion, it was suggested Condition 9 be amended to delete any reference to stucco wrapping and only require the colors of the accessory building match the color of the main residence as closely as possible.

M/S Henderson/Jaffarian to adopt Resolution 2011-63 approving Conditional Use Permit 2011-22, modifying Condition 9 allowing an accessory building consisting of a 1,800 square-foot metal storage building at 5400 Trail Street located within the A-1-20 zone.

AYES: Henderson, Jaffarian and Wright

Motion Passed

NOES: Hedges, Leonard

Both PC's Hedges and Leonard were for the wrapping of the structure in stucco because the applicant had already agreed to do it.

- B. **Resolution 2011-___:** Conditional Use Permit 2011-23 (Bartz): A Request for Approval to Allow an Accessory Building Consisting of a 2,352 Square-Foot Barn at 109 Breeders Cup Place Located within the Norco Ridge Ranch Specific Plan.

Recommended Action: Approval (SP Robles)

SP Robles presented the staff report on file in the Planning Division. A letter of opposition was received after packet delivery; the Commission has that letter tonight.

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

Terri Bartz, Applicant: In response to a question from the Commission, she said the owner will not be placing any horses on the property until this barn is built.

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

M/S Jaffarian/Henderson to adopt Resolution 2011-69 approving Conditional Use Permit 2011-23, allowing an accessory building consisting of a 2,352 square-foot barn at 109 Breeders Cup Place located within the Norco Ridge Ranch Specific Plan.

AYES: Unanimous

Motion Passed

- C. **Resolution 2011-___**: Conditional Use Permit 2011-24 (Levicke): A Request for Approval to Allow Three Additional Animal Units at 4830 Pedley Avenue Located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

PD King presented the staff report on file in the Planning Division. A letter was received after packet delivery that made reference that in the staff report no mention was made of environmental impacts or that the City had been fined in the past for water contamination from manure. PD King explained this is exempt from the California Environmental (CEQA) because of the minor impact.

Vice-Chair Henderson explained that the City was fined for storm water issues at Ingalls Park; not for manure issues.

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

Linda Harness, neighbor, spoke in favor as Animal Control found nothing amiss.

Susan Yasui, neighbor, has never had a problem with the applicant, who takes good care of her animals.

Greg Newton thanked staff for working with the applicant and asked for approval.

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

M/S Henderson/Hedges to adopt Resolution 2011-70 approving Resolution 2011-70 allowing three additional animal units at 4830 Pedley Avenue located within the A-1-20 zone.

AYES: Unanimous

Motion Passed

- D. **Resolution 2011-___**: Conditional Use Permit 2011-25 (Smith/Everson): A Request for Approval to Allow an Accessory Building Consisting of a 2,025 Square-Foot Mare Motel at 3067 Triple Crown 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.

Chair Wright opened the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. No one spoke.

Chair Wright closed the public hearing, bringing the discussion back to the Commission. There was no discussion.

M/S Henderson/Jaffarian to adopt Resolution 2011-68 approving Conditional Use Permit 2011-25 allowing an accessory building consisting of a 2,025 square-foot mare motel at 3067 Triple Crown Circle located within the A-1-20 zone.

AYES: Unanimous

Motion Passed

10. BUSINESS ITEMS:

- A. Site Plan 2011-20 (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. This item was reviewed on November 9, 2011 as a wind energy-producing system (WECS) but is being brought back as just an accessory structure per Planning Commission direction, and that wind energy could be re-considered with a conditional use permit in the future.

Vice-Chair Henderson had an issue with the scale of the project; that the height was over what was allowed by City Codes.

PC Jaffarian said with the inclusion of Condition 10 which requires a conditional use permit should the applicant want to use the windmill as a Wind Energy Conversion System, he was for this project. Atheistically, it would look better than a big block building 15 feet high that would be allowed by Code.

PC Hedges said this windmill is way too big and she is not for the project.

SP Robles offered that the school district said the Performance Arts building sits at 65 feet tall.

PC Leonard said this height is a 4-story building. While the windmill is gorgeous, he does not feel it belongs in a residential neighborhood. He was also concerned that its blade movements could spook horses going by on Second Street horse trails.

Chair Wright agreed that horses could potentially be spooked. There was some discussion about that possibility.

VC Henderson asked how far does the Commission stretch height limits? The codes need to be enforced; otherwise we need to amend the codes.

Mattheus Zoetemelk, Applicant, said the blades run really slow and gentle and showed the Commission pictures of even taller windmills used in residential neighborhoods up in Northern California. He said the light poles on his property are at 60 feet but the Commission noted poles are not accessory structures.

M/S Hedges/Leonard to deny without prejudice Site Plan 2011-20 allowing 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.

Discussion: PCs Hedges and Leonard both felt height means total height. PC Jaffarian felt that the placement of the structure on the property in comparison to the neighbors

made the height less intrusive. Vice-Chair Henderson asked at what point does the staff choose not to follow the code to recommend approval. PD King said the uniqueness of the proposed structure lent itself to consideration of approval and that the Code includes the clause “or as approved by the Planning Commission” which allows flexibility.

**AYES: Hedges, Henderson, Leonard and Wright
NOES: Jaffarian**

Motion Passed to Deny

- B. Appointment of Two Planning Commissioners to Serve on the Sign Code Ad-Hoc Working Group. **Recommended Action: Two Appointments** (PD King)

M/S Henderson/Leonard to appoint PC Hedges and Vice-Chair Henderson to serve on the Sign Code Ad-Hoc Working Group

AYES: Unanimous

Motion Passed

- 11. CITY COUNCIL: **Received and Filed**

- A. Recap of Actions Taken at the December 7, 2011 City Council/Community Re-development Agency Meeting.

Vice-Chair Henderson voiced strong concern that the City Council at their meeting on December 7, 2011 chose to ignore City Codes regarding a tire business on Sixth Street.

- B. City Council Minutes dated November 2, November 16, and November 29, 2011

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

- 13. STAFF: Current Work Program: **Received and Filed**

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

- 15. ADJOURNMENT: Chair Wright adjourned the meeting at **8:30 PM**

Respectfully submitted,

Steve King,
Planning Secretary

/sd-79972