



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
**SPECIAL MEETING**  
FEBRUARY 29, 2012

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1. CALL TO ORDER: **7:03 PM**
2. ROLL CALL: **Chair Wright, Vice-Chair Henderson, Commission Members Henderson and Leonard; Absent: Commission Member Jaffarian**
3. STAFF PRESENT: **Planning Director King, Senior Planner Robles, Deputy City Clerk Germain and guest, Alexa Wyneken of Hogle-Ireland.**
4. PLEDGE OF ALLEGIANCE: **Commission Member Leonard**
5. APPEAL NOTICE: **Read by Planning Director King**
6. HEARING FROM THE AUDIENCE ON ITEMS ONLY LISTED ON THE AGENDA:  
**NONE**
7. PUBLIC HEARINGS
  - A. **Resolution 2012-\_\_\_**: Conditional Use Permit 2012-01 (Craig): A Request for Approval to Allow an Accessory Building Consisting of a 2,031 Square-Foot Recreational Vehicle (RV) Garage and Storage Building at 3171 Cutting Horse Road located within the Norco Ridge Ranch Specific Plan. **Recommended Action: Approval** (SP Robles)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that all requirements have been met with the exception that the peak of the building is 25 feet but the majority of the building is 21 feet and under. 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. With no one wishing to speak, Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.**

Commission Member Hedges stated she appreciates the architecture of the building but is against the height.

Commission Member Leonard agreed with the previous remark about the architecture, noting that the height is not acceptable.

Vice Chair Henderson stated that the mass of this structure is not overwhelming for this property, unlike previous requests for taller buildings. He noted that this project does not impact neighbors due to its location backed up to a hill. He is in favor as is.

Chair Wright agreed with Vice Chair Henderson's comments, adding that the proposed building is in a good location of the property.

**M/S Henderson/Hedges** to adopt Resolution 2012-07, approving Conditional Use Permit 2012-01, to allow an accessory building consisting of a 2,031 square-foot recreational vehicle garage and storage building at 3171 Cutting Horse Road.

**Further discussion:** Commission Member Leonard noted his concern about allowing this project, adding that he feels the code must be followed at the maximum height of 20 feet.

**AYES: Wright, Henderson, Hedges**

**NOES: Leonard**

**ABSENT: Jaffarian**

- B. **Resolution No. 2012\_\_**, General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update **Modification No. 1**: This Project is a Modification to the Adoption of the City of Norco 2008-2014 Housing Element that Represents an Update of the City's Current Housing Element and an Implementation of that Adoption with Zone Changes. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- C. **Resolution No. 2012-\_\_**, General Plan Amendment 2012-01 A (City of Norco); A Proposal to Amend the Land Use Element of the General Plan by Adding a New Land Use Category to be Titled "Housing Development Overlay", as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- D. **Resolution No. 2012-\_\_**, General Plan Amendment 2012-01 B /Zone Change 2012-01 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 18.6 acres Generally Located on the West Side of Hamner Avenue, North of Fourth Street (APN's 129-230-033, -034, -036, and -037) by Applying the Housing Development Overlay Zone, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- E. **Resolution No. 2012-\_\_**, General Plan Amendment 2012-01 C/Zone Change 2012-02/Auto Mall Specific Plan 85-01, Amendment No. 6 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 18.5 acres Generally Located at the Southwest Corner of Hamner Avenue and Third Street (APN's 126-050-002, -004 and 129-380-010) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- F. **Resolution No. 2012-\_\_**, General Plan Amendment 2012-01 D/Zone Change 2012-03 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 11.5 Acres Generally Located South of River Road and West of Corydon Avenue (APN's 121-310-087, and -090) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- G. **Resolution No. 2012-\_\_**, General Plan Amendment 2012-01 E/Zone Change 2012-04 (City of Norco): A Proposal to Amend the Land Use Categories and Zoning on about 19.4 Acres Generally Located on the East Side of Norconian Drive and South of Norco Drive (APN's 130-240-021, and --023) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment

- 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- H. **Resolution No. 2012-\_\_\_**, General Plan Amendment 2012-01 F/Zone Change 2012-05 (City of Norco): A Proposal to Amend the Land Use Category on about 22.9 Acres Generally Located on the Southwest Corner of Fifth Street and Horseless Carriage Drive (APN's 129-200-011) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- I. **Resolution No. 2012-\_\_\_**, General Plan Amendment 2012-01 G/Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 9.4 Acres Generally Located on the East Side of Mountain Avenue and North of First Street (APN's 126-240, -003, -004, -005, -006, -007) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- J. **Resolution No. 2012-\_\_\_**, Zone Code Amendment 2012-01 (City of Norco); A Proposal to Establish a New Zone with Corresponding Development Standards Entitled "Housing Development Overlay (HDO) Zone, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)

Planning Director King presented the staff report on file in the Planning Division for the combined agenda items 7B through 7J. He reviewed the requirements for a Housing Element as part of the City of Norco General Plan and its certification by the State Housing and Community Development (HCD). He noted a correction on the staff report concerning the proposed Site 3, River Road and Corydon Avenue, noting it should read 14 acres.

He introduced Alexa Wyneken of Hogle-Ireland, noting that Ms. Wyneken has been assisting the City with the development of the revised Housing Element for consideration.

Ms. Wyneken reviewed the requirements by the HCD and why it is needed. She further explained that the City is not required to build any housing but to facilitate and create housing for future opportunities. Ms. Wyneken noted that there are legal consequences and funding losses to the City if the Housing Element is not certified. She reviewed the Regional Housing Needs Allocation (RHNA) number of units assigned to the City of Norco, the six proposed sites for consideration and key programs within the Housing Element. She added that the final step for the Planning Commission is to recommend approval of the Housing Element to the Council, as well as recommend approval for the zone changes.

In response to Commission Member Hedges, Ms. Wyneken noted that the "very-low income" limit is set by the County and fluctuates annually.

Commission Member Leonard asked if the infill houses built in recent years had been included in the Regional Housing Needs Allocation (RHNA) total required. Ms. Wyneken confirmed that they have.

Vice Chair Henderson noted his disagreement with some of the State requirements upon the City on process and fees. He stated that he does not agree with some of the sites proposed in the Housing Element, such as proposed Sites 1 and 2 as each are in a commercial-zoned area. He also noted his dislike of the “social engineering” of our City by Sacramento.

Planning Director King reminded everyone that there are no Code changes requested in tonight’s decision but the addition of a zoning code to accommodate what is required by the Housing Element. He explained that the General Plan is only policy and the adopted zoning codes are what must be followed.

In response to Chair Wright, Planning Director King stated that the overlay zone does not affect the current zoning.

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

**Letter of opposition from Harry Eisen, President of H & H Properties, read by Senior Planner Robles:** Mr. Eisen wrote that his company does not support this zone overlay/change, referring to proposed Site 6 along Mountain Avenue.

**Linda Dixon (7C):** Mrs. Dixon stated that staff reports seem to present a rosy picture, adding that the number of sites chosen is excessive. She further stated that a few of the sites chosen are close to equestrian properties and the potential use does not mix with this. She noted her concern with the County being in charge of the City’s Housing Division, adding that the City should not rush this through.

**Stephen Wright (7I):** Mr. Wright, attorney for H & H Properties, noted some corrections to the letter received from Mr. Eisen. He stated that Mr. Eisen and his company are against the project.

**Eddie Fischer:** Mr. Fischer stated that he owns property along Hamner Avenue; noting that he believes that Hamner should not be zoned for any housing. He added that there are portions of the Element that he opposes as well some that he agrees with.

**Shannon Daniels (7F), Corona Resident:** Ms. Daniels stated that she lives near one of the sites listed and noted her concerns regarding potential crimes in her area if a very-low income apartment complex is placed within its vicinity.

**Jessica Uhle (7B-J):** Ms. Uhle stated her disagreement with proposed Site 3, River Road and Corydon Avenue, being chosen. She noted her concerns with the term “mixed use” as being vague and having six sites of low income housing throughout Norco.

**Pamela Archuleta (7F):** Ms. Archuleta, a social worker, shared that when visiting areas of low income as required by her job she never feels safe being at these locations. She stated that she feels it is not fair to residents to invite low income housing areas due to concerns for safety of family and others.

**David White (7):** Mr. White stated his opposition to the Site 3 location, noting his concerns with traffic and property values.

**Chris Leahy (7F):** Mr. Leahy stated that he also opposes Site 3 due to concerns with safety of his family.

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

Commission Member Hedges stated that this is a difficult decision for her and that she doesn't care for this but understands that it is required. She also noted her concern with the location at River Road and Corydon Avenue (Site 3).

Vice Chair Henderson stated he will support this only because we have to. He added that it is an overlay zone and that no special funding is available for this nor are tax dollars to be used for this type of project. He described transition zoning as he has suggested in the past.

**M/S Hedges/Henderson** to adopt Resolution 2012-08, recommending that the City Council approves the revised draft Housing Element to be submitted to the California Department of Housing and Community Development (HCD) for certification; General Plan Amendment 2008-01, Modification No. 1, removing the verbiage "*and desirable*" under *Findings 1.B*.

**AYES: Wright, Henderson, Hedges, Leonard**

**ABSENT: Jaffarian**

**M/S Hedges/Henderson** to adopt Resolution 2012-09, recommending that the City Council adopts General Plan Amendment 2012-01A, amending the Norco Land Use Element of the General Plan by adding a new land use category to be titled "Housing Development Overlay (HDO)".

**AYES: Wright, Henderson, Hedges, Leonard**

**ABSENT: Jaffarian**

**M/S Hedges/Henderson** to adopt Resolution 2012-10, recommending that the City Council adopts Zone Code Amendment 2012-01, adding Chapter 18.63 with any related cross-references in other chapters as needed establishing a new zone with corresponding development requirements entitled "Housing Development Overlay (HDO) Zone".

**AYES: Wright, Henderson, Hedges, Leonard**

**ABSENT: Jaffarian**

**M/S Hedges/Henderson** to adopt Resolution 2012-11, -12, -13, -14, 15, -16, approving General Plan Amendments 2012-01 (B-G)/ Zone Changes 2012-01 – 2012-06, to amend the land use category and zoning on six sites as listed on the staff report in the Planning Division, by applying the Housing Development Overlay (HDO) Land Use and Zone, changing the verbiage "*HDO are both necessary and desirable for the development...*" to "*is necessary for the development*" under *Findings 1.A*. of each resolution.

**AYES: Wright, Henderson, Hedges, Leonard**

**ABSENT: Jaffarian**

8. ADJOURNMENT: Chair Wright adjourned the special meeting at **8:20 PM**

Respectfully submitted,

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Steve King  
Planning Secretary