



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
MARCH 11, 2015

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Rigler

1. **APPEAL NOTICE:** In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
2. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.
3. **APPROVAL OF MINUTES:**
 - ❖ Minutes of Regular Meeting of, February 11, 2015
 - Recommended Action: Continue to the next regular meeting of April 8, 2015 (Deputy City Clerk)**
4. **CONTINUED PUBLIC HEARINGS:**
 - A. **Conditional Use Permit 2014-35 (Anderson):** A request for approval to allow two additional animal units at 4444 Hillside Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval (Senior Planner)**

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2014-36** (Anderson): A request for approval to allow a detached accessory building consisting of a 2,997 square-foot covered pole corral at 4444 Hillside Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

- B. **Conditional Use Permit 2015-01** (Thomas): A request for approval to allow a detached accessory building consisting of a 1,085 square-foot workshop, storage and garage building at 1571 El Paso Drive located within the Norco Hills Specific Plan. **Recommended Action: Approval** (Senior Planner)

- C. **Variance 2015-01** (Blackwood): A request for a variance from the 60-foot rear yard setback and the side yard setback requirements of Chapter 18.13 (A-1 zone) of the Norco Municipal Code, to allow an addition to the side and rear of an existing residence located at 1586 First Street in the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

- D. **Zone Code Amendment 2015-02; Norco Ridge Ranch Specific Plan Amendment 6**: Amend Norco Municipal Code Chapter 18.13 (A-1 zone) and Norco Ridge Ranch Specific Plan (SP 99-01) Residential District to amend the maximum allowed lot coverage regulations for structures. **Recommended Action: Approval** (Planning Director)

- E. **Zone Code Amendment 2015-03**: An amendment to Chapter 18.15 – R-1 (Residential-Single Family) Zone of the Norco Municipal Code, to establish animal-keeping standards. **Recommended Action: Approval** (Planning Director)

- F. **Zone Code Amendment 2015-04**: An Amendment to Chapter 18.24 – M-1 (Commercial/Light Manufacturing) Zone of the Norco Municipal Code, to add auto-related services and limited sales, as permitted or conditionally-permitted uses. **Recommended Action: Approval** (Planning Director)

6. BUSINESS ITEM:

- A. **Site Plan 2015-02** (Titsworth): a request for approval to allow a detached accessory building consisting of a 860 square-foot barn at 2150 Santa Anita Road located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

7. CITY COUNCIL MINUTES: Receive and File

- City Council Special Meeting of January 21, 2015
- City Council Regular Meeting of February 4, 2015
- City Council Regular Meeting of February 18, 2015

7. PLANNING COMMISSION:

- A. Oral Reports from Various Committees
- B. Request for Items on Future Agenda (within the purview of the Commission)

8. ADJOURNMENT

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

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**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 11, 2015 (Continued from February 11, 2015)

SUBJECT: **Continued Item:** Conditional Use Permit 2014-35 (Anderson): A request for approval to allow two additional animal units at 4444 Hillside Avenue located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Adopt Resolution 2015-03, approving Conditional Use Permit 2014-35 to allow two additional animal units on the property.

SUMMARY: Conditional Use Permit (CUP) 2014-35 is a request for approval to allow two additional animal units (specifically horses) at 4444 Hillside Avenue located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). Based on the size of the property (22,216 square feet), a total of five units are allowed. Approval of two additional animal units would allow the property a total of seven animal units.

This item was on the Planning Commission agenda for February 11, 2015; however the item continued to the meeting of March 11, 2014 without discussion and without opening the public hearing.

PROPERTY DESCRIPTION: The project site is a square-shaped parcel consisting of about .51 acres/22,216 square feet, having a frontage on the west side of Hillside Avenue of about 150 feet and a maximum depth of about 150 feet (ref. Exhibit "B" – APN Map).

The property is developed with a single family residence and a covered horse corral. The horse corral was constructed without permits, and is currently in the process of being permitted under Conditional Use Permit 2014-36 (ref. Exhibit "C" –Site Plan and Exhibit "D" – Aerial and Site Photos) .

The applicant currently has four horses which is under the legal amount on the property.

PROJECT DESCRIPTION: By right, the Norco Municipal Code (NMC) allows five animal units on a property of this size. With this application, the property owner is requesting approval to allow two additional animal units, that would allow a total of seven horses on the property.

ANALYSIS: With a CUP request for additional animal units the Animal Control Division is contacted to perform a site inspection and provide staff and the Planning Commission with a recommendation. Animal Control has inspected the site and has determined that the site can accommodate two additional animal units. For consistency, when a site has been determined to qualify for additional animal units the standard recommendation from Animal Control is for half as many animal units as what is allowed, which in this case would be two and a half

RESOLUTION NO. 2015-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW TWO ADDITIONAL ANIMAL UNITS FOR A MAXIMUM OF SEVEN ANIMAL UNITS ON THE PROPERTY LOCATED AT 4444 HILLSIDE AVENUE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2014-35)

WHEREAS, an application for a conditional use permit has been submitted to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code, by TAMMY ANDERSON for property located at 4444 Hillside Avenue (APN 153-142-011).

WHEREAS, notice of public hearing on said petition has been given in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on February 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was not heard by the Planning Commission for the City of Norco, but continued to the meeting of March 11, 2015; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

- A.** The requested conditional use permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designated the site as Agricultural Residential and the existing zoning designation of A-1-20 is consistent with the General Plan. The nature of the proposed land use (an increase in animal units allowed) is conditionally permitted in the district and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and will therefore not have any significant effects.

- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the adjoining land uses are developed A-1-20 uses. The proposed use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full facilitation of the proposed use in a manner not detrimental to the particular area as the subject property is can safely accommodate two additional animal units.
- D. Additional traffic will not be generated by the proposed use of the property and so will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 5 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled this March 11, 2015 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Building Elevation, dated March 5, 2015 and incorporated herein by reference and on file with the Planning Division.
2. The recorded owner of the property and the applicant shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provision of the Norco Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. The subject use shall be conducted in accordance with the approved plans and stipulations, on file in the Norco Planning Division.

5. Areas where animals are maintained shall be maintained by the applicant in a clean and sanitary condition and shall be adequately watered to control dust. The City shall have the right upon request, to enter the property at any time for inspection.
6. Animal waste must be removed from the property completely.
7. Animal units on-site shall be limited to a total of seven at any one time.
8. This Conditional Use Permit is nontransferable. Should the applicant/property owner move and/or sell the property, this Conditional Use Permit shall be null and void.
9. The applicant shall obtain a City of Norco Business License should there be a for profit animal-keeping business (i.e. horse boarding) business on the property.
10. The property owner shall provide a self-audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date, and then every year by December 31st thereafter. The property owner shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.
11. An annual inspection by Animal Control is required. The applicant shall contact Animal Control one year from the date of this approval for an inspection and every year after.
12. The Animal Control Division shall be permitted to inspect the property on an annual basis or as determined necessary, to ensure that the property is maintained in a clean and orderly fashion.
13. The two additional animal units allowed with the approval of this permit shall NOT be allowed on the property until a building permit is finalized for the existing covered pole corral.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March 11, 2015.

Ted Hoffman, Chairman
Planning Commission
City of Norco, California

ATTEST:

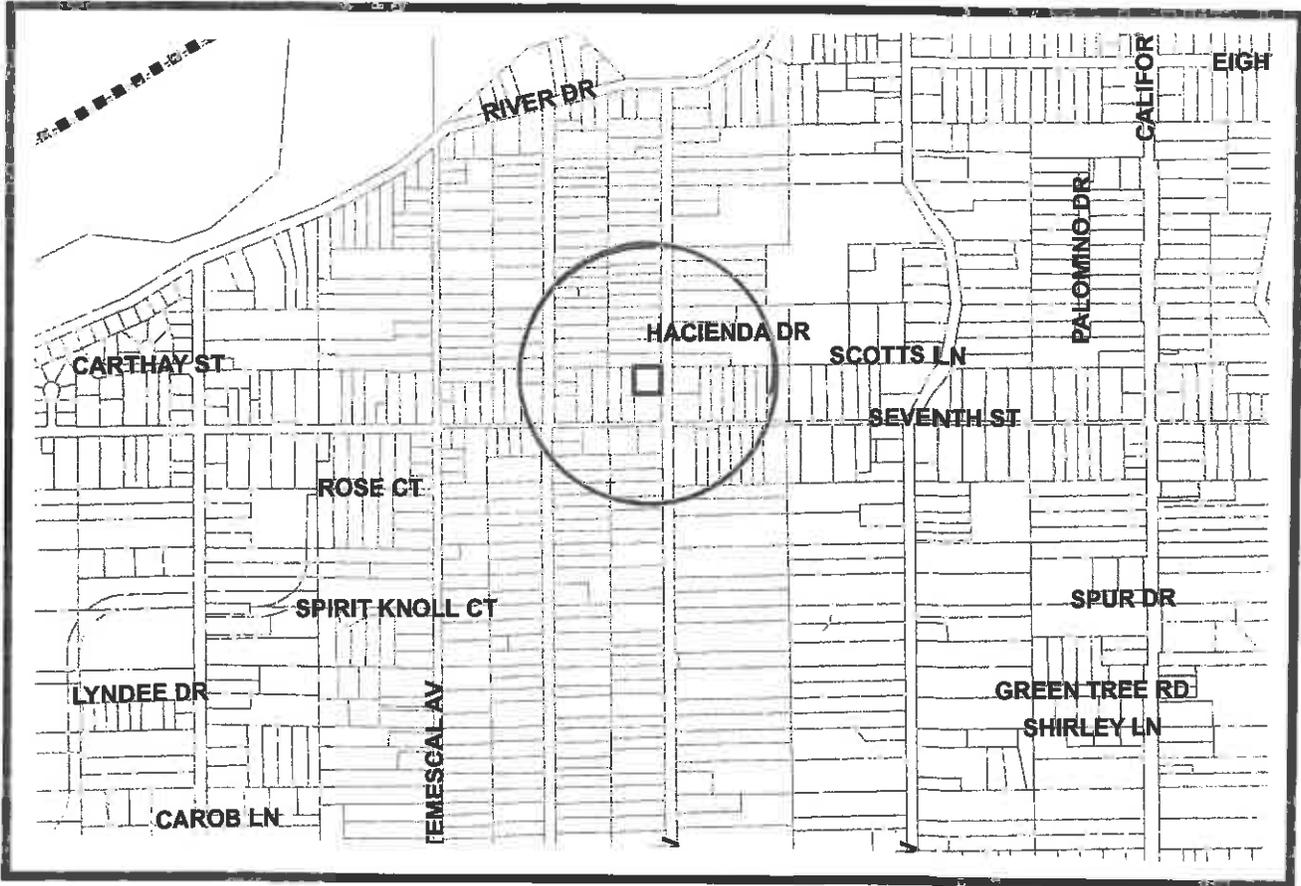
Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on March 11, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2014- 35

APPLICANT: Tammy Anderson

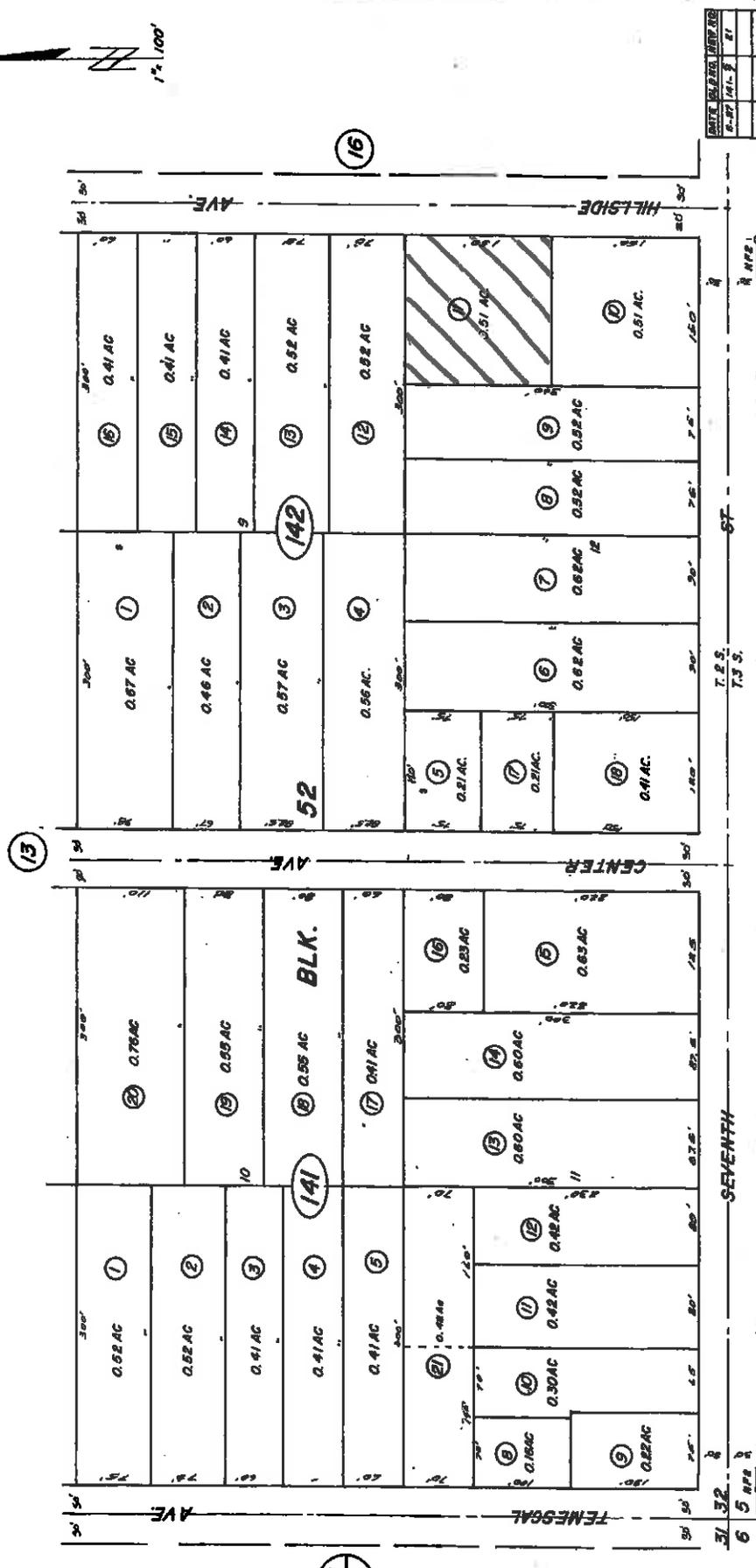
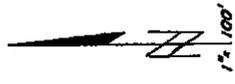
LOCATION: 4444 Hillside Avenue

Exhibit "A"

ASSESSOR'S PARCEL MAP

ASSESSMENT PURPOSES ONLY

POR. SW 1/4 SEC. 32 T.2 S.R.6 W.
 POR. CITY OF NORCO



| DATE | BY | FOR |
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Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 11, 2015

SUBJECT: Conditional Use Permit 2014-36 (Anderson): A request for approval to allow a detached accessory building consisting of a 2,997 square-foot covered pole corral at 4444 Hillside Avenue located within the A-1-20 Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-04 approving Conditional Use Permit 2014-36.

SUMMARY/BACKGROUND: This item was reviewed by the Planning Commission on February 11, 2015. The proposal at that meeting was for a 2,200 covered pole corral that is already constructed, but without permits. At the meeting, the Planning Commission questioned the accuracy of the size and dimensions of the structure and did not approve the project, but continued it to allow time for staff to go to the property and verify the size and dimensions.

Dimensions have been verified and are reflected in the attached site plan. The size of the structure is now being proposed at 2,997 square-feet. The public hearing had to be re-advertised to account for a larger structure.

PROJECT DESCRIPTION/ANALYSIS: Conditional Use Permit 2014-36 is a request for approval to allow an accessory building consisting of a 2,997 square-foot pole corral at 4444 Hillside Avenue (ref. Exhibit "A" – Location Map). The property consists of about .51 acres/22,500 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan and Building Elevations). The structure is proposed to consist of metal pipe framing with a corrugated metal roof.

The subject building is already constructed, but has not been completed. The applicant is now going through the necessary channels to legalize the structure, which begins with the approval of a Conditional Use Permit. The applicant was issued a stop work order and was informed that permits for the subject structure are required. As a result there is currently an open case on the property.

RESOLUTION NO. 2015-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 2,997 SQUARE-FOOT COVERED POLE CORRAL AT 4444 HILLSIDE AVENUE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2014-36)

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by TAMMY ANDERSON for property located at 4444 Hillside Avenue (APN 153-142-011); and

WHEREAS, notice of a public hearing on said petition has been given in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on February 11, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco and continued to the meeting of March 11, 2015; and

WHEREAS, said project had to be re-advertised for a new public hearing on March 11, 2015 due to changes in the project; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses.

C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.

D. The traffic generated by the proposed use will not impose an undue burden.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled March 11, 2015 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Building Elevations dated March 5, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of,

modification of this application in compliance with all procedures and requirements thereof.

6. The applicant shall obtain all building permits for the subject structure. No further construction shall be done until all required permits are obtained.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. This approval is for an accessory building consisting of a covered pole corral. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
10. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
11. The roof of the structure shall be cut back on the south side, leaving a structure of 2,997 square feet (60'4" x 49'8"), and to be a minimum of 10 feet from the southern property line.

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Resolution No. 2015-04
Page 4
March 11, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March11, 2015.

Ted Hoffman, Vice-Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

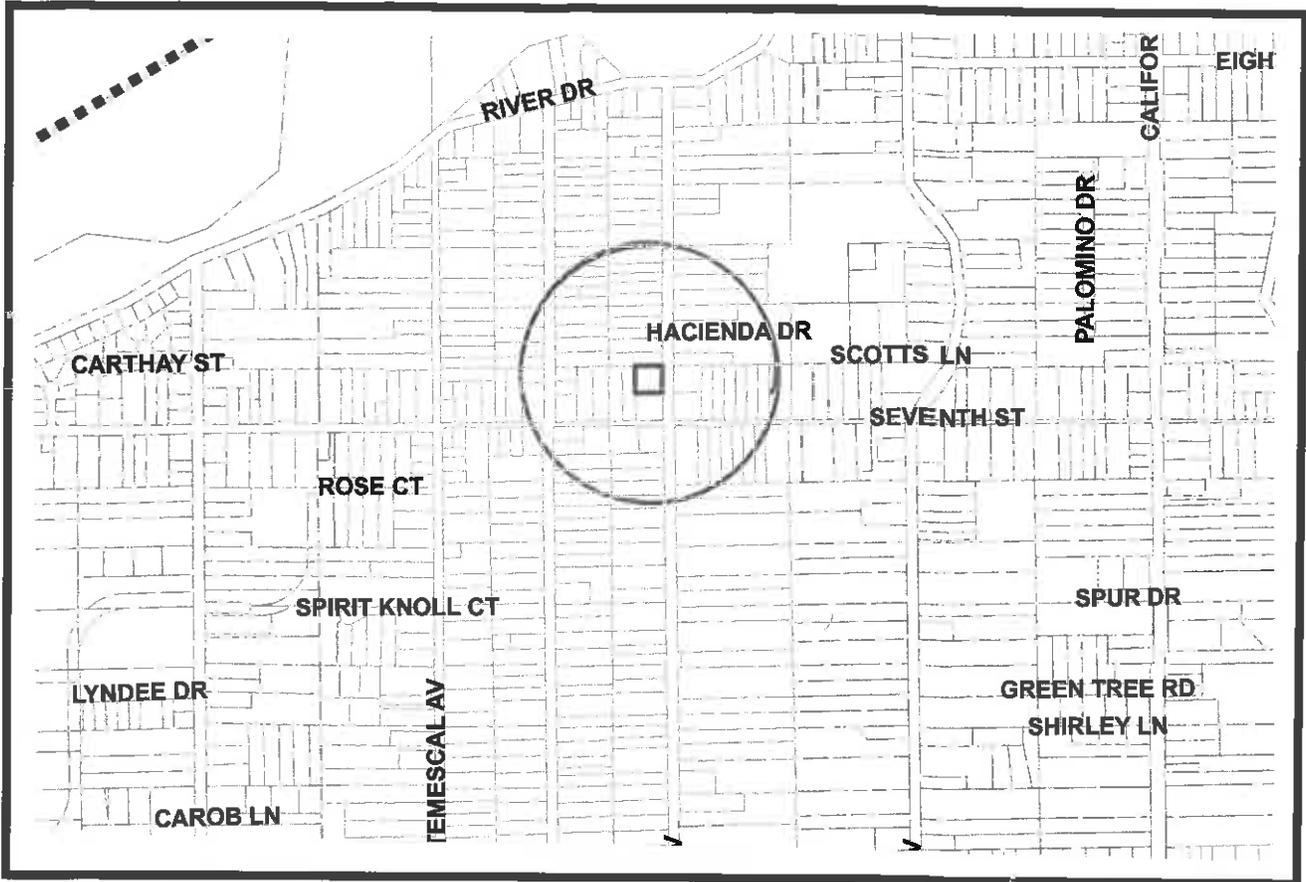
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on March11, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale



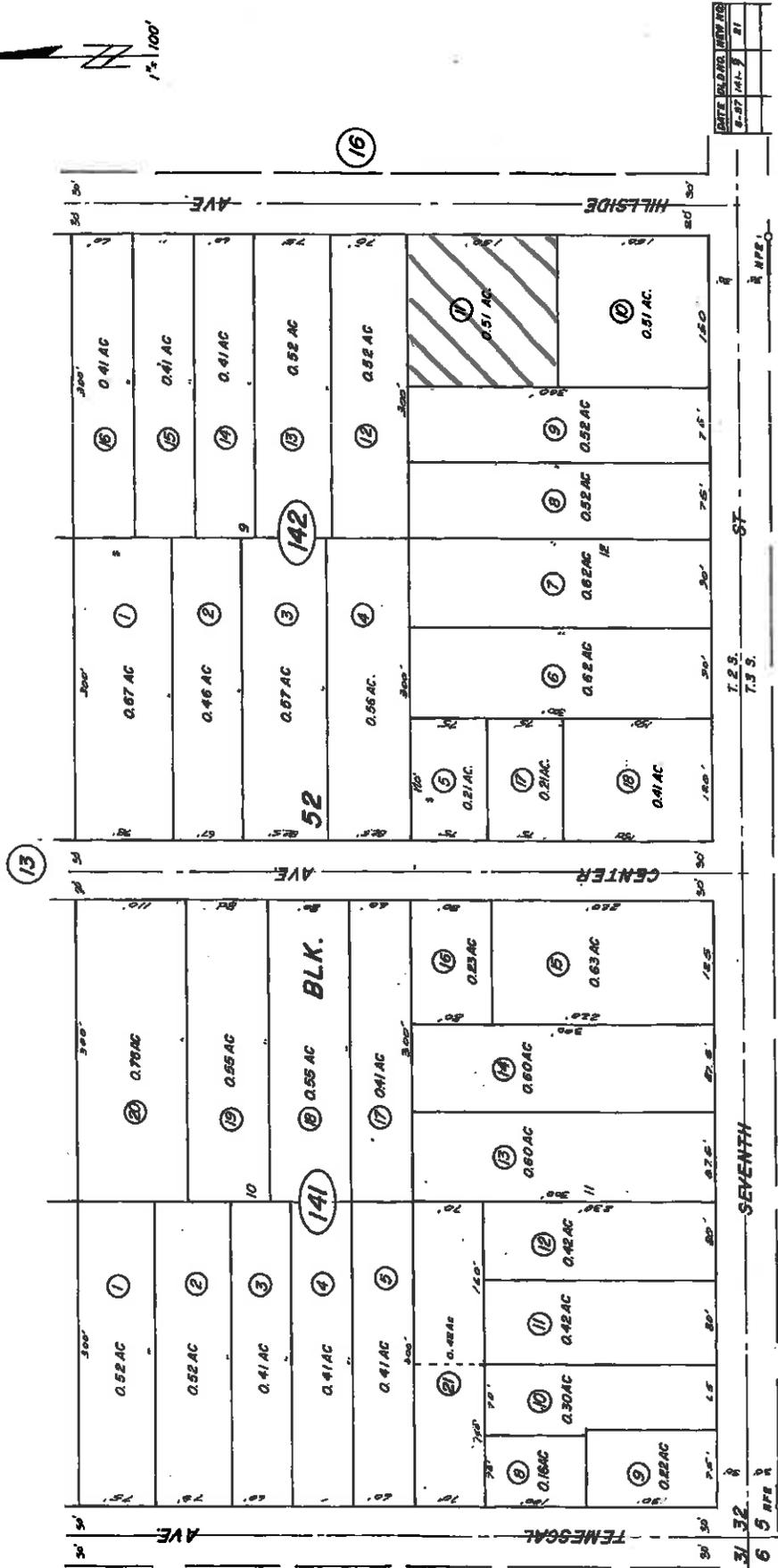
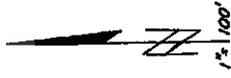
PROJECT: Conditional Use Permit 2014-36
APPLICANT: Tammy Anderson
LOCATION: 4444 Hillside Avenue

Exhibit "A"

ASSESSOR'S PARCEL MAP

ASSESSMENT PURPOSES ONLY

POR. SW 1/4 SEC. 32 T. 2 S. R. 6 W.
 POR. CITY OF NORCO



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 11, 2015

SUBJECT: **Conditional Use Permit 2015-01 (Thomas):** A request for approval to allow a detached accessory building consisting of a 1,085 square-foot workshop, storage and garage building at 1571 El Paso Drive located within the Norco Hills Specific Plan (NHSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-09, approving Conditional Use Permit 2015-01.

Conditional Use Permit 2015-01 is a request for approval to allow a detached accessory building consisting of a 1,085 square-foot workshop, storage and garage building at 1571 El Paso Drive (ref. Exhibit "A" – Location Map). The property consists of about .58 acres/25,076 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "F" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, floor plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, Exhibit "D" – Floor Plan and Exhibit "E" – Building Elevations). The building is proposed to be wood frame construction, and will match the residence in color and material. The building is proposed at the west end of the property (in an undeveloped/ungraded open space area identified in the NHSP), outside of the pad that was graded for the existing residence. The Planning Commission has the authority to approve substantial construction in an undeveloped/ungraded open space area on a property in the NHSP.

The proposed floor plan is basically divided into two sections, one for a garage (590 square feet) and one for a workshop (495 square feet). The section of the building consisting of the workshop includes a room with a closet identified for storage use, and there is also a bathroom consisting of a toilet and a sink.

The following is required of accessory buildings in the NHSP:

- The minimum setbacks of 25 feet from the front property lines, five feet from side or rear property lines, five feet from pools, and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**

- The maximum height of any accessory structure, that exceeds 864 square feet, is 20 feet or as approved by the Planning Commission. **The structure is proposed with a maximum height of 18 feet as measured from the lowest grade to the peak of the roof.**
- The maximum accessory building coverage in the NHSP is 30 percent of the total pad area. The pad area is defined as the “flat” part of the lot (4% grade or less). **The subject property is approximately 25,076 square feet, and consists of a pad of about 11,000 square feet. The subject structure is proposed at the west end of the property (in an undeveloped open space area on the property), outside of flat pad area where the existing residence was constructed. Because the structure is not proposed in the pad area of the property, the structure is not included in the pad coverage.**

The accessory building ordinance for properties in the NHSP does not require an open animal area since not all properties in the NHSP were graded to safely keep large animals. As such, a designated open animal area is not required to be shown on the site plan.

The site plan and building elevations for the project were provided to the Architectural Review Sub-Committee (ARC). The ARC had no concerns on the architecture; however, both members of the ARC expressed concern regarding the possibility of the proposed structure being a second unit. Staff concurred with this concern. This concern was discussed with the property owner, who assured staff that a second unit is not an intended use.

In order to help address the concern of the proposed structure being used as a second unit, staff is recommending that the project if approved, be conditioned so that except for the wall that separates the workshop and garage and the bathroom walls, no other walls creating rooms be allowed in either the workshop or garage. This will eliminate the storage room with closet shown on the floor plan. Furthermore, the conditions should specifically state that a shower is not allowed, and that the bathroom area only be large enough to accommodate a toilet and a sink.

As proposed and conditioned, the project meets the minimum requirements for an accessory building over 864 square feet. Staff is recommending that the Planning Commission adopt Resolution 2015-09 approving Conditional Use Permit 2015-01.

/cmm/adr

- Attachments:
- Resolution 2015-09
 - Exhibit “A” – Location Map
 - Exhibit “B” – Assessor’s Parcel Map
 - Exhibit “C” – Site Plan
 - Exhibit “D” – Floor Plan
 - Exhibit “E” – Building Elevations
 - Exhibit “F” – Aerial and Site Photos

RESOLUTION NO. 2015-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF 1,070 SQUARE-FOOT WORKSHOP, STORAGE AND GARAGE BUILDING AT 1571 EL PASO DRIVE LOCATED WITHIN THE NORCO HILLS SPECIFIC PLAN (NHSP). (CONDITIONAL USE PERMIT 2015-01)

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by BEN THOMAS for property located at 1571 El Paso (APN 123-412-001); and

WHEREAS, notice of a public hearing on said petition has been given in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on March 11, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses.

C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.

D. The traffic generated by the proposed use will not impose an undue burden.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled March 11, 2015 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, "D" – Floor Plan and "E" – Building Elevations dated January 8, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. This approval is for an accessory workshop, storage and garage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The subject building shall not be used as second unit or for any habitable use.
13. A shower is not allowed in the subject building. The bathroom area shall only be large enough to accommodate a toilet and a sink.
14. Except for the wall that separates the workshop from the garage, and the bathroom walls, no other interior walls creating rooms shall be allowed in either the workshop or garage. The floor plan shall reflect this condition when plans are submitted for building permits.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March 11, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on March 11, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

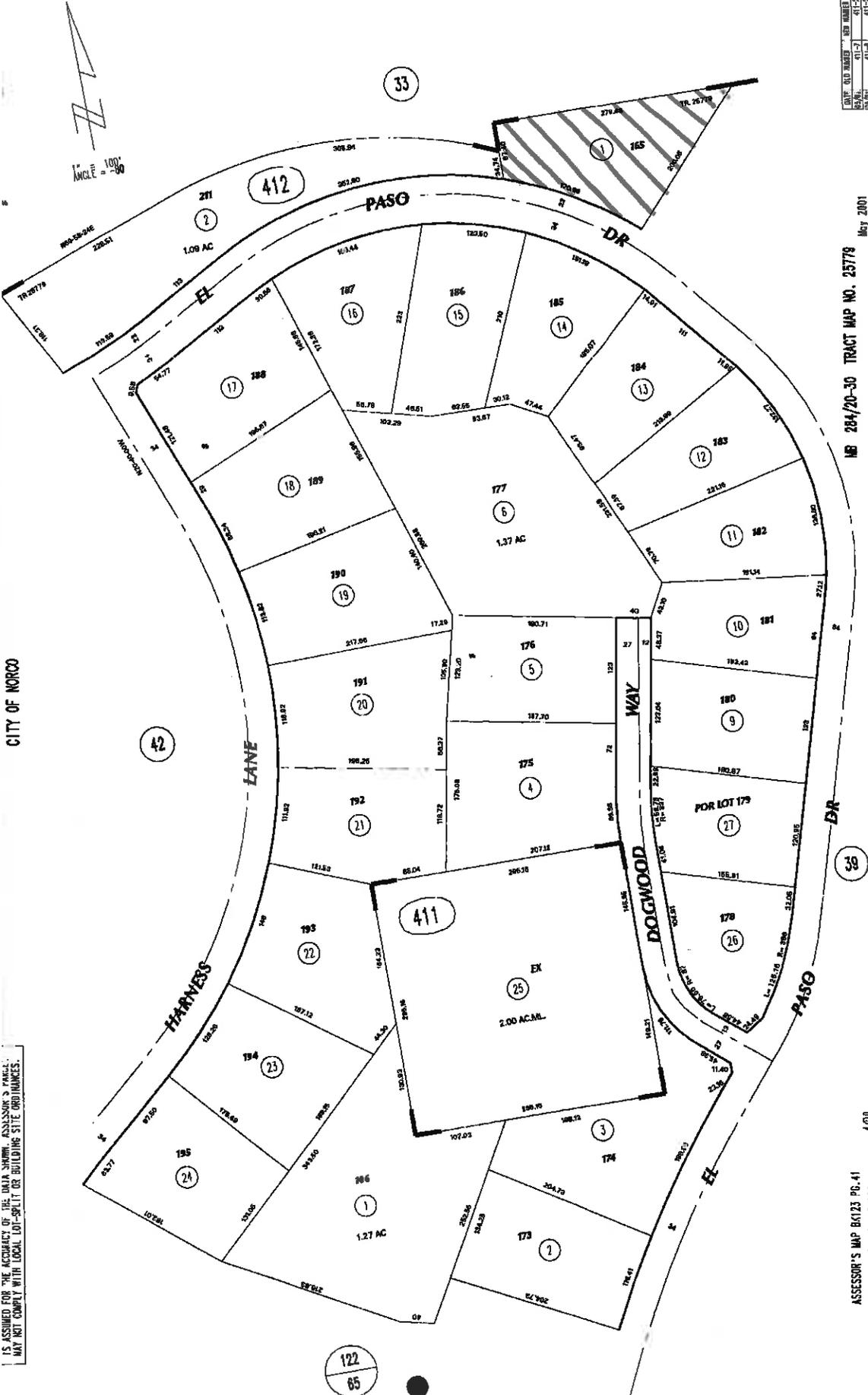
Steve King, Secretary
Planning Commission
City of Norco, California

/adr

ASSESSOR'S PARCEL MAP

IT IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN, ASSESSOR'S PARCEL MAPS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

CITY OF NORCO



ASSESSOR'S MAP BK123 PG. 41
Fresno County, Calif. A03

May 2001

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| DATE | BY | NO. | REVISION |
| 01-2 | 01-2 | 01-2 | 01-2 |
| 01-3 | 01-3 | 01-3 | 01-3 |

Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 11, 2015

SUBJECT: **Variance 2015-01 (Blackwood):** A request for a variance from the 60-foot rear yard setback and the side yard setback requirements of Chapter 18.13 (A-1 Zone) of the Norco Municipal Code, to allow an addition to the side and rear of an existing residence located at 1586 First Street in the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Adopt Resolution 2015-14, approving Variance 2015-01.

SUMMARY: Variance 2015-01 is a request for a variance from the 60-foot rear yard setback and the side yard setback requirements of the A-1 Zone, to allow an addition to the rear and side of an existing residence. The existing residence is located at 1586 First Street (ref. Exhibit "A" – Location Map).

This variance is primarily being requested to allow the owner (a senior citizen) the opportunity to bring her sister and her sister's husband (also senior citizens) to come live with her, as they are on fixed incomes.

SITE DESCRIPTION: The subject property is an irregular-shaped parcel, consisting of approximately 12,632 square feet, having a maximum width (and frontage on First Street) of about 75 feet and a maximum depth of about 180 feet (ref. Exhibit "B" APN Map). Because of the irregular-shape ("parallelogram like") of the lot, the width narrows down to about 68.5 feet towards the middle, but then goes back up to 75 feet at the rear.

The property has a non-conforming/substandard lot size, being under the 20,000 square-foot minimum requirement, and a non-conforming/substandard lot width and depth, being under the 80-foot minimum width and 200-foot minimum depth requirements.

The property is currently developed with a 1,820 square-foot single-family home (built in 1963) with an attached 400 square-foot garage (ref. Exhibit "C" – Aerial and Site Photos).

The existing home has a front yard setback of about 25 feet, a rear yard setback about 68 feet 6 inches, and side yard setbacks of 10 feet (west side) and 11 feet 4 inches (east side). The minimum setback requirements are 25 feet in the front, 12 and five feet on the sides to equal 20 feet, and 60 feet in the rear. All of the setbacks for the existing house are conforming with the exception of one of the side yards, which must be at least 12 feet.

The project site is relatively flat having a slope of less than 4% and is surrounded by A-1-20 zoning.

PROJECT DESCRIPTION: This project is a request for a variance from the 60-foot rear yard setback requirement, and a request for a variance from the side yard requirements.

The applicant is proposing to add a laundry room, bathroom and bedroom (600 square feet total) to the rear (south side) of the existing home. In addition, a 27square-foot closet is being proposed on the side (east side) of the home. (ref. Exhibit "D" – Site Plan and Exhibit "E" – Proposed Floor Plan). The closet addition is proposed on the side of the house under an existing eave that extends over two feet into the side yard (ref. Exhibit "F" – Existing Roof Eave Photos).

The addition proposed at the rear does not meet the minimum rear yard setback of 60 feet, being proposed at about 41 feet from the rear property line. The minimum side yard setback requirements for a home built before 2001 are 12 and five feet, but they must total 20 feet (for example, if one side is five feet, the other side has to be at least 15 feet). The closet addition on the east side of the house does not meet the minimum 12-foot requirement and cumulative 20-foot requirement, being proposed at eight feet, five inches from the east property line, and creating a total of about 18 feet six inches between the two side yards.

The project does not affect the front yard, it meets the maximum lot coverage (40 percent) and the building height limitations are not exceeded.

ENVIRONMENTAL REVIEW: City staff has determined that the project is categorically exempt from the provisions of the Norco Environmental Guidelines pursuant to Section 3.13, Class 3 – New Construction or Conversion of Small Structures.

EVALUATION/DISCUSSION: As the Planning Commission is aware, prior to granting any variance, the following findings are required to be made and addressed:

- 1. There are special characteristics attached to the subject property, which do not generally apply to other properties in the area.*

The property has special characteristics that do not generally apply to other properties in the A-1-20 Zone. The lot size in question is 12,632 square feet where the minimum allowed by the A-1-20 zone is 20,000. The lot width of 75 feet (which narrows down to 68.5 feet) and lot depth of 180 feet are also substandard to the minimum requirements of 80 feet and 200 feet respectively. These characteristics are generally not applicable to other residences in the A-1-20 zone that meet the minimum requirements. Furthermore, the irregular-shaped ("parallelogram like") characteristic of the lot is unique in the A-1-20 zone, where triangular shaped parcels are the norm. If the property were rectangular, the proposed addition to the side of the house would meet the side setbacks, and the encroachment into the rear yard with the addition would be minimal (please refer to the site plan shown off to the side on Exhibit "D" – Site Plan that demonstrates the layout if it were a rectangular shape)

- 2. Granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code.*

The variance is necessary to avoid practical difficulty and undue hardship for without the variance, the proposed additions to the existing house will not be possible. The requested variance to both the side yard and rear yard setback requirements is reasonable do to the irregular-shape and substandard characteristics of the lot. If the lot was conforming in shape, width, depth and size, a variance would not be necessary.

- 3. Granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to the public health, safety, or welfare.*

The granting of the variance would not result in prejudice to the other properties in the vicinity and would not give a special privilege to the subject property. Other properties in the A-1-20 Zone, due to their conforming setbacks, have the ability to construct additions and meet the required rear yard setback. In addition, all property owners within the A-1-20 Zone have the right to apply and have a variance approved if conditions warrant the approval. Furthermore, the granting of the variance will not be detrimental to the public health, safety or welfare, as the applicant will be required to obtain building permits for all construction improvements.

- 4. Granting of the variance will not be detrimental or contrary to the General Plan.*

The granting of the variance would not be contrary to the City's General Plan, as the general plan designation for the subject property is "Residential Agricultural" and the zoning designation of A-1-20 of the property is consistent with the General Plan that allows residential and associated structures.

The Planning Commission has directed staff to make the following additional finding prior to granting a variance.

- 5. Granting of the variance will not limit animal keeping on the subject lot.*

The granting of the variance will not limit animal keeping on the lot. Based on the size of the property, two animal units would be allowed. Even with the proposed additions, there is still an open area of about 3,095 square feet at the rear of the property (ref. Exhibit "F" –Open Area). A minimum area 576 square-foot per animal unit is required in the approval of accessory buildings. If this same standard is applied for the subject variance, 1,152 square feet would be required and can be provided.

The City Attorney has indicated that in granting a rear yard variance, the City can require a Primary Animal-Keeping Area (PAKA); however, staff is recommending that a PAKA not be required for this project. This recommendation is based on the fact that the lot was not created/configured to accommodate a PAKA (which was intended for new subdivisions).

Variance 2015-01

Page 4

March 11, 2015

CONCLUSION: Staff believes that the findings can be made for granting the subject variance due to the configuration and non-conforming characteristics of the property. Staff is recommending that the Planning Commission adopt Resolution 2015-14 approving Variance 2015-01.

/adr

Attachments: PC Resolution 2015-14
 Exhibit "A" – Location Map
 Exhibit "B" – APN Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan,
 Exhibit "E" – Proposed Floor Plan
 Exhibit "F" – Existing Roof Eave Photos
 Exhibit "G" – Open Area

RESOLUTION NO. 2015-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A VARIANCE FROM THE NORCO MUNICIPAL CODE SECTION 18.13.16 (YARD SPACES) TO REDUCE THE SIDE AND REAR YARD SETBACK REQUIREMENTS TO ALLOW AN ADDITION TO THE SIDE AND REAR OF AN EXISTING RESIDENCE LOCATED AT 1586 FIRST STREET AVENUE IN THE A-1-20 ZONE. VARIANCE 2015-01

WHEREAS, RANDY BLACKWOOD submitted an application to the City of Norco, California, for a variance under provisions of Title 18 of the Norco Municipal Code, on property generally described as:

That portion of Lot 2 of Corona Citrus Tract, as shown by Map on File in Book 8, Page 24, Riverside County, Records.

More generally described as an irregular-shaped area of about 0.29 acres, having a maximum lot width of about 75 feet, a maximum lot depth of about 180 feet, and being further identified as 1586 First Street. (APN 122-080-017)

WHEREAS, said application for a variance was submitted to the City of Norco Planning Commission for decision and scheduled for a public hearing on or about 7 p.m. on March 11, 2015 in the City Council Chambers, 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, notice of public hearing on said variance was given in the manner and for times required by law; and

WHEREAS, at the time and place set, said Planning Commission did hold a public hearing to consider the aforesaid variance and did receive both oral and written testimony pertaining to the said application; and

WHEREAS, the proposed variance on file with the Planning Division is consistent with the City's General Plan; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment; and

WHEREAS, after the close of said hearing and deliberation, the Planning Commission did find and determine by formal action based on the evidence presented to the Commission during the said hearing as follows:

I. FINDINGS:

A. The property has special characteristics that do not generally apply to other properties in the A-1-20 Zone. The lot size in question is 12,632 square feet where the minimum allowed by the A-1-20 zone is 20,000. The lot width of 75 feet (which narrows down to 68.5 feet) and lot depth of 180 feet are also substandard to the minimum requirements of 80 feet and 200 feet respectively. These characteristics are generally not applicable to other residences in the A-1-20 zone that meet the minimum requirements. Furthermore, the irregular-shaped ("parallelogram like") characteristic of the lot is unique in the A-1-20 zone, where triangular shaped parcels are the norm. If the property were rectangular, the proposed addition to the side of the house would meet the side setbacks, and the encroachment into the rear yard with the addition would be minimal.

B. The variance is necessary to avoid practical difficulty and undue hardship for without the variance, the proposed additions to the existing house will not be possible. The requested variance to both the side yard and rear yard setback requirements is reasonable due to the irregular-shape and substandard characteristics of the lot. If the lot was conforming in shape, width, depth and size, a variance would not be necessary.

C. The granting of the variance would not result in prejudice to the other properties in the vicinity and would not give a special privilege to the subject property. Other properties in the A-1-20 Zone, due to their conforming setbacks, have the ability to construct additions and meet the required rear yard setback. In addition, all property owners within the A-1-20 Zone have the right to apply and have a variance approved if conditions warrant the approval. Furthermore, the granting of the variance will not be detrimental to the public health, safety or welfare, as the applicant will be required to obtain building permits for all construction improvements.

D. The granting of the variance would not be contrary to the City's General Plan, as the general plan designation for the subject property is "Residential Agricultural" and the zoning designation of A-1-20 of the property is consistent with the General Plan that allows residential and associated structures

E. The granting of the variance will not limit animal keeping on the lot. Based on the size of the property, two animal units would be allowed. Even with the proposed additions, there is still an open area of about 3,095 square feet at the rear of the property. A minimum area 576 square-foot per animal unit is required in the approval of accessory buildings. If this same standard is applied for the subject variance, 1,152 square feet would be required and can be provided.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in regular session assembled March 11, 2014 that the aforesaid application for a variance is hereby granted subject to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan dated February 12, 2015 incorporated herein by reference, and on file with the Planning Division. Development shall remain as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit becomes effective.
3. The project shall be in compliance with the City of Norco Municipal Codes, Ordinances, and Resolutions. Noncompliance with any provisions of the Norco Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. The applicant shall comply with all the requirements of the Planning, Engineering, Building Divisions; and the Fire and Sheriff's Departments and all other applicable departments and agencies.
5. The applicant shall apply for all necessary building permit applications and the applicant shall pay all applicable City of Norco development fees prior to issuance of any permits.
6. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building Division.

##

Resolution No. 2015-14
Page 4
March 11, 2015

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on March 11, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

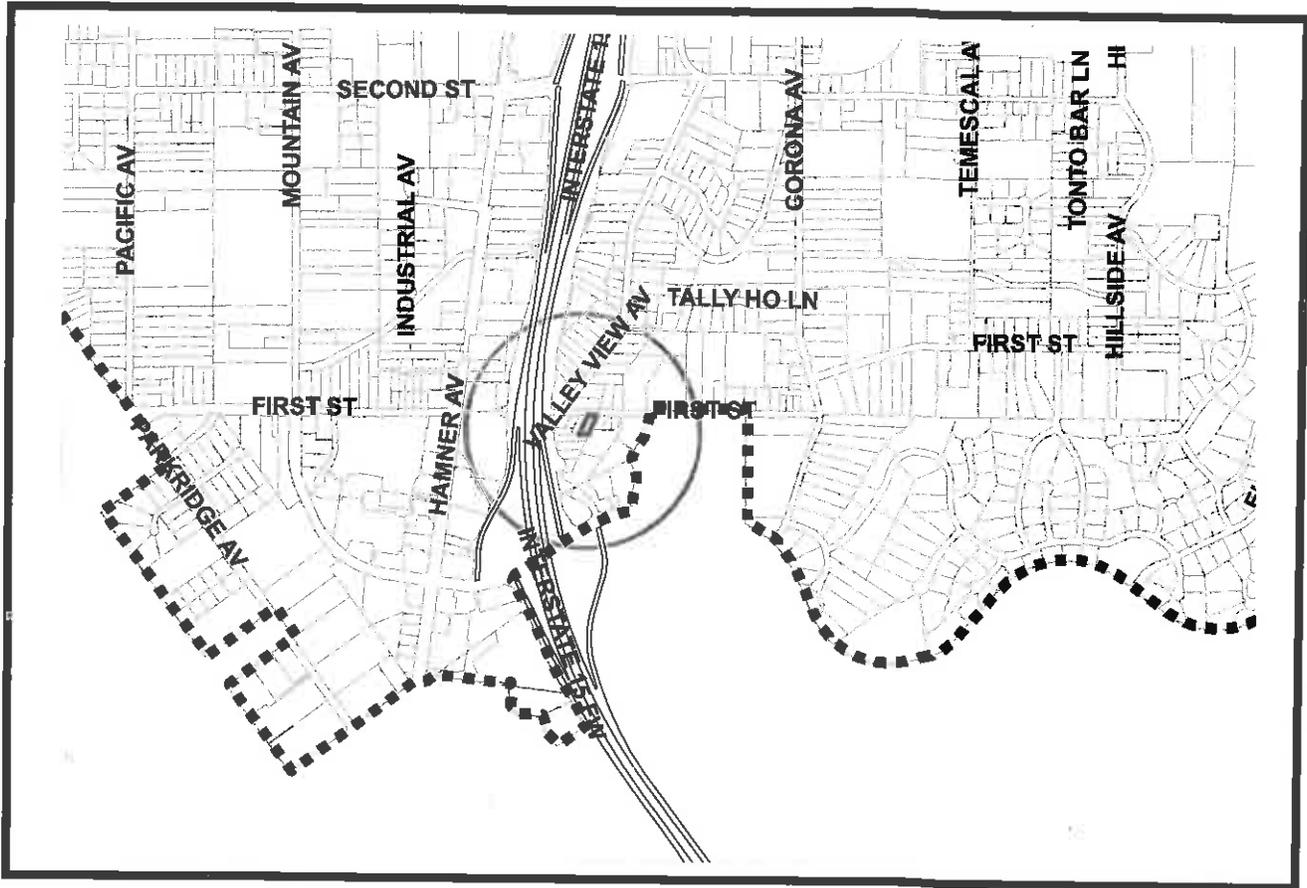
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on March 11, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Variance 2015-01
APPLICANT: Randall Blackwood
LOCATION: 1586 First Street

Exhibit "A"

ASSESSOR'S PARCEL MAP

LIABILITY
1/8" PARCEL
30" INCHES.

CIVIL ENGINEER
FOR PSEC 19 T. 35S., R. 6W
CITY OF MORCO CORONA

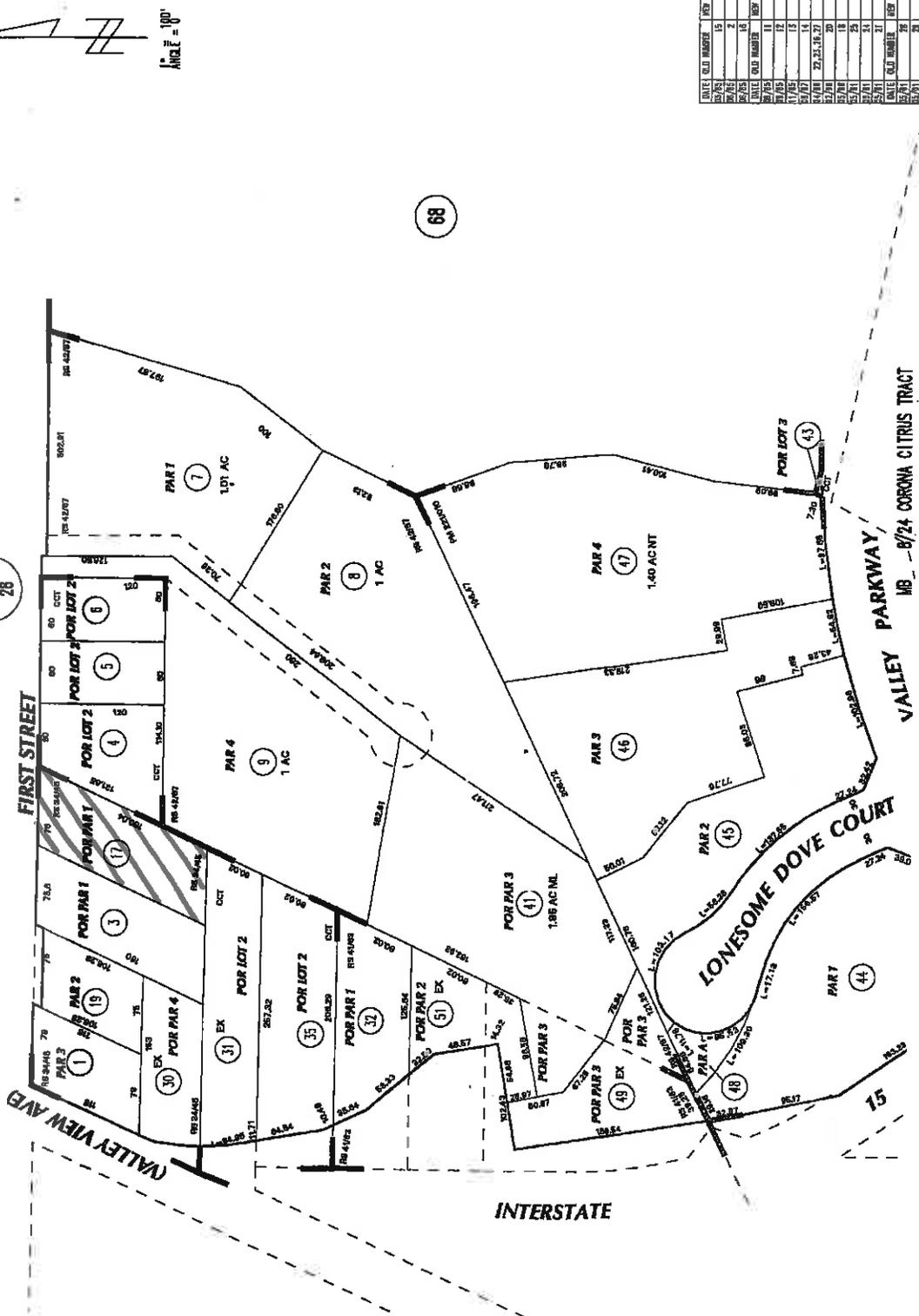
T.R.A. 015-007

9-18

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CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

PREPARED BY: Steve King, Planning Director

DATE: March 11, 2015

SUBJECT: **Zone Code Amendment 2015-02; Norco Ridge Ranch Specific Plan Amendment 6:** Amend Norco Municipal Code Chapter 18.13 (A-1 zone) and Norco Ridge Ranch Specific Plan (SP 99-01) Residential District to amend the maximum allowed lot coverage regulations for structures.

RECOMMENDATION: Adopt the following resolutions recommending approval to the City Council:

Resolution 2015-12 amending Chapter 18.13 of the NMC

Resolution 2015-13 amending the Norco Ridge Ranch Specific Plan Residential District

SUMMARY: The Planning Commission has requested a review of current building coverage standards on animal-keeping lots to determine if adjustments are needed to better protect the ability for animal-keeping on these lots into the future. A first review occurred in January 14, 2015 with direction and suggestions that are discussed below.

BACKGROUND: The Planning Commission has been reviewing lot coverage standards in the A-1 zone to determine if adjustments are needed to better protect animal-keeping on lots into the future. Over the course of two meetings (January 14 and February 11, 2015) the Planning Commission reviewed and discussed different options. There was general agreement for the following changes:

- Pools and a five-foot coping area around them should be included in building coverage calculations.
- There should be a minimum setback of the open animal area from the primary residence of 35 feet.

The current permitted building coverage in the A-1 Zone cannot exceed 40% of the total lot area for all structures and not more than 40% of the flat pad area for all structures on the flat pad. The flat pad of a lot is defined as that portion of the lot at a 4 percent grade or less. These standards are for lots that do not have a recorded primary animal-keeping area (PAKA). Other requirements to preserve animal-keeping include the requirement for an open animal area that equates to the allowed number of animal

units, and a requirement that all accessory structures that require a building permit first be approved by the Planning Commission. All buildings that require a building permit are considered in the lot coverage calculations. With the proposed changes pools with a five-foot coping area around them will now be included in the building coverage calculation.

While not unanimous, the majority of the Planning Commission determined that concrete and other hard surfacing materials should not be included in building coverage calculations. The determination was made because concrete does not require a building permit and is fairly easy to remove. Another discussion item that ultimately was not supported by a majority was establishing a maximum accessory building size for lots larger than the typical half-acre size. The reason for not establishing that kind of standard was that accessory buildings already require a conditional use permit which gives the Planning Commission discretion to control the size of structures it deems too large.

The changes being proposed are shown below; black is how the current regulations read for context, the underlined red is what is being added.

NMC, Chapter 18.15 (A-1 zone)

18.13.20 Permitted Coverage.

For determining structural coverage on the lot in question:

C. A contiguous open animal area shall be rectangular in shape with a minimum of 24 feet on any side. The total open area shall be equal to the allowed number of animal units multiplied by 576 square feet. The contiguous open animal areas shall be free of any structures that require a building permit. On lots one acre or less, the contiguous open area shall be one contiguous area. All open animal areas shall have a minimum 35-foot setback separation from the primary residence on the lot in question.

D. All in-ground pools and spas along with a five-foot coping area around the perimeter of said structures shall be included in the building coverage calculations.

NRRSP, Residential District (SP99-01)

3. ARCHITECTURAL STANDARDS

e. Yard Space and Setbacks

- (6) Permitted Coverage – The maximum lot coverage of all permanent structures shall not be more than 40 percent of pad area for all structures. All in-ground pools and spas along with a five-foot coping area around the perimeter of said structures shall be included in the permanent structure calculation.

Attachment: Resolution 2015-12, amending the A-1 zone
Resolution 2015-13, amending the NRRSP Residential District
Exhibit "A" – Lot Demonstration Showing Current Regulations versus
Proposed Regulations

RESOLUTION 2015-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2015-02 AMENDING CHAPTER 18.13 "A-1" (AGRICULTURAL LOW DENSITY) ZONE, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO AMEND THE MAXIMUM-ALLOWED LOT COVERAGE FOR STRUCTURES. ZONE CODE AMENDMENT 2015-02.

WHEREAS, THE PLANNING COMMISSION, initiated an application for a zone code amendment to amend the maximum-allowed lot coverage for structures in the A-1 zone; and

WHEREAS, said application for zone code amendment was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on March 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the Planning Commission adopted Resolution 2015-12 recommending that the City Council approve Zone Code Amendment 2015-02; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines per Class 1.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

- A. The proposed zone code amendment is consistent with the Zoning Ordinance and the intent of the A-1 zone and related zoning standards. The zone code amendment will amend lot coverage regulations and should not generate significant new traffic over what is currently generated by permitted uses. The proposed new regulations will not be detrimental to public health, convenience, or welfare of the community or to any surrounding businesses or residences.

- B. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on March 11, 2015 does hereby recommend to the City Council of the same said City that Zone Code Amendment 2015-02 be approved, thereby amending the Norco Municipal Code as follows:

18.13.20 Permitted Coverage.

For determining structural coverage on the lot in question:

C. A contiguous open animal area shall be rectangular in shape with a minimum of 24 feet on any side. The total open area shall be equal to the allowed number of animal units multiplied by 576 square feet. The contiguous open animal areas shall be free of any structures that require a building permit. On lots one acre or less, the contiguous open area shall be one contiguous area. All open animal areas shall have a minimum 35-foot setback separation from the primary residence on the lot in question.

D. All in-ground pools and spas along with a five-foot coping area around the perimeter of said structures shall be included in the building coverage calculations.

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held
March 11, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly
passed and adopted by the Planning Commission of the City of Norco at a special
meeting thereof held on March 11, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2015-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN 99-01 AMENDMENT 6 AMENDING THE RESIDENTIAL DISTRICT, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO AMEND THE MAXIMUM-ALLOWED LOT COVERAGE FOR STRUCTURES. SPECIFIC PLAN 99-01, AMENDMENT 6.

WHEREAS, THE PLANNING COMMISSION, initiated an application for a specific plan amendment to amend the maximum-allowed lot coverage for structures in the Residential District of the Norco Ridge Ranch Specific Plan (SP 99-01); and

WHEREAS, said application for specific plan amendment was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on March 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the Planning Commission adopted Resolution 2015-13 recommending that the City Council approve Specific Plan 99-01, Amendment 6; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines per Class 1.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

- A. The proposed specific plan amendment is consistent with the Norco Ridge Ranch Specific Plan and the Norco Municipal Code Zoning Ordinance and the intent of the Specific Plan and its related zoning standards. The specific plan amendment will amend lot coverage regulations and should not generate significant new traffic over what is currently generated by permitted uses. The proposed new regulations will not be detrimental to public health, convenience, or welfare of the community or to any surrounding businesses or residences.

- B. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on March 11, 2015 does hereby recommend to the City Council of the same said City that Specific Plan 99-01, Amendment 6 be approved, thereby amending the Specific Plan as follows:

3. ARCHITECTURAL STANDARDS

e. Yard Space and Setbacks

- (6) Permitted Coverage – The maximum lot coverage of all permanent structures shall not be more than 40 percent of pad area for all structures. All in-ground pools and spas along with a five-foot coping area around the perimeter of said structures shall be included in the permanent structure calculation.

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held
March 11, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly
passed and adopted by the Planning Commission of the City of Norco at a special
meeting thereof held on March 11, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

Built accessory structure A-1-20
21,150 s.f. lot, no PAKA, no slope

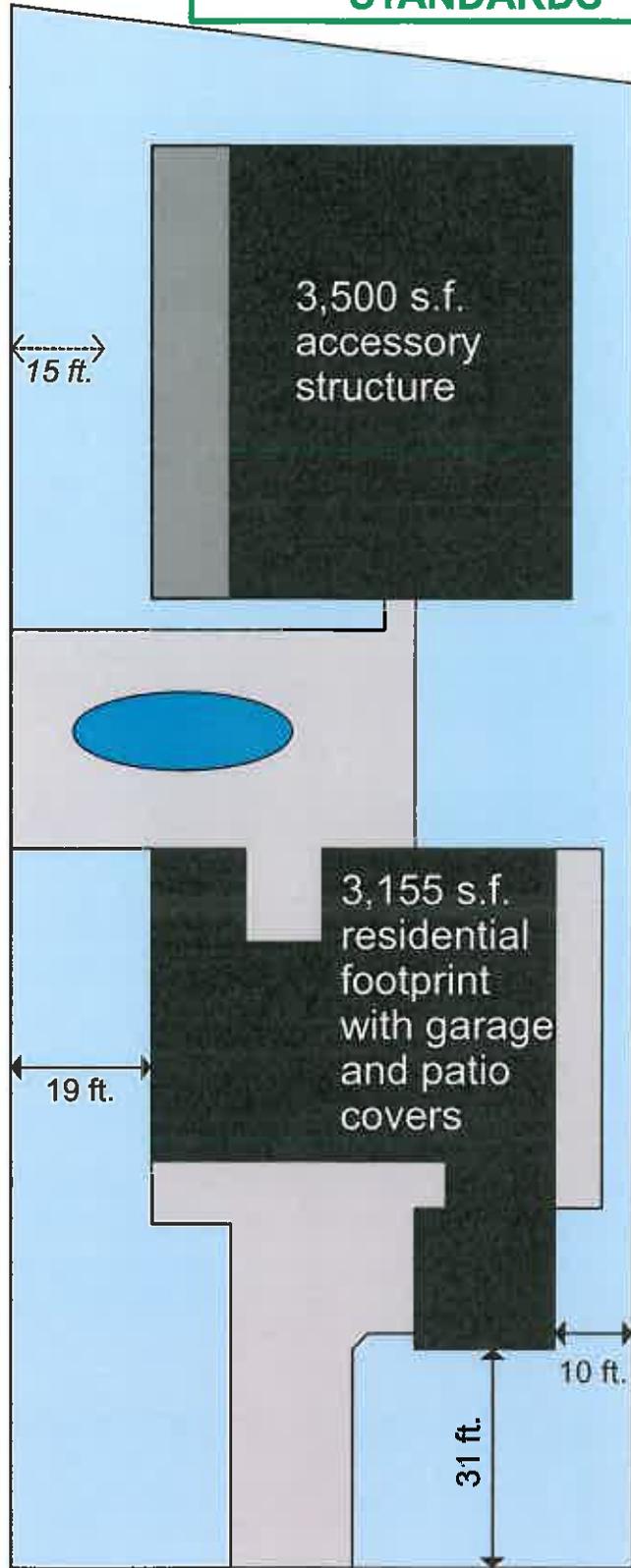
Approved by Planning Commission prior to required open animal area.

Approved prior to required finding that structure would not impede animal-keeping on the lot in question.

PREVIOUS DEVELOPMENT STANDARDS

-  Flat pad (21,150 s.f.) (same as lot) 40% coverage = 8,460 s.f.
-  Existing building coverage (6,655 s.f.)
-  Remaining buildable square footage after existing structures and setback requirements (1,805 s.f.)
-  Existing setbacks 19 ft.
-  Required setbacks 15 ft.

TOTAL POSSIBLE LOT COVERAGE
8,460 S.F.



← street →

**Same lot prior to accessory structure
21,150 s.f. lot, no PAKA, no slope**

40% flat pad cover = 8,460 s.f.
Shows an open animal area (5 AU)

CURRENT DEVELOPMENT STANDARDS

 Flat pad (21,150 s.f.)
(same as lot)
40% coverage = 8,460 s.f.

 Open animal area 5 AU
(2,880 s.f.)

 Existing lot coverage **not including** concrete or pool area (3,155 s.f.)

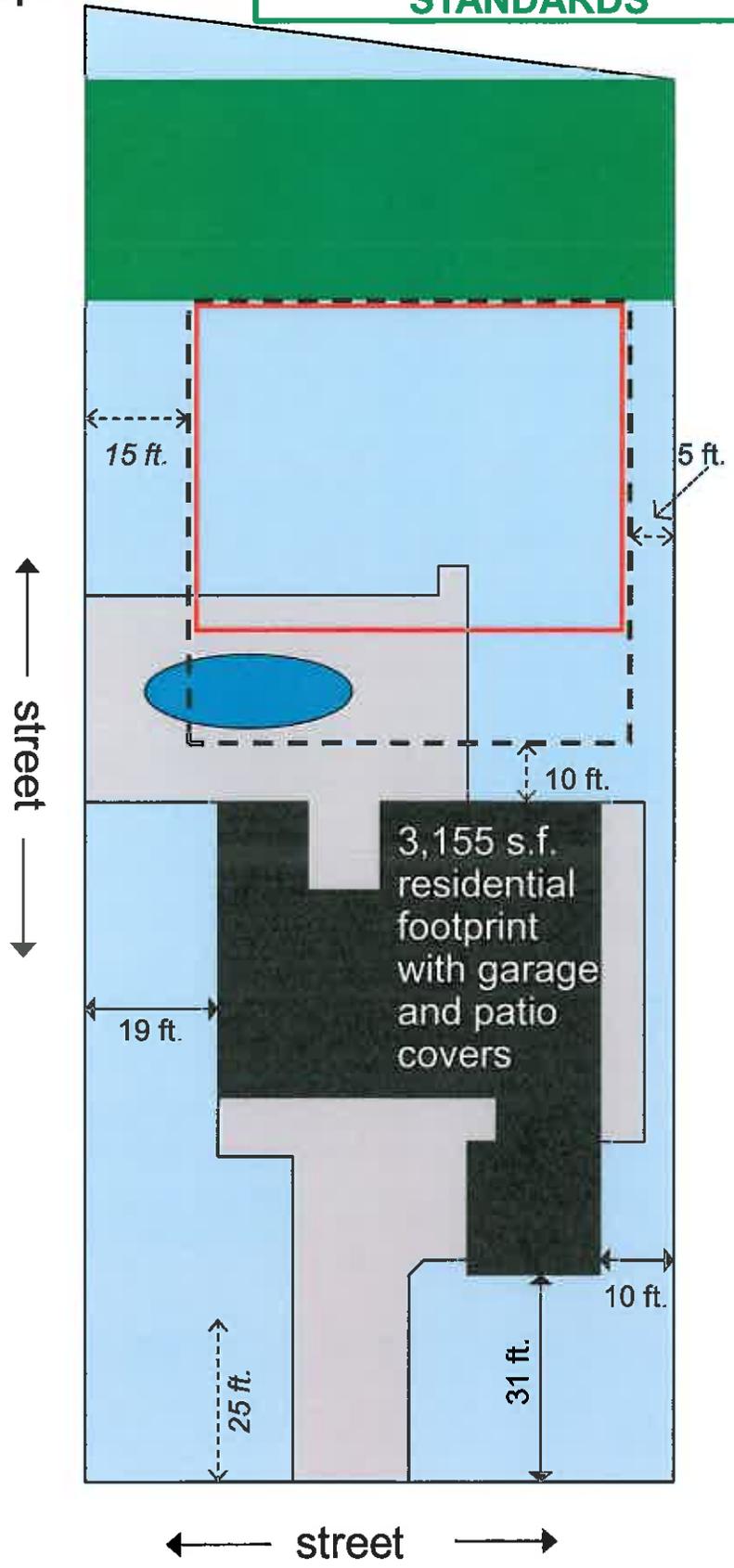
 Remaining buildable square footage after residence, setback requirements, and open animal area. (4,225 s.f.)
(does not exclude pool/patio area)

 Possible location of accessory building at same size (3,500 s.f.)

 Existing setbacks

 Required setbacks

**TOTAL POSSIBLE LOT COVERAGE
(7,380 S.F.)**



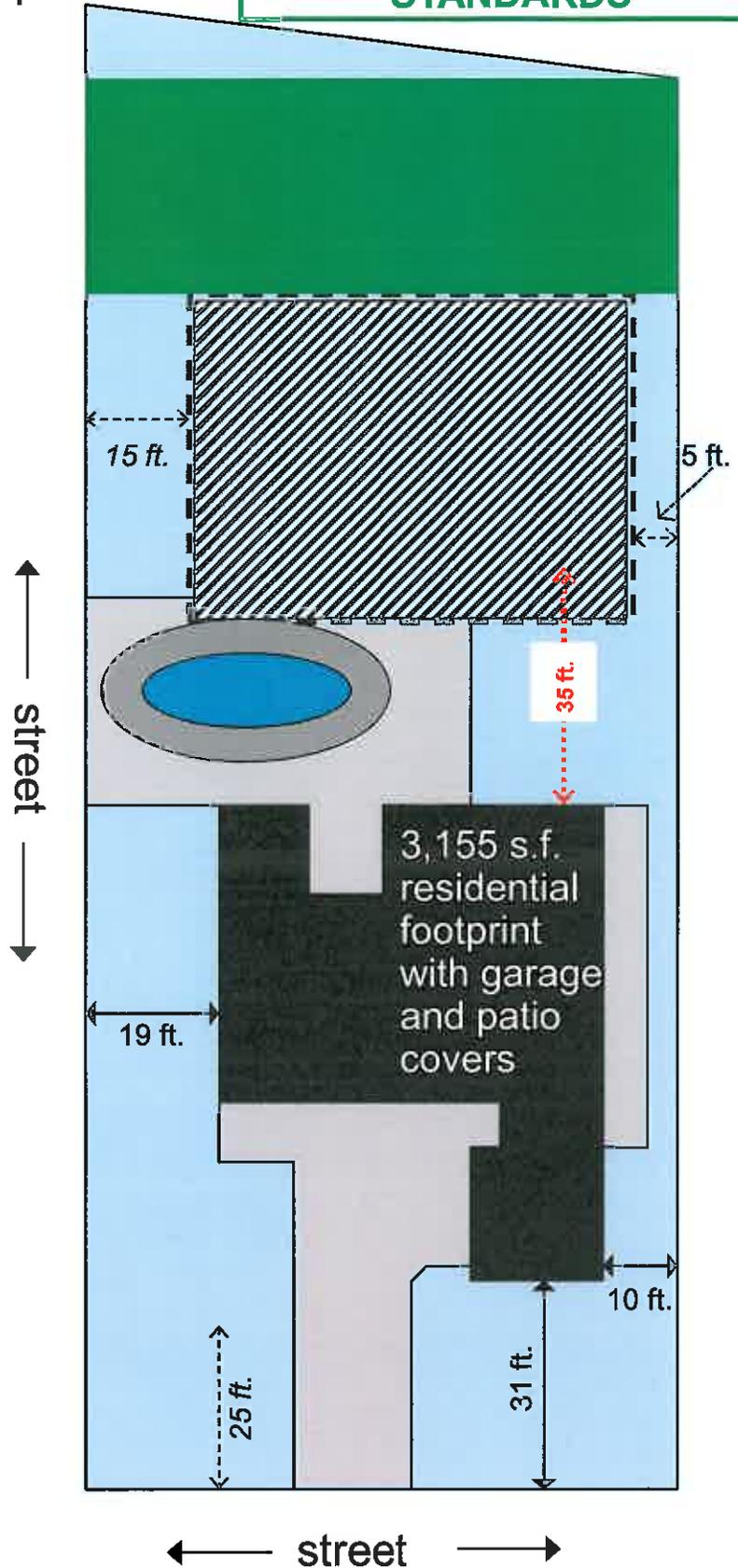
**Same lot prior to accessory structure
21,150 s.f. lot, no PAKA, no slope**

40% flat pad cover = 8,460 s.f.
Shows an open animal area (5 AU)

**PROPOSED DEVELOPMENT
STANDARDS**

-  Flat pad (21,150 s.f.)
(same as lot)
40% coverage = 8,460 s.f.
-  Open animal area 5 AU
(2,880 s.f.)
-  Existing lot coverage **including** pool area and 5-foot coping (5,605 s.f.):
(residence: 3,155 s.f.)
(pool and coping: 2,450 s.f.)
-  Remainder building envelope after open animal area, existing coverage, and setback requirements.
(2,860 s.f.)
-  Maximum remainder building size to 40% coverage.
(2,855 s.f.)
-  Existing setbacks
19 ft.
-  Required setbacks
15 ft.

**TOTAL POSSIBLE
LOT COVERAGE
(8,460 S.F.)**



CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: March 11, 2015

SUBJECT: **Zone Code Amendment 2015-03 (City):** An amendment to Chapter 18.15 – R-1 (Residential-Single Family) zone of the Norco Municipal Code, to establish animal-keeping standards.

RECOMMENDATION: Adopt Resolution 2015-11, recommending that the City Council approves Zone Code Amendment 2015-03.

SUMMARY: Zone Code Amendment 2015-03 is proposed to add animal-keeping as a permitted use in the R-1 (Residential-Single Family) zone as a permitted use to the same standards and regulations as exist in the A-1 (Agricultural-Low Density) zone.

BACKGROUND: At the February 11, 2015 meeting the Planning Commission discussed the potential for establishing animal-keeping rights for properties that are zoned R-1 where currently animal-keeping is prohibited. After discussion it was decided that all R-1 properties should have the right to keep animals similar to the A-1 zone provided that all of the associated regulations could be met. Some of the requirements for animal-keeping in the A-1 zone that would be applicable to R-1 lots upon approval of the zone code amendment are:

1. Setback requirements for poultry buildings and structures, minimum 25 feet from rear and side property lines, and 50 feet from public right-of-way.
2. No adult animal unit or offspring shall be kept or maintained at a distance less than 35 feet from a dwelling on an adjacent lot unless a solid fence not less than six feet high is constructed in a manner that screens said adult animal unit or offspring from a dwelling on an adjacent lot.

The proposed regulations for animal-keeping in the R-1 zone are the same as already exist in the A-1 zone. The A-1 zone does not require a minimum open area per animal unit before you can keep that animal on your property which would be the case in the R-1 zone. The area requirement for an animal-unit comes into play when an accessory building is being reviewed in the A-1 zone for lot coverage requirements.

The lot coverage allowance in the R-1 zone is 50% for all structures. This combined with the smaller lot sizes automatically restricts the size of accessory buildings. For that

same reason staff believes that it is not needed to require that accessory buildings in the R-1 zone be approved by the Planning Commission as is done in the A-1 zone.

Similar with smaller lots in the A-1 zone, owners of lots in the R-1 zone would not have to prove there is enough room on their lot before they can keep large animals. Abuse resulting from insufficient room for keeping and exercising the animals would become an animal control code case. This is the only practical way to do it since any preventative measure would require the issuance of an animal-keeping permit where an owner would have to prove certain qualifications before the permit could be issued to allow them to get the animal; and this historically has not been supported by any City Councils. Also the City is not geared or staffed-up enough to immediately implement this kind of review process. It also would place an undue burden on the owner that wants to keep animals.

The following changes are proposed in the R-1 zone "Permitted Uses" section. The black text is what exists currently and is shown for context; and the red underlined is what is being proposed as additions to the Code.

18.15.06 Permitted Uses.

(9) Supportive housing as defined in Chapter 18.02.

(10) Transitional housing as defined in Chapter 18.02.

(11) Single-resident occupancy as defined in Chapter 18.02 and regulated by Section 18.66.06.

(12) Animal-keeping in terms of animal units as defined and regulated in Chapter 18.13 (A-1 zone), subject to the same regulations, and which the keeping of said animals shall be subject to the same location and setback requirements of that zone (does not include aviaries and apiaries).

Attached: Resolution 2015-11

RESOLUTION 2015-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2015-03 AMENDING CHAPTER 18.15 "R-1" (RESIDENTIAL SINGLE FAMILY) ZONE, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO ADD ANIMAL-KEEPING AS A PERMITTED USE. ZONE CODE AMENDMENT 2015-03.

WHEREAS, THE PLANNING COMMISSION, initiated an application for a zone code amendment to add animal-keeping as a permitted use in the R-1 zone; and

WHEREAS, said application for zone code amendment was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on March 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the Planning Commission adopted Resolution 2015-11 recommending that the City Council approve Zone Code Amendment 2015-03; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines per Class 1.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

- A. The proposed zone code amendment is consistent with the Zoning Ordinance and the intent of the R-1 zone and related zoning standards. The zone code amendment will introduce uses that are not inconsistent with the operation of other permitted uses in the R-1 zone and should not generate significant new traffic over what is currently generated by permitted uses. The proposed new uses will not be detrimental to public health, convenience, or welfare of the community or to any surrounding businesses or residences.

- B. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on March 11, 2015 does hereby recommend to the City Council of the same said City that Zone Code Amendment 2015-03 be approved, thereby amending the Norco Municipal Code as follows:

18.23.06 Permitted Uses.

- (9) Supportive housing as defined in Chapter 18.02.
(10) Transitional housing as defined in Chapter 18.02.
(11) Single-resident occupancy as defined in Chapter 18.02 and regulated by Section 18.66.06.
(12) Animal-keeping in terms of animal units as defined and regulated in Chapter 18.13 (A-1 zone), subject to the same regulations, and which the keeping of said animals shall be subject to the same location and setback requirements of that zone (does not include aviaries and apiaries).

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held March 11, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a special meeting thereof held on March 11, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: March 11, 2015

SUBJECT: **Zone Code Amendment 2015-04 (City):** An amendment to Chapter 18.24 – M-1 (Commercial/Light Manufacturing) Zone of the Norco Municipal Code, to add auto-related services and limited sales, as permitted or conditionally-permitted uses.

RECOMMENDATION: Adopt Resolution 2015-10, recommending that the City Council approves Zone Code Amendment 2015-04.

SUMMARY: Zone Code Amendment 2015-04 is proposed to add auto-related services and limited auto sales as permitted uses to that portion of the M-1 zone located only along Industrial Avenue. They would not be permitted uses in any of the other M-1 zone locations. Because of a previous allowance of these types of uses there is a core of them that exist along Industrial Avenue which has continued to present day. The Zone Code Amendment would remove the non-conforming status from these uses and allow similar businesses to locate there without a conditional use permit.

BACKGROUND: At the February 11, 2015 the Planning Commission concurred with a recommendation from staff that auto-related services and limited auto sales should be allowed as permitted or conditionally-permitted uses in the area of the M-1 zone located along Industrial Avenue. The reason for the request is that this area along Industrial Avenue has historically, and continues to be, an area that is heavily populated by auto-related services and the City continues to receive inquiries from other similar businesses with the desire to locate in the same area and take advantage of that business support environment.

In 2000 the City amended the M-1 zone to make it more light industrial and less heavy commercial because there was a mix of uses being established that were not altogether compatible. All auto-related uses in the M-1 zone were removed. This was also intended to preclude a proliferation of non-aesthetic auto-related uses in the newer-developed M-1 properties along Horseless Carriage Road, Town and Country Drive, Tandem Way, and Fifth Street. When these zone code amendments were adopted there was already a well-established core of auto-related service businesses along Industrial Avenue, and that has continued unabated to present time.

Zone Code Amendment 2015-04 will remove the “non-conforming” status from those existing auto-related businesses and allow them to expand and grow there, and it will allow other similar businesses to take advantage of that business synergy of that neighborhood. But the Zone Code Amendment will only affect that portion of the M-1 zone along Industrial Avenue. All other M-1 zones in the City will continue to not allow auto-related businesses unless a conditional use permit (CUP) is approved for “automotive/vehicle repair and services” which is already listed as a conditionally-permitted use as shown below.

Historically the following uses were permitted without a CUP in the M-1 zone: 1) automobile accessories and parts; 2) automobile and truck sales and service, new and used; 3) automobile body repair conducted entirely within an enclosed building; 4) automobile upholstery and top shops; 5) boat and camper sales; 6) motorcycle sales and service; 7) tire sales and service, not including retreading and recapping; 8) automobile, truck, and trailer rental and services. Other than sales many of the uses listed above, or at least ones similar, have continued in the Industrial Avenue M-1 zone ever since. The following changes are proposed in the M-1 zone “Permitted Uses” section. The black text is what exists currently and is shown for context (but minus the list of the specific uses under each category, unless being proposed for change); and the red underlined is what is being proposed as additions to the Code.

18.24.06 Permitted Uses.

Table 1: Permitted Uses

| PERMITTED USE | M1 ZONE |
|---|-----------------------------|
| <u><i>Automobile Services/Automobile Sales³</i></u> | |
| <u><i>Vehicle body repair, conducted entirely within an enclosed building including storage</i></u> | <u><i>P³</i></u> |
| <u><i>Automobile/vehicle parts and accessories, sales, service, installation</i></u> | <u><i>P³</i></u> |
| <u><i>Tire sales, service, installation, no retreading or recapping services</i></u> | <u><i>P³</i></u> |
| <u><i>Vehicle glass sales, service, installation</i></u> | <u><i>P³</i></u> |
| <u><i>Vehicle sales, interior display only</i></u> | <u><i>P³</i></u> |
| <u><i>Exterior vehicle storage overnight as an ancillary use for sale or awaiting service and repair (not</i></u> | <u><i>C³</i></u> |

| PERMITTED USE | M1 ZONE |
|---|----------------------|
| <i>associated with a towing or impound yard).</i> | |
| Agricultural-Open Space-Animal Care, et al | |
| Manufacturing-Processing-Production, et al | |
| Services, et al | |
| Automotive/vehicle repair and services. | <u>C³</u> |
| Education-Public Places-Government, et al | |
| Other Uses | |
| Emergency Housing for the Homeless, et al | |
| <p>Outdoor storage and/or parking (only as ancillary and secondary in use) to otherwise permitted or conditionally permitted uses, subject to any conditions imposed as part of the approval of a site plan or conditional use permit. Any vehicle storage shall be completely screened from adjacent properties and public view.</p> <p>Outdoor display for sales or rental (only as ancillary and secondary in use) to otherwise permitted or conditionally permitted uses and not including vehicle sales, subject to any conditions imposed as part of the approval of a site plan or conditional use permit.</p> | |

Notes:

1. If a permit is granted for the said poultry operation use, the Planning Commission and City Council may impose any or all of the following conditions thereon or any variation thereof which is less or more burdensome:

(a) No more than 500 turkeys per acre, in addition to brooding stock, shall be kept, fed, or maintained on property less than five acres in area.

(b) No commercial poultry operation shall be established on property less than nine acres in area or having a width less than 300 feet.

(c) All building and structures associated with the commercial poultry operation shall be constructed or located not less than 25 feet from the rear and side lot lines of subject property and no less than 50 feet from the right-of-way line of a public street.

2. The following regulations pertain to Tattoo and Body-Piercing Establishments.

(a) Tattoo and body-piercing establishments are not permitted in any underlying M-1 zones of a specific plan or in any M-1 zones with a Commercial Transition Overlay zone (CTO);

(b) Tattoo and body-piercing establishments must not be located within 500 feet of any other tattoo and/or body piercing establishments as measured from any point from the outer boundaries of the building lease space containing the business; and

(c) Tattoo and body-piercing establishments must not be located within 500 feet of any child care center as measured from any point from the outer boundaries of the building lease space containing the business; and

(d) Any business engaging in tattooing, body piercing or body art on those anatomical areas specified in Section 18.53.04(j), is deemed an adult oriented-business and is subject to and must comply with all requirements relative to Chapter 18.53 "Adult Entertainment Establishments."

3. Auto-related services and sales are only listed as permitted uses in the M-1 zone where it is located along Industrial Avenue. These auto-related services and sales are not permitted uses in any other M-1 zone location except that the use "automotive/vehicle repair and services" can be permitted in any other M-1 zone location upon approval of a conditional use permit.

Attached: Resolution 2015-10

RESOLUTION 2015-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2015-04 AMENDING CHAPTER 18.24 "M-1" (HEAVY COMMERCIAL/LIGHT MANUFACTURING) ZONE, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO ADD AUTO-RELATED SERVICES AND LIMITED SALES AS PERMITTED OR CONDITIONALLY-PERMITTED USES IN THE M-1 ZONE WHERE IT IS LOCATED ALONG INDUSTRIAL AVENUE. ZONE CODE AMENDMENT 2015-04.

WHEREAS, THE PLANNING COMMISSION, initiated an application for a zone code amendment to add auto-related services and limited sales as permitted uses in the M-1 zone but only where the M-1 zone is located along Industrial Avenue; and

WHEREAS, said application for zone code amendment was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on March 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the Planning Commission adopted Resolution 2015-10 recommending that the City Council approve Zone Code Amendment 2015-04; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines per Class 1.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

- A. The proposed zone code amendment is consistent with the Zoning Ordinance and the intent of the M-1 zone and related zoning standards; and is consistent with the Industrial Land Use District of the General Plan. The zone code amendment will introduce uses that are not inconsistent with the operation of other permitted uses in the M-1 zone and should not generate significant new traffic over what current allowed uses would generate. The proposed new uses will not be detrimental to; 3) that the operation of the proposed use is compatible with other permitted uses in the C-4 Zone;

4) that the proposed use will not be detrimental to the public health, safety, convenience or welfare of the community; 5) that the proposed use will not generate substantial additional traffic congestion over other permitted uses in the C-4 Zone; and 6) that the proposed use will not adversely affect the intent of the City's General Plan.

- B. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on February 11, 2015 does hereby recommend to the City Council of the same said City that Zone Code Amendment 2015-01 be approved, thereby amending the Norco Municipal Code as follows:

18.23.04 Permitted Uses.

Table 1: Permitted Uses

| PERMITTED USE | M1 ZONE |
|---|----------------------|
| <i>Automobile Services/Automobile Sales³</i> | |
| <i>Vehicle body repair, conducted entirely within an enclosed building including storage</i> | <i>p³</i> |
| <i>Automobile/vehicle parts and accessories, sales, service, installation</i> | <i>p³</i> |
| <i>Tire sales, service, installation, no retreading or recapping services</i> | <i>p³</i> |
| <i>Vehicle glass sales, service, installation</i> | <i>p³</i> |
| <i>Vehicle sales, interior display only</i> | <i>p³</i> |
| <i>Exterior vehicle storage overnight as an ancillary use for sale or awaiting service and repair (not associated with a towing or impound yard).</i> | <i>c³</i> |
| Agricultural-Open Space-Animal Care, et al | |
| Manufacturing-Processing-Production, et al | |
| Services, et al | |

| PERMITTED USE | M1 ZONE |
|--|----------------|
| Automotive/vehicle repair and services. | C ³ |
| Education-Public Places-Government, et al | |
| Other Uses | |
| Emergency Housing for the Homeless, et al | |
| Outdoor storage and/or parking (only as ancillary and secondary in use) to otherwise permitted or conditionally permitted uses, subject to any conditions imposed as part of the approval of a site plan or conditional use permit. Any vehicle storage shall be completely screened from adjacent properties and public view. Outdoor display for sales or rental (only as ancillary and secondary in use) to otherwise permitted or conditionally permitted uses and not including vehicle sales, subject to any conditions imposed as part of the approval of a site plan or conditional use permit. | |

Notes:

1. If a permit is granted for the said poultry operation use, the Planning Commission and City Council may impose any or all of the following conditions thereon or any variation thereof which is less or more burdensome:

- (a) No more than 500 turkeys per acre, in addition to brooding stock, shall be kept, fed, or maintained on property less than five acres in area.
- (b) No commercial poultry operation shall be established on property less than nine acres in area or having a width less than 300 feet.
- (c) All building and structures associated with the commercial poultry operation shall be constructed or located not less than 25 feet from the rear and side lot lines of subject property and no less than 50 feet from the right-of-way line of a public street.

2. The following regulations pertain to Tattoo and Body-Piercing Establishments.

- (a) Tattoo and body-piercing establishments are not permitted in any underlying M-1 zones of a specific plan or in any M-1 zones with a Commercial Transition Overlay zone (CTO);
- (b) Tattoo and body-piercing establishments must not be located within 500 feet of any other tattoo and/or body piercing establishments as measured from any point from the outer boundaries of the building lease space containing the business; and
- (c) Tattoo and body-piercing establishments must not be located within 500 feet of any child care center as measured from any point from the outer boundaries of the building lease space containing the business; and
- (d) Any business engaging in tattooing, body piercing or body art on those anatomical areas specified in Section 18.53.04(j), is deemed an adult oriented-business and is subject to and must comply with all requirements relative to Chapter 18.53 "Adult Entertainment Establishments."

3. Auto-related services and sales are only listed as permitted uses in the M-1 zone where it is located along Industrial Avenue. These auto-related services and sales are not permitted uses in any other M-1 zone location except that the use "automotive/vehicle repair and services" can be permitted in any other M-1 zone location upon approval of a conditional use permit.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held February 11, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a special meeting thereof held on February 11, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 11, 2015

SUBJECT: Site Plan 2015-02 (Titsworth): A request for approval to allow a detached accessory building consisting of a 860 square-foot barn at 2150 Santa Anita Road located within the A-1-20 (Agricultural Low-Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-08 approving Site Plan 2015-02.

Site Plan 2015-02 is a request for approval to allow an accessory building consisting of a 860 square-foot barn at 2150 Santa Anita Road (ref. Exhibit "A" – Location Map). The property consists of .46 acres/20,038 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "F" – Aerial and Site Photos).

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed barn are attached (ref. Exhibit "C" – Site Plan, Exhibit "D" – Building Elevations and Exhibit "E" – Floor Plan). The structure is proposed to be located at the rear of the property, proposed to be wood framed construction, and will include a composite shingle roof and stucco exterior to match the existing house. Per the applicant, the structure will consist of a dirt floor.

The following is required of accessory buildings in the A-1-20 Zone:

- The minimum setbacks of 5 feet from property lines and pools, and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 14 feet.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 20,038 square feet and has a flat pad area of approximately 17,000 square feet. The pad coverage is approximately 33% which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 5 animal units would be allowed which**

RESOLUTION 2015-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF AN 860 SQUARE-FOOT BARN AT 2150 SANTA ANITA ROAD LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2015-02.

WHEREAS, LOY R. TITSWORTH submitted an application for a site plan review to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 2150 Santa Anita Road (APN 121-291-006).

WHEREAS, at the time set; at 7 p.m. on March 11, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place set, said Planning Commission considered the aforesaid site plan and received both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

A. The proposal does comply with all applicable requirements of the Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the Norco General Plan and Norco Municipal Zoning Ordinance.

C. The proposal is reasonably compatible with the area immediately surrounding the site.

D. The proposal is not detrimental and will be desirable to the overall public convenience or general welfare of the persons residing or working in the neighborhood.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled March 11, 2015 that the application for Site Plan 2015-02 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, Exhibit "D" – Building Elevations and Exhibit "E" – Floor Plan dated February 17, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. The building shall complement the existing house in color.
9. A home occupation shall not be allowed out of the subject building.
10. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.
11. The existing storage shed (noted on the site plan as being 128 square feet) at the rear of the property shall either be demolished (with any required demolition permits), or the required permits obtained before the building permit for the subject building is finalized. **Note: this condition only applies if the existing structure is actually over 120 square feet.**

Resolution 2015-08
Page 4
March 11, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March 11, 2015.

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

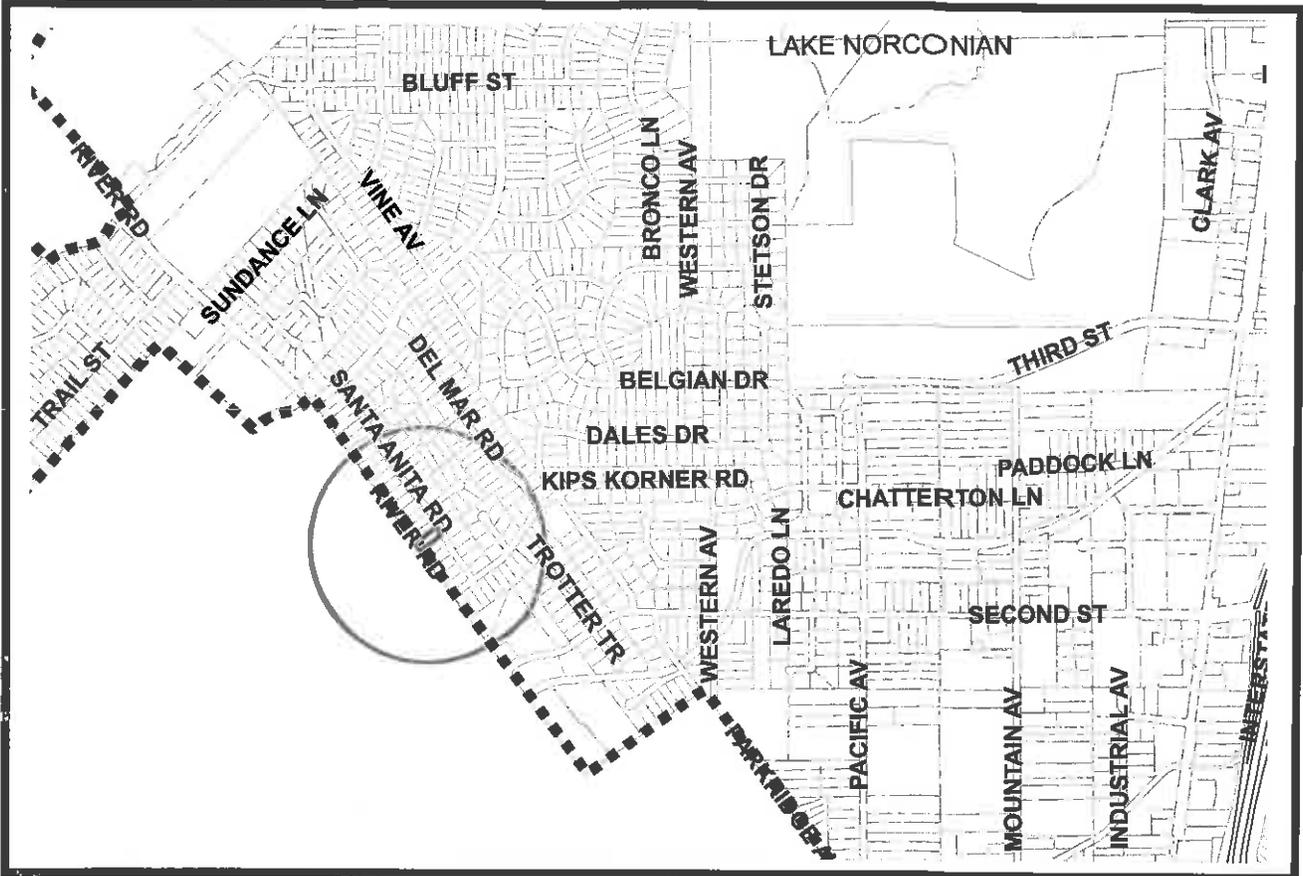
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held March 11, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2015-02
APPLICANT: Loy R. Titsworth
LOCATION: 2150 Santa Anita Road

Exhibit "A"

