



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JANUARY 14, 2015

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Jaffarian

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 December 10, 2014
Recommended Action: Approval (Deputy City Clerk)
4. **PUBLIC HEARINGS:**
 - A. **Conditional Use Permit 2014-29** (Parsell): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot garage and storage building at 1033 Thoroughbred Place located within the Norco Hills Specific Plan (NHSP). **Recommended Action: Approval** (Senior Planner)
 - B. **Conditional Use Permit 2014-34** (Stewart): A request for approval to allow a detached accessory building consisting of a 1,152 square-foot covered pipe corral at 2993 Sierra Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

5. DISCUSSION ITEMS:

- A. Discussion of Permitted Lot Coverage in the A-1-20 Zone and the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Discuss and provide direction** (Planning Director)
- B. Sixth Street Electronic Gateway Sign: Verbal presentation (Economic Development Specialist Grody)

6. CITY COUNCIL MINUTES: Receive and File

- City Council Regular Meeting of December 3, 2014

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)

/di



**MINUTES
CITY OF NORCO
PLANNING COMMISSION**



**CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
DECEMBER 10, 2014**

CALL TO ORDER: 7:04 PM

ROLL CALL: Chair Leonard, Vice Chair Hoffman, Commission Members Hedges, Jaffarian and Rigler

STAFF PRESENT: Planning Director King, Public Works Director Askew, Senior Planner Robles and Deputy City Clerk Germain

PLEDGE OF ALLEGIANCE: Commission Member Hedges

1. APPEAL NOTICE: Read by Planning Director King

2. PUBLIC COMMENTS: None

**3. APPROVAL OF MINUTES:
❖ Minutes of Regular Meeting of November 12, 2014
Recommended Action: Approval (Deputy City Clerk)**

M/S Hedges/Rigler to approve the minutes of regular meeting November 12, 2014, as written

AYES: Leonard, Hoffman, Hedges, Rigler Motion Passed

ABSTAIN: Jaffarian

4. CONTINUED PUBLIC HEARING:

A. Code Change 2014-09 (City of Norco): A City-initiated request for recommendation of approval on a proposed Code Change to amend the City's grading permit process. Continued from November 12, 2014; Recommended Action: Adoption (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He reviewed what had previously been discussed by the Commission. He noted the changes added based on those discussions, and made suggestions on verbiage for a bond requirement when a sight has been graded and not finished following a timeline. Staff recommends that the recommendation be forwarded to the City Council.

As the public hearing was opened and closed at the previous meeting of October 29, 2014, no further public comments were taken.

M/S Hedges/Hoffman to adopt Resolution 2014-56, to recommend that the City Council approve Code Change 2014-09, amending the City grading permit procedures, with any related cross-references in other chapters as needed.

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2014-28 (Les Schwab Tires):** A request for approval to allow the construction of a retail tire store with tire installation at the property located at the northwest corner of Hamner Avenue and Third Street (APN 129-380-009) located within the "C-G" (Commercial General) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She provided an overview of the structure's details, noting that the land use is allowed with a Conditional Use Permit in the Zone. The Architectural Review sub-Committee (ARC) has reviewed the project, commenting on the lack of western detail, adding that the design is compatible for its location on Hamner Avenue. Staff recommends approval as proposed.

Planning Director King shared the City Manager's recommendation for this project, noting the potential tax revenue from such a business, as was with Tractor Supply and Hobby Lobby.

In response to Vice Chair Hoffman, Public Works Director Askew stated that the Streets, Trails, and Utilities Commission has reviewed the location of the driveway, located at the northern boundary of the property, placing it away from the intersection of Hamner Avenue and Third Street. She added that the striping on Hamner Avenue will be done to accommodate a left turn onto the property.

Member Rigler suggested that the façade accommodate a bit of western motif. Senior Planner Robles confirmed for him that the business only handles vehicles and smaller trucks.

In response to Chair Leonard, Public Works Director Askew confirmed that the driveway on Third Street will be a right in/right out and pointed out where a U-turn can be done safely.

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

Andrew Cox, applicant: Mr. Cox stated that indeed his business will strictly deal with standard cars and trucks. He also assured the Commission that the customers will be educated on how to safely exit his property onto Hamner Avenue.

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

Discussions ensued, suggesting a western façade, have the architecture reviewed by the ARC once more when revised, and check status on any traffic issues after one year.

M/S Jaffarian/Hedges to adopt Resolution 2014-62, to approve Conditional Use Permit 2014-28, to allow the construction of a retail tire store that includes tire installation at the property located at the Northwest corner of Hamner Avenue and Third Street (APN 129-380-009); adding conditions to review traffic in one year, revise architecture to include western architectural elements for review by ARC, and if median needs to be changed on Thirds Street, the cost is to be incurred by owner of the business.

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed

B. Conditional Use Permit 2014-31 (Car Champs LLC): A request to allow a used car dealership with ancillary and related auto services, to operate in existing building of a former Mazda dealership at 2000 Hamner Avenue located in the Auto Mall Specific Plan. **Recommended Action: Approval**
(Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He shared that the business has outgrown its current location in Los Angeles, and wants to move to Norco. Director King stated that the business will attempt to get a new car dealership in the future. Staff is satisfied with the use and recommends approval.

In response to the Commission, Planning Director King reviewed Conditions 10 and 11; and the hours of operation.

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

Chris Prozic, applicant: Mr. Prozic introduced himself and his business, adding that he looks forward to being an active member of the community.

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

In response to Member Rigler, Director King stated that the verbiage of Condition 10 can be changed to accommodate services being offered, but that auto body work will not be permitted.

M/S Jaffarian/Hedges to adopt Resolution 2014-60, to approve Conditional Use Permit 2014-31, to allow a used auto dealer, included ancillary services that are part of the business to operate in existing buildings of a former new car dealership on 2.33 acres located at the Southwest corner of Hamner Avenue and Auto Mall Drive (2000 Hamner Avenue) in the Auto Mall Specific Plan.

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed

- C. Conditional Use Permit 2014-30 (Parmelee):** A request for approval to allow a detached accessory building consisting of a 1,840 square-foot storage building at 3733 Alhambra Street located within the A-E (Agricultural Estate) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Staff recommends approval.

In response to the Commission, Senior Planner Robles stated that the slope on the property is gradual, mostly to the East, and that an animal keeping area is not required for this property but it contains a usable area.

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

Chris Parmelee, applicant: Mr. Parmelee stated that none of the neighboring properties have a window facing the proposed location of the building; adding he had it designed so that it did not intrude on neighbors.

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

M/S Hedges/Jaffarian to adopt Resolution 2014-59, to approve Conditional Use Permit 2014-30, to allow a detached accessory building consisting of a 1,840 square-foot storage building at 3733 Alhambra Street.

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed

Under discussion: Member Jaffarian asked about any drainage issue, in response, Senior Planner Robles stated that this is discussed during the permit process.

- D. Similar Use Finding 2014-01 (City):** A make findings that a proposed gun and ammunition store is not inconsistent with the purposes and intent of the C-4 Zone and that the use can be allowed with the Similar Use Finding. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He stated that the operation of this type of business is compatible with zone uses. Staff is confident findings can be made and recommends approval.

In response to the Commission, Director King stated that the Fire and Sheriff Departments are involved with the permit application process, and explained that this proposed use is not site specific but simply a code issue.

Chair Leonard OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, Chair Leonard CLOSED the public hearing, bringing the discussion back to the Commission.

M/S Jaffarian/Hedges to adopt Resolution 2014-61, to approve Similar Use Finding 2014-01, finding that the conditions do exist to justify a similar use finding for a proposed gun and ammunition store in the C-4 Zone.

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed

6. CITY COUNCIL MINUTES: **Received and Filed**

- City Council Regular Meeting of November 5, 2014
- City Council Regular Meeting of November 19, 2014

7. PLANNING COMMISSION:

A. Oral Reports from Various Committees

- Member Hedges reported on the progress of the Infrastructure Funding Ad Hoc Committee.

B. Request for Items on Future Agenda (within the purview of the Commission):

- Vice Chair Hoffman requested that a discussion on the state requirements for horse shelters, in cases of emergency, be agendaized.
- Member Hedges requested that a discussion on what can be done about unfinished commercial buildings be agendaized.

8. ADJOURNMENT: Chair Leonard adjourned the meeting at **8:23 PM**

Respectfully submitted,

Steve King, Secretary
Planning Commission

/di

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: January 14, 2015

SUBJECT: Conditional Use Permit 2014-29 (Parsell): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot garage and storage building at 1033 Thoroughbred Place located within the Norco Hills Specific Plan (NHSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-01, approving Conditional Use Permit 2014-29.

Conditional Use Permit 2014-29 is a request for approval to allow a detached accessory building consisting of a 2,400 square-foot garage and storage building at 1033 Thoroughbred Place (ref. Exhibit "A" – Location Map). The property consists of about 1.28 acres/55,907 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, floor plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, Floor Plan and Building Elevations). The building will match the residence in color and material and is proposed to be wood frame construction. The building is proposed to be a residential garage for RV and miscellaneous storage.

The following is required of accessory buildings in the NHSP:

- The minimum setbacks of 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 20 feet as measured to the peak of the roof. The project will be conditioned at 20 feet so that the maximum height will be measured from outside finish grade.**
- 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 55,907 square feet, and consists of a pad of about 31,689 square feet. The accessory building coverage for the property is about 10%.**

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 project was provided to the Architectural Review Sub-Committee (ARC). One member of the ARC expressed concern over the size of the structure. The same ARC member expressed concern regarding the proximity of the structure to the northern neighbor and height of the structure's wall. It was recommended that the neighbor be notified of the height of the wall. The adjacent neighbor has been notified of the general proposal as part of the public notice requirements. It is the responsibility of the neighbors to contact staff for any details (i.e. height of the wall) of the project. No other concerns were expressed.

As proposed, the project meets the minimum requirements for an accessory building over 864 square feet. Staff is recommending that the Planning Commission adopt Resolution 2015-01 approving Conditional Use Permit 2014-29.

/cmm/adr

Attachments: Resolution 2015-01
Exhibit "A" – Location Map
Exhibit "B" – Assessor's Parcel Map
Exhibit "C" – Site Plan, Floor Plan and Building Elevations
Exhibit "D" – Aerial and Site Photos

RESOLUTION NO. 2015-01

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 2,400 SQUARE-FOOT GARAGE AND STORAGE BUILDING AT 1033 THOROUGHbred PLACE LOCATED WITHIN THE NORCO HILLS SPECIFIC PLAN (NHSP). (CONDITIONAL USE PERMIT 2014-29)

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 HOWARD PARSELL for property located at 1033 Thoroughbred Place (APN 122-640-004); 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 January 14, 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 January 14, 2014 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, Floor Plan and Building Elevations dated October 27, 2014 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 garage and storage 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 maximum 20-foot height of the subject building shall be measured from the outside of finish grade, to the peak of the roof top.

##

Resolution No. 2015-01
Page 4
January 14, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on January 14, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

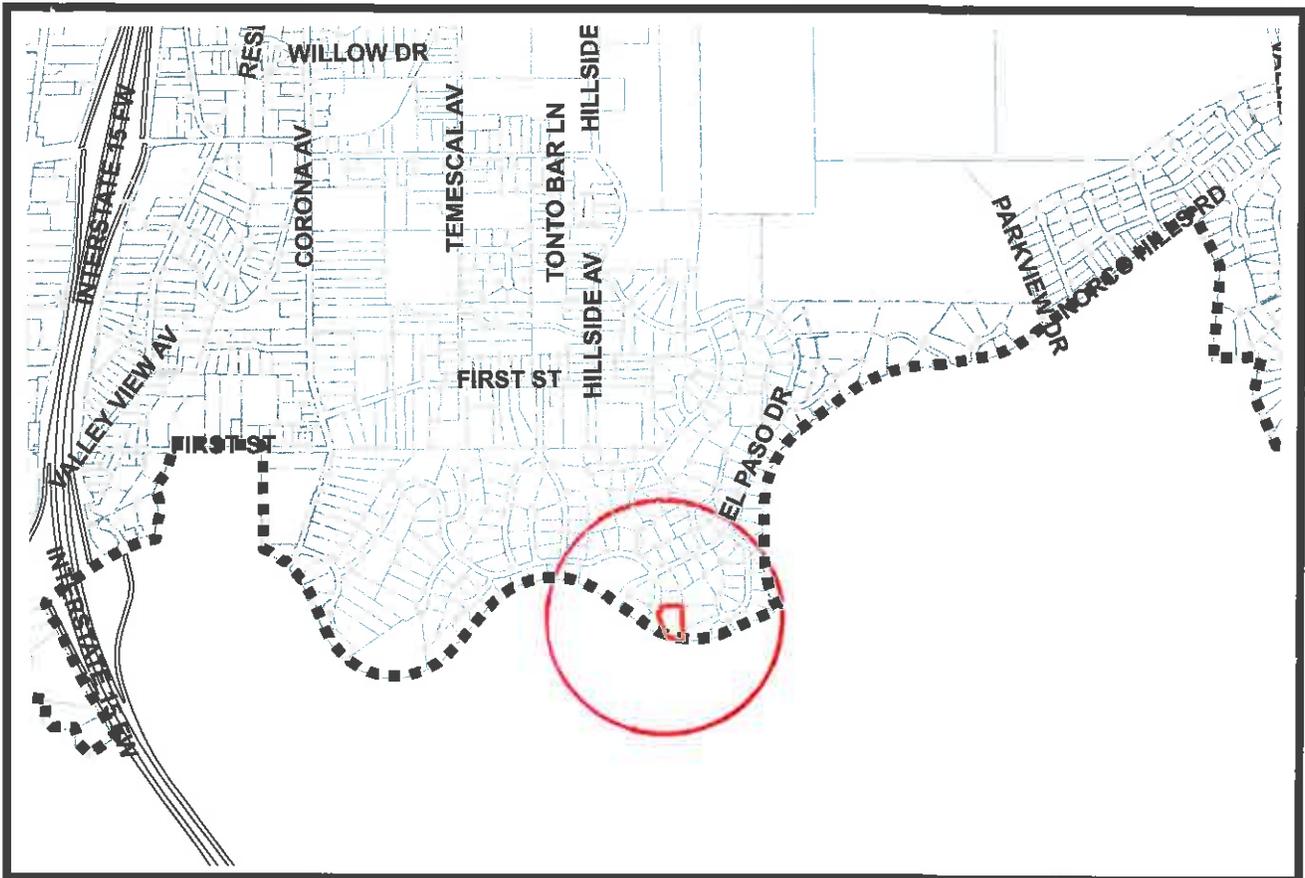
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on January 14, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2014-29

APPLICANT: Howard Parsell

LOCATION: 1033 Thoroughbred Place

Exhibit "A"

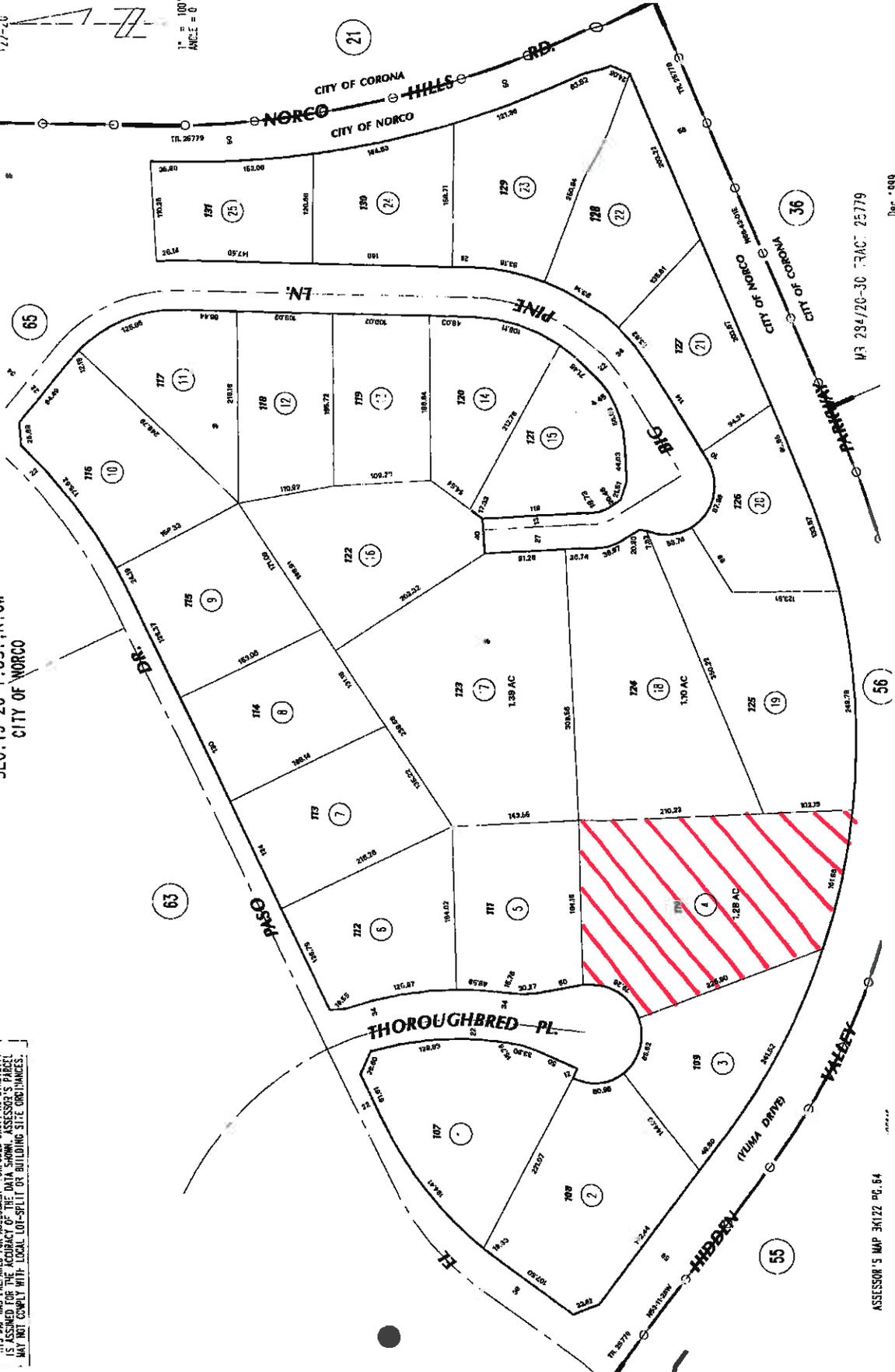
ASSESSOR'S PARCEL MAP

SEC. 19 20 T. 35. R. 6W
CITY OF NORCO

177-64
177-20

T.R. C-5-007

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ERRORS OR OMISSIONS. THE DATA SHOWS ASSESSOR'S PARCELS AND DOES NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



M3 294/20-30 T.R.C. 25779

Rev. 9/99

ASSESSOR'S MAP 3K122 PG. 64

Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: January 14, 2015

SUBJECT: Conditional Use Permit 2014-34 (Stewart): A request for approval to allow a detached accessory building consisting of a 1,152 square-foot covered pipe corral at 2993 Sierra Avenue located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-02 approving Conditional Use Permit 2014-34.

Conditional Use Permit 2014-34 is a request for approval to allow an accessory building consisting of a 1,152 square-foot covered pipe corral at 2993 Sierra Avenue (ref. Exhibit "A" – Location Map). The property consists of about .69 acres/30,056 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – 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 picture/elevation for the proposed building are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Picture/Elevation). The structure is proposed to be constructed out of metal pipe corral fencing and will be covered with sheet metal.

Currently, 576 square feet of the proposed building is already constructed. The applicant was unaware that a permit was needed for the construction of an animal keeping structure consisting of a covered pipe corral. Before increasing the size of the structure the applicant decided to inquire with the city on permit requirements. He was then informed that a permit is required for the structure that he built and any additions. The applicant is now aware that a permit is needed for the accessory structure and is going through the necessary channels to legalize the building. There are currently no code cases against this property.

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

- A minimum of 5 feet from property lines 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 12 feet as measured to the peak of the roof.**
- 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 30,056 square feet and the entire property has a grade of 4% or less. The lot/pad coverage for the property is approximately 11%, which takes into account the existing and proposed structures.**

RESOLUTION NO. 2015-02

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 1,152 SQUARE-FOOT COVERED PIPE CORRAL AT 2993 SIERRA AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2014-34)

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 ADAM STEWART for property located at 2993 Sierra Avenue (APN 127-090-001); 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 January 14, 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 January 14, 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 Exhibit "D" – Building Elevation dated December 4, 2014 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. This approval is for an accessory building consisting of a covered pipe 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.

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PASSED AND ADOPTED by the Planning Commission at a regular meeting held on January 14, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

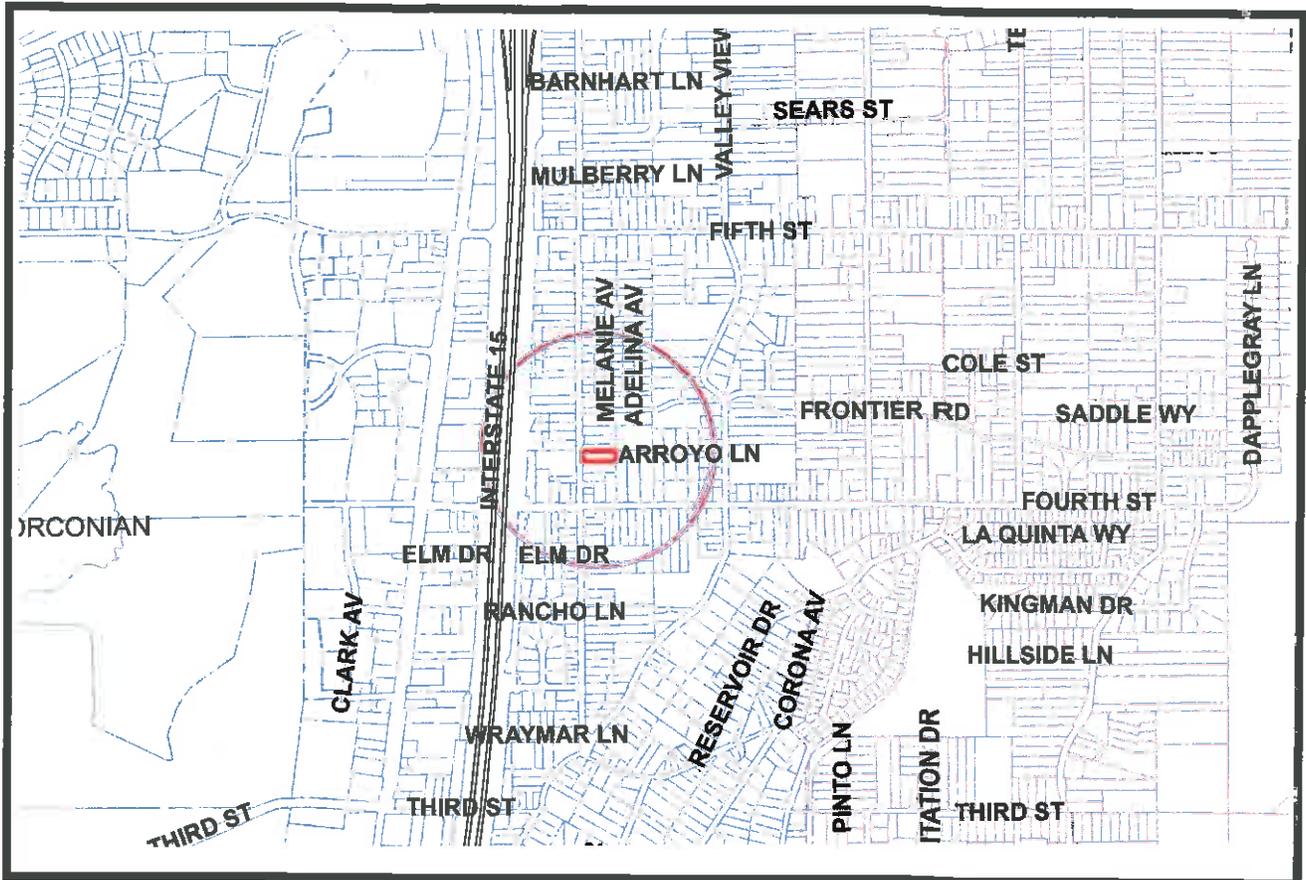
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on January 14, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale

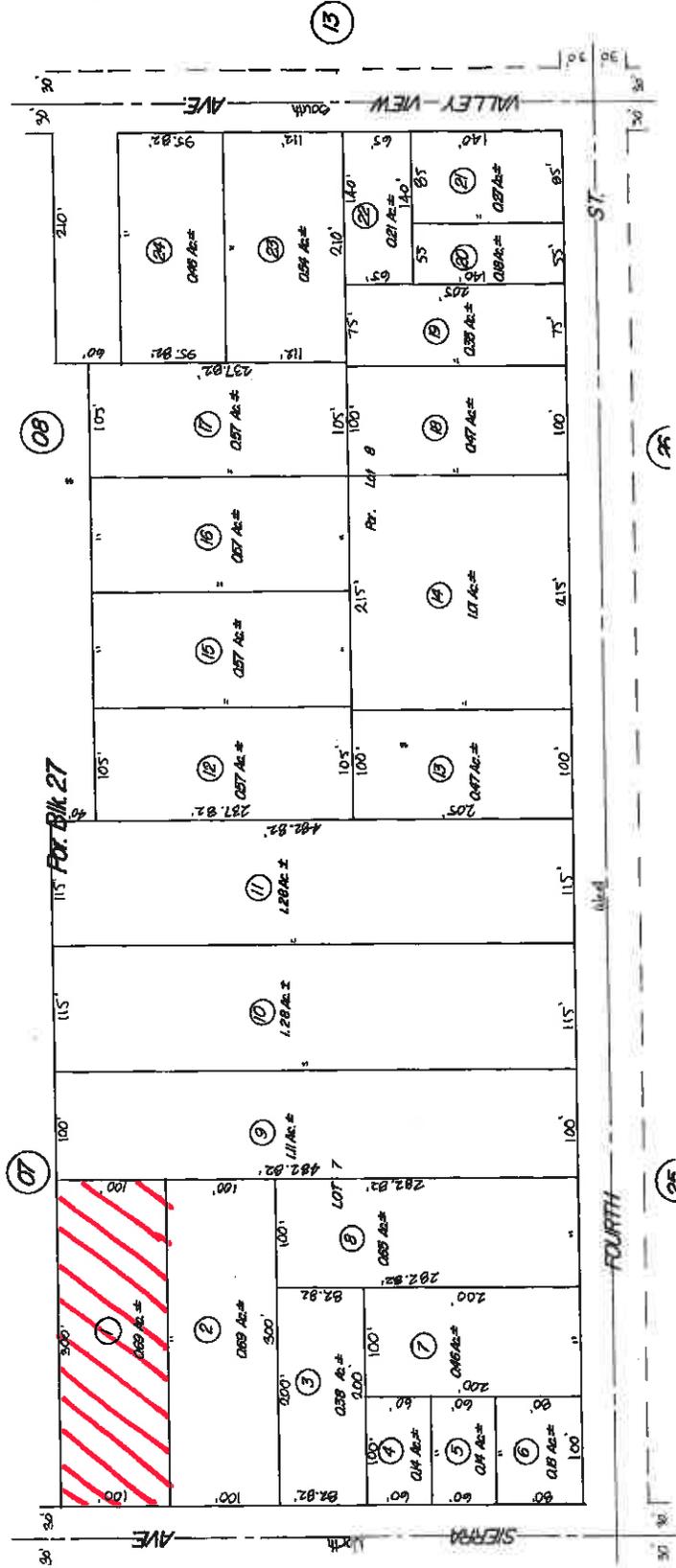


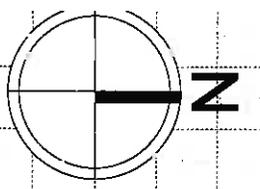
PROJECT: Conditional Use Permit 2014-34
APPLICANT: Adam Stewart
LOCATION: 2993 Sierra Avenue

Exhibit "A"

ASSESSOR'S PARCEL MAP

FURT. SEC. 1, T. 33 N. 10. W. 4 E.
(FOR CITY OF NORCO)





Referenced Property

Mailing Address: 2993 Sierra Ave., Norco, CA, 92860
Lot Number 7
Block Number: 27

Contact Information

Owner: Adam Stewart
Address: 2993 Sierra Ave, Norco CA, 92860
Phone Number: 9512887773
Contractor: Ramir 'to Go Trailers
Address: 1035 6th St., Norco, CA, 92860
Phone Number: 9514795180

Document Information

Prepared by: Adam Stewart
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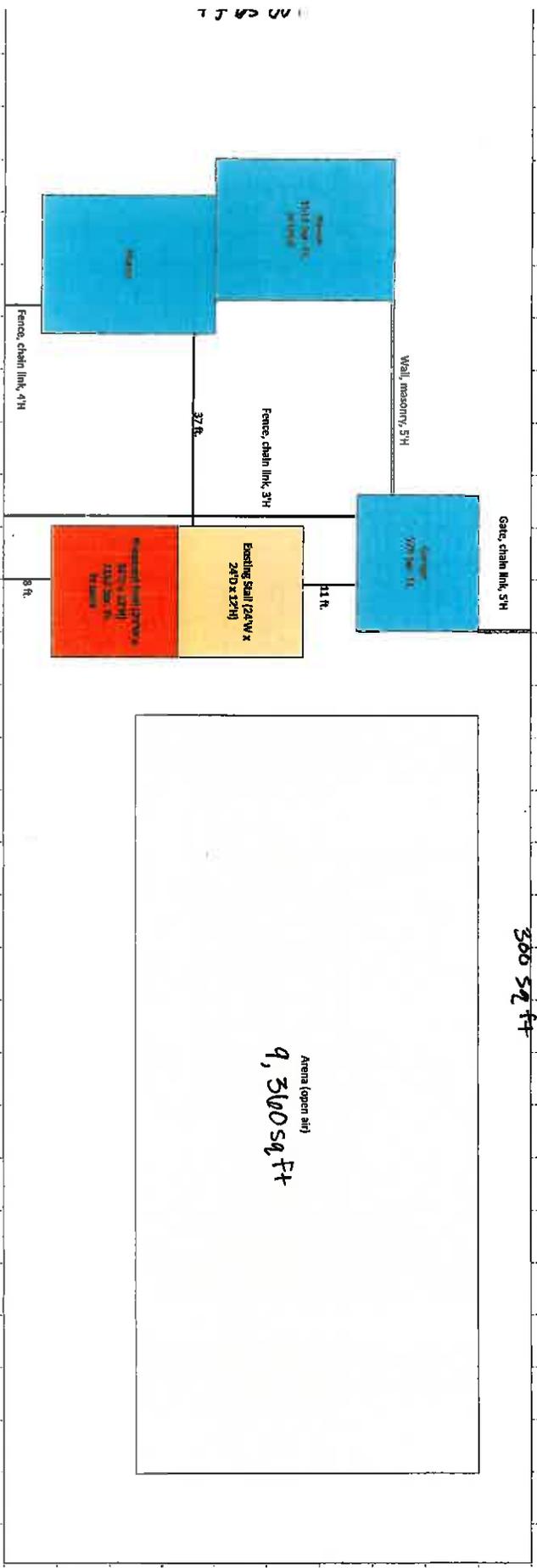


EXHIBIT "C"
12/4/14

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

PREPARED BY: Steve King, Planning Director

DATE: January 14, 2015

SUBJECT: Discussion of Permitted Lot Coverage in the A-1-20 Zone and the Norco Ridge Ranch Specific Plan (NRRSP)

RECOMMENDATION: Discuss and provide direction

SUMMARY: The Planning Commission requested that the lot coverage requirements for animal-keeping lots be re-agendized for evaluation. The attached slide show illustrates a lot where an accessory building was approved by the Planning Commission with the development regulations that existed when it was approved, and other different scenarios including the current regulations, for comparison and discussion of possible amendments to the Norco Municipal Code (NMC).

BACKGROUND: Currently the 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 were developed as a means to preserve the animal-keeping potential on lots that do not have a recorded primary animal-keeping area (PAKA). Other adopted requirements include an open animal area based on the number of animal units allowed on the property 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. However, pools and concrete areas are currently not included in the lot coverage calculations.

The concern is that even with the revised accessory building regulations and review procedures it is still not providing a broad enough protection of the animal-keeping rights on those lots where animal-keeping is a permitted use. Following is a brief discussion of what is shown on each slide.

SLIDE ANALYSIS:

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

The Planning Commission approved an accessory building of 3,500 square feet when the only limitation was to not exceed a 40% lot coverage of the flat pad area. The lot in question is entirely flat and the only existing building at the time was the residence. Using the Code requirements at that time there was still an allowed coverage of an additional 1,805 square feet to get to the allowed 40% coverage. The maximum-allowed building square feet for this lot based upon a 40% coverage allowance was 8,460 square feet.

2. CURRENT DEVELOPMENT STANDARDS

Same lot prior to the accessory building.

21,150 s.f. lot, no PAKA, no slope

If the same lot was being analyzed for an accessory building under current standards the total allowed square-footage of buildings is reduced slightly to 7,831 square feet after taking out the required animal area for five animal units. After the existing residence is subtracted out of the allowed square-footage there is a remainder of 4,676 square feet for accessory building(s) not taking into consideration the existing pool and patio.

3. POTENTIAL DEVELOPMENT STANDARDS

Same lot prior to the accessory building

21,150 s.f. lot, no PAKA, no slope

If the same lot is analyzed for an accessory building still using the 40% coverage limitation but including the pool and patio area in the coverage calculations the total allowed building square-footage is reduced to 5,015 square feet. After subtracting out the residence the remaining square-footage for accessory buildings is 1,860 square feet.

4. POTENTIAL DEVELOPMENT STANDARDS

Same lot prior to the accessory building

21,150 s.f. lot, no PAKA, no slope

The particular lot in question is large enough to accommodate an open animal area at the rear of the lot; however, some lots are laid out such that the only potential open animal area is up close to the house which is not typically the best location for an animal-keeping area. Slide 4 shows how an open animal area could be located adjacent to the rear of the house without a required setback.

5. POTENTIAL DEVELOPMENT STANDARDS

Same lot prior to the accessory building

21,150 s.f. lot, no PAKA, no slope

The slide shows a possible open animal area configuration if there was a required 35-foot setback from the house for the open animal area. This is the same setback requirement in the A-1 zone for horse corrals to an adjacent residence and for the required setback to the PAKA in the Norco Ridge Ranch Specific Plan on the same lot. With the example lot being shown in these slides the setback requirement would not impede the ultimate allowed square-footage of an accessory building. However, a setback requirement for an open animal area could further reduce the ultimate allowed accessory building square-footage for lots that are differently configured.

A summary of the possible changes to the Code that have been discussed are:

- Include pools, concrete, and other surfacing materials in the lot coverage calculations while keeping the lot coverage allowance at 40%.
- Require a 35-foot setback for open animal areas from the primary residence on a property.

Attachment: Slide Presentation

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.

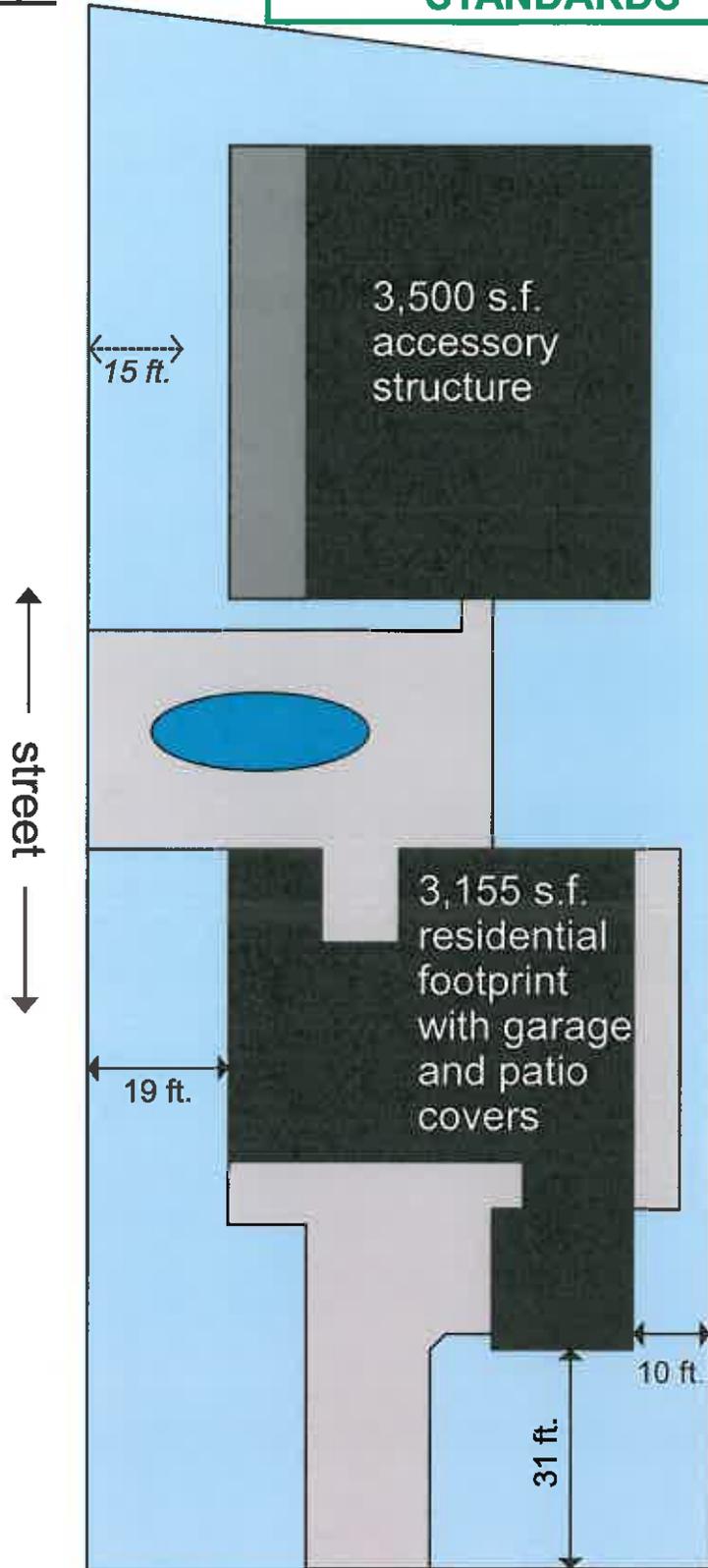
Existing building coverage (6,655 s.f.)

Remaining buildable square footage after existing structures and setback requirements (1,805 s.f.)

Existing setbacks
 19 ft.

Required setbacks
 15 ft.

TOTAL POSSIBLE BUILDING COVERAGE
8,460 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)

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.)

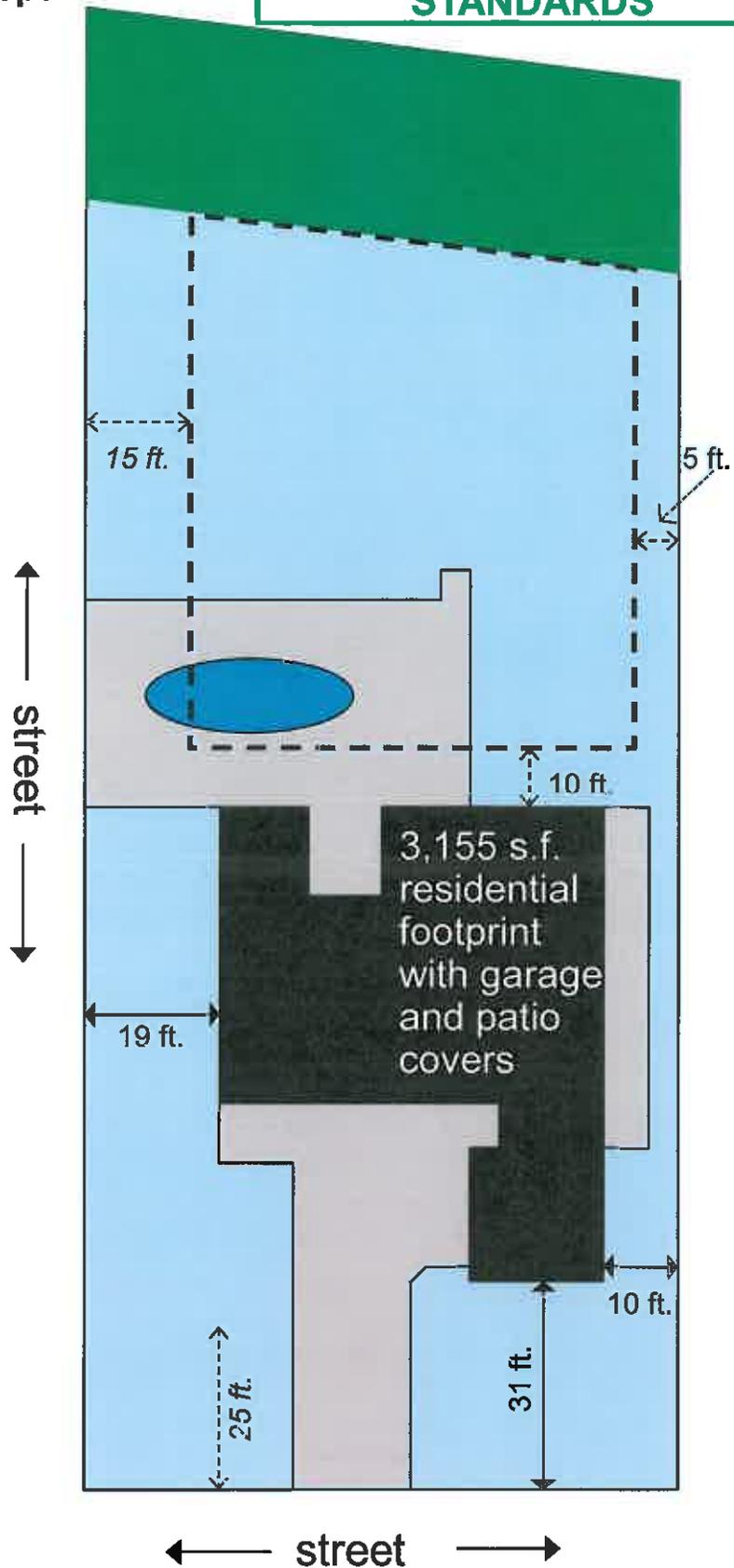
 Existing lot coverage not including concrete or pool area (3,155 s.f.)

 Remaining buildable square footage after residence, setback requirements, and open animal area. (4,676 s.f.)

 Existing setbacks
19 ft.

 Required setbacks
15 ft.

**TOTAL POSSIBLE BUILDING COVERAGE
(7,831 S.F.)**



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

**POTENTIAL DEVELOPMENT
STANDARDS**

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

 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 concrete and
pool area (6,600 s.f.):
(residence: 3,155 s.f.)
(concrete and pool: 3,445 s.f.)

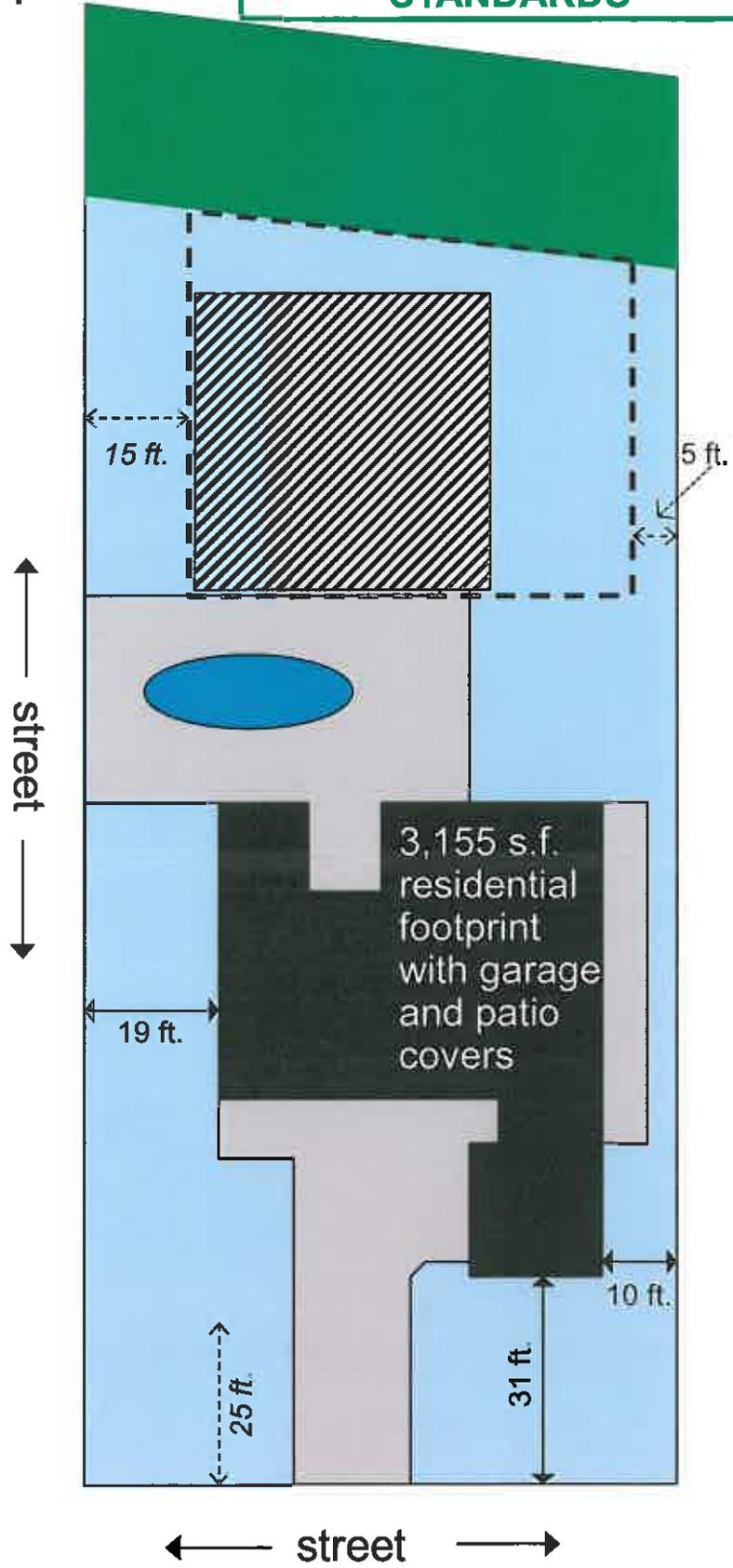
 Remainder building
envelope after open
animal area, residence,
setback requirements.
(3,515 s.f.)

 Maximum remainder
building size to 40%
coverage.
(1,860 s.f.)

 Existing setbacks
19 ft.

 Required setbacks
15 ft.

**TOTAL POSSIBLE
BUILDING COVERAGE
(5,015 S.F.)**



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

ALTERNATE OPEN ANIMAL AREA
NO SETBACK FROM HOUSE

40% flat pad cover = 8,460 s.f.
 Possible open animal area (5 AU)
 configuration without a setback
 from the primary dwelling.

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

 Open animal area 5 AU
 (2,880 s.f.) **no setback**
from house.

 Existing lot coverage
including concrete and
 pool area (6,600 s.f.):
 (residence: 3,155 s.f.)
 (concrete and pool: 3,445 s.f.)

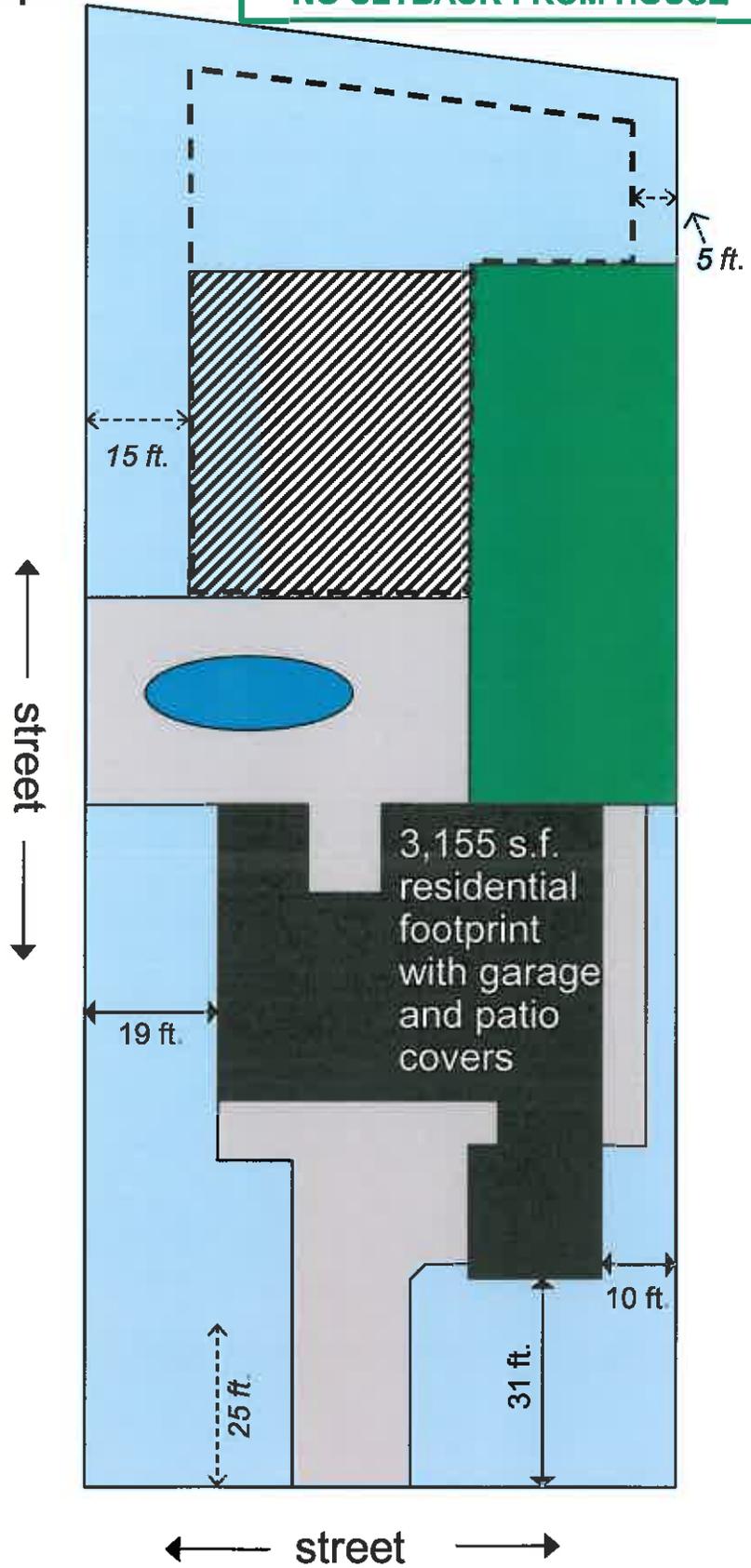
 Remainder building
 envelope after open
 animal area, residence,
 setback requirements.
 (3,515 s.f.)

 Maximum remainder
 building size to 40%
 coverage.
 (1,860 s.f.)

 Existing setbacks
 19 ft.

 Required setbacks
 15 ft.

**TOTAL POSSIBLE
 BUILDING COVERAGE
 (5,015 S.F.)**



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

**ALTERNATE OPEN ANIMAL AREA
NO SETBACK FROM HOUSE**

40% flat pad cover = 8,460 s.f.
Possible open animal area (5 AU)
configuration without a setback
from the primary dwelling.

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

 Open animal area 5 AU
(2,880 s.f.) **no setback
from house.**

 Existing lot coverage
including concrete and
pool area (6,600 s.f.):
(residence: 3,155 s.f.)
(concrete and pool: 3,445 s.f.)

 Remainder building
envelope after open
animal area, residence,
setback requirements.
(3,280 s.f.)

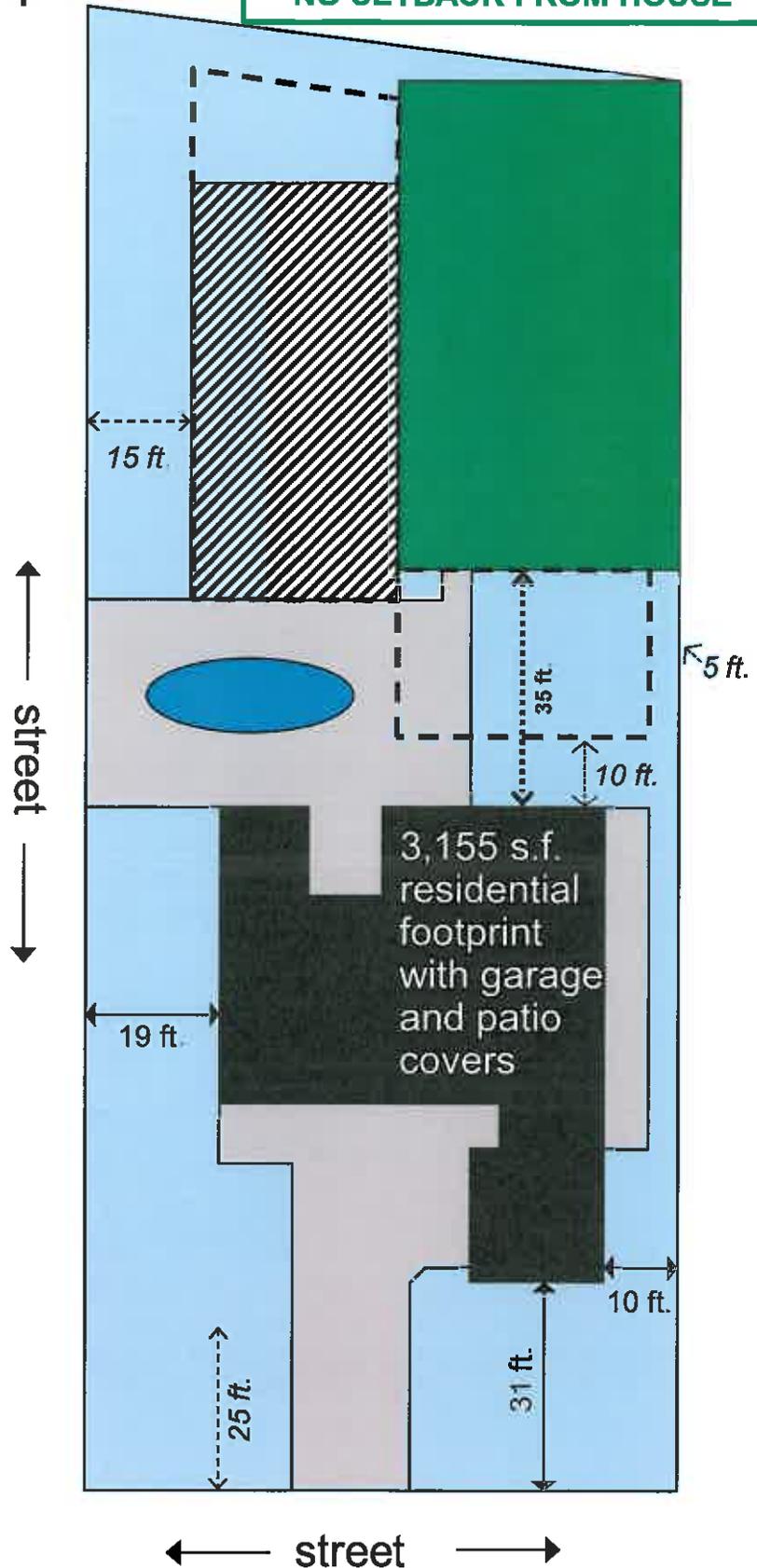
 Maximum remainder
building size to 40%
coverage.
(1,860 s.f.)

 Existing setbacks

 Required setbacks

 Possible new setback

**TOTAL POSSIBLE
BUILDING COVERAGE
(5,015 S.F.)**





MINUTES
CITY OF NORCO
CITY COUNCIL

December 3, 2014

City Council Chambers
2820 Clark Avenue, Norco, CA 92860



CALL TO ORDER: 6:05 p.m.

ROLL CALL: Berwin Hanna, Mayor, **Present**
Herb Higgins, Mayor Pro Tem, **Present**
Kathy Azevedo, Council Member, **Present**
Kevin Bash, Council Member, **Present**
Greg Newton, Council Member, **Present**

City Attorney John Harper requested to add two existing litigation items by urgency to Closed Session.

M/S BASH/NEWTON to add two existing litigation items by urgency to Closed Session. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CLOSED SESSION:

§54956.9(d) – Conference with Legal Counsel – Existing Litigation:

The Lake Norconian Club Foundation v. California Department of Corrections and Rehabilitation (City of Norco, Real Party in Interest)
County of Alameda, Case Number to be Assigned

The City of Norco v. Cash for Gold
County of Riverside, Case Number 00743859

The City of Norco v. Sedrack
County of Riverside, Case Number ROC10022513

RECONVENE PUBLIC SESSION: 7:00 p.m.

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION (§54957.1):

City Attorney Harper indicated that there was no reportable action from Closed Session. Mr. Harper stated that the City of Norco is not a plaintiff to the Lake Norconian Club Foundation suit; therefore, there are no costs involved. Naming the City as a Real Party in Interest allows the City to participate in discussion, discoveries, and hearings. Mr. Harper noted that two existing litigation items were added by urgency to Closed Session. In the case of the City of Norco v. Sedrack, the Court of Appeals found in favor of the City, dismissed the case, and the City will recover costs.

PLEDGE OF ALLEGIANCE: Mayor Hanna

INVOCATION: Grace Fellowship Church, *Pastor Vernie Fletcher*

INTRODUCTION: County of Riverside/Cal Fire Personnel

Chief Pemberton introduced fire personnel of the Corydon station and gave a brief description of work history.

PRESENTATION: Norco Horseweek Donation to Senior Citizens and Pet Relief Fund

Mayor Hanna called Tony Barreto of Norco Horseweek to the podium. Mr. Barreto, on behalf of all the Norco Horseweek volunteers, presented the City Council with a \$3,140 donation for the Senior Citizens and Pet Relief Fund.

REORGANIZATION OF CITY COUNCIL:

A. Election of Mayor

M/S HANNA/BASH to elect Mayor Pro Tem Higgins as Mayor. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: HIGGINS

B. Election of Mayor Pro Tem

M/S HIGGINS/AZEVEDO to elect Council Member Bash as Mayor Pro Tem. The motion was carried by the following roll call vote:

AYES: AZEVEDO, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: BASH

Mayor Higgins commented that he will keep the Council Members appointed to their current regional committees and commissions unless they notify him in advance of the next City Council meeting.

C. Presentation/Comments to Outgoing Mayor Berwin Hanna

Ed Dixon presented outgoing Mayor Berwin Hanna with a token of Texas dirt from a trip that he and his wife recently took.

Mayor Higgins commented on outgoing Mayor Berwin Hanna's qualities and his responsiveness and dedication to the residents of Norco. Mayor Pro Tem Bash commented on outgoing Mayor Hanna's major accomplishments during his tenure. Outgoing Mayor Hanna commented on his experiences during his tenure. Mr. Hanna thanked his colleagues and staff and credited them for the accomplishments noted by Mayor Pro Tem Bash.

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. CITY COUNCIL COMMUNICATIONS/REPORTS ON REGIONAL BOARDS AND COMMISSIONS:

Mayor Pro Tem Bash:

- Attended Riverside Conservation Authority meeting in which reorganization of the governing board took place. Commented that RCA is at 30% of mitigating land.
- Thanked Public Works staff for handling the many rain issues. Commented that Public Works staff is collecting toys for foster children.

Council Member Hanna:

- Attended Vector Control meeting and discussed Yellow Fever.
- Attended the Riverside Transit Agency meeting to discuss the forty new buses ordered and the delivery of them over the next few months.

Council Member Newton:

- Attended the Chino Basin Desalter Board meeting with no new news to report on the unknown obstructions under the Santa Ana River.

Council Member Azevedo:

- Commented on volunteers needed for the Corona-Norco Settlement House food basket packaging taking place in Norco.
- Attended Western Riverside Council of Governments meeting in which a future consideration of street lamp projects and costs was discussed.
- Thanked Lt. Briddick for his participation with U.N.L.O.A.D.
- Commented on the Parade of Lights and Winter Festival on Saturday, December 13th.
- Commented on the City's 50th Birthday Party event at the Community Center on December 28th. Norco College Choir will be performing.

Mayor Higgins:

- Announced that he was appointed to a one-year term on the League of California Cities Employee Relations Policy Committee. The first meeting will be January 15, 2015

Update on the Ad-Hoc Committee on Infrastructure Needs and Funding Options (Chair Jodie Webber)

Chair Webber noted that the Committee has held eleven meetings since June. The Committee has conducted comprehensive assessments of the current infrastructure conditions and is assessing the costs for the needs. Chair Webber reported that the Committee is looking at long-term necessity and has approved 20-year plans for streets, parks, and facilities. Chair Webber indicated that the next meeting of the Ad-Hoc Committee will be December 8th at 6:30 p.m. to discuss the trail maintenance and repair plan. The next phase will be funding options. The Committee has given much consideration to primary funding sources, alternative funding sources, and taxation. Chair Webber noted that the Committee hoped to have a report to the City Council by the end of the year. However, the Committee has delved deeper into the issues presented. The Committee now hopes to have a report by early Spring.

Mayor Higgins, as a member of the Committee, stated that the Committee is coming to some resolutions. The Committee is looking at taxes and other funding sources and proposals. Mayor Higgins encouraged the public to attend and participate in the discussions.

2. CITY COUNCIL CONSENT ITEMS:

Mayor Higgins indicated the removal of Consent Calendar Item 2.C. from the agenda.

M/S HANNA/BASH to approve the removal of Item 2.C. and approve the remaining items as recommended. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- A. City Council Minutes: Regular Meeting of November 19, 2014
Action: Approved the City Council Minutes (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved (City Clerk)**
- C. Approval of the Federal General Services Administration (GSA) Surplus Property Program Application and Resolution Enrolling the City of Norco in the GSA Program and Authorizing the Purchase of a Navy Marine Flute Anchor in the Amount of \$1,346.94. **Removed from the agenda.** (Director of Parks, Recreation, and Community Services)
- D. Approval of a Professional Services Agreement with Bruno Anderson, DBA ProCompNet, for Information Technology Consulting Services. **Action:**

Approved the agreement between the City of Norco and Bruno Anderson, DBA ProCompNet, for information technology consulting services. (City Manager)

- E. Approval of a Professional Services Agreement between the City of Norco and Ricardo Breceda, Sculptor and Designer, to Design and Build Five (5) Public Art Projects for the George Ingalls Equestrian Event Center. **Action: Approved the Professional Services Agreement with Ricardo Breceda, Sculptor and Designer, in an amount not to exceed \$130,000 for Public Art Projects.** (Director of Parks, Recreation and Community Services)
3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR: None
4. CITY COUNCIL DISCUSSION / ACTION ITEMS:
- A. Addition of New Street Standards for a Pedestrian/Equestrian Trail Around Both Sides of a Cul-de-Sac. (Director of Public Works)

Director of Public Works Lori Askew presented information as noted in the staff report. The City Council requested input on the addition of the City street section standard to include a pedestrian-equestrian trail on both sides of a cul-de-sac street. The Streets, Trails, and Utilities Commission and the Planning Commission have both reviewed the matter and have made recommendations. The recommended new standards include a full twelve-foot trail and six-foot parkway around the entire cul-de-sac for a public right-of-way width of 72 feet; and a full twelve-foot trail and three-foot parkway around the entire cul-de-sac for public right-of-way width of 66 feet.

In response to Council Member Newton, Director Askew indicated that the Planning Commission concurred with the Streets, Trails, and Utilities Commission on the new street standards. However, the Planning Commission recommended removing the existing standard of trail on one side of the cul-de-sac street, which staff is not in support of. Council Member Newton suggested keeping the existing street standard and to include a notation that it be a reference for existing streets; not for new construction. He also requested that the legends for the new street standards be corrected to reflect accurate curb data information.

In response to Council Member Azevedo, Fire Chief Pemberton stated that the new street standards meet the requirements for emergency/fire vehicle access.

M/S BASH/NEWTON to concur with the recommendations of the Streets, Trails, and Utilities Commission and the Planning Commission for new street standards for a pedestrian/equestrian trail around both sides of a cul-de-sac, to keep the existing standards for current streets, and to correct the legends for the new street standards to reflect accurate curb data information. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE

ABSTAIN: NONE

- B. Grading at Second Street and the Northbound Interstate 15 Off-Ramp. (Director of Public Works)

Director of Public Works Lori Askew presented information as noted in the staff report. Residents have brought up the safety issue of school children crossing the off-ramp from the northbound I-15 freeway at Second Street. Staff has been requested by City Council to have the berm at this location graded out. Staff has contacted Caltrans, as the berm is in Caltrans right-of-way, to obtain the appropriate permissions to remove the mound of dirt. Caltrans provided a check list of items required to obtain a permit. Based on the checklist, Director Askew noted the approximate cost of the project would be \$100,000. If Caltrans requires full upgrades to traffic signals, the costs increase to \$250,000 per intersection. Measure A funds would be used for the project.

In response to Mayor Pro Tem Bash, Director Askew stated that there is no crosswalk at that location. There is a crossing across the street on the north side, but there is no sidewalk. Staff considered putting pedestrian traffic on that side; however, it is too narrow with only a six-foot parkway and not enough right-of-way for ADA compliance.

Council Members Hanna and Newton commented on the expansions of Interstate 15 and Highway 91 freeway. Council Member Newton asked that with the expansions, if there is any proposed work for the bridge at Second Street. He inquired if there is a way to proceed with the necessary paperwork with Caltrans until the City can get a clearer picture of any proposed expansion work in the area that way the burden of the costs falls on Caltrans. Director Askew said she would look into whether or not there is a proposal to expand the Second Street bridge. The current information is that the work being completed on Interstate 15 is all within Caltrans right-of-way.

Council Member Azevedo concurred with residents that this is an issue of public safety since many children use that area and suggested moving forward to get the issue taken care of.

There was some discussion between Mayor Higgins and Planning Director King regarding the horse trail in the area. Director King indicated that there is no horse trail under the freeway but that there is one on the southwest corner of Valley View and Second Street. The trail stops there and does not continue west under the freeway. Mayor Higgins expressed his concerns of spending money on Caltrans right-of-way.

A motion was made by Council Member Azevedo to remove the berm, install a pathway, and pursue the long term process with Caltrans. The motion failed to due to a lack of a second.

M/S BASH/AZEVEDO to remove the berm located at Second Street and the northbound Interstate 15 off-ramp with the finding that there is an immediate threat to public safety, to notify Caltrans of the finding, and to continue the permitting process with Caltrans.

Under discussion:

City Attorney Harper indicated that Caltrans may challenge the action and file a lawsuit, in which case the City does not have a strong defense. Mr. Harper suggested that the City contact state legislators of this action.

Council Member Bash expressed his concern of public safety.

The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS

NOES: NEWTON

ABSENT: NONE

ABSTAIN: NONE

5. CITY COUNCIL CONTINUED PUBLIC HEARING:

- A. Entertainment Permit 2012-01, Modification No. 1 (Craig/Jensen):** A Request to Modify Approved Entertainment Permit 2012-01 to Expand the List of Activities Allowed with the Permit. (Planning Director)

Planning Director Steve King presented information as noted in the staff report. The owners of Water Wheel Saloon and Restaurant are requesting an expansion of an existing Entertainment Permit to encompass more activities within a greater range of allowable hours.

In response to Council Member Newton, Director King stated that staff received a letter from the property manager who indicated support of the Entertainment Permit modification, but did not address parking. Council Member Newton referred to this request being encompassing and other restaurants/bars having the ability to obtain the same type of permit. Director King said that the request of the modification is a blanket permit for all profit and non-profit events. Staff will need to monitor the events to ensure that the events are reported properly. In response to Council Member Newton, Lt. Briddick indicated that Sheriff staff compared the Water Wheel with three other similar businesses in the City and the Water Wheel had the least amount of calls for service for same time frame. Council Member Newton asked if by extending the operating hours to 2:00 a.m., and other similar restaurants/bars request the same, would there be an impact on calls for service. Lt. Briddick indicated that the businesses will still need to comply with the Alcohol Beverage Control licensing process and allowed hours of operation.

Council Member Bash and Director King discussed costs associated with Entertainment Permits and the renewal fees proposed. Council Member Bash suggested if the business is in compliance during the first year, to allow subsequent renewals be extended to two or three years, versus having to renew annually.

Council Member Azevedo expressed her concerns regarding parking during business hours and requested that the applicant be cognizant of other business owners in the shopping center.

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

Monique Crain, applicant, commented that other businesses in the shopping center have grown due to events held at the Water Wheel. Ms. Crain also stated that she notifies the neighboring businesses every time she has an event and describes how much parking will be used. Ms. Crane indicated that her biggest issue is having to obtain permits for every event taking place indoors.

In response to Council Member Hanna, Ms. Crain stated that her business closes at 2:00 a.m. and ABC dictates that alcohol cannot be served after 1:45 a.m. Ms. Crain indicated that the Kids Rock Stars event is for youth ages 5-15 and are allowed to be in the restaurant while alcohol is being served as long as food is served as well, which is permitted with the ABC type 47 license.

In response to Mayor Higgins, Ms. Crain stated that she does not want to pay the permit fee of \$92 every time she has an indoor event. Mayor Higgins also asked about parking for outdoor events. Mayor Higgins expressed his initial concerns with security but complimented Ms. Crain on her business.

Mayor Higgins closed the public hearing, bringing the discussion back to Council Members.

M/S HANNA/BASH to adopt Resolution No. 2014-68, approving Entertainment Permit 2012-01, Modification 1. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

6. CITY COUNCIL PUBLIC HEARING:

- A. Ordinance No. 983, First Reading. Code Change 2014-10 (City):** A request for a Code Change to establish the maximum amount of concrete or other impervious surface material that can be installed before having to obtain a building permit. (Planning Director)

Planning Director Steve King presented information as noted in the staff report. Director King stated that the City Council directed the Planning Commission to make a recommendation for the establishment of a maximum amount of concrete, or other impervious surface material, that can be installed without a building permit. At its meeting on November 12, 2014, the Planning Commission recommended that the threshold, after which a building permit would be needed for concrete, or other impervious surface material, be 120 square feet. The recommended threshold is the same for structures. In the Planning Commission discussion, an issue that was brought up was if there should be a limit to how much concrete can be within an animal-keeping area for it to still be designated an "animal-keeping" area for approvals of accessory structures. Since that is a lot coverage issue as opposed to the direction from City Council to

start requiring building permits for concrete, this Code Change does not address that issue. The Planning Commission has directed staff to bring back the lot coverage parameters for determining approval for accessory buildings and it is anticipated that the discussions for that will begin early in 2015. This proposed Code Amendment will require that any proposed flatwork whether it be concrete or other impervious surface material over 120 square feet not be allowed until after a building permit has been issued.

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

Chris Johnson indicated that he does not support the ordinance as it is an overreach of homeowner rights. Mr. Johnson said that 120 square feet is a small threshold amount.

Mike Thompson spoke in opposition of the code amendment as written as it is vague and open to interpretation. Mr. Thompson expressed his concerns that the code amendment would infringe on property owner rights. He suggested sending the issue back to the Planning Commission for further discussion.

Sunday Barreto spoke in opposition of the ordinance and said she does not want to see the Planning Commission giving their vision for resident's back yards. Mr. Barreto cautioned the City Council on imposing restrictions and limitations on residents.

Lance Gregory stated that he is opposed to the code amendment. Mr. Gregory commented on that hardscape can easily be removed. He suggested that the City initiate a fair and reasonable approach.

Lou Paltza expressed his opposition to the ordinance as it is an encroachment of property rights. Mr. Paltza asked if a barn or pipe corral is part of an animal keeping area or if property owners have to keep 40% of their lots unrestricted for animal movement. In response, Director King stated that what cannot be in an animal keeping area are storage, buildings, hobby shops, garages, and other structures that are not animal keeping.

Myrna Paltza presented photos to the Council of properties within a three-mile radius of her home with code violations. Ms. Paltza suggested sending this back to the Planning Commission for further discussion.

Trina Daniels commented on her opposition of the code amendment. Ms. Daniels said, that in her real estate experience, concrete has benefits for home value. She expressed her thoughts that the 120 square foot minimum amount required for a building permit is too small. Ms. Daniels suggested the ordinance be rewritten with more clarity.

Jodie Webber expressed that the code amendment is an infringement on property rights. Ms. Webber said she is opposed to imposing further conditions on residents.

A resident from Shadow Canyon Circle spoke briefly in opposition of the ordinance and asked the City Council to reconsider.

Mayor Higgins closed the public hearing, bringing the discussion back to Council Members.

Mayor Pro Tem Bash expressed his concerns about property owners that concrete the majority of their properties and how that affects neighboring properties. Mayor Pro Tem Bash indicated that he cannot support the ordinance as it is written.

Council Member Hanna commented on property rights. He noted, however, that he is an advocate of putting limits on accessory buildings.

Council Member Newton indicated that he has an issue with current codes not being enforced. He said he understands the intent, which is the need to protect animal keeping. Council Member Newton also commented on the issue of discretion. Council Member Newton suggested the City be proactive by providing an informational sheet for residents. The informational sheet would, for example, recommend to property owners the points to consider when pouring concrete, such as runoff and the impacts on neighbors.

Council Member Azevedo expressed her concerns with the code amendment and that it needs to be rewritten. She also commented that the way the Code is currently written, property owners can cover their entire lots with concrete.

Mayor Higgins thanked staff for the good report and noted his support for property owner rights.

A motion was made by Council Member Azevedo to send the proposed Code Amendment back to the Planning Commission to discuss alternatives to protect animal keeping. The motion failed due to a lack of a second.

M/S HIGGINS/HANNA to deny Ordinance No. 983, Code Change 2014-10. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

7. PUBLIC COMMENTS:

Bob Frosheiser commented on the proposed flood control storm drain project at Corona Avenue and Frontier Road and asked when the project would begin.

Julie Kosinski commented on the dangerous conditions at intersections on the east side of Hamner. Ms. Kosinski said that the stop sign markings on the streets are faded and have caused a safety issue. She commented on a second concern regarding flooding on Crestview Drive. She said that the ten allotted sandbags per resident is not enough. Ms. Kosinski also suggested having sandbags delivered to those residents that cannot get out of their homes.

Linda Dixon commented on the Pearl Harbor Rememberance event Sunday, December 7th at 10:00 a.m. at the George A. Ingalls Veterans Memorial Plaza, hosted by the Lake Norconian Club Foundation. Ms. Dixon invited all to attend.

Jody Tyler commented on the flood control project at Corona Avenue and Frontier Road and asked how the priority of projects are determined. Ms. Tyler said that the area always needs to be sandbagged.

Lisa Campbell spoke regarding the water main break on River Road and Trail Street. Ms. Campbell suggested that the City have a portable water tank for residents and animals when water main repairs are being made.

Diane Collins of the Norco Area Chamber of Commerce noted that NACC recently received an email from Best of American by Horseback producers. The television show producers have selected Norco for the Grand Tour of American Showcase show and are interested in returning to film.

8. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS

Mayor Pro Tem Bash requested to agendize discussion of options for Crestview Drive.

M/S BASH/HIGGINS to agendize the discussion of options for Crestview Drive. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Mayor Pro Tem Bash also requested an update on Frontier Road as well as the costs involved in painting street markings, stop signs, as noted in Public Comment. He requested that staff make the information available to seniors that sandbag delivery is available to them.

Council Hanna requested to agendize discussion of city-wide Primary Animal Keeping Areas.

M/S HANNA/HIGGINS to agendize the discussion of Primary Animal Keeping Areas for all properties in Norco. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS
NOES: NEWTON
ABSENT: NONE
ABSTAIN: NONE

ADJOURNMENT

Mayor Higgins adjourned the meeting at 9:54p.m.