



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
APRIL 8, 2015

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Chair Leonard

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 (Continued from 3/11/15)
Recommended Action: Approval (Deputy City Clerk)
4. **PUBLIC HEARINGS:**
 - A. **Conditional Use Permit 2013-01, Amendment No. 1** (Bogdan): A request for approval to allow a 640 square-foot carport addition to an existing detached accessory building at 2460 Crazy Horse Lane located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
 - B. **Conditional Use Permit 2015-03** (Rivera): A request for approval to allow a batting cage facility for private lessons at 2800 Reservoir Drive located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

- C. **Conditional Use Permit 2015-04** (Boladian): A request for approval to allow a detached accessory building consisting of a 1,200 square-foot garage/workshop at 2428 Alhambra Street located within the A-E (Agricultural Estate) Zone. **Recommended Action: Approval** (Senior Planner)
 - D. **Conditional Use Permit 2015-05** (Bond): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot Recreation Vehicle (RV) storage and workshop building at 1191 Seventh Street located within the R-1(Residential Single-Family) Zone. **Recommended Action: Approval** (Senior Planner)
 - E. **Conditional Use Permit 2015-06** (Duarte): A request for approval to allow a detached accessory building consisting of a 1,250 square-foot storage and barn building at 5060 Pinto Place located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
5. DISCUSSION ITEM:
- A. Zone Code Amendment 2015-05; Draft C-4 zone code amendments.
Recommended Action : Discuss and Provide Direction(Planning Director)
6. CITY COUNCIL MINUTES: Receive and File
- City Council Study Session Special Meeting of January 21, 2015
 - City Council Regular Meeting of March 4, 2015
 - City Council Regular Meeting of March 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)



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

CALL TO ORDER: **7:00 PM**

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

STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**

PLEDGE OF ALLEGIANCE: **Commission Member Jaffarian**

1. APPEAL NOTICE: **Read by Director King**

2. PUBLIC COMMENTS: **None**

3. APPROVAL OF MINUTES:
❖ Minutes of Regular Meeting of, January 14, 2015
Recommended Action: Approval (Deputy City Clerk)

M/S Hedges/Rigler to approve the regular meeting minutes for January 14, 2015, as written

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler

4. PUBLIC HEARINGS:

A. **Conditional Use Permit 2014-24 (Yandoc):** A request for approval to allow the development of contractor's construction office and storage building at 633 Sixth Street (APN 133-150-027) located within the C-4 (Commercial) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that the property owner has been working with staff to clear property of illegal structures. Based on input from the Architect Review Subcommittee (ARC) the siding has been replaced with masonic blocks. All minimum requirements are met. Staff recommends approval.

In response to Member Rigler, Senior Planner Robles stated that the temporary storage unit being used for construction supplies, will be taken down upon completion of the project and prior to the final inspection, and that all products will be stored inside the proposed building.

Senior Planner Robles answered additional questions pertaining to conditions set within the Conditional Use Permit (CUP).

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

Ed Yandoc, applicant, answered questions from the Commission; the property was purchased in 2012.

Karen Leonard stated that this is not the best business use for Sixth Street.

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

Member Hedges asked about the hours of construction and operation, staff indicated that it is noted under Condition No. 27 and restrictions on sound amplification is noted under Condition No. 23.

Chair Leonard suggested that the applicant remove the temporary building prior to permits being issued for the project, noting that as a contractor, the applicant should have known to apply for proper permits prior to bringing in temporary structures.

Member Jaffarian asked staff about the existing building, in response, Senior Planner Robles confirmed that it is conditioned to be removed prior to finalizing the project. He suggested that an additional condition be added to require its removal after construction.

Planning Director King suggested the verbiage read, "remove temporary structure within 60-days or prior to issuance of Certificate of Occupancy".

M/S Jaffarian/Hedges to adopt Resolution 2015-07, to approve Conditional Use Permit 2014-24, to allow the development of contractor's construction office and storage building at 633 Sixth Street (APN 133-150-027) located within the C-4 (Commercial) Zone; adding the verbiage to indicate the removal of the temporary storage prior to finalizing building permit or 30 days after construction is completed.

AYES: Hoffman, Hedges, Jaffarian, Renfree Motion Passed
NOES: Leonard

Under discussion: Member Jaffarian indicated that this body cannot say what is not conducive to a zone if it is an allowed use by CUP.

- B. Conditional Use Permit 2014-36 (Anderson):** A request for approval to allow a detached accessory building consisting of a 2,200 square-foot covered pole corral at 4444 Hillside Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Chair Leonard has recused himself due to a potential conflict of interest.

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the project was started prior to getting permits, a stop-order was issued until all is brought into compliance, for which this is the first step. Staff recommends approval.

Member Jaffarian questioned the accuracy of Condition No. 9, since the applicant is in violation of regulations; Senior Planner Robles explained that this is the first step for the applicant to come into compliance.

Director King further explained that if approved, the applicant will be granted to finish the project based on the conditions of approval.

In response to Member Hedges, Senior Planner Robles stated that the Building Inspector verifies that all calculations of the structure are followed based on the approved plans, that Planning staff does not verify exact property line.

Vice Chair Hoffman stated that the site plan does not appear accurate, questioned the lack of an engineering plan or the manufactures information on product being used.

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

Tammy Anderson, applicant, answered questions from the Commission, and confirmed that construction has stopped.

In response to Vice Chair Hoffman, Senior Planner Robles stated that the applicant will be required to provide structural plans at the permit process.

Karen Leonard questioned the sizing shown and the 22% coverage.

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

After discussions, the Planning Commission agreed that the information provided within the plan was not accurate, and was unable to make a final decision for approval.

M/S Jaffarian/Hedges to continue to the next Planning Commission regular meeting to allow staff and applicant to validate the site plan calculations.

AYES: Hoffman, Hedges, Jaffarian, Renfree

Motion Passed

ABSTAIN: Leonard

- C. 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)**

Senior Planner Robles suggested that this item be also continued along with the corresponding CUP 2014-36; noting that this would not impact current horses on the property.

M/S Jaffarian/Hedges to continue the public hearing of CUP 2014-35 to the next Planning Commission regular meeting.

AYES: Hoffman, Hedges, Jaffarian, Renfree

Motion Passed

ABSTAIN: Leonard

- D. Conditional Use Permit 2014-37 (Dalfior):** A request for approval to allow a detached accessory building consisting of a 1,260 square-foot garage and storage building at 3030 Norco Drive located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the project was provided to the ARC for review; concerns noted on the architecture look, too industrial, asked for a more compatible look with the home. Senior Planner Robles added that some of the additional structures, which existed when the property was purchased, will be removed.

Member Rigler stated that upon a drive by, he noticed that there doesn't seem to be enough animal keeping area.

In response to Member Hedges, Senior Planner Robles stated that a condition can be added to require the architecture be more conducive to the home.

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

Peggy Dalfior, applicant, confirmed that the architectural look will be changed to resemble the home; shared that the building will hold a chicken pen, with food and hay stored in the next room. She agreed to remove the additional buildings that are not to code.

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

Member Jaffarian asked that a condition be added to have the architecture plan sent back to the ARC for final review.

Chair Leonard asked that Condition No. 13 be revised to include that the existing non-permitted buildings be either brought to code with permits or removed.

M/S Jaffarian/Rigler to adopt Resolution 2015-05, to approve Conditional Use Permit 2014-37, to allow a detached accessory building consisting of a 1, 260 square-foot garage and storage building located at 3030 Norco Drive; revising Condition 13 to read that non-permitted buildings be brought to code or be removed, and require a final architecture review by the ARC.

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

E. Zone Code Amendment 2015-01(City): An amendment to Chapter 18.23 - C-4 (Commercial) Zone of the Norco Municipal Code, to add armories, weapon and ammunition sales, and weapon smithing as permitted uses.

Recommended Action: Make Recommendation (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. This item is a follow-up to the Similar Use Finding previously approved by the Council, in which this allowed use can be added to the Norco Municipal Code.

In response to Member Jaffarian, the Sheriff's Department has no issues with this zone code amendment, and that the Fire Department does its verification during the permit process.

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/Hoffman to adopt Resolution 2015-06, recommending that the City Council approve Zone Code Amendment 2015-01 amending Chapter 18.23 "C-4" (Commercial) zone, with any related cross-references in other chapters as needed to add armories, and gun and ammunition sales, and weapon smithing as permitted uses.

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

Recessed: 8:09 PM

Reconvened: 8:18 PM

5. DISCUSSION ITEMS:

A. Discussion of permitted lot coverage in the A-1-20 Zone and the Norco Ridge Ranch Specific Plan (NRRSP). Continued from January 14, 2015.
Recommended Action: Discuss and provide direction (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He reiterated discussions from previous meetings, such as pools being included in lot coverage, revising the allowed lot coverage based on the lot size. In conclusion he asked the Planning Commission for additional direction.

Member Jaffarian noted issues with hard paving coverage, potential risk of losing animal keeping areas. He asked staff if a tally could be provided showing the different sizes of lots, and how many of each size are in the City.

Chair Leonard stated that he would like to see that lot coverages be set based on the different lot sizes; and suggested that there be 15-foot access to PAKAS.

Director King stated that a 15-foot access to the animal keeping area may not be available on most A-1 zone lots that 10-foot is the standard.

The Commission agreed about the importance of access to the animal keeping area, and that it be included in the lot coverage.

Member Rigler stated that many lots are not standard, noting that the Commission needs to be flexible and consistent.

Chair Leonard invited the public to speak.

Lance Gregory stated that he does not agree that hard scape and pools should be included in the lot coverage, and encouraged the development of larger lots.

Jodie Webber cautioned the Planning Commission to not take away the flexibility the commission desires, and restricting individuals' rights as property owners.

Mike Thompson agreed with the previous speakers, noting that the 40% coverage should remain.

Chair Leonard brought discussions back to the Commission.

Further discussions ensued concerning what areas should be included in the lot coverage; it was agreed that 40% lot coverage should stand, but that pools, concrete and patios be included in the lot coverage.

B. Abandoned, unfinished projects **Recommended Action: Discuss and provide Direction** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He reviewed what is considered a nuisance based on the Norco Municipal Code. He stated that of the two properties in Norco that have sat unfinished for a long time, which have been sited; one has had its permits renewed.

In response to Member Hedges, Director King explained that a permit allows for up to two years to submit plans, and can be renewed indefinitely to extend it. He added that there are not provisions within the permit process to make the applicant finish the project in a timely manner.

In response to Member Rigler, Member Jaffarian stated that bonds are generally required for public projects, such as schools, or work being done for the government.

C. Zone code amendment to consider expanding animal-keeping rights to certain lots in the R-1 Zone that meet minimum qualifying requirements.

Recommended Action: Discuss and provide direction (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He asked for the consideration of additional lots in Norco that may meet all requirements to have an animal keeping area, such as the lot size, access to the trails, and being surrounded by other properties that are animal keeping area lots. Currently a property owner can request to keep animals through a variance.

Chair Leonard invited the public to speak.

Matthew Juback stated that he recently purchased a property off of Reservoir Drive, since it was bank owned there was no detail provided regarding its zoning, not allowing horses. His lot is 15,620 square feet which provides ample space for a horse. He thanked the Commission for its consideration.

Chair Leonard brought discussions back to the Commission.

Director King stated that based on City Council direction, this amendment is mainly to allow horses in the R-1 Zone, but that the Planning Commission can consider other animals.

Member Rigler noted his concern with those who want to be around horses, and the impact on neighbors.

Member Jaffarian stated that Norco is known as Horsetown USA, so residents should expect animals and horses. He suggested that specific guidelines be provided such as include a buffer around the property, and it should be permissive not restrictive. He suggested that the lot size should be used to determine the allowed number of animal units.

Vice Chair Hoffman suggested that all type of animal units be included, questioned the access allowance. Director King will check on allowances previously set for other overlays.

D. Auto Sales & Services overlay in M-1 Zone (Industrial) **Recommended**
Action: Discuss and provide direction (Planning Director)

Planning Director King presented an oral report on the subject of an overlay zone in the M-1 Zone. He mentioned that the original intent of the M-1 Zone was to separate allowed uses; adding that Industrial Avenue, located behind the Auto Mall area contains a plethora of auto related uses. He asked for the Commission input regarding the potential overlay to allow the continued use on this street.

Member Jaffarian stated that if restrictions are set, and restrict the use to inside buildings, as a commercial use, it makes sense to support other same type businesses.

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

- City Council Regular Meeting of December 17, 2014
- City Council Regular Meeting of January 21, 2015

7. PLANNING COMMISSION: **None**

A. Oral Reports from Various Committees:

- Member Hedges stated that the final meeting of the Ad-Hoc Committee is scheduled in March in order to prepare the report that will be presented to the City Council.
- Member Jaffarian noted that the Architectural Review Subcommittee has reviewed the drawings for Burger King, located at Hamner Avenue and Second Street, adding that th remodeling will look really good.

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

- None

8. ADJOURNMENT: Chair Leonard adjourned the meeting at **10:22pm**

Respectfully submitted,

Steve King, Secretary
Planning Commission

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**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 8, 2015

SUBJECT: **Conditional Use Permit 2013-01, Amendment No. 1 (Bogdan):**
A request for approval to allow a 640 square-foot carport addition to an existing detached accessory building at 2460 Crazy Horse Lane located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-16 approving Conditional Use Permit 2013-01, Modification No.1

Conditional Use Permit 2013-01, Modification No.1 is a request for approval to allow a 640 square-foot carport addition to an existing detached accessory building at 2460 Crazy Horse (ref. Exhibit "A" – Location Map). The property consists of about .54 acres/23,439 square-feet and is developed as a single family residence (ref. Exhibit "B" – APN Map and Exhibit "F" – Aerial and Site Photo).

Conditional Use Permit 2013-01 was originally approved to allow a 2,400 square-foot garage/workshop/storage building on the subject property (ref. Exhibit "C" – Approved Site Plan dated January 30, 2013). The existing building is a typical metal structure, approved for multi-use, (storage of recreational vehicles (RV), livestock tack and feed, and for use of a workshop). This modification is being requested to allow a carport addition to this existing building for motorhome parking.

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The carport is not over 864 square feet, but is being attached to a building that has an existing conditional use permit that allowed an accessory building over 864 square feet.

The site plan and building elevation for the proposed building are attached (ref. Exhibit "D" – Site Plan and Exhibit "E - Building Elevations and Picture Example). The carport is proposed to be attached to the east side of the existing building, proposed to be of metal/tube steel material, and proposed to be charcoal gray in color.

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

- A minimum of five feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building meets 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**

RESOLUTION NO. 2015-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A MODIFICATION TO CONDITIONAL USE PERMIT 2013-01 TO ALLOW A 640 SQUARE-FOOT CARPORT ADDITION TO AN EXISTING DETACHED ACCESSORY BUILDING AT 2460 CRAZY HORSE LANE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2013-01, MODIFICATION NO. 1)

WHEREAS, an application to the City of Norco, California has been submitted to modify Conditional Use Permit 2013-01 under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by THOMAS J. BOGDAN for property located at 2460 Crazy Horse Lane (APN 130-411-007); 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 April 8, 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 modification 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 April 8, 2015 that the aforesaid application Conditional Use Permit 2013-01, Modification No.1 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 "D" – Site Plan and Exhibit "E" Building Elevations and Picture Example dated March 12, 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 accessory building in color.
10. This approval is for a carport addition attached to an existing garage/storage/workshop 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.

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Resolution No. 2015-16

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April 8, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 8, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

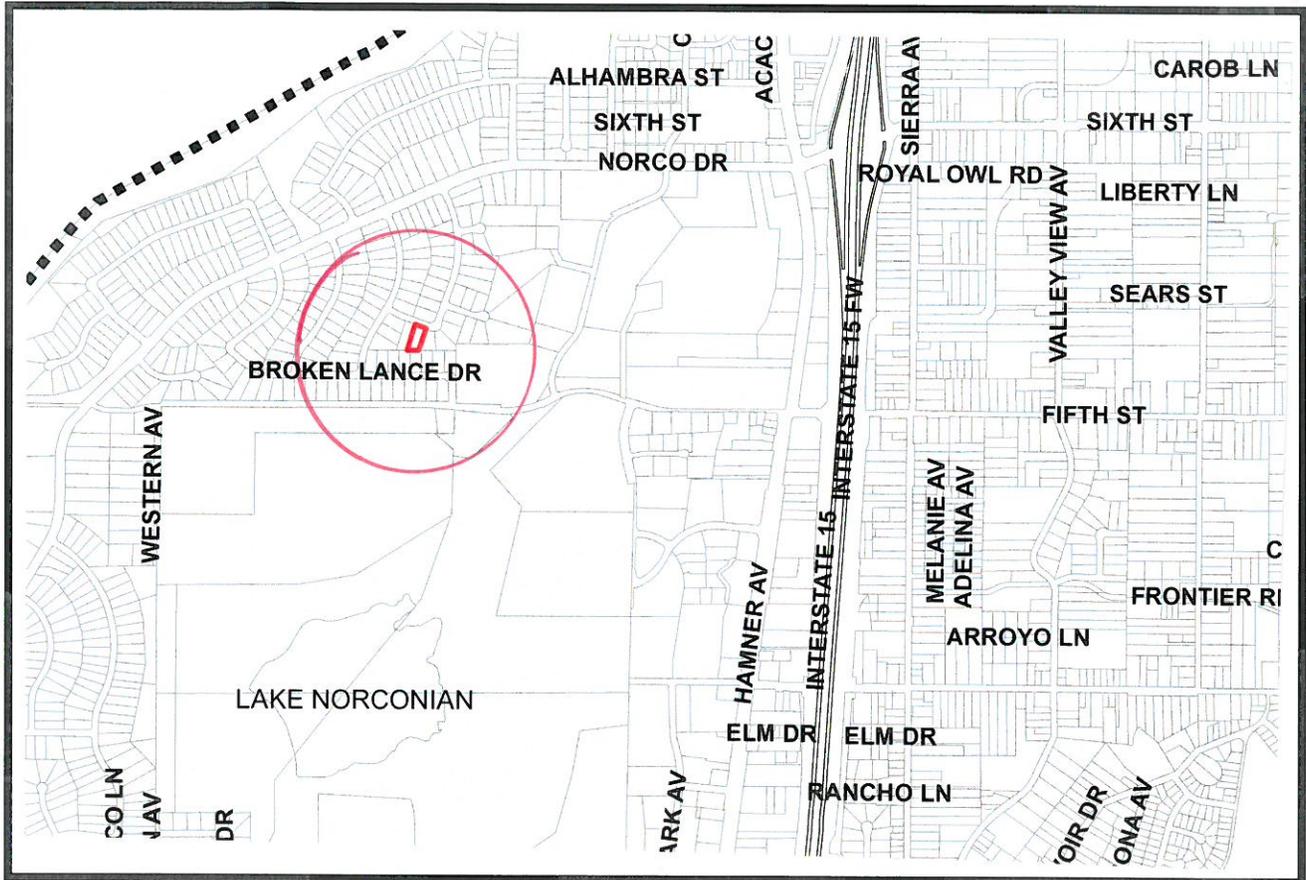
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on April 8, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2013-01, Modification 1
APPLICANT: Thomas Bogdan
LOCATION: 2460 Crazy Horse Lane

Exhibit "A"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 8, 2015

SUBJECT: Conditional Use Permit 2015-03 (Rivera): A request for approval to allow a batting cage facility for private lessons at 2800 Reservoir Drive located within the A-1-20 Zone.

RECOMMENDATION: To adopt Resolution 2015-20, approving Conditional Use Permit 2015-03 as proposed, or that direction be provided on changes that need to be done to warrant approval of the project.

SUMMARY: Conditional Use Permit (CUP) 2015-03 is a request for approval to allow a batting cage facility for private lessons at 2800 Reservoir Drive (ref. Exhibit "A" – Location Map). Athletic, sport and recreation use are conditionally permitted uses in the A-1-20 zone.

PROPERTY DESCRIPTION: The project site is an irregular-shaped (rectangular which extends into a triangle area at the rear) property consisting of about .57 acres/24,829 square feet, having a frontage on the south side of Reservoir Drive of about 85 feet and a maximum depth of about 249 feet (ref. Exhibit "B" – APN Map). There is a dedicated horse trail in front of the project site.

The property is surrounded by A-1-20 zoning with single family homes on the sides and on the rear, and R-1 Zoning with single-family homes across the street. The site is also in close proximity to church and a City Park that includes a ball field.

The property consists of a single-family home located towards the rear of the property, animal keeping structures in the middle and at the rear of the property, and a batting cage facility at the front of the property.

The existing batting cage (that includes a pitching machine) starts at the front of the property , extends back about 85 feet, and is contained within an area enclosed by net/mesh fencing and screening material. Trees and tall shrubs (taller than 6 feet) screen the batting cage from the street (ref. Exhibit "C" – Existing Site Plan and Exhibit "D" – Aerial and Site Photos). There is also a portable bathroom in front of the dog area noted on the site pan.

A complaint was received regarding this batting cage facility, specifically on the noise coming from bats hitting the balls. A research of City records indicates that the applicant has been operating without the required approvals. As a result, there is currently an open case on the property. The applicant is now going through the necessary channels to obtain permits, which begins with the approval of a Conditional Use Permit. Per the applicant, the batting cage has been in existence since 1992; however, the extent of private lesson since that time is unknown.

PROJECT DESCRIPTION: The applicant is requesting approval of a CUP to allow a batting cage facility for private lessons on the subject property. The private lessons would consist of 45 minute lessons, and are proposed on Monday through Thursday beginning as early as 12:00 p.m. and ending no later than 7:30 p.m., The actual hours of operation will range each day depending on factors such as age, season, time of year, etc., but will never begin before 12:00 p.m. or go after 7:30 p.m. (ref. Exhibit "E" – Schedule Example). The applicant has indicated lessons may occasionally be taught on some Saturdays from 10:00 a.m. to 2:00 p.m. as requested.

Parking for the patrons of the facility is proposed on-site along the driveways. The number of cars should consist of no more than two or three cars per hour based on the proposed private lesson schedule.

ANALYSIS: A batting cage in the A-1 zone requires the approval of a CUP by the Planning Commission to be allowed. The purpose of the CUP is to review the location, site development, and/or conduct of certain land uses. These are uses which generally have a unique and distinct impact on the area in which they are located, or are capable of creating special problems for adjacent properties unless given special review and special conditions. A CUP may be granted at the discretion of the Planning Commission, and is not the automatic right of any applicant.

The most issues to be evaluated with this type of land use are noise, parking, lighting and screening.

Noise: The most pertinent issue with respect to this facility is noise coming from the bats hitting the balls. The City has recently adopted a Noise Ordinance, however: a batting cage is not covered or regulated under the noise ordinance. The proposed land use is allowed with approval of a conditional use permit by the Planning Commission. Conditions of approval can be added to ensure that noise is addressed as best possible so that the use is compatible with the area. This is usually done through addressing the hours of operation.

As noted, private lessons consist of 45 minutes sessions and are proposed on Monday through Thursday, beginning as early as 12:00 pm and ending no later than 7:30 p.m., but that range in hours each day depending on factors such as age, season, time of year, etc. The applicant has indicated lessons may be taught on some Saturdays from 10:00 a.m. to 2:00 p.m. Staff does not have recommendations for changes in the hours of operation. However, staff is recommending that the Planning Commission evaluate the proposed hours, and that direction be provided on any changes necessary (that can become conditions) for the approval of the project.

Parking: Parking for the patrons of the facility is proposed on-site along the driveways. The number of cars should consist of no more than two or three cars per hour based on the private lesson schedule. Staff believes that this amount of parking can be accommodated

RESOLUTION NO. 2014-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW A BATTING CAGE FACILITY AT 2800 RESERVOIR DRIVE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2015-03)

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 LOUIS RIVERA for property located at 2800 Reservoir Drive (APN 127-331-017).

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 April 8, 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 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 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
- D. The traffic generated by the proposed use of the property 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 April 8, 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, dated February 12, 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. 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.

6. 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.
7. The applicant shall obtain a City of Norco Business License.
8. A building permit shall be obtained for all electrical and light poles. A photometric lighting plan shall be submitted with the application of a building permit.
9. No off-site parking is allowed with this permit and operation.
10. An ADA accessible porta-potty shall be required.
11. An engineer shall certify the integrity of the backstop on the property, This shall be submitted to the Building Division.
12. 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.
13. The applicant 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.
14. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment 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 creating an increased demand for public services

#

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 8, 2014.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

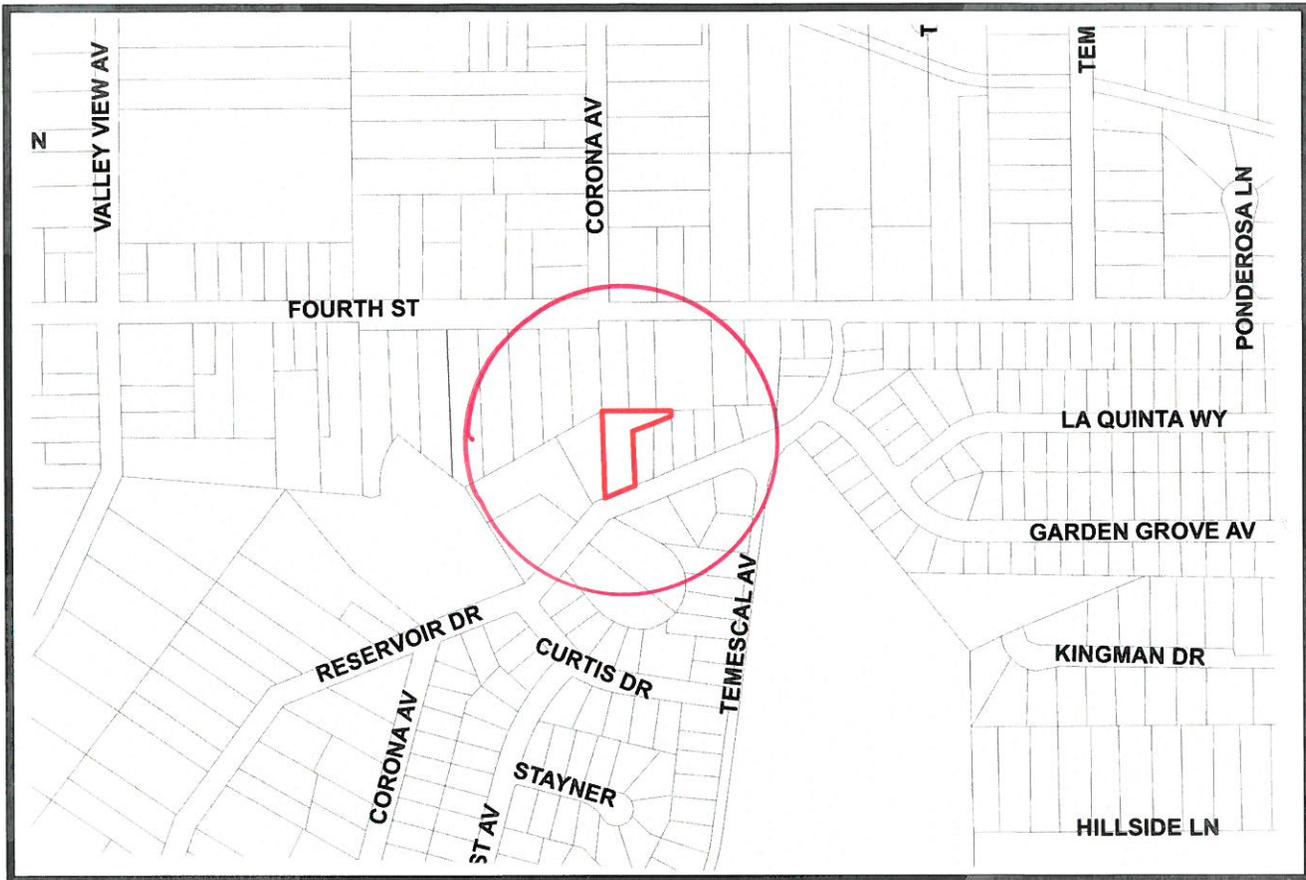
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on April 8, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2015-03
APPLICANT: Louis Rivera
LOCATION: 2800 Reservoir Drive

Exhibit "A"

Good Morning,

My son, Cayden Weber is 9 years old and he has been taking Lessons with Coach Lou for about two years now and it has literally changed his Life.

When he was in Kindergarten Cayden started to develop Motor and Vocal Tics, which at first glance appeared to be Tourettes Syndrome. We immediately had him making monthly visits to Neurologists and Therapists and this continued for many years. Cayden has always been pretty athletic and has always loved sports. The doctors even openly encouraged a constant regiment of Athletics as a way to take his mind off of Ticking by turning his focus and attention to the field. He had been playing Soccer through the Corona-Norco AYSO and T-Ball and Basketball through the City of Norco Parks and Rec. since he was three so we simply continued the constant barrage of sports to keep him active.

He then started playing in Norco Little League in the Minor B Division and we did not have a good season. I heard a quote once that went something like, "Baseball is a sport of Failure, taught by Negative People and if your son plays Baseball they are more than likely going to feel bad more than they feel good." This couldn't have been more true of our first season. Because Cayden was the newbie on the team, and also because of the issues he was having at the time, he pretty much rode the bench and played in the outfield the entire season. He would get yelled at and it did nothing but makes the Tics worse. We pondered the possibility of quitting Little League and Baseball altogether as it was hurting more so than helping. It was really a shame because at the time Cayden said that Baseball was his favorite sport and he really loved to play before that season. One day before Practice, Cayden wanted to practice pitching with me and one of the other parents on the team saw him throwing and thought he would make a good Pitcher on a Travel Ball Team that he was going to start up because some of the other parents were a little upset about the way the Little League was going that season. So we were invited to attend his First Travel Ball Team Batting Practice with Coach Lou!!!

We went to Coach Lou's house with the Team for that first Batting Practice and my son learned more in 1 hour of Batting Practice than he learned in an entire season of Little League. He laughed and had more fun than I had ever seen him have with a Baseball. I asked them how much the lesson was going to cost and pulled out my wallet only to find out that Coach Lou was coaching the Travel Ball Team as the Batting Coach and allowing the Team to use his Home Field for Free!!! After seeing how much fun my son had and how much he said he loved Baseball after that first lesson, I spoke with Coach Lou about the possibility of doing some Private Lessons. Lou had an opening, he worked us in and we have been going to him ever since.

Being Invited to Coach Lou's for that first lesson turned out to be a very big moment in my Son's Life. He is now off all of the Medications he was taking for his Tic Disorder, he is on the Honor Roll at Norco Elementary and he is one of the Best Players on his Little League Team. His self-esteem is through the roof and I truly believe, and the Doctors have agreed, that the spike in his self-esteem has contributed greatly to the submission of his Tic Disorder. He has since decided that he wanted to focus his attention on Baseball and he has played the game Year Round during this last year. He says he loves the game which is true, but my Family thinks it is also because he wants to go hang out with Coach Lou every week. Attending Coach Lou's Baseball Academy each week is honestly more of a therapy for my son than anything else. He gets to spend an hour and a half every Monday Joking and Playing around with a Baseball and Coach Lou is a sort of Mr. Miyagi who teaches the Kids to Play at a high level through fun and enjoyment of the game.

In all of my years playing sports and having now been a part of Youth Programs with my two sons, there is no Better Influence that I have seen, heard about or been around than Coach Lou's Professional Baseball Academy and how lucky are we as Norconians to have him right here in our own Backyard!!!

Thank You for your Time and My Warmest Regards.

Jonathan Weber
30 Year Norco Resident

RECEIVED
CITY OF NORCO

MAR 16 2015

CITY CLERK

EXHIBIT
"F"

RECEIVED
CITY OF NORCO

MAR 16 2015

To: City of Norco City Council (951) 270-5622

From: Jonathan Weber- City of Norco Resident

Subject: Issue at Coach Lou Rivera's Baseball Academy

CITY CLERK
TIME: _____

There were no email contacts on the website so I was told to fax my letter of support for Coach Lou Rivera to this fax number to be distributed to the City Council. It would be greatly appreciated if a copy of this letter could be given to each Council Member .

Thank You for your help and My Best Regards,

Christina Michaelis

From: Alma Robles
Sent: Wednesday, March 18, 2015 9:42 AM
To: Christina Michaelis
Subject: FW: coach Lou / batting cage

-----Original Message-----

From: Andy Okoro
Sent: Wednesday, March 18, 2015 9:37 AM
To: Alma Robles
Subject: FW: coach Lou / batting cage

Per your request.

Andy Okoro, CPA
City Manager
City of Norco, California 92860
(951) 270-5611 (Phone)
(951) 545-2017 (Cell)

-----Original Message-----

From: Kathy Azevedo
Sent: Tuesday, March 17, 2015 11:52 PM
To: Rachel Delbuono
Cc: Andy Okoro
Subject: Re: coach Lou / batting cage

Dear Rachael,

Thank you for writing. I have received many emails giving testimony on Coach Lou's ability to help children in our community. I hope that we can find a positive solution to this issue.

My granddaughter is playing NGSB and my son and grandson have played Little League in Norco in the past. I know the benefits of having children play sports and giving them the opportunity to excel.

I will check with staff to see if any resolution has been made.

Sincerely,

Kathy Azevedo

Sent from my iPhone

> On Mar 17, 2015, at 10:19 PM, "Rachel Delbuono" <mamabearrd@gmail.com> wrote:

>

> I have lived in the house closest to coach Lou and his batting cage for almost 9 years. My two young children occupy the bedroom closest to the batting cages and they have never had problems with the noise disturbing their sleep or

EXHIBIT

every day play. he has always been respectful and has never held lessons late into the night. When in the living room which is the closes room in the house the noise is negligent and can not be noticed over cars or normal household activities. Lou also maintains the bushes and trees around his yard so that minimal light gets through to the surrounding households. I have never had any problems nor do i see any reason for there to be any problem with Louie continuing his coaching baseball next door to me. Thank you for your time and consideration.

>

> Respectfully,

> Rachel

Christina Michaelis

From: Kathy Azevedo
Sent: Thursday, March 19, 2015 12:19 AM
To: Alma Robles
Cc: Andy Okoro
Subject: Fwd: Lou Rivera's baseball training

Sent from my iPad

Begin forwarded message:

From: Danielle Regnier <danielle4rvs@gmail.com>
Date: March 16, 2015 at 5:35:11 PM PDT
To: <hhiggins@ci.norco.ca.us>, <kbash@ci.norco.ca.us>, <kazevedo@ci.norco.ca.us>, <gnewton@ci.norco.ca.us>
Subject: Lou Rivera's baseball training

Hi my name is Preston and and i am 8 years old. I have been taking lessons from Coach Lou for a couple years. I love him like my grandpa. One time i never pitched before thanks to grandpa when i grow up i am gonna be a pro baseball player and every time i see him it makes my day the best day ever.

Preston

Dear Norco City Council Members,

My son Preston has consecutively played for Norco Little League since 2011 and is a student of Lou Rivera's baseball training. I can certainly say that Preston's Love and now his ability to play baseball (and very well for his age) is immensely due to all of the time he's spent with Lou. Lou not only teaches him how to play baseball but also, he has been such a wonderful mentor and role model in Preston's life on how to be a caring and responsible young man. On the mornings of the days that Preston has his lessons with Lou, I tell him when he awakes. Preston gets out of bed happy and excited knowing that he gets to go see him later that day. He has made such a huge difference in my son life, it would a very sad day to my family if Coach Lou's training was taken away from us.

Respectfully,

Danielle Regnier
951-232-3617

P.s. Please forward to Berwin. I was unable to get his email address to work. Thanks. :)

Christina Michaelis

From: Kathy Azevedo
Sent: Thursday, March 19, 2015 12:17 AM
To: Alma Robles; Andy Okoro
Subject: Fwd: Coach Lou Rivera

Sent from my iPad

Begin forwarded message:

From: MIGUEL ORTEGA <teamortega@sbcglobal.net>
Date: March 16, 2015 at 10:33:20 PM PDT
To: "hhiggins@ci.norco.ca.us" <hhiggins@ci.norco.ca.us>, "kbash@ci.norco.ca.us" <kbash@ci.norco.ca.us>, "kazevedo@ci.norco.ca.us" <kazevedo@ci.norco.ca.us>, "gnewton@ci.norco.ca.us" <gnewton@ci.norco.ca.us>, "bhanna@ci.norco.ca.us" <bhanna@ci.norco.ca.us>
Cc: "coachlou@westcoaststorm.net" <coachlou@westcoaststorm.net>
Subject: Coach Lou Rivera
Reply-To: MIGUEL ORTEGA <teamortega@sbcglobal.net>

Dear Sir or Ma'am

I would like to offer my insight into the importance of Coach Lou Rivera's Baseball training to the youth of the Norco community. Coach Lou and the service he provides is a great asset to our community in more ways than we know. As a law enforcement officer, I have the unfortunate responsibility of patrolling neighborhoods with underprivileged youth who do not have access to special training such as Coach Lou provides. It has been said "it takes a village to properly raise a child." In our case a community. Coach Lou's training facility not only equips our kids with skills for the Little League field. It builds confidence and self esteem; qualities that are essential in successful individuals. Without these qualities, youth turn to more destructive ways to expend their energy. Such as hanging out on street corners, smoking, drinking, graffiti, vandalism etc.

I can tell you firsthand what having Coach Lou's training facility available for my children did for our family. My boys started Norco Little League at the age of 8 years old and were new to the sport of baseball. Two years later, the boys began to lose interest because of the low confidence they had in their ability to perform on the baseball field and wanted to quit. We were about to quit the All American sport of baseball and try something else like soccer, when we were blessed with the discovery of Coach Lou's facility. Our boys started training with Coach Lou and almost immediately we saw a difference in their ability, skill and more importantly their self esteem. The following year, the boys' improvement was evident to everyone who knew them. They began to excel in the sport and are now looked to as leaders. Coach Lou not only teaches them baseball, but responsibility, leadership, respect for others, and to always give their best. My boys are also Honor Students and maintain a 3.8 to 4.0 grade point average.

Many other training facilities charge an outrageous amount to train your child. Clearly they are in it for the money. But Coach Lou is not in it for money. Coach Lou genuinely cares about the youth in our community and makes his training available to everyone who wants it. I consider Coach Lou an American Hero who is saving the All American Sport of Baseball in the city of Norco. To shut him down would be Un-American. It is our responsibility to protect Coach Lou and his facility and not allow it close. That would be a travesty and a communist act. I give my wholehearted endorsement and support for Coach Lou's baseball training facility. If you have any questions, please feel free to contact me at TeamOrtega@sbcglobal.net or 323-896-1101.

Respectfully,
Miguel Ortega
Norco Citizen

Christina Michaelis

From: Kathy Azevedo
Sent: Thursday, March 19, 2015 12:18 AM
To: Alma Robles; Andy Okoro
Subject: Fwd: Coach Lou

Sent from my iPad

Begin forwarded message:

From: <VMonterosa@aol.com>
Date: March 16, 2015 at 6:03:26 PM PDT
To: <hhiggins@ci.norco.ca.us>, <kbash@ci.norco.ca.us>, <kazevedo@ci.norco.ca.us>, <gnewton@ci.norco.ca.us>, <bhanna@ci.norco.ca.us>
Cc: <coachlou@westcoaststorm.net>, <vmonterosa@aol.com>
Subject: Coach Lou

Dear Board Members:

A couple of weeks ago I arrived home from work, and saw my wife and children very sad. They told me coach Lou was very concerned and worried because he may have to stop coaching. I immediately asked if he was sick, and my wife said no that the reason was due to an unhappy neighbor.

I was immediately saddened just like my family, but was also concerned for Coach Lou's livelihood. You see coach Lou, has been teaching three of my four children the key fundamentals of baseball, the batting techniques, the proper way to catch, the proper way to throw, and the proper way to pitch in Baseball, and Softball.

My wife and I have learned a lot as parents watching coach Lou and his incredible ways of teaching children. My kids look forward to seeing him twice a week, and they have all learned a tremendous amount.

Both of my boys and daughter have earned praise by coaches, and players alike for how good, and respectful they approach the game, and the people around them.

With coach Lou's help, each child's game has grown incredibly in the sport, and they have won numerous awards which I will not name, as the sport is a team sport and should be respected that way.

I want to also say that my children think the world of coach Lou. And are very worried about him, because they know how much he loves teaching the game. My sons Dylan (14 years) and Donovan (10 years) and my daughters Chantalle (8 years) and Bennett (4 1/2) along with my wife and I, would love to ask you to please consider helping Coach Lou retain his permit, so he can continue to teach children this positive and beautiful game of Baseball.

Respectfully Submitted,

E.V. Monterrosa and Family
3200 Stable Way

Norco, Ca 92860

Christina Michaelis

From: Alma Robles
Sent: Wednesday, March 18, 2015 9:23 AM
To: Christina Michaelis
Subject: FW: To the City Council members

Alma Robles
Senior Planner
2870 Clark Avenue
Norco, CA 92860
AROBLES@ci.norco.ca.us
(951) 270-5682

From: Andy Okoro
Sent: Wednesday, March 18, 2015 8:20 AM
To: Steve King
Cc: Alma Robles
Subject: RE: To the City Council members

I understand that Council Members have received several similar letters.

Andy Okoro, CPA
City Manager
City of Norco, California 92860
(951) 270-5611 (Phone)
(951) 545-2017 (Cell)

From: Steve King
Sent: Wednesday, March 18, 2015 8:19 AM
To: Andy Okoro
Cc: Alma Robles
Subject: RE: To the City Council members

Thanks, I'll give it to Alma she is processing this one.

From: Andy Okoro
Sent: Wednesday, March 18, 2015 8:18 AM
To: Steve King
Cc: Chris Zaragoza
Subject: FW: To the City Council members
Importance: High

Steve,

I think this letter is in support of the guy who is going through a CUP process to continue teaching baseball from his home. Just FYI.

Andy Okoro, CPA
City Manager
City of Norco, California 92860
(951) 270-5611 (Phone)
(951) 545-2017 (Cell)

From: Chris Zaragoza
Sent: Wednesday, March 18, 2015 8:14 AM
To: Berwin Hanna; Greg Newton; Herb Higgins; Kathy Azevedo; Kevin Bash
Cc: Andy Okoro; Cheryl Link
Subject: FW: To the City Council members
Importance: High

This email was sent to me through the website.

Chris Zaragoza | City Of Norco
Computer Information Systems Technician | Webmaster
2870 Clark Ave Norco, CA 92860 | (951) 270-5657

From: Jacqueline Grana [<mailto:magicalpegasus@msn.com>]
Sent: Tuesday, March 17, 2015 10:19 PM
To: Chris Zaragoza
Cc: Lou R2
Subject: To the City Council members
Importance: High

To the City Council Members of Norco. My son and I wrote you letter about Lou Rivera for his meeting with you on Wednesday 3/18/15.

Thank you for taking the time to read my letter, Jacqueline and David Grana

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 8, 2015

SUBJECT: Conditional Use Permit 2015-04 (Boladian): A request for approval to allow a detached accessory building consisting of a 1,200 square-foot garage and workshop at 2428 Alhambra Street located within the A-E (Agricultural Estate) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2014-17 approving Conditional Use Permit 2015-04.

Conditional Use Permit 2015-04 is a request for approval to allow an accessory building consisting of a 1,200 square-foot garage and workshop at 2428 Alhambra Street (ref. Exhibit "A" – Location Map).

The property consists of about .71 acres/30,882 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo). The property is split level, with the first 121 feet being about 10-12 feet lower than the rear of the property.

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 Exhibit "D" – Building Elevations). The building is proposed to be steel framed construction.

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

- A minimum of 5 feet from property lines and 10 feet from any other structure are the setbacks 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 about 16 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 lot area. **The lot coverage for the property is approximately 15%, which takes into account the existing and proposed structures.**

Animal-keeping is allowed in the A-E Zone, however; a contiguous open animal area is not required for the approval of accessory buildings on properties in the A-E Zone.

The project was provided to the Architectural Review Sub-Committee (ARC). One member of the ARC found the architecture to be acceptable, provided that the proposed structure match the existing home. The other member of the ARC expressed concern regarding the industrial

RESOLUTION NO. 2015-17

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 1,200 SQUARE-FOOT GARAGE AND WORKSHOP AT 2428 ALHAMBRA STREET LOCATED WITHIN THE A-E ZONE. (CONDITIONAL USE PERMIT 2015-04)

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 JOHN BOLADIAN for property located at 2428 Alhambra Street (APN 130-272-001); 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 April 8, 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 April 8, 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 Elevations dated March 4, 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 match the existing house in color.

10. This approval is for an accessory building consisting of a garage and workshop. 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.

#

Resolution No. 2015-17

Page 4

April 8, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 8, 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 April 8, 2015 by the following roll call vote:

AYES:

NOES:

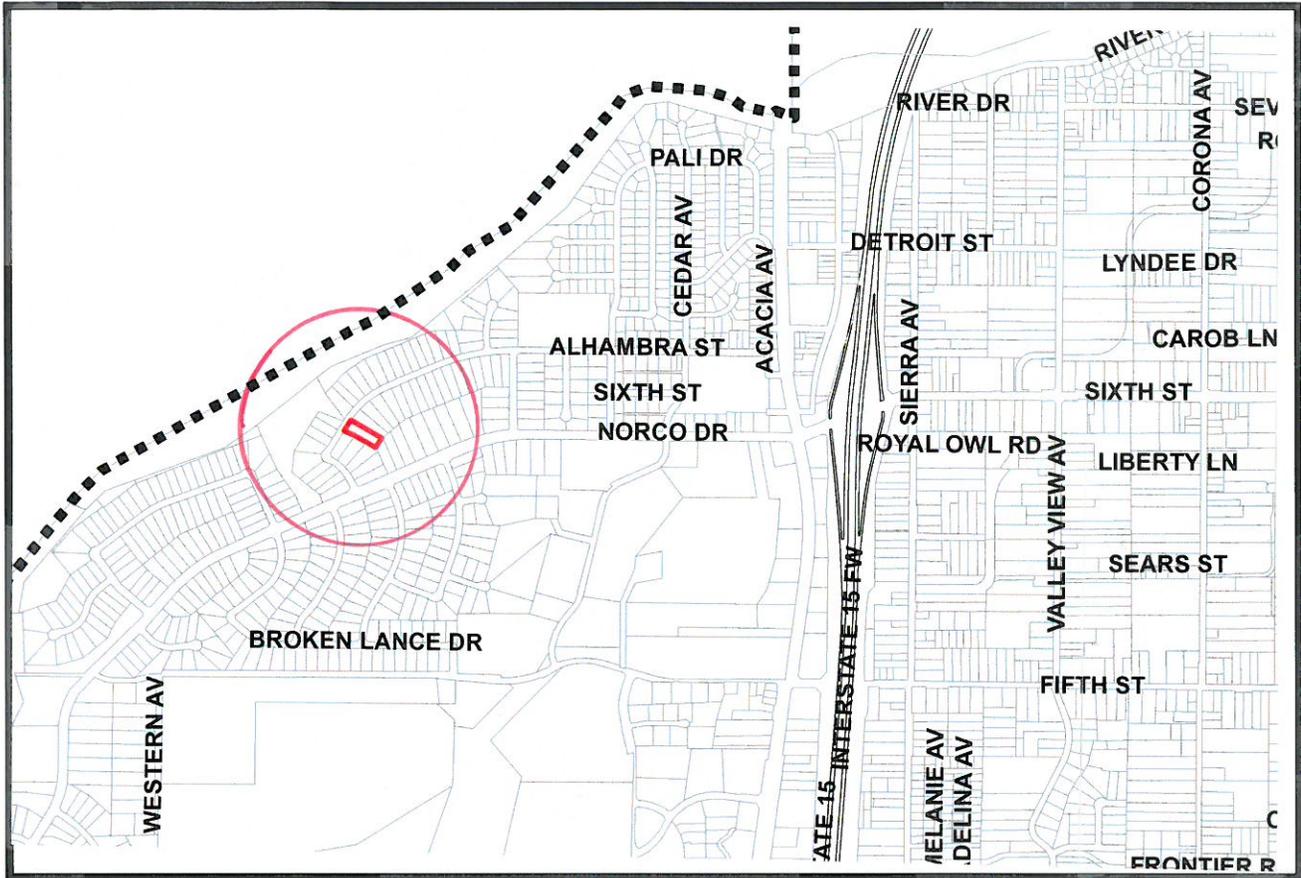
ABSENT:

ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2015-04
APPLICANT: John Boladian
LOCATION: 2428 Alhambra Street

Exhibit "A"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 8, 2015

SUBJECT: Conditional Use Permit 2015-05 (Bond): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot Recreation Vehicle (RV) storage and workshop building at 1191 Seventh Street located in the R-1(Residential Single-Family) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2014-18 approving Conditional Use Permit 2015-05.

Conditional Use Permit 2015-05 is a request for approval to allow an accessory building consisting of a 2,400 square-foot RV storage garage and workshop (ref. Exhibit "A" – Location Map). The property consists of about .49 acres/21,344 square-feet and is developed as a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo).

In the A-1 Zone, accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The subject property is in the R-1-10 Zone, where a review of an accessory building is not required. However, the property has an Animal-Keeping Overlay (AKO). This AKO zone was created to designate properties in the R-1 zone as animal-keeping properties while maintaining the underlying zoning. The purpose of the overlay zone is to protect the existing uses while allowing and encouraging animal-keeping on those properties that meet established criteria.

Review of accessory buildings by the Planning Commission is not required in the R-1 Zone, however, per the AKO zone requirements, properties with an AKO designation are subject to other requirements related to animal-keeping as contained in the Municipal Code Chapter 18.13 (A-1 Zone). Because the accessory building ordinance for the A-1 Zone was passed to protect animal-keeping, staff determined that it was prudent to have the Planning Commission review the proposed building. Staff is recommending that at a minimum, the height limitations and required open animal area of the A-1- zone be used to evaluate the subject building.

The site plan and a building elevation example picture for the proposed building are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevation Example). The building is proposed to be metal/steel framed construction and may be taller (but not taller than 20 feet) than shown on the picture example.

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

RESOLUTION NO. 2015-18

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 RECREATIONAL VEHICLE (RV) AND WORKSHOP BUILDING AT 1191 SEVENTH STREET LOCATED WITHIN THE R-1-10 ZONE. (CONDITIONAL USE PERMIT 2015-05)

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 CRAIG AND GINGER BOND for property located at 1191 Seventh Street (APN 152-090-057); 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 April 8, 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 April 8, 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 Picture Example dated March 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 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 and trim.
10. This approval is for an accessory building consisting of an RV garage and workshop 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.

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Resolution No. 2015-18
Page 4
April 8, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 8, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

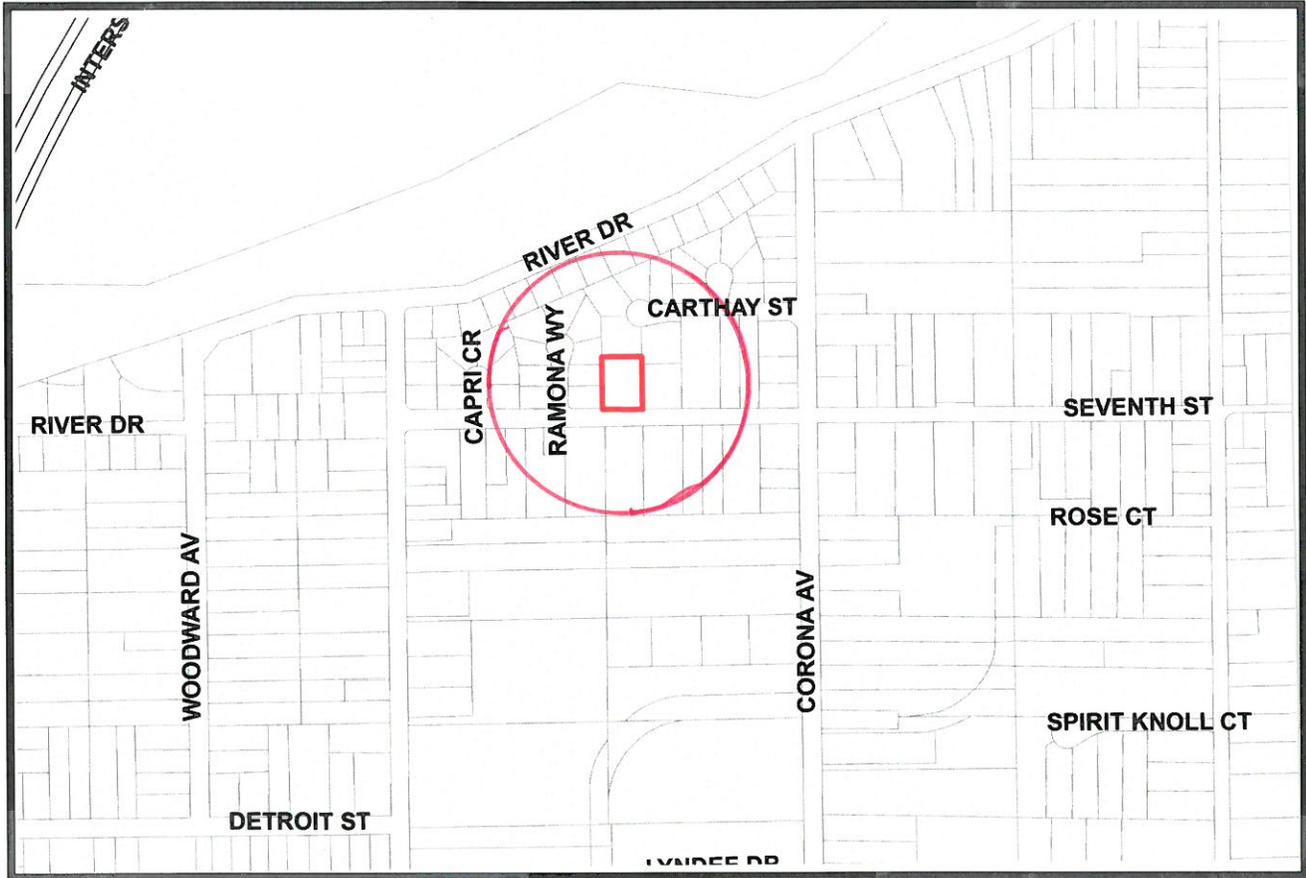
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on April 8, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2015-05

APPLICANT: Craig and Ginger Bond

LOCATION: 1191 Seventh Street

Exhibit "A"

ASSESSOR'S PARCEL MAP



131
08

MB 11/56 NORCO FARMS TR NO 2
MB 45/41-43 TR NO 2179
PM 96/62 PM NO 16505

131
06

ASSESSOR'S MAP BK152 PG.09

Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 8, 2015

SUBJECT: Conditional Use Permit 2015-06 (Duarte): A request for approval to allow a detached accessory building consisting of a 1,250 square-foot storage building and barn at 5060 Pinto Place located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-15, approving Conditional Use Permit 2015-06.

Conditional Use Permit (CUP) 2015-06 is a request for approval to allow an accessory building consisting of a 1,250 square-foot storage and barn building at 5060 Pinto Place (ref. Exhibit "A" – Location Map).

The subject building is already constructed. 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. The applicant is now going through the necessary channels to legalize the structure, which begins with the approval of a CUP. If the CUP is denied, then the structure will have to be torn down.

The property consists of about .46 acres/20,038 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo). There is a five-foot wide horse trail easement at the back of the property which is part of a 15-foot wide horse trail behind the property. The property is a split level lot, created by a slope in about the center of the property, with the first half (approximately) being lower than the back half of the property.

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 Exhibit "D" – Building Elevations and Actual Building Picture). The building is proposed at the rear of the property and is a typical metal structure that will be used for storage, and the property owner also intends on housing dogs, pigeons and chickens in the building. The color picture provided is the actual structure, which compliments the existing house in color.

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

RESOLUTION NO. 2015-15

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 1,250 SQUARE-FOOT STORAGE AND BARN BUILDING AT 5060 PINTO PLACE AVENUE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2015-06)

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 RAMIRO DUARTE for property located at 5060 Pinto Place (APN 153-052-014); 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 April 8, 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 April 8, 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 and Actual Building Picture dated March 18, 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 for the subject structure on the 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 building consisting of storage and barn 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.

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Resolution No. 2015-15
Page 4
April 8, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 8, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

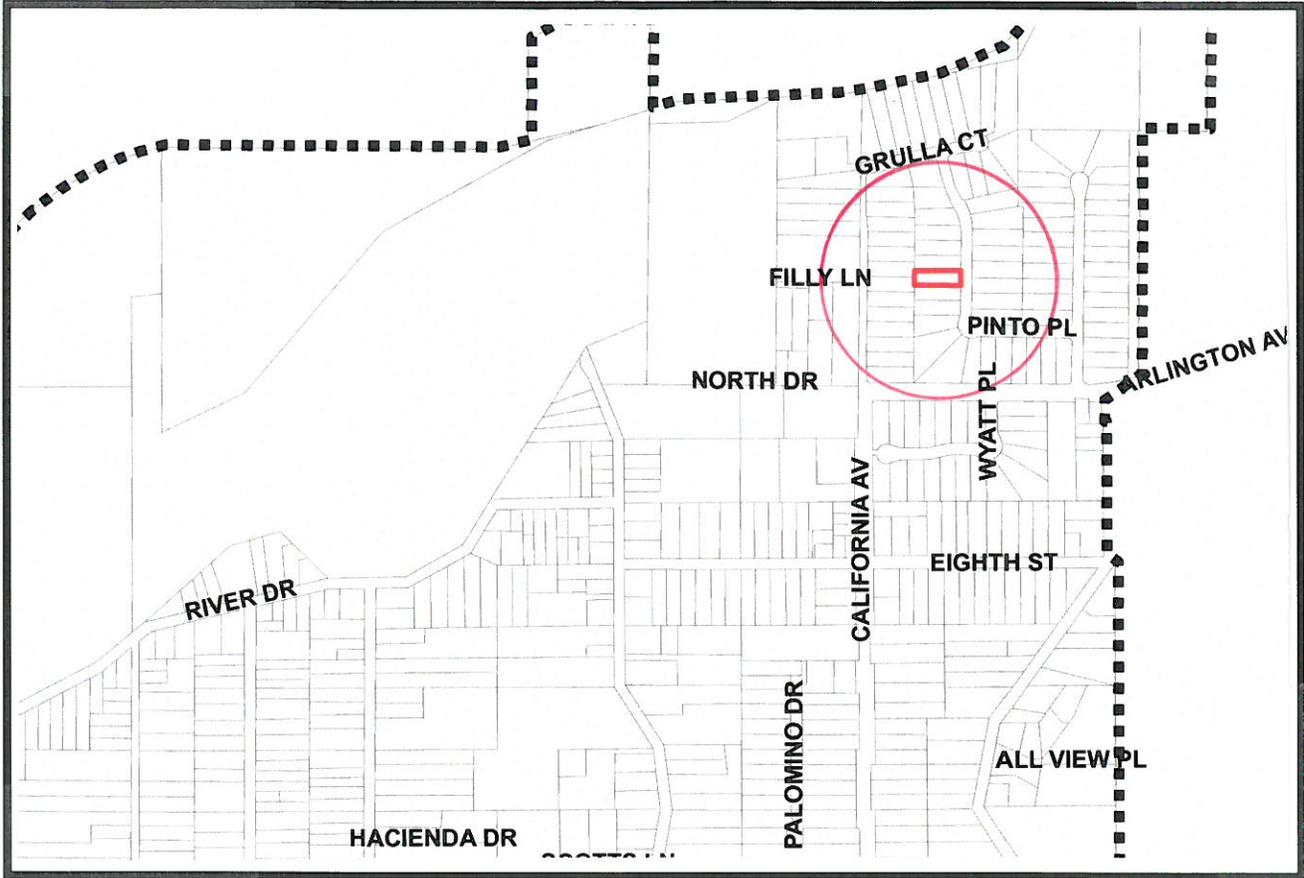
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on April 8, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2015-06

APPLICANT: Ramiro Duarte

LOCATION: 5060 Pinto Place

Exhibit "A"

ASSESSOR'S PARCEL MAP

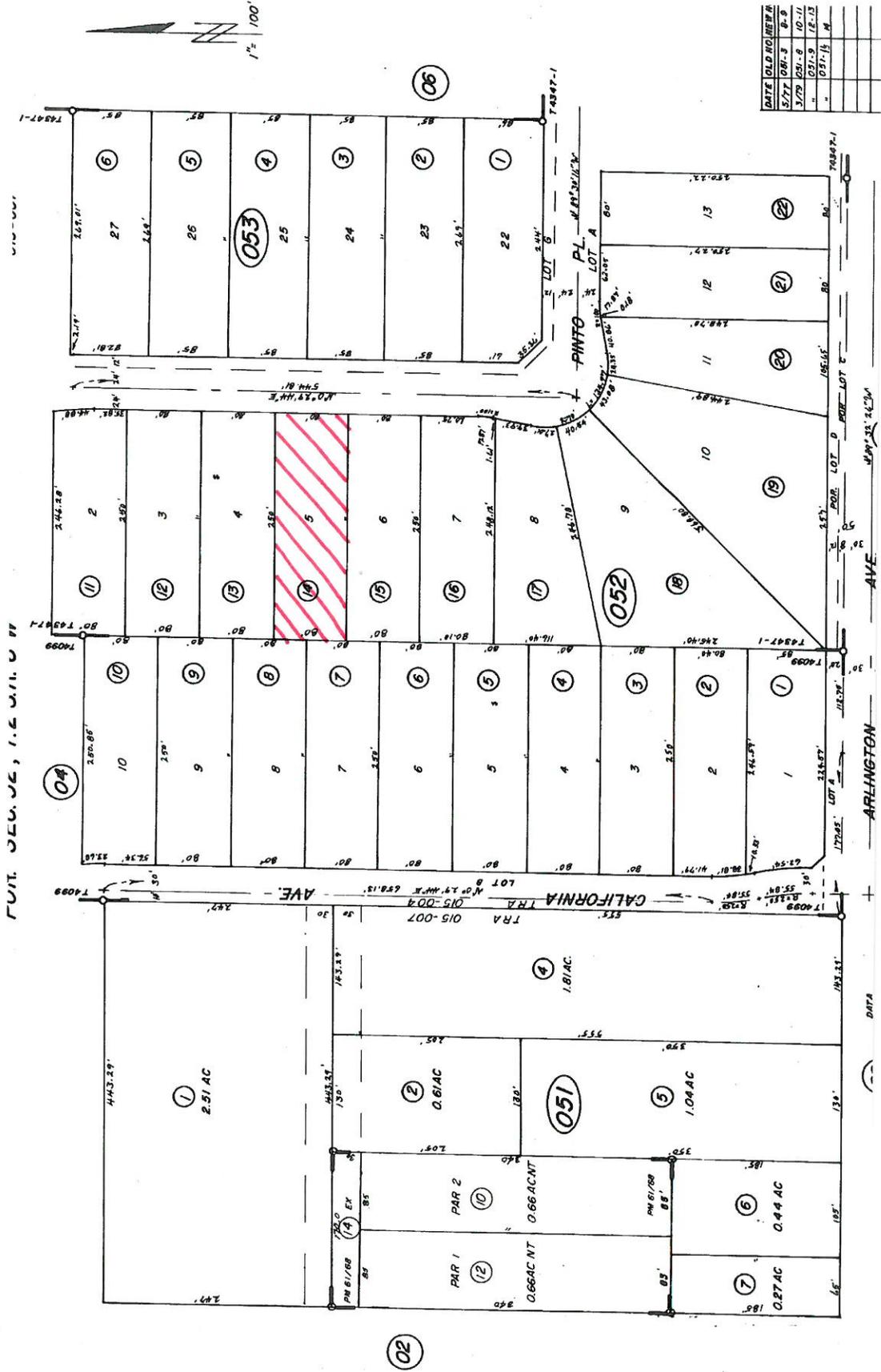


Exhibit "B"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: April 8, 2015

SUBJECT: Zone Code Amendment 2015-05; Draft C-4 Zone Code Amendments

RECOMMENDATION: Discuss and provide direction.

SUMMARY: This is to continue the review and amendment process for the C-4 zone as was directed to the City Council/Planning Commission Working Group to make the zone more attractive and conducive to development. The project started with the Working Group but was not able to conclude with a formal recommendation before the group was disbanded even though there had been significant input and discussion. The Planning Commission started review of what had been accomplished by the Working Group and had made some recommendations before the item had to be tabled due to the workload of projects that needed reviewing by the Planning Commission.

PROJECT DESCRIPTION: As its first goal the Working Group set out to make the C-4 zone more development friendly, spur more development opportunities and maintain the animal-keeping retail and western theme focus given the parameters of existing site development constraints.

FOLLOW-UP BACKGROUND: This item was discussed at the July 10 and August 14, 2013 Planning Commission meetings before being tabled at the September 11, 2013 meeting. At the time there was general agreement on the proposed changes to the list of permitted uses. For those meetings the staff report also contained an exhibit with proposed changes to the main body of the Chapter C-4 text in the Norco Municipal Code. Some of the changes were being recommended by staff to clarify the intent of the C-4 zone. Other sections of the C-4 chapter had been highlighted for discussion and input from the Planning Commission regarding what changes the Planning Commission would make to achieve the original goals that had been set by the Working Group. This time to make the project less confusing it is being broken into parts.

PROJECT BACKGROUND: There are existing constraints that make development of projects on Sixth Street difficult:

- 1) Narrow deep lots without consolidation means the development pattern will be long linear buildings perpendicular from the street where the rear portions of buildings are out of primary visibility from the street, potentially resulting in underutilized spaces.
- 2) This development pattern also discourages cross-lot shopping by pedestrian traffic due to a lack of connectivity between projects, lack of shared-parking facilities, etc.
- 3) The number of different types of allowed commercial uses is restricted.
- 4) Elimination of redevelopment assistance programs that the City had to encourage development.

ANALYSIS: The first attachment (Exhibit "A") shows a comparison of the current permitted uses in the C-4 zone against the changes that were being proposed by the Working Group. These have been previously reviewed by the Planning Commission. Note that Section M was added to allow mixed-use live-work opportunities in existing single-family homes for things such as artist's galleries and the like. This is included because it was discussed by the Working Group even though there was no specific direction provided before the group was disbanded.

The discussion which follows starts to address zoning regulations. The intent is to consider standards that would give greater zoning allowances (or reduced restrictions) for lots that are larger and/or have more street frontage to encourage the combining of lots, and other measures that could encourage more development opportunities.

With regard to constraint Number 1 above (narrow lots) the intent is to encourage lot consolidation by property owners through zoning incentives. When hotels and motels were added as permitted uses to the C-4 zone measures were included for those uses to encourage lot consolidation because of this narrow lot constraint discussed above. These measures included allowing higher buildings on the front portion of lots along a public street while at the same time increasing height restrictions for the portion of lots closer to residential zones. The following is the excerpt from the NMC regulating the height of hotels, motels, and bed and breakfasts. It currently only applies to those uses but could be expanded to all buildings for all uses:

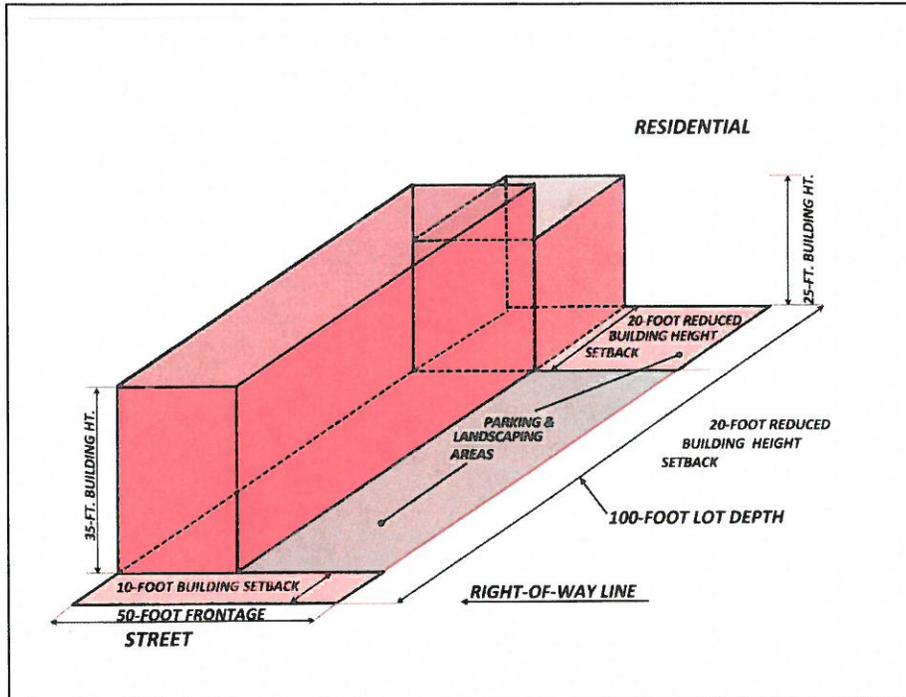
18.23.16 Height.

The maximum height of any building or structure shall not exceed 35 feet unless as otherwise regulated in this section. Hotels, motels, and bed and breakfasts are subject to the following additional height allowances and restrictions:

A. Within a setback area of the lesser of either 20 feet or 50 percent of the lot width or depth from a property line abutting an A-1 zone the height of a hotel, motel, or bed and breakfast, or accessory structure thereto, shall not exceed 25 feet.

B. Upon approval of a conditional use permit the maximum height for any hotel, motel, or bed and breakfast building, or accessory structure thereto, may be increased above the maximum allowed height, if already having received approval of architectural compatibility, for on-site and surrounding sites, by the Architectural Review Subcommittee.

C. For any structure over 50 feet high, the height of the structure cannot be more than 20 percent of the lot width adjacent to a public street. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)



Additional items that could be considered to encourage lot configuration are:

- Reduce the allowed height as discussed above to 25 feet, as an example, over the entire lot and only allow 35 feet if a lot meets a certain frontage width along the street.
- Allow more sign flexibility for lots with greater street frontage (as opposed to just one per street frontage regardless of the amount of frontage the property has which is the current requirement).
- Increase the landscaping requirement which is currently 5% of the site, and then allow for reductions in the amount as the width of the street frontage increases.

With regards to Constraint Number 2 above one of the problems with the existing lot configuration on Sixth Street is that each of the narrow lots is typically developed insularly with no concern to how adjoining lots could be developed to encourage intra-lot access and parking similar to a shopping center. This can result in a situation where you have to leave one lot by going out onto Sixth Street in order to get to businesses on neighboring lots. The development of intra-lot parking and access will increase the pedestrian experience and reduce the traffic-slowng effect of excessive accessing and exiting traffic onto Sixth Street. Some ideas for discussion could include:

- Offer as an incentive to allow for future lot sharing for such things as parking and pedestrian access a reduction in the required parking ratio provided that a condition is added to a project that requires a reciprocal parking and access agreement that would go into effect when similar agreements are in place on adjoining properties.
- Require that for lots that have narrow frontages compared to longer depths that all parking be to the rear of the lot (or vice-versa) so that parking areas ultimately align with each other on neighboring properties to allow for joint access and parking. This is an important concept for other reasons because it may ultimately determine how Sixth Street develops, whether it becomes: 1) more street pedestrian friendly with shops up adjacent to the street like Old Town Temecula; or, 2) more like traditional shopping centers with parking in the front like Norco Country Center).
- Disallow block walls on property lines except where a property is adjoining to a residential zone.

For Constraint Number 3 regarding the limited number and disjointed types of uses currently allowed in the C-4 zone, the intent of the Working Group was to increase the number and type of allowed commercial uses to make Sixth Street more attractive to retail development. It was also the intent to list uses that are specifically not permitted because they are not conducive to the ambience and atmosphere of the street. This was recommended to eliminate any confusion for such a use because, while even though not specifically listed, it could be related enough to another permitted use so as to be challenged as an allowed use by association. An additional intent was to congregate the existing permitted uses into broader categories that would be inclusive of more types of retail, and would eliminate some of the unneeded specificity which made the zoning appear to be too restrictive.

Exhibit "A" shows a comparison of how the permitted uses are currently listed in the zone, and how those would be included into the broader use categories. If the Planning Commission is satisfied with the changes to the permitted uses a public hearing will be advertised for the May 13 meeting recommending to the City Council that just the permitted and conditionally-permitted uses section be changed at this time while the Planning Commission continues to work on the development standards of the zone.

Attachment: Exhibit "A" – C-4 Zone Permitted Uses Comparison (Existing, Proposed)

EXISTING C-4 ZONE	DRAFT REVISIONS	P or CUP
PERMITTED USES	PERMITTED USES	P or CUP
A. Administrative and Professional Offices. Activities include, but are not limited to:	A. Administrative, Medical, and Professional Offices.	P
1. Data storage;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
2. Financial records;		
3. Auditing centers;		
4. Architects;		
5. Lawyers;		
6. Insurance sales and claims offices;		
7. Real estate offices;		
8. Financial planners;		
9. Accountants' and bookkeepers' offices.		
	1. Includes dispatch and office support services for the operation of taxicab/vehicles for hire businesses.	P
	* Does not include facilities for the storage, staging, standing, or parking of taxicab/vehicles for hire company vehicles on site.	*
	2. Includes out-patient health care services.	P
	* Does not include facilities for inpatient health care services.	*
B. Animal Care. Activities include, but are not limited to:	B. Animal Care, Animal Services, Boarding Services and Animal-Related Equipment Sales.	P
1. Grooming;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
2. Animal care treatment;		
3. Boarding services for large and small animals;		
4. Veterinary services and animal clinics;		
5. Large and small animal hospitals.		
C. Building Maintenance Services. Activities typically include, but are not limited to:	<i>INCLUDED UNDER CATEGORY C: "RETAIL BUILDING SUPPLIES AND RENTAL SERVICES."</i>	
1. Custodial services;		
2. Window cleaning services;		
3. Disinfecting and exterminating		

EXHIBIT "A"

services;		
4. Janitorial services.		
D. Building Supplies and Sales. Activities typically include, but are not limited to:	C. Building Supplies Sales and Rentals	CUP
1. The retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies;	<i>INCLUDED UNDER CATEGORY D: "General Retail Sales"</i>	
2. Lumber stores;		
3. Hardware stores;		
4. Building materials, such as brick, block, masonry, sand, and gravel;		
5. Ancillary rental of trucks.	1. Includes ancillary truck rentals for delivery of merchandise/equipment.	CUP
	2. Includes companies that provide building maintenance services.	CUP
	* Does not include auto rental facilities or truck rentals as a primary use.	*
E. Business Printing Services.	<i>INCLUDED UNDER CATEGORY E: "BUSINESS SUPPORT SERVICES."</i>	
F. Business Supply Retail and Services. Activities typically include, but are not limited to:	D. General Retail Sales.	P
1. Retail sales;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
2. Rental or repair from the premises of office equipment, office supplies and similar office goods.	<i>INCLUDED UNDER CATEGORY E: "BUSINESS SUPPORT SERVICES."</i>	
	1. Includes convenience stores.	P
	2. Includes retail equestrian and agricultural supplies/services. Typical uses are feed and grain stores, and saddle/tack shops.	P
	3. Includes food and non-alcoholic beverage sales.	P
	4. Includes the sale of beer and wine for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P

	5. Includes the sale of distilled spirits for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
	6. Includes art-craft studios, artist studios, metalsmithing, and other craftwork designed for demonstration combined with sales, that can include live-work arrangements in existing single-family residences; or as a stand-alone business in a building with commercial occupancy.	P
	7. The retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies;	P
	* Does not include contractor's storage yards as a primary or ancillary use.	*
	8. Lumber stores, hardware stores, and building supply stores such as brick, block, sand, masonry and gravel.	P
	* Does not include auto sales facilities, service facilities, or repair facilities.	*
G. Business Support Services. Activities typically include, but are not limited to:	E. Business Support Services.	P
1. Firms rather than individuals of a clerical, employment, or minor processing nature, including bookkeeping and medical transcribing, multi-copy and blueprint services;	<i>INCLUDED UNDER CATEGORY E: "BUSINESS SUPPORT SERVICES."</i>	
2. Dispatch and office support services for the operation of taxicab/vehicles for hire businesses. This does not include the storage, staging, standing, or parking of company vehicles on site.	<i>INCLUDED UNDER CATEGORY A: "ADMINISTRATIVE, MEDICAL, AND PROFESSIONAL OFFICES."</i>	
H. Child Care Homes and Facilities. Activities typically include, but are not limited to:	<i>USES ELIMINATED FROM C-4 ZONE</i>	
1. Daytime nonmedical care and supervision of children or seniors in an appropriate environment. Typical uses		

include:		
a. Family home day care infant centers;		
b. Preschools;		
c. Extended child care facilities.		
I. Convenience Sales. Activities typically include, but are not limited to:	INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."	
1. Convenience markets;	INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."	
2. Drug stores;	INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."	
3. Beauty and barber shops;	INCLUDED UNDER CATEGORY H: "PERSONAL SERVICES/SALES."	
4. Dry cleaning establishments.	INCLUDED UNDER CATEGORY H: "PERSONAL SERVICES/SALES."	
J. Eating and Drinking Establishments. Activities typically include, but are not limited to (ref. Section 18.23.08):	F. Non Drive-thru Eating and Drinking Establishments.	P
1. Restaurants;	INCLUDED UNDER BROAD CATEGORY	
2. Donut shops;	INCLUDED UNDER BROAD CATEGORY	
3. Coffee sales.	INCLUDED UNDER BROAD CATEGORY	
	1. Includes the sale of beer and wine for on-site consumption, either as an ancillary or primary use.	P
	2. Includes the sale of distilled spirits for on-site consumption, either as an ancillary or primary use.	P
	* Does not include indoor smoking lounges or hookah bars as primary uses.	*
	3. Includes outdoor smoking areas or hookah smoking areas only as an ancillary use (not more than 20% of indoor floor area) to an otherwise permitted use in this category.	P
K. Entertainment/Recreation. Specific entertainment/recreation use types include (ref. Section 18.23.08):	G. Entertainment/Recreation Establishments.	P
1. Amusement Center. Public places of amusement or business in which four or more coin-operated amusement devices are installed.	1. Includes Amusement Centers: Public places of amusement or business in which four or more coin-operated amusement devices are installed.	P
2. Clubs and Lodges. Predominantly halls and meeting facilities for fraternal	INCLUDED UNDER CATEGORY I: "CIVIC AND CIVIC-RELATED USES."	

organizations. Typical groups include Elk and Moose.		
3. Indoor Sports and Recreation. Typical uses include:	2. Includes Indoor Sports and Recreation: Typical uses are bowling alleys, billiard parlors, skating rinks, indoor sport courts.	P
a. Bowling alleys;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Billiard parlors;		
c. Ice and roller skate rinks;		
d. Indoor basketball and racquetball courts;		
e. Sale of prepared foods and beverages is permitted ancillary to the primary sports and recreational character of the use.		
4. Outdoor Sports and Recreation. Typical uses:	3. Includes Outdoor Sports and Recreation: Typical uses are tennis courts, batting cages, equestrian riding rings, miniature golf, athletic education, athletic practice facilities, water recreation, equestrian staging areas.	P
a. Tennis courts;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Batting cages;		
c. Equestrian riding rings;		
d. Miniature golf;		
e. Athletic education;		
f. Athletic practice facilities;		
g. Sale of prepared foods and beverages is permitted ancillary to the primary use.		
	4. Includes rental stables east of Pedley Avenue.	P
	5. Includes sale of prepared foods and beverages ancillary to the primary use. Alcoholic beverages that require a conditional use permit are still subject to those requirements.	P
L. Equestrian and Agricultural Supplies and	<i>INCLUDED UNDER CATEGORY D:</i>	

Services. Uses typically include, but are not limited to:	<i>"GENERAL RETAIL SALES."</i>	
1. Feed and grain stores;		
2. Retail saddle/tack shops.		
M. Financial Institutions. Uses typically include, but are not limited to:	<i>INCLUDED UNDER CATEGORY A: "ADMINISTRATIVE, MEDICAL, AND PROFESSIONAL OFFICES."</i>	
1. Banks;		
2. Savings and loans;		
3. Credit unions.		
N. Food and Beverage Sales. Uses typically include:	<i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i>	
1. Markets;		
2. Mini-markets;		
3. Liquor stores;		
4. Retail bakeries.		
O. Health Care Services. Does not include facilities for inpatient treatment.	<i>INCLUDED UNDER CATEGORY A: "ADMINISTRATIVE, MEDICAL, AND PROFESSIONAL OFFICES."</i>	
P. Newsstands.	<i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i>	
Q. Nurseries.	<i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i>	
R. Personal Services and Sales. Uses typically include:	H. Personal Services/Sales.	P
1. Beauty and barber shops;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
2. Florist shops;		
3. Photography studios;		
4. Apparel laundering and dry cleaning agencies;		
5. Contract post offices;		
6. Travel agencies.		
	1. Includes businesses that provide only facial and scalp massages as an ancillary or primary use.	P
	2. Includes full-body massage, as an ancillary or primary use, upon approval of a conditional use permit and only after compliance with the requirements of	CUP

	Section 5.48.	
	* Does not include businesses that provide tattoos, body piercing, or body branding, permanent makeup or similar service as a primary use.	*
	3. Includes indoor tattoo parlors, body art parlors, and permanent make-up as an ancillary use (not more than 20% of interior floor area) to an otherwise permitted use.	P
	* Does not include indoor smoking lounges or hookah bars as primary uses.	*
	3. Includes outdoor smoking areas or hookah smoking areas only as an ancillary use (not more than 20% of indoor floor area) to an otherwise permitted use.	
S. Artcrafts. Uses typically include, but are not limited to:	<p>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES." and CATEGORY M: "SINGLE-FAMILY RESIDENTIAL LIVE/WORK"</p>	
1. Restoration and repair of antiques;		
2. Artists' studios (including painting and sculpting);		
3. Basket making;		
4. Blacksmithing;		
5. Candle making;		
6. Cartoon and animation;		
7. Book restoration and custom binding;		
8. Ceramics and pottery;		
9. Production of glass crystal figures, glass art, and stained glass;		
10. Custom jewelry design and manufacturing;		
11. Metal engraving;		
12. Manufacture and repair of musical instruments;		
13. Photography studios;		
14. Picture mounting and framing;		
15. Leather goods, including custom shoe making;		
16. Ornamental iron;		
17. Silk screen production;		
18. Taxidermy;		

19. Textile weaving by hand looms;		
20. Watch and clock making;		
21. Woodcarving;		
22. Custom furniture.		
T. Civic Use Types.	I. Civic and Civic-Related Uses.	CUP
1. Civic Administration. Activities typically include, but are not limited to:	1. Includes public, quasi-public, and private civic administration and management activities.	CUP
a. Public and private post offices and mail processing;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Management, administration, or clerical services performed by public, quasi-public, and utility agencies.		
2. Cultural Facilities. Activities typically include:	2. Includes public and privately-operated cultural facilities	CUP
a. Museums and art galleries;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Public and private libraries;		
c. Public and private observatories;		
d. Facilities for the performing arts.		
3. Education Facilities. Activities typically include:	3. Includes public and private education facilities.	CUP
a. Public or private instruction required to be taught by the California Education Code;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Vocational instruction;		
c. Music, art, or dance instruction in a classroom or studio setting.		
4. Flood control/utility corridor.		
5. Public Assembly.	4. Includes public and private assembly and event facilities, both indoor and outdoor.	CUP
a. Parks, gardens, and passive open space areas;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Public and semi-public playgrounds and playing fields and active use recreation areas;		
c. Public meeting halls, gymnasiums and youth and community centers;		

d. Public parking lots;	5. Includes public parking lots.	CUP
e. Equestrian staging areas;	G. ENTERTAINMENT/RECREATION	
6. Religious assembly.	6. Includes churches and facilities for religious assembly.	CUP
	7. Includes clubs and lodges for fraternal organizations.	CUP
U. Ancillary and Accessory Uses.	ANCILLARY AND ACCESSORY USES	
1. Animal keeping at a lawfully existing or legal nonconforming use. (Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	1. Animal keeping at a lawfully existing or legal nonconforming use. (Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	P
CONDITIONALLY PERMITTED USES	CONDITIONALLY PERMITTED USES	
A. Drive-in/Drive-Through Facilities (Ref. Section 18.23.08).	A. Drive-in/Drive-Through Facilities (Ref. Section 18.23.08).	CUP
B. Building Contractors Offices and Storage Yards. Activities typically include, but are not limited to (ref. Section 18.23.08):	<i>USES ELIMINATED FROM C-4 ZONE</i>	
1. Offices;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
2. Storage of equipment, materials, vehicles and contractors supplies.	<i>USES ELIMINATED FROM C-4 ZONE</i>	
C. Hospitality Uses (West of Center Street Only).	B. Hospitality Uses (West of Center Street Only).	CUP
1. Hotels (interior room entrance);	1. Hotels (interior room entrance);	CUP
2. Motels (exterior room entrance);	2. Motels (exterior room entrance);	CUP
3. Bed and Breakfast Inns. A bed and breakfast inn is subject to the following definitions and requirements:	3. Bed and Breakfast Inns. A bed and breakfast inn is subject to the following definitions and requirements:	CUP
a. Can only be applied to structures classified as a single-family residence in the C-4 zone at the time of the adoption of Ordinance No. 951.	a. Can only be applied to structures classified as a single-family residence in the C-4 zone at the time of the adoption of Ordinance No. 951.	CUP
b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operator's residence rooms.	b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operator's residence	CUP

	rooms.	
c. Length of stay shall not exceed 14 consecutive overnight stays. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	c. Length of stay shall not exceed 14 consecutive overnight stays. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	CUP