



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
January 13, 2016

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Chair Hedges

1. **APPEAL NOTICE:** In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
2. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.
3. **APPROVAL OF MINUTES:**
 - ❖ Minutes of Regular Meeting of December 9, 2015;
Recommended Action: Approval (Deputy City Clerk)
4. **PUBLIC HEARING:**
 - A. **Conditional Use Permit 2015-38** (Preciado): A request for approval to allow a temporary mobile home for the elderly at 3180 Cutting Horse Road located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)
 - B. **Conditional Use Permit 2015-36** (Hicks): A request for approval to allow two additional animal units at 4436 Corona Avenue located within the R-1-10 (Residential – Single Family) Zone. **Recommended Action: Approval** (Senior Planner)

- C. **Conditional Use Permit 2015-37** (Hubbard): A request for approval to allow a detached accessory building consisting of a 1,200 square-foot storage building at 5294 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
 - D. **Conditional Use Permit 2014-17** (Moser): A request for approval to allow a detached accessory building consisting of a 2,880 square-foot mare motel cover at 2697 Sierra Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
 - E. **Conditional Use Permit 2014-10/Variance 2014-05** (Swaminarayan Gurukul-USA/Patolia): A request for approval to allow the development of a temple and cultural center on a vacant parcel (APN 130-240-031) located on the west side of Norconian Drive, between Norco Drive and Fifth Street, within the A-1-20 (Agricultural Low Density) Zone. A variance is being requested from the maximum allowed height of 35 feet to allow a building dome height of about 46 feet. **Recommended Action: Continue the project to February 10, 2016** (Senior Planner)
5. BUSINESS ITEMS:
- A. **Site Plan 2015-17, Modification No. 1** (Hernandez): A request for approval to modify the height of an approved detached accessory building consisting of a 852 square-foot garage at 1037 Second Street located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)
6. CITY COUNCIL MINUTES: Receive and File
- City Council Special Meeting of December 2, 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
December 9, 2015

CALL TO ORDER: **7:02 p.m.**

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

STAFF PRESENT: **Planning Director King, Senior Planner Robles, Deputy City Manager/Parks and Recreation Director Petree, Associate Engineer Nelson, City Clerk Link and Deputy City Clerk Germain**

OATH OF OFFICE:

City Clerk Link provided the Oath of Office to Danny Azevedo, newly appointed Commission Member, replacing Ted Hoffman who was elected to the City Council.

PLEDGE OF ALLEGIANCE: **Commission Member Jaffarian**

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

2. PUBLIC COMMENTS:

Ted Hoffman congratulated Mr. Azevedo on his appointment; adding that he enjoyed serving on the Commission, thanked the Commission and staff for a great experience, noting all the good work done by the Commission thus far.

Kristy Rossi reported that due to a water main break near her home, the City has wasted a lot of water, adding that the City needs to do its share of conserving. She suggested that the water could be pumped into holding tanks so that it is not wasted.

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting of October 28, 2015

Recommended Action: Approval (Deputy City Clerk)

M/S Jaffarian/Leonard to approve the minutes of regular meeting of October 28, 2015, as written.

AYES: Hedges, Leonard, Jaffarian, Rigler

ABSTAIN: Azevedo

Motion Passed

4. CONTINUED PUBLIC HEARING:

A. **Conditional Use Permit 2015-21** (Hall): A request for approval to allow a detached accessory building consisting of a 1,040 square-foot garage/workshop with an attached 320 square-foot covered porch at 3113 Half Circle Road located within the A-1-20 (Agricultural Low Density) Zone.

Continued from September 30, and October 28, 2015 **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Based on the Commission's concerns at the initial presentation on September 30, 2015, meeting, the item was continued to allow the applicant to resubmit plans showing requested changes. She reported that the garage apron had been removed as well as any habitable usage. The Engineering staff has visited the site to verify that, other than a clean-up of the lot, no excessive grading had occurred. Minimum requirements are met; staff recommends approval.

In response to Vice Chair Leonard, Planner Robles explained that if the garage is not primary, detached garage, an apron is not required.

Director King expanded on the explanation, stating that secondary garages do not require aprons, and that although previously not consistent, the Building Division staff have been given proper directions on this issue.

Member Rigler questioned the grading, stating that he had noticed a grading difference on the property in comparison to the neighbor; adding his concern with water runoff going onto neighbor's property.

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

Member Jaffarian stated that the applicant has addressed the Commission's concerns.

M/S Jaffarian/Leonard to adopt Resolution 2015-49, to approve Conditional Use Permit 2015-21, to allow a detached accessory building consisting of a 1,040 square-foot garage/workshop with an attached 320 square-foot covered porch at 3113 Half Circle Road.

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

5. PUBLIC HEARING:

- A. **Conditional Use Permit 2015-30** (Kosmal): A request for approval to allow a Fitness Studio with a retail component at 3230 Hamner Avenue, Suite 404, located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the existing building is divided into two suites, one for fitness classes and the second for nutritional consultations and a retail component. Planner Robles reviewed the proposed class schedule, noting that the nutritional consultations will take place between classes. As presented the intent is a permitted use in the zone. Staff recommends approval.

In response to Member Jaffarian, Planner Robles stated that the parking ration allowance used was the same as other similar use locations. Member Jaffarian asked that a full evaluation of parking be provided on future requests.

Member Rigler asked if the parking ratio outcome would be affected should other businesses in the center expand their hours. In response, Planner Robles stated that the current ratio used would not require a return to the Commission for additional review. She also confirmed that only pre-packaged food will be allowed to be sold.

In response to Member Azevedo, Planner Robles confirmed that the maximum attendance for each class is set at 15; as such, parking will not be an issue.

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

Member Jaffarian noted that parking is always an issue, especially at multi-use centers. He asked that a condition be added noting that if hours are modified, or the number of class attendees change, this CUP be required to get re-approved, due to the parking issue concern. Adding that the same be noted on future projects in any center.

M/S Jaffarian/Rigler to adopt Resolution 2015-77, to approve Conditional Use Permit 2015-30, to allow a fitness studio with a retail component in Suite 404 of an existing building located at 3230 Hamner Avenue; adding a condition to require re-approval should the hours of operation or number of attendees per class change.

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

- B. **Conditional Use Permit 2015-31** (Baker): A request for approval to allow a restaurant (Cowboy Joe's) to sell liquor (distilled spirits) for on-site consumption at 3230 Hamner Avenue, Suite 401 located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that this is not an approval for the restaurant, but to allow liquor consumption on the premises; adding that the actual license is issued by ABC, once approved by the City. The restaurant is currently in construction, no additional restaurant will be allowed in this same center, as there now will be two eateries. Staff recommends approval.

Vice Chair Leonard asked if Sheriff and Fire Departments have reviewed the plans. Planner Robles stated that yes, and all the departments' requirements have been met.

In response to Member Azevedo, Planner Robles stated the hours of operation and that no entertainment is planned or permitted at this time, but they may apply in future with the City Council.

Member Jaffarian commented on his concern with the arrangements in place regarding any alcohol hand over in the patio area.

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

Joe Baker, applicant, stated he is aware that the outside was a concern; he is planning for an 8-foot thick wall. He thanked the Commission for its consideration of his project. He shared that he has done research for over one year into opening his business, by visiting other local similar businesses. In response to Member Rigler, Mr. Baker stated that he doesn't feel he needs additional security, his plans include cutting off excessive drinking, and anyone causing disturbance will be asked to leave the premises. The establishment will be family-friendly and have many sports events showing throughout the day.

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

M/S Leonard/Jaffarian to adopt Resolution 2015-78, to approve Conditional Use Permit 2015-31, to allow the sale of liquor for on-site consumption as an ancillary use for a restaurant located at 3230 Hamner Avenue, Suite 401.

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

C. **Conditional Use Permit 2015-34 (Luiten):** A request for approval to allow a detached accessory building consisting of a 2,475 square-foot storage building at 3054 Corona Avenue 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 noted that the Architectural Review Subcommittee (ARC) expressed concern over the height and metal siding. The proposed building meets requirements, staff recommends approval.

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

Jack Luiten, applicant, confirmed that the original slab to be used has been in place since 2008, and that he has read and understands all the conditions.

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

M/S Jaffarian/Rigler to adopt Resolution 2015-71, to approve Conditional Use Permit 2015-34, to allow a detached accessory building consisting of a 2,475 square-foot storage building at 3054 Corona Avenue.

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

- D. **Conditional Use Permit 2015-35** (Sandoval): A request for approval to allow a detached accessory building consisting of a 1,152 square-foot Recreational Vehicle (RV) garage at 1593 Clydesdale Court located within the Norco Hills Specific Plan (NHSP) Amendment No.1(Ito Farms). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She explained that this Amendment No. 1 Track was created and developed prior to the requirement of Primary Animal Keeping Areas (PAKAs) or animal keeping areas. ARC has reviewed and only noted a concern over the height. As proposed, all requirements are met; staff recommends approval.

Vice Chair Leonard questioned if pool and coping was added to the total lot coverage; in response, Planner Robles stated that it was not required in this Specific Plan. Vice Chair Leonard stated that the plan appears to show more than 32 percent coverage, possibly exceeding 40 percent. Planner Robles indicated the project is being presented as shown on the approved plans.

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

Vice Chair Leonard reiterated his concern with the lot coverage showing, noting issues with the plan, which appears to show at 40 percent or more.

Member Azevedo stated that since the home is seated forward on the lot, there appears to be lots of room in the back of the property. He is satisfied that the proposed structure will be well away from the pool area. In response to Member Azevedo, Planner Robles stated that the resident indicated there are trees between the pool and the proposed structure.

Mike Garrison, property owner, responded to confirm the trees, the open space area is approximately 900 square feet, and there is a concrete ribbon around the pool.

M/S Jaffarian/Hedges to adopt Resolution 2015-72, to approve Conditional Use Permit 2015-35, to allow a detached accessory building consisting of a 1,152 square-foot recreational vehicle (RV) garage at 1593 Clydesdale Court.

AYES: Hedges, Azevedo, Jaffarian
NOES: Leonard, Rigler

Motion Passed

- E. **Conditional Use Permit 2015-12** (Verizon Wireless): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 53-foot tall freestanding pole with antennas, designed to function as a ball field/park light pole, at 2760 Reservoir Drive (Parmenter Park) located within the OS (Open Space) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the project meets all requirements of the underlying zone of Open Space and for freestanding telecommunication facilities; adding that the City code allows the height when it includes a park light pole. Staff recommends approval.

In response to Member Jaffarian, Deputy City Manager Petree confirmed that another cell facility had been previously approved but was never built as T-Mobile withdrew its application. He noted that the City is comfortable with the 53-foot height, a photometric study is done so that the City gets what it needs; it will also be energy efficient and blend in with the current poles on sight.

Member Rigler noted his concerns with the RF frequency, its location near residences, and the 12-foot panels.

Deputy City Manager Petree stated that standard FCC required signage will be posted, alerting the public to keep their distance from the antenna site, and that the City also required an emissions study.

Member Azevedo shared that he is familiar with these types of posts; he suggested that the posts be color blended with the surrounding environment so that it can't be noticed, and that exterior security lighting be provided.

Deputy City Manager Petree shared his past experience, noting that he has been involved with this type of project for a number of years, sharing that it produces additional funds to help pay for park maintenance.

Maree Hoeger, representative for Verizon, stated poles can be painted if required.

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

M/S Leonard/Jaffarian to adopt Resolution 2015-73, to approve Conditional Use Permit 2015-12, to allow the installation of an unmanned wireless telecommunication facility consisting of a 53-foot tall freestanding monopole with antennas, designed to function as a ball field park light pole, at 2760 reservoir Drive (Parmenter Park); adding a condition requiring that the pole be color blended with its environment.

AYES: Hedges, Leonard, Azevedo, Jaffarian **Motion Passed**
NOES: Rigler

- F. **Conditional Use Permit 2015-13** (Verizon Wireless): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 67-foot tall freestanding pole with antennas, designed to function as a ball field/park light pole, at 3364 Western Avenue (Wayne Makin Park/Shearer Sports Complex) located within the OS (Open Space) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that this facility will be located within the Shearer Sports Complex area, and will also provide equipment storage for the Parks Department and the local sports groups that use the park. Staff supports the height and recommends approval.

In response to Member Jaffarian, Deputy City Manager Petree stated that not all poles are the same height, noting that the height is determined by the size of the field.

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

M/S Jaffarian/Leonard to adopt Resolution 2015-75, to approve Conditional Use Permit 2015-13, to allow the installation of an unmanned wireless telecommunication facility consisting of a 57-foot tall freestanding monopole with antennas, designed to function as a soccer field park light pole at 3364 Western Avenue (Wayne Makin Park/Shearer Soccer Complex).

AYES: Hedges, Leonard, Azevedo, Jaffarian
NOES: Rigler

Motion Passed

- G. Conditional Use Permit 2015-14 (Verizon Wireless):** A request for approval to allow an unmanned wireless telecommunication facility consisting of a 50-foot tall freestanding pole with antennas, designed to function as a parking lot light pole, at 3737 Crestview Drive (Ingals Park) located within the OS (Open Space) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She shared that the trademark Horsetown USA logo will be added to the panels, as a requirement. Staff recommends approval.

In response to Member Jaffarian, Deputy City Manager Petree explained that bollards will be installed around the pole, and done by City staff.

Member Rigler stated he likes this one as it is not located in or near a residential area.

Chair Hedges stated she did not like that it was situated in the parking lot, as the lot always gets filled quickly during events. Deputy City Manager Petree explained that the building, which will provide storage for the City, will be situated close to the fence line and it would not take any more space than the portable lights that have been used in the same space for past events. Chair Hedges suggested that the color blend be required here also.

In response to Member Azevedo, Deputy City Manager Petree shared that power outlets will be added, and that tie-ups are a possibility.

Vice Chair Leonard suggested that a condition be added to require Verizon to add bollards around the pole/structure with tie-ups and power outlets; stating that based on the City's financial situation, it should not have to pay for the work, or else add a condition requiring the applicant pay for it and allow the City to design it.

In response, Deputy City Manager Petree stated that City staff is prepared to do the work; he expanded by stating that staff would design the bollards, as staff knows what works best for our needs. He further responded that the City will be receiving \$20,000 initial payment, which will cover the cost.

Member Jaffarian agreed with Deputy City Manager Petree, the City should take responsibility to design and build the bollards; it would allow the City the flexibility to make changes in the future.

Planner Robles made a correction to the resolution, stating that Condition No. 22 be struck out as it is not necessary, as the location is determined by both parties.

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

M/S Jaffarian/Rigler to adopt Resolution 2015-76, to approve Conditional Use Permit 2015-14, to allow the installation of an unmanned wireless telecommunication facility consisting of a 50-foot tall freestanding pole with antennas, designed to function as a parking lot light pole, placed on two of the legal parcels (APNs 168-040-011, -018) that are part of the George A. Ingalls Equestrian Center, located at 3737 Crestview Drive; adding a condition requiring color blend with the environment, and remove Condition No. 22.

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

Recessed: 8:40 p.m. / Reconvened: 8:50 p.m.

The following two agenda items were heard at 8:56 p.m., after Business Items Nos. 6.A. and 6.B., by request of staff.

- H. **Tentative Tract Map 36717** (Dallape): A request to subdivide 26.69 gross acres into 32 parcels for single-family residential development on property located on the northeast side of River Road and south of Bluff Street in the A-1-20 zone. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He provided a historical background of the property as a dairy. He explained that the existing ranch house will remain, and the remainder of the lot will be developed with residential homes. PAKAs will be required on all residential lots, and a Land Maintenance District (LMD) will be developed for maintenance and repair needs within the tract. The tract will be connected to the City's trail system, and routing to Ted Brooks Park. Staff recommends approval.

October 28, 2015

Vice Chair Leonard asked that Condition 57 be revised to include trail fencing.

In response to Vice Chair Leonard, Director King stated that the LMD will not have an end date. Vice Chair Leonard requested that a condition be added to note as such; Director King stated he will verify with the City Attorney to make sure there are no restrictions to do so. He also confirmed that the PAKAs' locations are indicated in the ledger of the map.

In response to Member Azevedo, Associate Engineer Nelson explained that all water will be treated and that the Engineering Department will determine the requirements needed; and all setbacks are set at 25 feet.

In response to Member Jaffarian, Director King confirmed that PAKAs are required and will be recorded on the property titles, and each PAKA will be scaled to the number of animal units allowed based on the individual lot size.

Chair Hedges, concerned regarding having a gap between the walls of this tract and the Remington track behind it, asked that a condition be added to restrict the gap to four inches.

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

Bud Thatcher, representative, thanked the staff for their assistance through the process. He confirmed that he had read the conditions, and had only one concern pertaining to Lots 2 and 3, which needs to intercept water from Lot 1, requiring treatment. Also he requested that Condition 38 be revised to include Lots 2 & 3 for lot cross drainage; modify Condition 57 for maintenance requirement for Lots 2 & 3. In response to Chair Hedges, the wall gap will be as close as can possibly be done, usually at two inches.

Stan Rossi, as resident on Bluff Street, stated his concern with the affects to Bluff Street residences, and about future development plans.

Mike Thompson stated that he did not recall the recycled water requirement discussion for this project when presented to the Streets, Trails, and Utilities Commission. Director King responded, adding that this will be available to the residents upon moving into these homes.

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

In response to Vice Chair Leonard's concern regarding the impact this new project will have on the City's sewer system, Associate Engineer Nelson stated that there will be non as it will drain into a way station.

Member Jaffarian commended City staff and the developer on an excellent addition to Norco, noting the trail system connection.

Chair Hedges questioned the cross ribbon gutter and the prevention of potential flooding, in response, Director King answered that the responsibility will be on the LMD for cleaning and upkeep of the gutters.

Member Azevedo congratulated the contractor for working with the City and keeping its needs and requirements in mind.

Vice Chair Leonard concurred with the Commissioner's comments, reiterating the addition of a condition regarding the upkeep of the trail fencing, no time limit on the LMD, and asked that a sewer study be required.

M/S Jaffarian/Rigler to adopt Resolution 2015-79, recommending to the City Council that Tentative Tract Map 36717 be approved; modify Condition 57 to add trail fencing, condition that the LMD has no time line, and require a sewer study.

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

- I. **Zone Code Amendment 2015-07, Code Change 2015-07** (City of Norco): A proposal to amend Title 5 and Title 18 of the Norco Municipal Code regarding the cultivation and delivery, and all aspects of the growing, retailing, and the use of marijuana, medical marijuana, and/or cannabis in the City of Norco.

Recommended Action: Approval (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He provided an overview of the Norco Municipal Code added a few years ago regarding marijuana being illegal for sale. The League of California Cities is recommending that all cities add a code to specifically not allow cultivation and delivery of marijuana. There are two separate resolutions that would need to be sent to Council for its final approval.

In response to Vice Chair Leonard, Director King explained that this item would not be treated as an adult entertainment issue, and can be prohibited by individual cities.

Member Jaffarian questioned transportation or the delivery of marijuana to individuals that may have legal right/prescription to have; in response, Director King explained that if for personal use they are allowed to keep it but not transport within the City. He further expanded stating that this would provide the City a bit of a hammer to deal with this issue should it go to a ballot vote, as the State would like for marijuana to be regulated like alcohol, so the City is being proactive to maintain the prohibition the City currently has in place.

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

M/S Jaffarian/Leonard to adopt Resolution 2015-80, recommending that the City Council that Code Change 2015-07 be approved amending Chapter 5.54, of the Norco Municipal Code, "Medical Marijuana Dispensaries" to "Marijuana Cultivation and Transportation" prohibiting the cultivation and transportation of marijuana in all zoning districts within the City of Norco.

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

M/S Jaffarian/Leonard to adopt Resolution 2015-81, recommending that the City Council approve Zone Code Amendment 2015-07 adding Chapter 18.64 "Prohibition of Marijuana Cultivation and Transportation", with any related cross-references in other chapters as needed.

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

6. BUSINESS ITEMS:

Business items were heard by the Commission prior to Agenda Item 5.H.

- A. **Site Plan 2015-25** (Castro): A request for approval to allow a detached accessory building consisting of a 768 square-foot horse shelter at 3112 Sunset Court located within the A-E (Agricultural Estate) Zone.
Recommended Action: Approval (Senior Planner)

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

In response to Chair Hedges, Planner Robles explained no construction had begun but that a small wall had been placed to hold the hay for horses.

Toribio Castro, applicant, stated that the small wall is eight inches in height, confirming it was placed to hold hay shavings.

M/S Jaffarian/Rigler to adopt Resolution 2015-74, to approve Site Plan 2015-25, to allow a detached accessory building consisting of a 768 square-foot horse shelter at 3112 Sunset Court.

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

- B. **Special Sign Permit 2015-01** (Bovee): A request for approval of a freeway-oriented sign to advertise three businesses on property located at 1701-1713 Hamner Avenue in the CTO (Commercial Transition Overlay) zone.
Recommended Action: Approval (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He noted that this project had previously been denied without prejudice, based on its size and the location was not adequate. A revised plan is being provided; staff recommends approval.

M/S Jaffarian/Rigler to adopt Resolution 2015-45, to approve Sign Permit 2015-01, to allow a freeway-oriented pylon sign on property located at 1701-1713 Hamner Avenue.

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

7. CITY COUNCIL MINUTES:

Received and Filed

- City Council Regular Meeting of October 21, 2015
- City Council/Historic Preservation Commission Special Joint Meeting of October 28, 2015
- City Council Regular Meeting of November 4, 2015
- City Council Regular Meeting of November 18, 2015

8. PLANNING COMMISSION:

A. Oral Reports from Various Committees: None

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

- Vice Chair Leonard asked if a deadline can be required for projects approved by the Planning Commission, as he stated that some have not complied with the approvals. Director King stated that the City standards provides for two years to complete a project. Vice Chair Leonard asked if it can be changed.

9. ADJOURNMENT: Chair Hedges adjourned the meeting at 9:42 p.m. to the Special Meeting on December 14, 2015 at 6:00 p.m. at Norco City Hall, Conference Rooms A & B.

Director King gave an overview of the presentation regarding the Wyle Lab property and the Preservation and Development Zone.

Respectfully submitted,

Steve King, Secretary
Planning Commission

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: January 13, 2016

SUBJECT: Conditional Use Permit 2015-38 (Preciado): A request for approval to allow a temporary mobile home for the elderly at 3180 Cutting Horse Road located within the Norco Ridge Ranch Specific Plan (NRRSP).

RECOMMENDATION: Adopt Resolution 2016-04, approving Conditional Use Permit 2015-38

SUMMARY: Conditional Use Permit (CUP) 2015-38 is a request for approval to allow a temporary mobile home for the elderly at 3180 Cutting Horse Road (ref. Exhibit "A" – Location Map). The mobile home is intended to be occupied by the property owner's 63 year old sister.

PROPERTY DESCRIPTION: The project site consists of about .64 acres/27,878 square feet, and is developed with a single-family residence with attached garage (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos). The property also has a recorded Primary Animal Keeping Area (PAKA) of 3,305 square feet at the rear of the property.

PROJECT DESCRIPTION: The applicant is requesting approval of a conditional use permit to allow the placement of a temporary mobile home on the property, to be occupied by the applicant, who is 63 years old and the sister of the property owner (ref. Exhibit "D" – Site Plan and Exhibit "E" – Floor Plan and "F" – Building Elevations).

The mobile home is proposed with an interior floor area of 904.6 square feet, proposed to be located behind the existing home, and is proposed to meet the minimum setback requirements of five feet from property lines and 10 feet from any other structure. The unit will not be in the PAKA and will not block the 15-foot wide access to the PAKA.

ANALYSIS: Per Section 18.30.35 of the Norco Municipal Code (NMC), a temporary mobile home for the elderly is allowed in any residential zone with the approval of a conditional use permit. The intent of this provision in the Code is to allow housing for elderly family members who need care or assistance from their family.

The mobile home is allowed for the exclusive use of a maximum of two aged family members of the owner and occupant of a main dwelling on the property. At least one of two occupants allowed in the mobile home must be 62 years of age and the applicant must demonstrate the need for the family members care. This CUP application meets these requirements. The

mobile home is proposed to be occupied by the property owner's 63 year old sister, who recently widowed and needs to move closer to her brother.

The minimum lot size to be eligible for temporary mobile home is 20,000 square feet, and the mobile home must be placed to the rear of the main dwelling. The subject property is 27,878 square feet and the mobile home is proposed to be placed behind the existing house.

The mobile home must comply with all setback and lot coverage requirements of the NRRSP. Similar to an accessory building, the mobile home must be a minimum of five feet away from side and rear property lines, a minimum of 10 feet away from any other structure, and the maximum lot coverage of 40 percent of the flat pad area cannot be exceeded (the lot is 27,878 square feet but with a plat pad of 23,668 square feet). The location of the proposed mobile home meets all the setback requirements and the lot/pad coverage is not exceeded being at about 19 percent with the existing and proposed structures.

The floor area of the mobile home cannot be less than 350 square feet nor larger than 900 square feet. The mobile home is proposed with an interior floor area of 904.6 square feet, but will need to be slightly reduced to comply with the maximum allowed square feet. This can easily be done by having the front door recessed in.

The mobile home must be connected to the City's sewer system and all utility connections (to include water, electricity etc.,) serving the unit must meet applicable building codes. The project will be conditioned to require this.

The mobile home, although temporary, must be secured to withstand wind loads in accordance with the Uniform Building Code calculations but not be placed on a permanent foundation. The requirement for a temporary foundation is so that the mobile home is removed should it no longer be occupied by a qualified family member. The project has been conditioned to require that the mobile home be placed on a temporary foundation.

To insure that the mobile home is not misused, the Code requires that a conditional use permit be granted for a one-year period, which may be extended on a year to year basis. To comply with this requirement, the project has been conditioned to indicate that the approval is granted for a maximum one-year period and will expire, if a request for extension is not filed with the Planning Division every year after the approval date. The project has also been conditioned to require that the applicant obtain approval for a change in the occupancy of the mobile home, so that compliance with the Code can be evaluated by staff. Furthermore, the project has been conditioned so that the current property owner records on the property title a clause that indicates that the mobile home must be removed from prior to the sale of the property, unless a modification to this permit is approved by the Planning Commission (for the new owner) to allow the unit to remain in accordance with Code requirements.

RESOLUTION NO. 2016-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW A TEMPORARY MOBILE HOME FOR THE ELDERLY AT 3180 CUTTING HORSE ROAD LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP) ZONE. CONDITIONAL USE PERMIT 2015-38

WHEREAS, JOSEPHINE A. PRECIADO submitted an application to the City of Norco, California, for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code to allow a mobile home to be used as a temporary dwelling unit for the elderly on property generally described as:

.64 acres M/L in Lot 31 MB 342/086 Tract 29588--3; and

More generally described as an irregular-shaped area of about .64 acres, having a frontage of about 45 feet on the southwest side of Cutting Horse Road, a maximum depth of about 240 feet, and being further described as 3180 Cutting Horse Road (APN # 123-080-017) and

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 January 13, 2016 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 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 designates the site as Specific Plan and the Specific Plan zoning of the site is consistent with the General Plan. The nature of the proposed land use is conditionally permitted

in the zone and is 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 surrounding land uses are residential on the sides. The proposed use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have adverse effects on adjoining properties.

C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area, as the subject property meets all applicable development standards and the minimum lot size required to allow a temporary mobile home for the elderly on the property.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, as the proposed use is limited to occupancy by no more than two persons, one of which must be at least 62 years of age.

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 on January 13, 2016 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" – Floor Plan and Building Elevations dated November 2, 2015, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions or by the Building and Safety Division.

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.
4. This approval shall become null and void unless building permits for the installation of the mobile home authorized by this approval have been issued within one year after the granting of such approval and pursued diligently to completion.
5. The applicant shall obtain building permits and pay all applicable fees prior to placing the mobile home on the lot. 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.
6. Approval is granted for a maximum one-year period and will expire, if a request for extension is not filed with the Planning Division on or before September 30, 2016 and each year after. This extension shall indicate that the elderly family member, for whom the mobile home was approved, is still occupying the mobile home. If, and when, the mobile home is no longer occupied by the elderly family member(s), the mobile home shall be removed from the property within 60 days.
7. The applicant/property owner shall contact the Planning Division and provide a letter requesting approval for a change in the occupancy of the mobile home. The mobile home shall be occupied by no more than two aged family members of the owner/occupant of the main dwelling on the same property. At least one of the two occupants allowed in the mobile home shall be 62 years of age.
8. The current applicant/property owner shall record on the property title the requirement that the mobile home must be removed from the property prior to the sale of the property, unless a modification to this permit is approved by the Planning Commission (for the new owner) to allow the unit to remain in accordance with the Norco Municipal Code. **Proof of this recordation shall be submitted to the Planning Division before a building permit is issued by the Building Department for the mobile home.**

9. The mobile home shall be constructed either after September 15, 1971, and be issued an insignia of approval by the California Department of Housing and Community Development or be constructed after July 1, 1976, and be issued an insignia of approval by the US Department of Housing and Urban Development. In addition, the applicant shall provide a State inspection certificate that the mobile home meets all Code requirements at the time the conditional use permit is granted. Mobile units constructed prior to these dates may be permitted provided that the unit is certified by the State inspector that it meets all current codes.
10. The floor area of the mobile home shall not be less than 350 square feet nor larger than 900 square feet.
11. The temporary mobile home shall be connected to the City sewer system. The applicant/property owner shall pay associated connection fees to the City of Norco prior to building permit issuance. The sewer connection to the mobile home shall be made through the existing sewer connection for the main dwelling.
12. The proposed mobile home shall be connected to the City water system. The applicant/property owner shall pay connection fees to the City of Norco for all water system service required prior to building permit issuance.
13. All utility connections serving the unit must meet applicable building codes. All utility connections to the mobile home shall be made through the existing utility connections for the main dwelling.
14. A home occupation shall not be permitted from the mobile home.
15. The mobile home, although temporary, shall be secured to withstand wind loads in accordance with the Uniform Building Code calculations, but not be placed on a permanent foundation or a perimeter block enclosure.
16. Smoke detectors shall be installed pursuant to State Fire Marshal requirements.
17. Exterior appearance of the mobile home shall meet the approval of the Planning Division.
18. Skirting at the base of the mobile home may be required as determined by the Planning Director.
19. All utilities lines shall be placed underground.

20. No occupancy of the mobile home shall be allowed unless a final inspection is completed to the satisfaction of the Building Official.

21. The proposed mobile home shall not interfere with animal keeping on the adjacent lots.

22. The applicant shall comply with Norco Fire Department requirements for access and turnarounds before building permits for the temporary mobile home are issued.

##

Resolution 2016-04
Page 6
January 13, 2016

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on January 13, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on January 13, 2016 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 2015-38
APPLICANT: Joesphine Preciado
LOCATION: 3180 Cutting Horse Road

Exhibit "A"

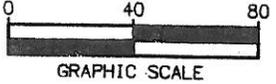
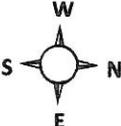
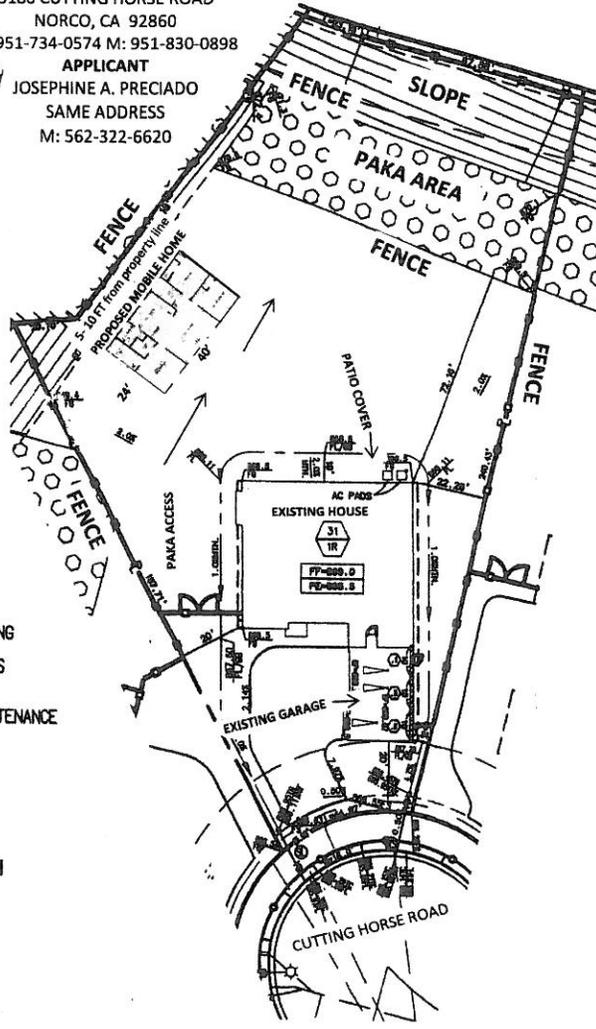
LOT NUMBER
2R GARAGE ORIENTATION
MODEL PLAN

PROPERTY OWNER
JOSE M. SOMERA
3180 CUTTING HORSE ROAD
NORCO, CA 92860
H: 951-734-0574 M: 951-830-0898

APPLICANT
JOSEPHINE A. PRECIADO
SAME ADDRESS
M: 562-322-6620

LEGEND

- PE - PAD ELEVATION
- FF - FINISHED FLOOR
- GF - GARAGE FLOOR
- TC - TOP OF CURB
- FL - FLOW LINE
- TG - TOP OF GRADE
- INV - INVERT ELEVATION
- FG - FINISHED GRADE
- FS - FINISHED SURFACE
- HP - HIGH POINT
- LP - LOW POINT
- TW - TOP OF WALL
- TF - TOP OF FOOTING
- GB - GRADE BREAK
- YD - YARD DRAIN
- P - PROPERTY LINE
- CL - STREET CENTERLINE
- W - WATER SERVICE
- S - SEWER LATERAL
- BW - BACKWATER VALVE
- [Hatched Box] - DEEPEMED BUILDING FOOTING
- [X] - INDICATES AMOUNT OF EXTRA DEPTH FOOTING
- [Square] - AIR CONDITIONING PAD
- [Dashed Line] - WOOD SPLIT-RAIL FENCE
- [Dotted Line] - POTENTIAL HOMEBUYER FENCING
- [Wavy Line] - GATE PROVIDING PAKA ACCESS (12' WIDE MIN.)
- [Triangle] - GATE PROVIDING SLOPE MAINTENANCE ACCESS (4' WIDE)



LOT SIZE: 0.64 ACRE; 27,878 S.F.

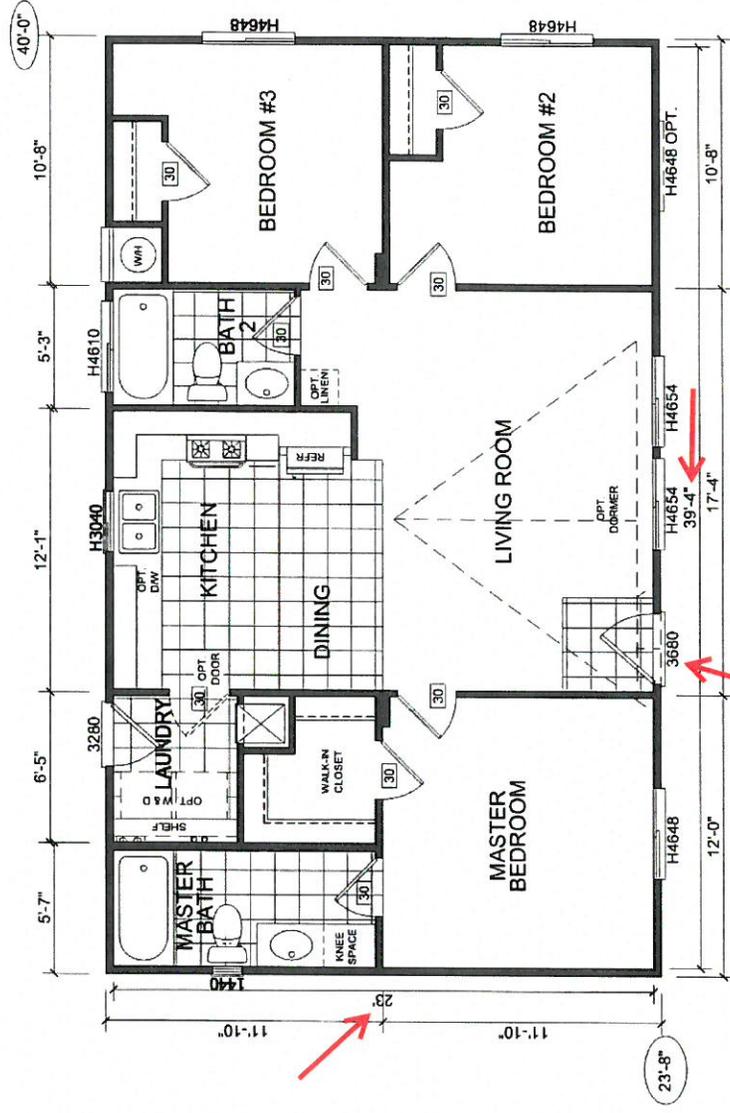
LOT INFORMATION:
ADDRESS: 3180 CUTTING HORSE RD.
NORCO, CALIFORNIA
LOT: 31, MODEL: PLAN 1R
TRACT 29588-3
APN: POR. 123-080-017
BUILDING/LOT COVERAGE: 12.0%
GARAGE ATTACHED
PAKA: 3,305 S.F.

- IMPORTANT NOTICE:**
- THIS PLAN IS FOR GENERAL INFORMATION ONLY AND IS INTENDED TO SHOW APPROXIMATE RELATIONSHIPS.
 - RYLAND HOMES MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THIS PLAN, THIS PLAN MAY NOT SHOW CURRENT RECORD INFORMATION. REFER TO THE TITLE REPORT FOR DIMENSIONS, EASEMENTS, AND OTHER INFORMATION OF RECORD. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.
 - LOCATION AND TYPE OF FENCES AND WALL ARE APPROXIMATE AND SUBJECT TO CHANGE.
 - THIS PLAN IS NOT INTENDED TO SHOW PRECISE UTILITY, MAILBOX OR AIR CONDITIONING LOCATIONS OR SIZES. RYLAND HOMES DOES NOT DETERMINE UTILITY OR MAILBOX LOCATIONS; THESE LOCATIONS ARE SUBJECT TO CHANGE DUE TO ACTUAL FIELD CONDITIONS. FOR EXACT LOCATIONS, ACTUAL FIELD CONDITIONS SHOULD BE VERIFIED BY HOME BUYER. ACTUAL CONDITIONS MUST BE VERIFIED PRIOR TO BEGINNING ANY DESIGN OR CONSTRUCTION OF LOT IMPROVEMENTS. AT THE TIME OF REPARATION OF THIS EXHIBIT, MAILBOX LOCATIONS MAY NOT HAVE BEEN AVAILABLE AND THEREFORE MAY NOT BE SHOWN.
 - THE FOOTPRINT SHOWN HEREIN MAY NOT NECESSARILY MATCH THE FOOTPRINT AS CONSTRUCTED.

BUYER INITIALS: [Signature] BUYER INITIALS: [Signature] DATE: 12/20/04

<p>PLANNING • DESIGN • CONSTRUCTION</p> <p>5755 112th ROAD, SUITE 400 TAMECULA, CALIFORNIA 92070-4079 909.678.0048 • FAX 909.678.7340 • www.RBF.com</p>		<p>PLOT PLANS BUYER EXHIBIT FOR RYLAND HOMES</p> <p>FOR TRACT 29588-3, LOT 31, PHASE 0</p>	
DATE	JOB NO.	SCALE	SHEET NO.
02-23-04	15-100727	1" = 40'	7 OF 10

EXHIBIT "D"
11-2-15



BD-03-4024 947 SQ. FT. (40'-0" x 23'-8")
904.6 SQ. FT. INTERIOR

WILL RECESS THE FRONT
DOOR 14" TO LOSE THE 5FT

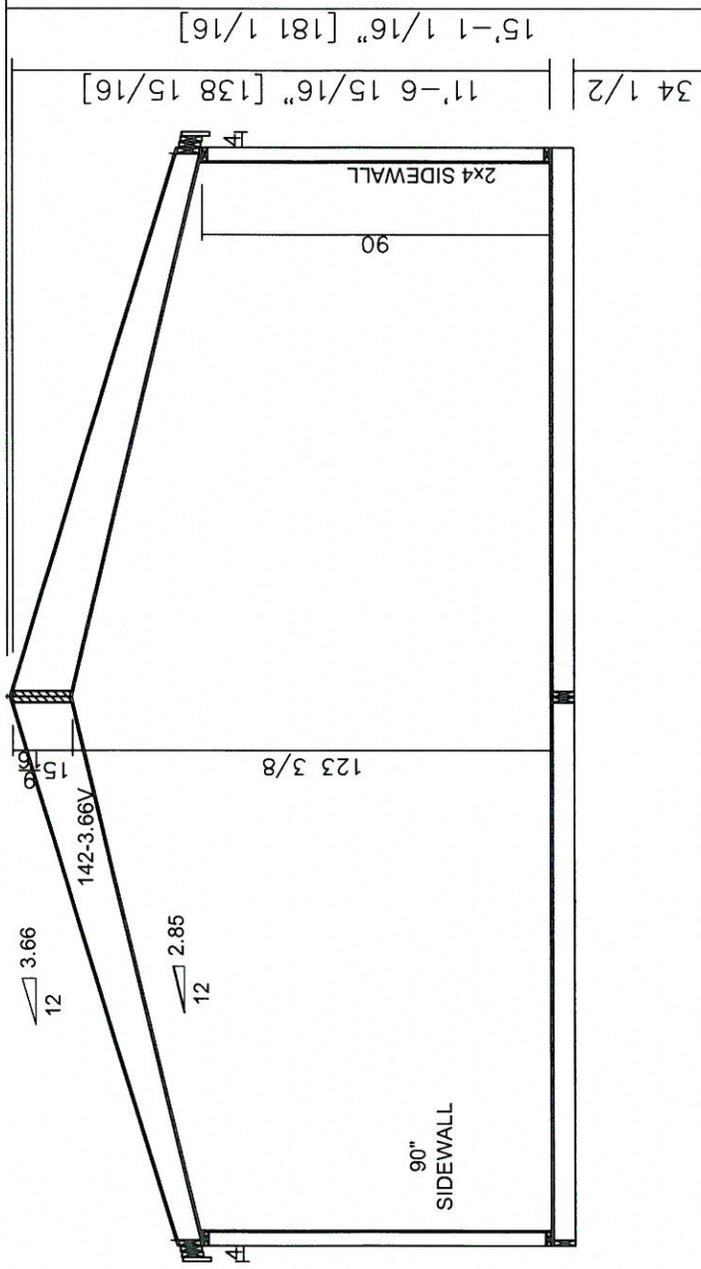
EXHIBIT "E"
11-2-15

<p>295 N. Smith Ave., Corona CA 92880</p> <p>PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION HOME BUILDERS INC. COPYRIGHT © 1978-2018 BY CHAMPION</p>	<p>APPROVER'S SEAL</p>	<p>MODIFICATIONS</p> <ul style="list-style-type: none"> 2-SEE REV LOG BMS 2-28-11 3-SEE REV LOG BMS 9-02-11 4-SEE REV LOG BMS 3-29-12 5-SEE REV LOG BMS 6-24-14 6-SEE REV LOG DJM 9-22-14 7-SEE REV LOG AMG 06-17-15 	<p>MODEL: BD-03-4024 40/24-3BR</p> <p>TITLE: LITERATURE PLAN</p> <p>DATE: 2-24-11 SCALE: 1/8" = 1'-0"</p> <p>DRAWN BY: BMS CHECKED BY:</p>	<p>SHEET NO.: LT-101</p> <p>PAGE: 1 OF 1</p> <p>FILENAME: BD-03-4024-LT101</p>
	<p>CHAMPION MANUFACTURED BEAUTIFULLY</p>			

142-3.66V-20

142-3.66V-20

1 1/2"
LVL



11'-10" [142]

11'-10" [142]

EXHIBIT "F"

11-2-15
A OF 2

6-SEE REV LOG	MODIFICATIONS	DJM	9-22-14
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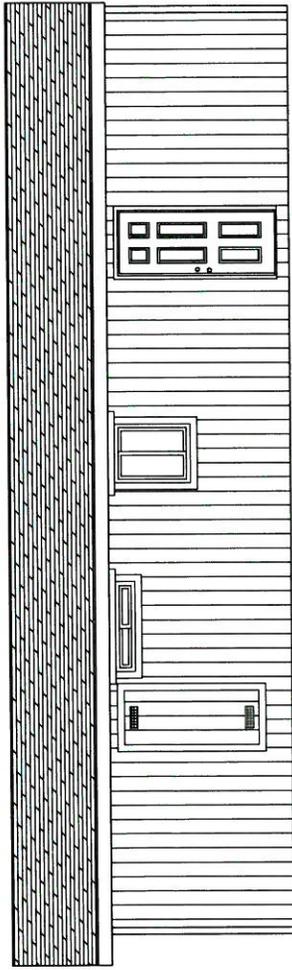
MODEL:	BD-03-4024 40/24-3BR	SHEET NO.:	AS-101
TITLE:	CROSS SECTION	PAGE:	1 OF 1
DATE:	2-24-11	SCALE:	1/4" = 1'-0"
DRAWN BY:	BMS	CHECKED BY:	
		FILENAME:	BD-03-4024-LT101

APPROVER'S SEAL

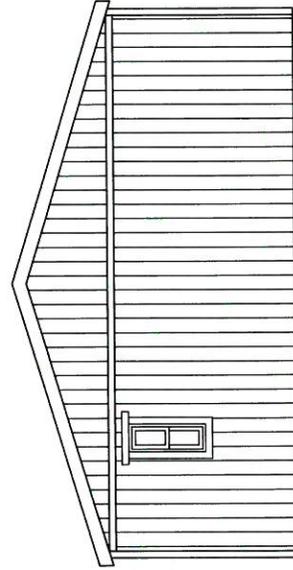
Silvercrest
 CHAMPION
 MANUFACTURED BEAUTIFULLY

299 N. Smith Ave., Corona CA 92880

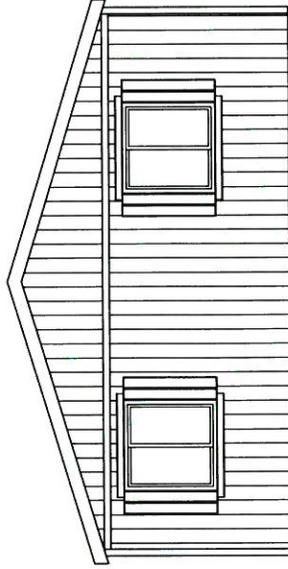
PROPRIETARY AND CONFIDENTIAL
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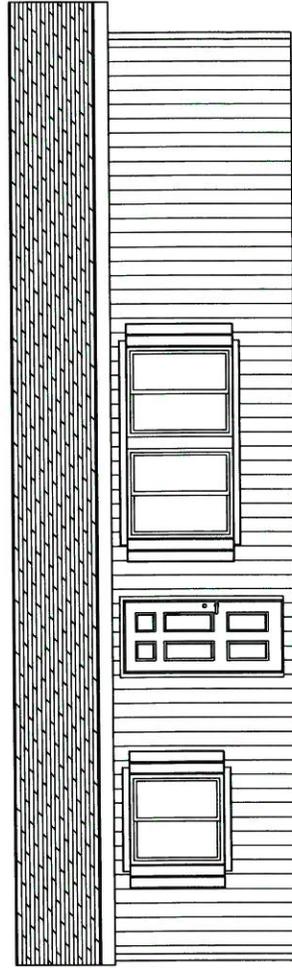
RIGHT



REAR



FRONT



LEFT

EXHIBIT "F"
11-2-15
2 OF 2

APPROVER'S SEAL		MODEL: BD-03-4024 40/24-3BR		SHEET NO.: AE-101	
MODIFICATIONS 4-SEE REV LOG 5-SEE REV LOG 6-SEE REV LOG		TITLE: ELEVATIONS		PAGE: 1 OF 1	
BMS 3-29-12 BMS 6-24-14 DJM 9-22-14		DATE: 2-24-11 SCALE: 1/8" = 1'-0" DRAWN BY: BMS CHECKED BY:		FILENAME: BD-03-4024-LT101	
 CHAMPION <small>MANUFACTURED BEAUTIFULLY™</small> 299 N. Smith Ave., Corona CA 92880		PROPRIETARY AND CONFIDENTIAL <small>THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL. PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION HOME BUILDERS, INC. COPYRIGHT © 1976-2013 BY CHAMPION</small>			

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: January 13, 2016

SUBJECT: Conditional Use Permit 2015-36 (Hicks): A request for approval to allow two additional animal units at 4436 Corona Avenue located within the R-1-10 (Residential-Single Family) Zone.

RECOMMENDATION: Adopt Resolution 2016-03, approving Conditional Use Permit 2015-36 to allow two additional animal units on the property.

SUMMARY: Conditional Use Permit (CUP) 2015-36 is a request for approval to allow two additional animal units (specifically horses) at 4436 Corona Avenue located within the R-1-10 Zone (ref. Exhibit "A" – Location Map). Based on the size of the property (13,503 square feet), a total of two animal units are allowed. Approval of two additional animal units would allow the property a total of four animal units.

PROPERTY DESCRIPTION: The project site is a rectangular-shaped parcel consisting of about .31 acres/13,503 square feet, having a frontage on the west side of Corona Avenue of about 102 feet and a maximum depth of about 126 feet (ref. Exhibit "B" – APN Map).

The property is developed with a single family residence, a 768 square-foot barn, two 192 square-foot portable horse covers, one 288 square-foot portable horse cover, one 80 square-foot portable horse cover, open corrals, and an arena (ref. Exhibit "C" –Site Plan and Exhibit "D" – Aerial and Site Photos).

The right to keep horses on this property was first established by an animal keeping overlay that was superimposed over the base R-1 Zone. This overlay has recently been superseded by the Ordinance 933 (that went into effect October 2015) that established animal keeping rights in the R-1 Zone similar to those of the A-1 zone. Large animals can be kept on a property zoned as R-1 provided the property is at least 10,000 square feet and is close to a horse trail, and the subject property meets these requirements. Furthermore, similar to the A-1 zone, additional animal units can also be requested.

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

The applicant currently has two more horse than allowed (four total) and as a result, there is an active Code case on the property. This CUP application has been submitted for consideration of an approval to allow the two additional horses to remain on the property.

RESOLUTION NO. 2016-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW TWO ADDITIONAL ANIMAL UNITS FOR A MAXIMUM OF FOUR ANIMAL UNITS ON THE PROPERTY LOCATED AT 4436 CORONA AVENUE LOCATED WITHIN THE R-1-10 (RESIDENTIAL SINGLE-FAMILY) ZONE. (CONDITIONAL USE PERMIT 2015-36)

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 MICHELINE HICKS for property located at 4436 Corona Avenue (APN 152-090-054).

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 January 13, 2016, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was not heard by the Planning Commission for the City of Norco; 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 Residential-Single Family and the existing zoning designation of R-1-10 is consistent with the General Plan. The nature of the proposed land use (an increase in animal units allowed) is conditionally permitted in the district and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and will therefore not have any significant effects.

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

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled this January 13, 2016 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Building Elevation, dated October 27, 2015 and incorporated herein by reference and on file with the Planning Division.
2. The recorded owner of the property and the applicant shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provision of the Norco Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. The subject use shall be conducted in accordance with the approved plans and stipulations, on file in the Norco Planning Division.

5. Areas where animals are maintained shall be maintained by the applicant in a clean and sanitary condition and shall be adequately watered to control dust. The City shall have the right upon request, to enter the property at any time for inspection.
6. Animal waste must be removed from the property completely.
7. Animal units on-site shall be limited to a total of four at any one time.
8. This Conditional Use Permit is nontransferable. Should the applicant/property owner move and/or sell the property, this Conditional Use Permit shall be null and void.
9. The applicant shall obtain a City of Norco Business License should there be a for profit animal-keeping business (i.e. horse boarding) business on the property.
10. The property owner shall provide a self-audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date, and then every year by December 31st thereafter. The property owner shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.
11. An annual inspection by Animal Control is required. The applicant shall contact Animal Control one year from the date of this approval for an inspection and every year after.
12. The Animal Control Division shall be permitted to inspect the property on an annual basis or as determined necessary, to ensure that the property is maintained in a clean and orderly fashion.

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on January 13, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on January 13, 2016 by the following roll call vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



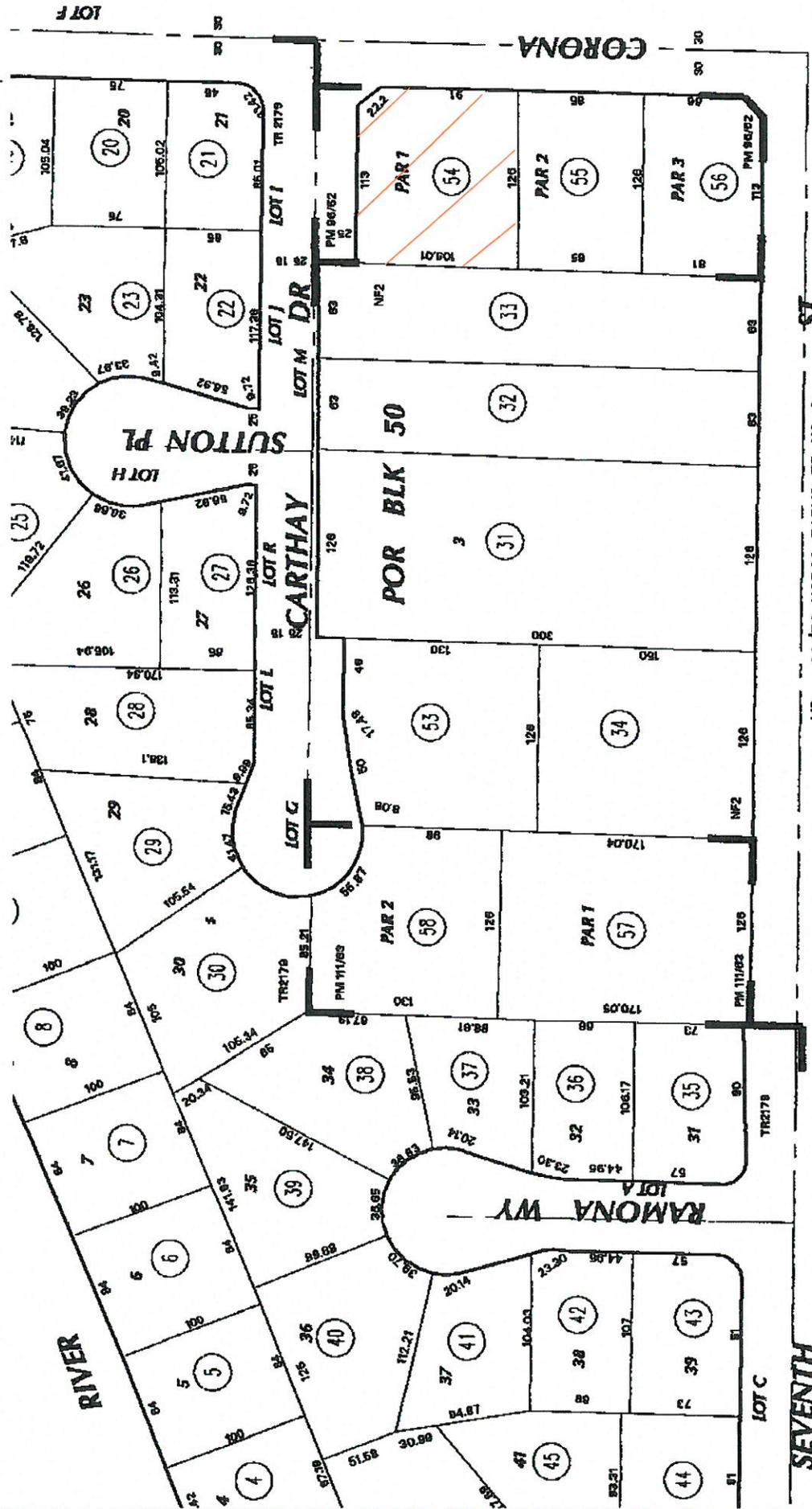
Not to Scale



PROJECT: Conditional Use Permit 2015-36
APPLICANT: Micheline Hicks
LOCATION: 4436 Corona Ave

Exhibit "A"

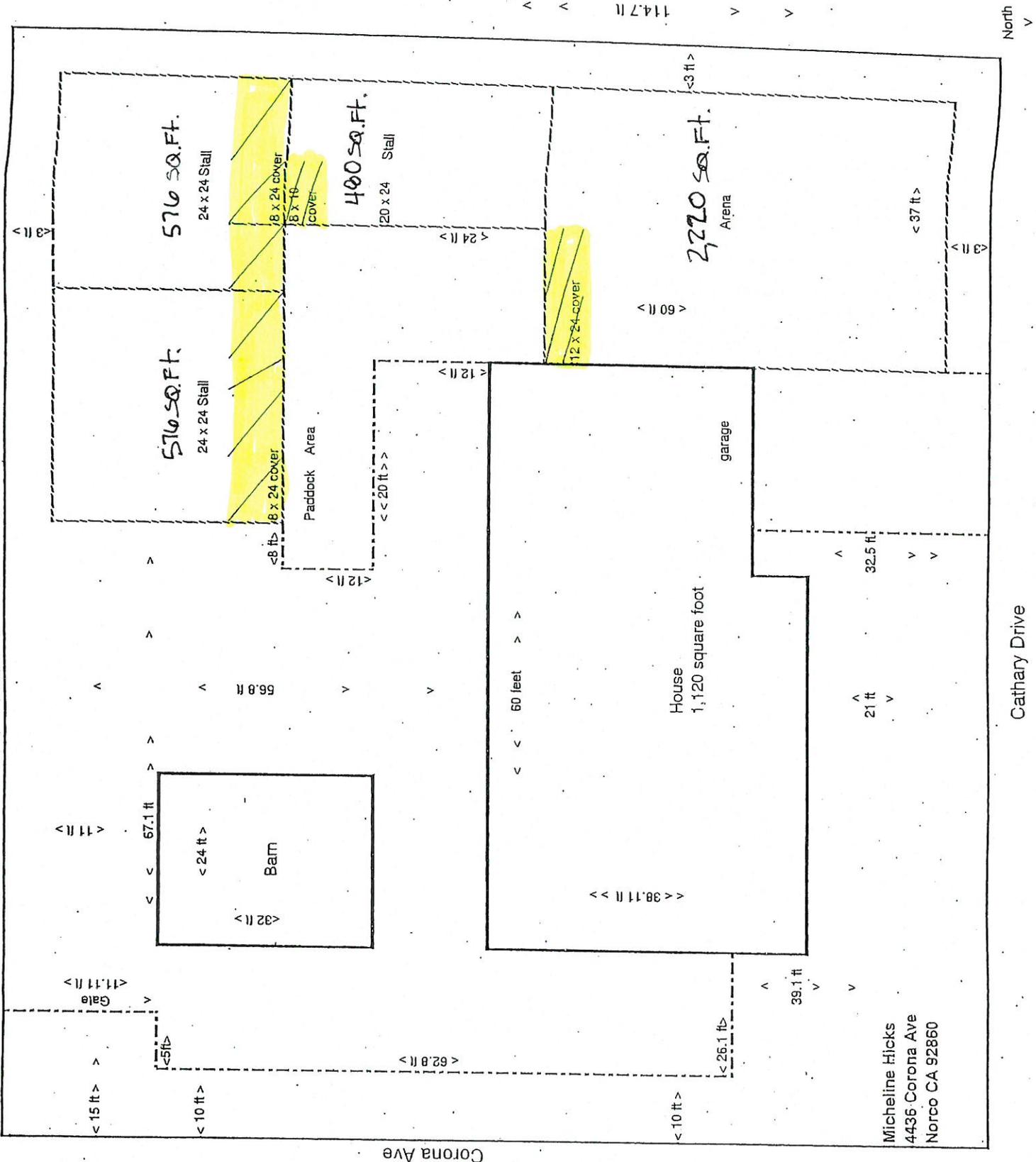
APN MAP



SEVENTH ST MB 11/56 NORCO FARMS TR NO 2

Exhibit "B"

EXHIBIT "C"
51.27.15



Micheline Hicks
4436 Corona Ave
Norco CA 92860

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: January 13, 2016

SUBJECT: Conditional Use Permit 2015-37 (Hubbard): A request for approval to allow a detached accessory building consisting of a 1,200 square-foot storage building at 5294 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-02 approving Conditional Use Permit 2015-37.

Conditional Use Permit 2015-37 is a request for approval to allow an accessory building consisting of a 1,200 square-foot storage building at 5294 Roundup Rd. (ref. Exhibit "A" – Location Map). The property consists of about .48 acres/20,909 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevation). The building is proposed to be of metal/steel construction painted red with white trim and is proposed for storage of a tractor and horse supplies.

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

- The minimum setbacks of 5 feet from interior property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 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 20 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 20,909 square feet, and at least 16,423 square feet (pad size) of the property has an average grade of 4% or less. The pad coverage for the property is approximately 22%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 5 animal units would be allowed which would require an open area of at least 2,880 square feet. There is an open area of over 2,880 square-feet at the rear of the property where noted on the attached site plan, which is rectangular in shape and a minimum of 24 feet on all sides.**

RESOLUTION NO. 2016-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 1,200 SQUARE-FOOT STORAGE BUILDING AT 5294 ROUNDUP ROAD LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2015-37)

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 BRYAN AND VERONICA HUBBARD for property located at 5294 Roundup Road (APN 121-072-006); and

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

WHEREAS, at the time set, at 7 p.m. on January 13, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

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

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

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

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

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

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled January 13, 2016 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 October 28, 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. This approval is for an accessory building consisting of a storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
10. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
11. The building shall have a maximum height of 20 feet as measured from the outside finished grade to the peak of the roof.

##

Resolution No. 2016-02
Page 4
January 13, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on January 13, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

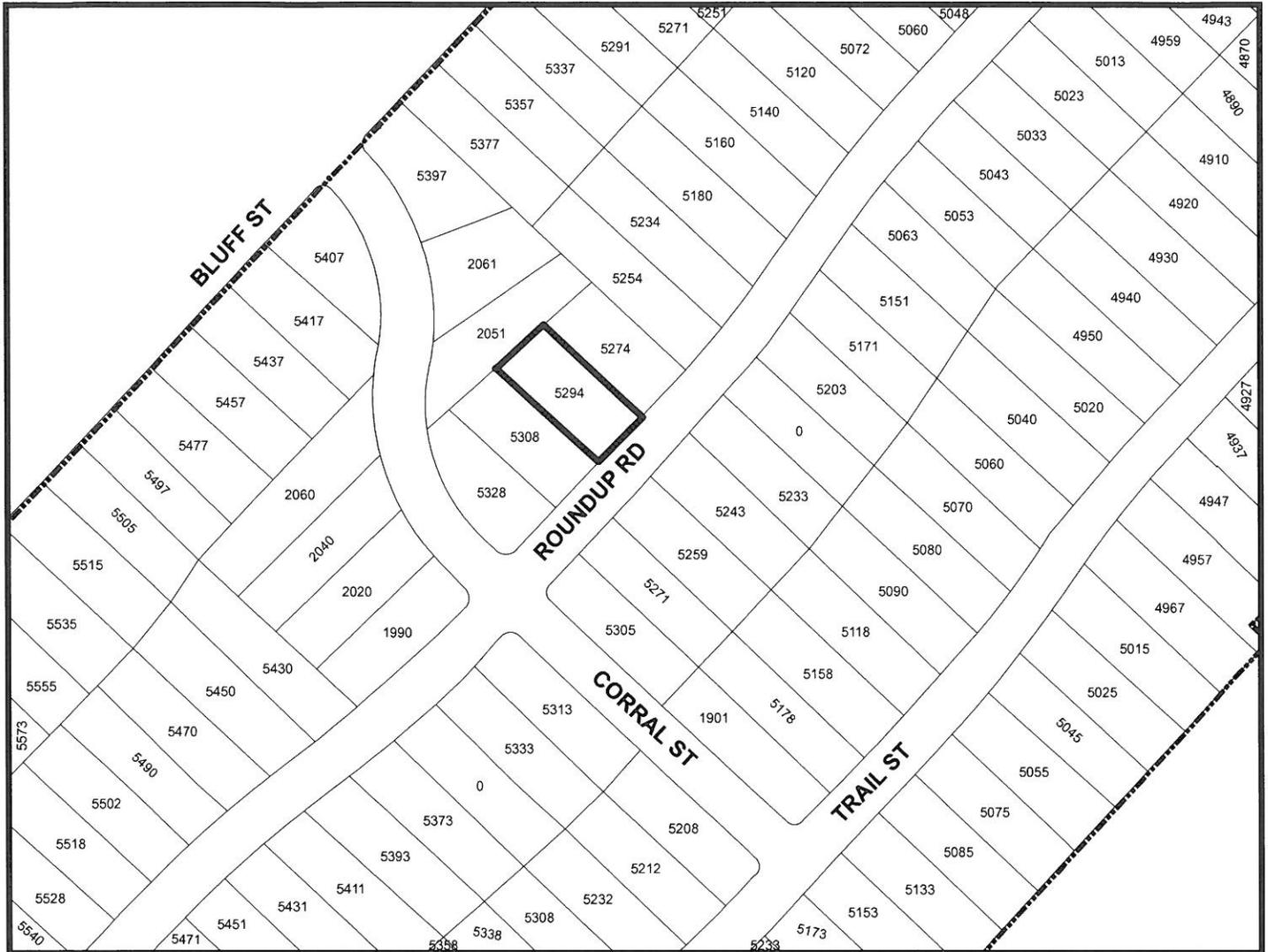
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular duly and regularly passed and meeting thereof held on January 13, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



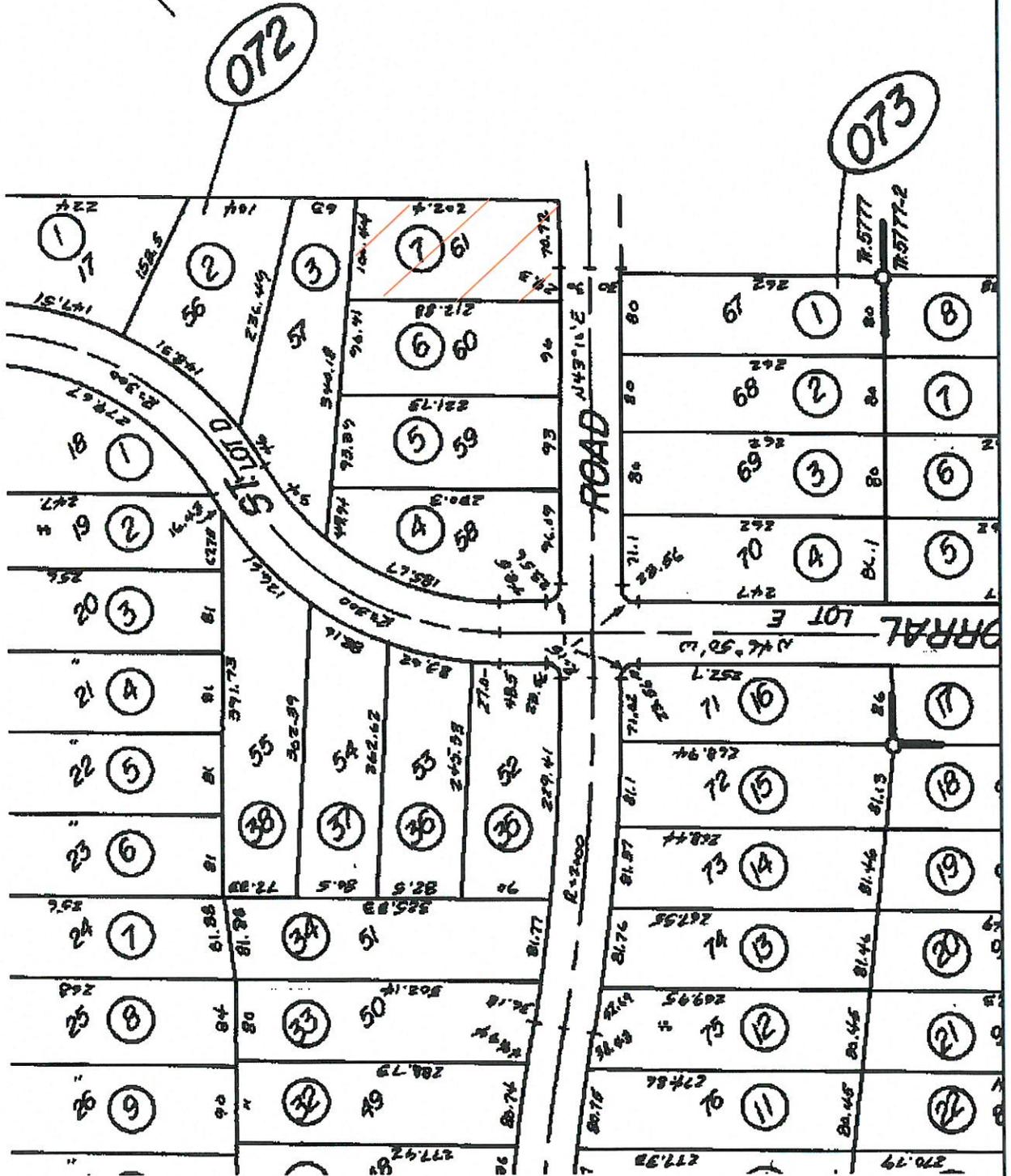
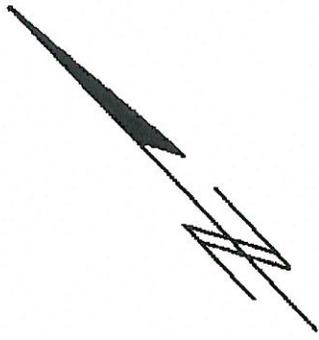
PROJECT: Conditional Use Permit 2015-37

APPLICANT: Bryan Hubbard

LOCATION: 5294 Roundup Road

Exhibit "A"

APN MAP



PLOT PLAN

PROPERTY OWNER
BRYAN HOBBS
(310) 930-1010

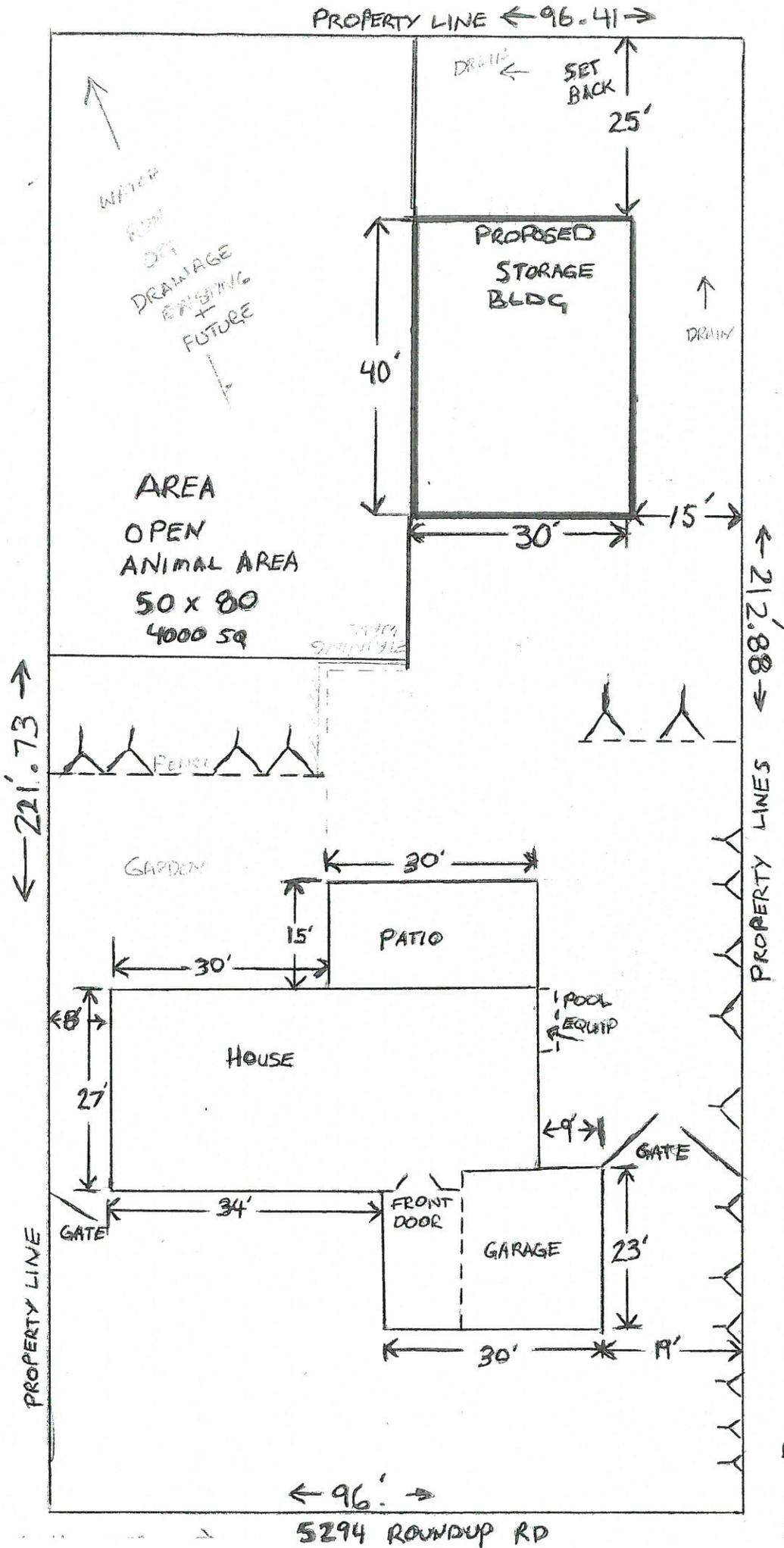
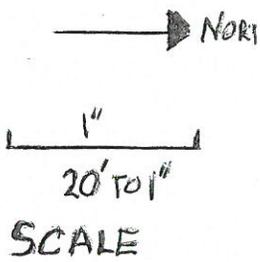


EXHIBIT "C"
10.28.15



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: January 13, 2016

SUBJECT: Conditional Use Permit 2014-17 (Moser): A request for approval to allow a detached accessory building consisting of a 2,880 square-foot mare motel cover at 2697 Sierra Avenue located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-01 approving Conditional Use Permit 2014-17.

Conditional Use Permit 2014-17 is a request for approval to allow an accessory building consisting of a 2,880 square-foot mare motel cover at 2697 Sierra Avenue (ref. Exhibit "A" – Location Map). The property consists of about 1.19 acres/51,836 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations). The building is proposed to be of steel construction with a metal grey color, and is proposed for animal keeping and related storage.

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

- The minimum setbacks of 5 feet from interior property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 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 12 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 51,836 square feet, and the entire property has an average grade of 4% or less. The pad coverage for the property is approximately 9%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 14 animal units would be allowed which would require an open area of at least 8,064 square feet. There is an open area of over 32,000**

RESOLUTION NO. 2016-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 2,880 SQUARE-FOOT MARE MOTEL COVER AT 2697 SIERRA AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2014-17)

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 MICHAEL AND JUDY MOSER for property located at 2697 Sierra Avenue (APN 127-250-021); and

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

WHEREAS, at the time set, at 7 p.m. on January 13, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

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

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

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

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

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

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled January 13, 2016 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 October 15, 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. This approval is for an accessory building consisting of a mare motel cover. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
10. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.

##

Resolution No. 2016-01
Page 4
January 13, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on January 13, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular duly and regularly passed and meeting thereof held on January 13, 2016, by the following roll call vote:

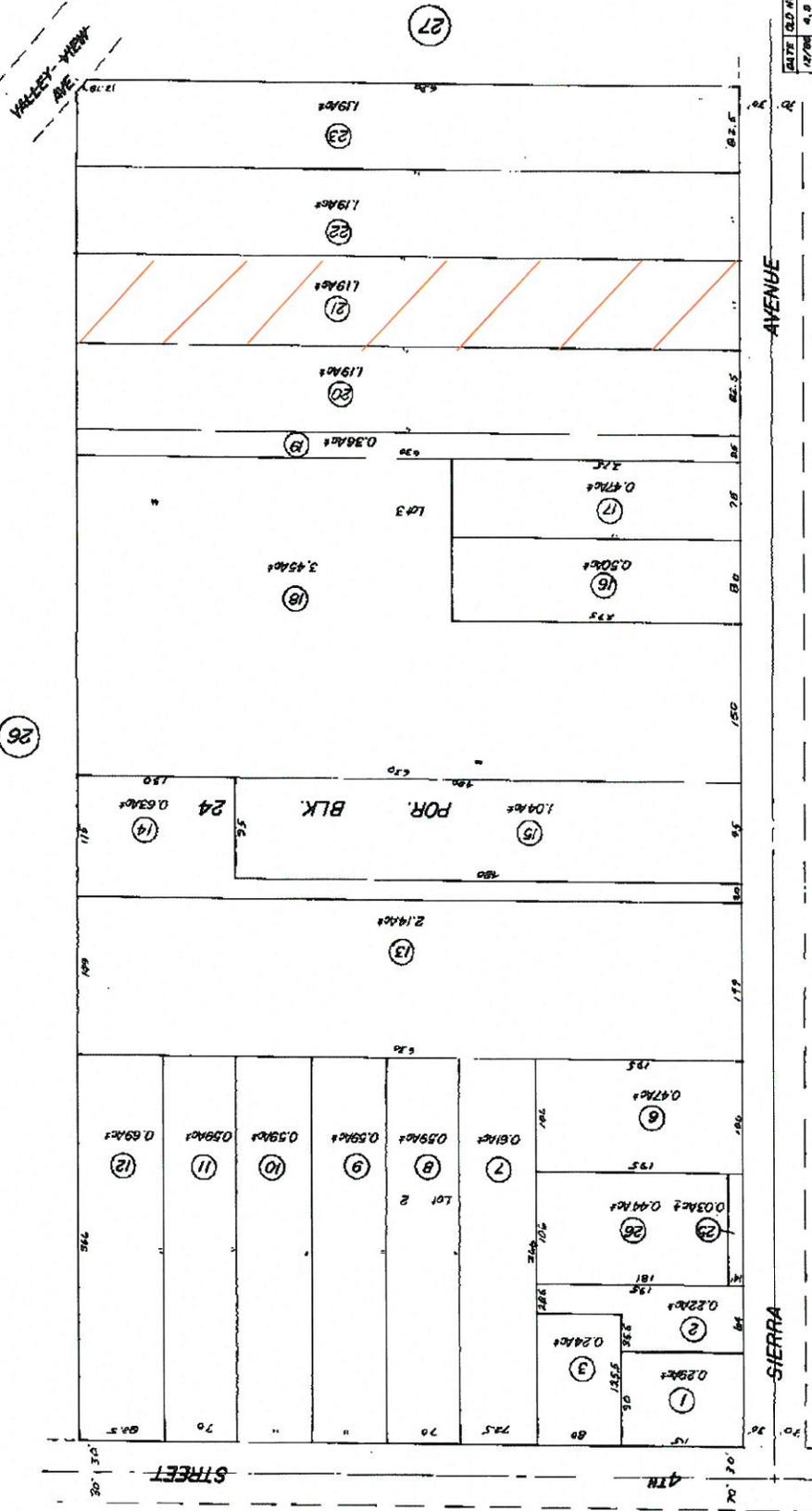
AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

APN MAP

MUN. CITY OF NORCO



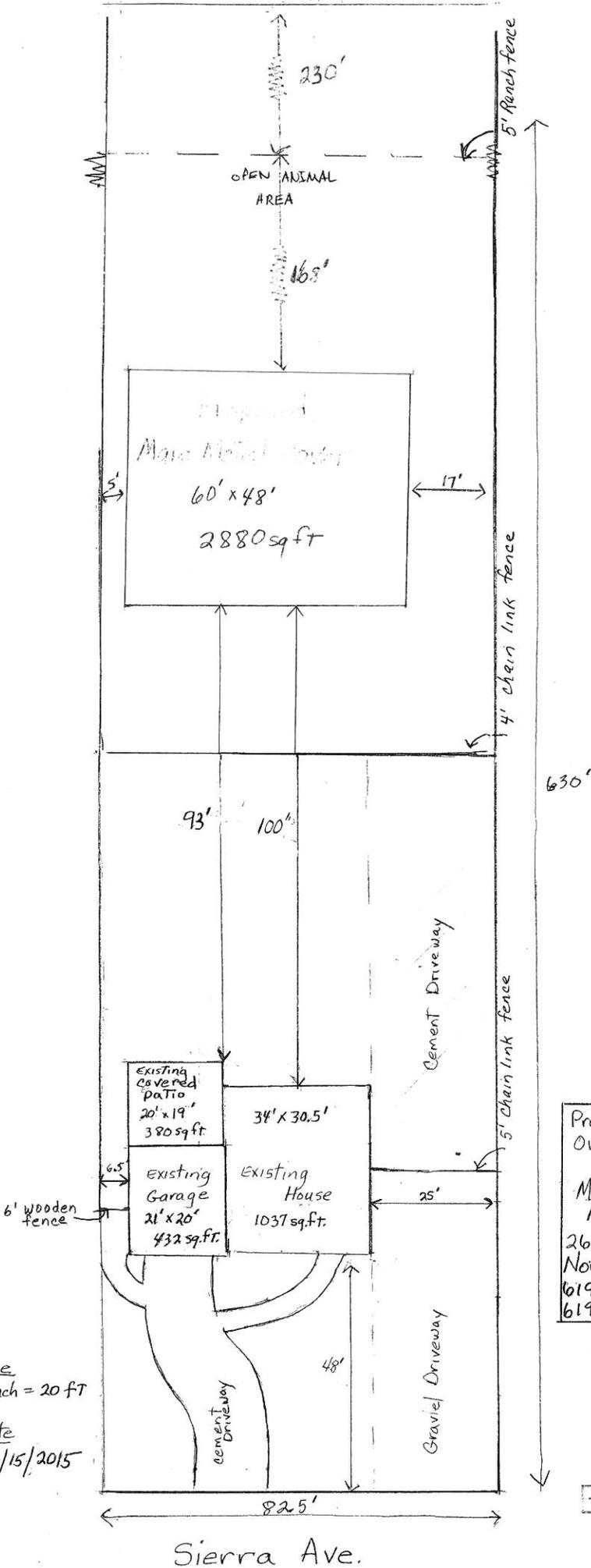
DATE	OLD NO.	NEW NO.
12/26	4, 5	20
1/27	24	20, 23

Exhibit "B"

09

20

26

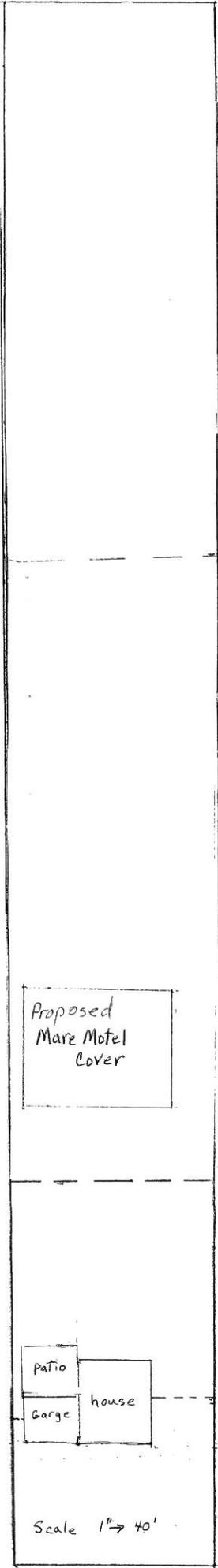


Scale
1 inch = 20 ft

Date
10/15/2015

Property Owners
Michael & Judy Moser
2697 Sierra Ave
Noreco, CA 92860
619-223-0887
619-309-5976

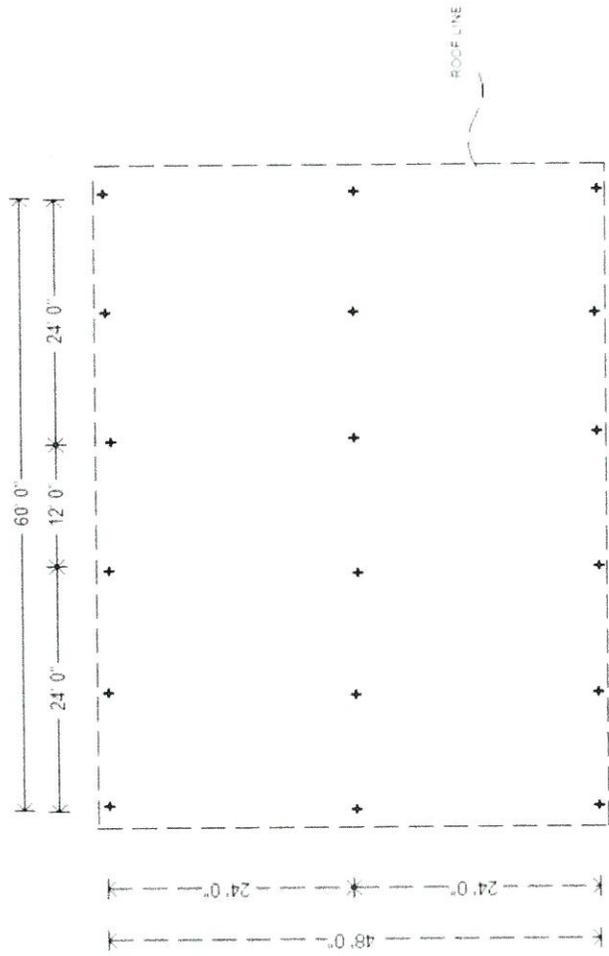
EXHIBIT "C"
10.15.15



Scale 1" = 40'

Mare Motel Cover

2697 Sierra Ave
Norco, CA 92860



Roofing: 26 ga painted steel, steel trim,
gutter and downspouts

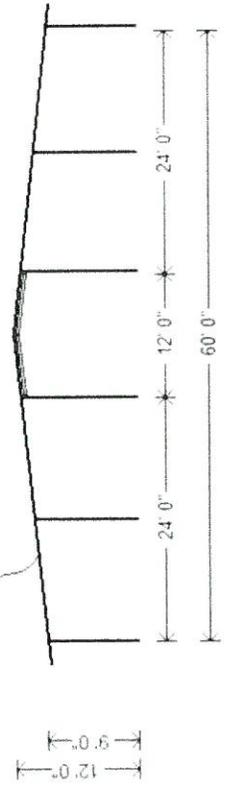


EXHIBIT "D"

10.15.15

EXHIBIT B

NOTES:

- DESIGN LAYOUT FOR INFORMATIONAL PURPOSES ONLY
- DESIGN LAYOUT MAY DIFFER FROM ENGINEERED PLANS
- DIMENSIONS NOMINAL NOT FOR CONSTRUCTION USE
- GUTTERS, DOWNSPOUTS & ROOF TRIM NOT RECOMMENDED IN SNOW LOAD AREAS
- FCP ASSUMES NO LIABILITY FOR DAMAGE TO THESE COMPONENTS CAUSED BY SNOW

CHANGE ORDER

ORDER N/A

PHONE: _____

FAX: _____

EMAIL: _____

DESIGN/LAYOUT SHEET

CONTRACT #

CUSTOMER AUTHORIZATION

SALES REP Kathy Cvelbar

DATE: Oct 5 2015

CUSTOMER NAME: Brian Moser

ADDRESS: 2597 Sierra Ave Norco, CA

FCP

DESIGN/LAYOUT SHEET TO BE INCLUDED WITH CUSTOMER CONTRACT.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: January 13, 2016

SUBJECT: Conditional Use Permit 2014-10/Variance 2014-05 (Swaminarayan Gurukul-USA/Patolia): A request for approval to allow the development of a temple and cultural center on a vacant parcel (Assessor's Parcel Number 130-240-031) located on the west side of Norconian Drive, between Norco Drive and Fifth Street, within the A-1-20 (Agricultural Low-Density) zone. A variance is being requested from the maximum allowed height of 35 feet to allow a building dome height of about 46 feet.

RECOMMENDATION: Staff recommends that the Planning Commission continue the project to the meeting of February 10, 2016.

Staff is recommending that the Planning Commission continue Conditional Use Permit 2014-10 and Variance 2014-05 to the meeting of February 10, 2016. A continuation is necessary to allow the applicant time to submit the required project exhibits for presentation to the Planning Commission.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: January 13, 2015

SUBJECT: Site Plan 2015-17, Modification No.1 (Hernandez): A request for approval to modify the height of an approved detached accessory building consisting of a 852 square-foot garage at 1037 Second Street located within the A-1-20 (Agricultural Low-Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission approve the height modification by minute action.

Site Plan 2015-17 was approved on September 30, 2015 to allow an accessory building consisting of a 852 square-foot garage at 1037 Second Street (ref. Exhibit "A" – Location Map, Exhibit "B" – APN Map and Exhibit "C" – Approved Site Plan). The building was approved towards the front of the property on the side of the existing house.

The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. The structure was approved with a height of 13 feet 6 inches as measured to the peak of the roof (ref. Exhibit "D" – Approved Building Elevations).

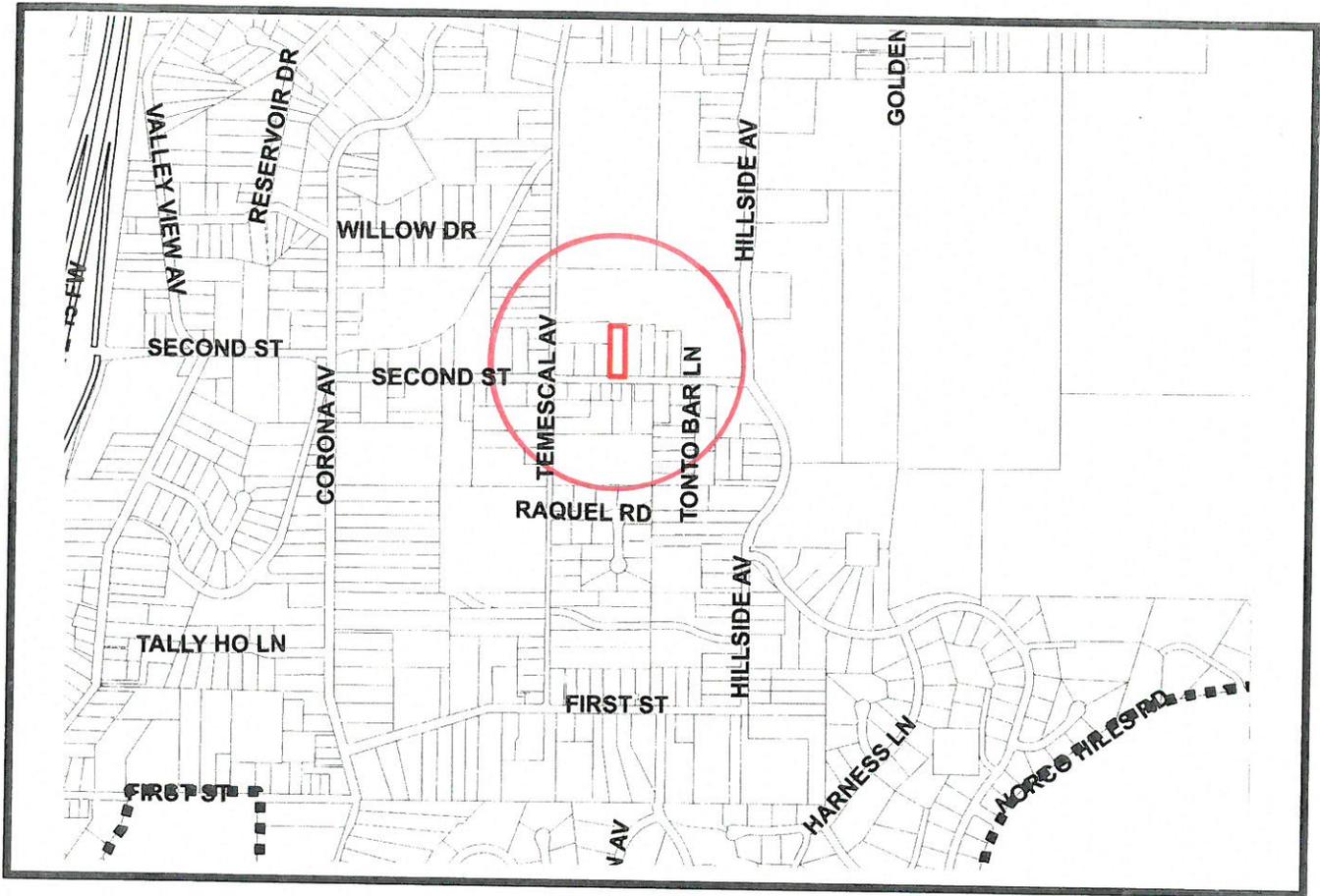
With this modification, the applicant is requesting approval of an increase in the height of the garage to 16 feet 10 inches, to match the pitch and height of the existing house (ref. Exhibit "E"- Revised Building Elevations). *(Note: Exhibit "E" – Revised Building Elevations includes an elevation of the existing house that shows the height and pitch of the existing house.)* The applicant has indicated that eventually, the house and garage will be connected.

A height above 14 feet can be approved at the discretion of the Planning Commission. Staff is recommending approval of the requested height increase of the garage to 16 feet 10 inches, since it will be compatible with the existing home on the property.

/adr

Attachments: Exhibit "A" – Location Map
Exhibit "B" – APN MAP
Exhibit "C" – Approved Site Plan
Exhibit "D" – Approved Building Elevations
Exhibit "E" – Revised Elevations

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2015-17
APPLICANT: Alicia Hernandez
LOCATION: 1037 Second Street

Exhibit "A"

PROJECT LOCATION

**1037 SECOND STREET
NORCO, CA 92860**

SCOPE OF WORK

NEW 892 SQUARE FOOT DETACHED THREE-CAR GARAGE

PROJECT DATA

ZONE: AH-20
 LOT SIZE: 97,026 SQ. FT. / 0.89 ACRES
 APN: 129-240-006

EXISTING STRUCTURES

- 774.50 FT.
- 260.50 FT.
- 240.50 FT.
- 340.50 FT.
- 479.50 FT.
- 240.50 FT.
- 192.50 FT.
- 80.50 FT.
- 30,179.50 FT.
- 2,499.75 SQ. FT.

TOTAL EXISTING:

PROPOSED STRUCTURES

- 892.50 FT.
- 129,979.50 FT.
- LOT COVERAGE: 6.8%
- MAX LOT COVERAGE: 40%

SHEET INDEX

TITLE
 COVER SHEET / SHEET PLAN
 FLOOR PLAN / ELEVATIONS

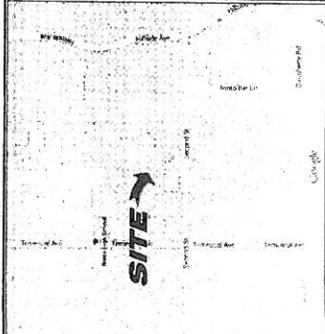
NO.
 C1
 A1

PROJECT TEAM

OWNER:
 ALICIA HERNANDEZ
 1037 SECOND ST
 NORCO, CA 92860

DESIGNER:
 TOROLOT DESIGN GROUP
 1165 S. 750TH AVE. #244
 WEST CONCHA, CA 91791
 626.772.0294

VICINITY MAP



NOTES



APPROVED SITE PLAN

REVISIONS	DATE
1	7-13-15

1037 SECOND ST
 NORCO, CA 92860

C-1

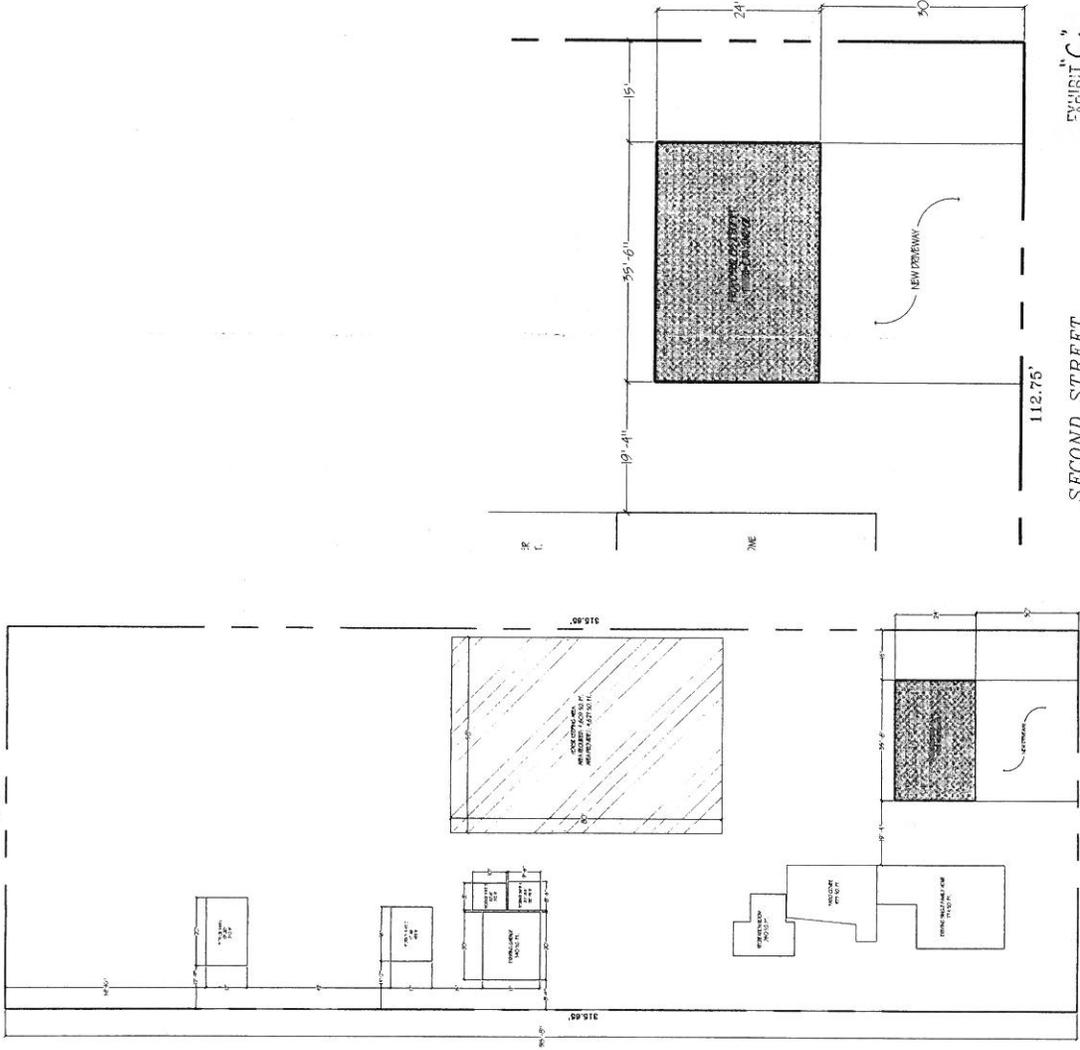


EXHIBIT "C"
 7-13-15
 FULL COPY

112.75'
 SECOND STREET

112.75'
 SECOND STREET

② SITE PLAN DETAIL

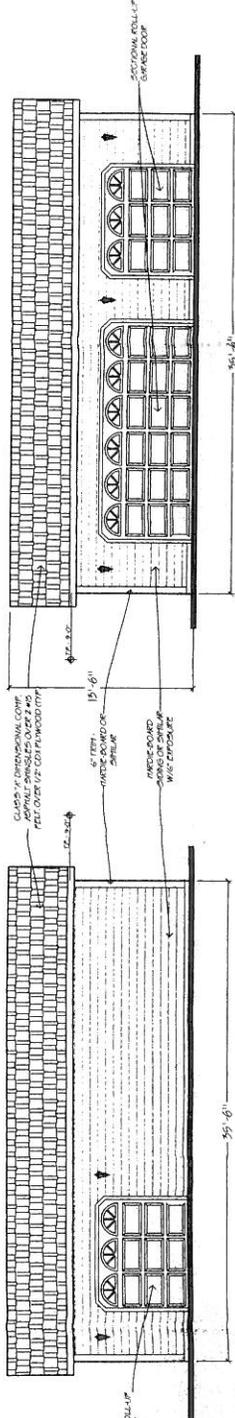
① SITE PLAN

ALL DIMENSIONS TO BE FIELD VERIFIED



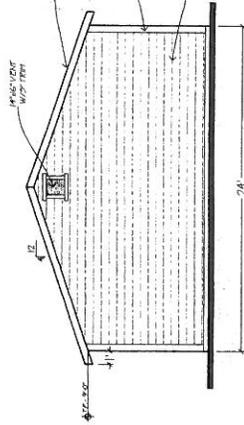
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN PERMISSION.

APPROVED BUILDING EXEMPTIONS

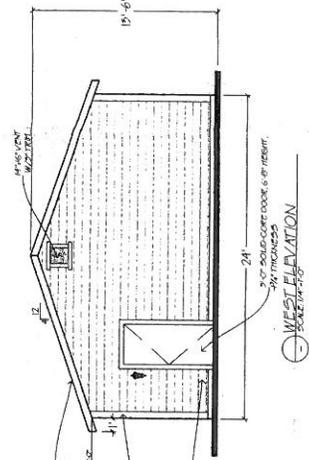


— NORTH ELEVATION —

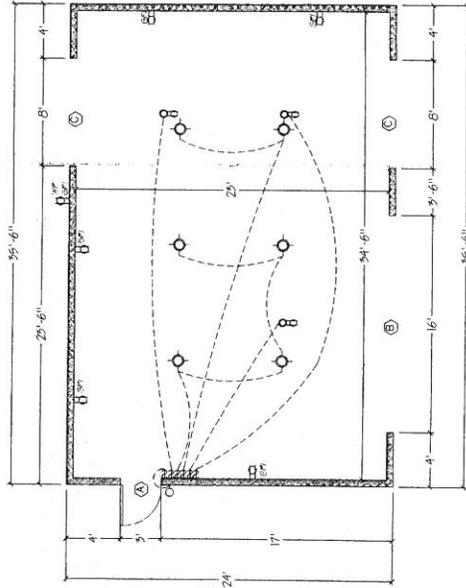
— SOUTH ELEVATION —



— EAST ELEVATION —



— WEST ELEVATION —



— FLOOR PLAN —

ALL DIMENSIONS TO BE FIELD VERIFIED

EXHIBIT "D"
7-13-15
FILE COPY

WALL LEGEND

- SYMBOL DESCRIPTION
- NEW 2x4 STUDS @16" O.C.
- EXISTING STUD WALL
- EXISTING STUD WALL TO REMAIN

ELECTRICAL NOTES:
 - MINIMUM SEPARATE 70-AMP CIRCUIT TO LAUNDRY APPLIANCES WHERE APPLICABLE
 - ALL LIGHTING SHALL INCLUDE HIGH EFFICIENCY FIXTURES TO COMPLY WITH 2013 I-24 ENERGY REQUIREMENTS
 - ALL LIGHTING CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE, 15 AND 20 AMPERE OUTLETS SHALL BE PROTECTED BY GROUND-FULT CIRCUIT INTERRUPTER(S). REQUIREMENT IS FOR ENTIRE CIRCUIT, NOT JUST THE OUTLETS

DOOR SCHEDULE

SYMBOL	SIZE		CORE	THICKNESS	SOLID HOLLOW	REMARKS
	WIDTH	HEIGHT				
(A)	3'-0"	6'-8"	1 1/2"		●	EXTERIOR DOOR
(B)	16'-0"	7'-0"	1 1/2"			GARAGE DOOR
(C)	8'-0"	7'-0"	1 1/2"			GARAGE DOOR

1037 SECOND ST
NORCO, CA 92860

A-1

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		

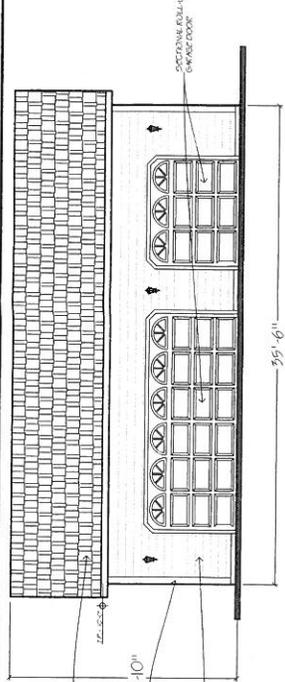


10345 BELCAMP ST
NORCO, CA 92860
951-722-8814

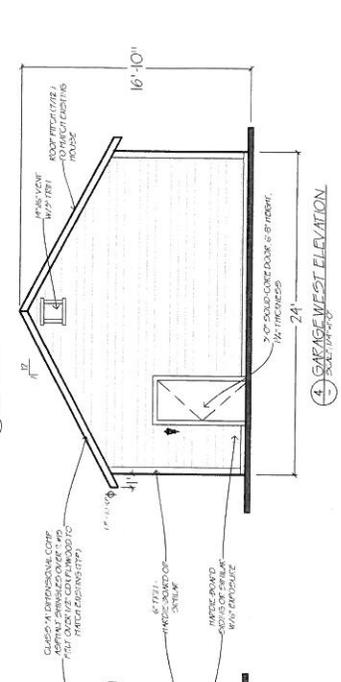
NO.	DATE	REVISIONS
1		
2		
3		
4		

10345 BELCAMP ST
NORCO, CA 92860

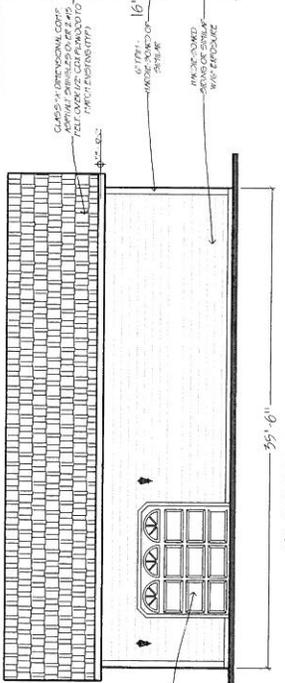
A-1



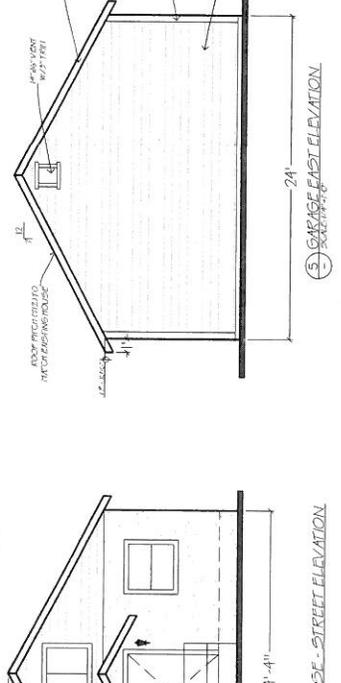
1 GARAGE SOUTH ELEVATION



4 GARAGE WEST ELEVATION



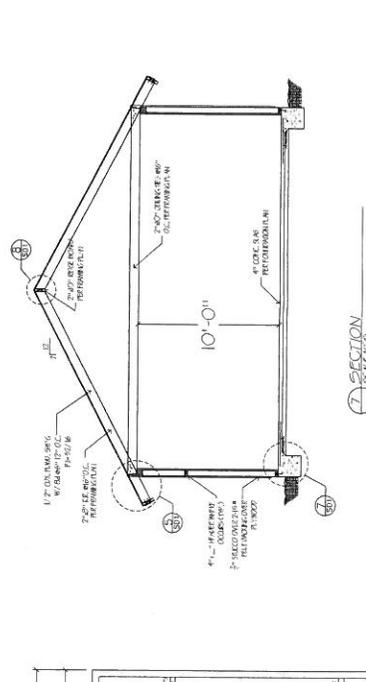
2 GARAGE NORTH ELEVATION



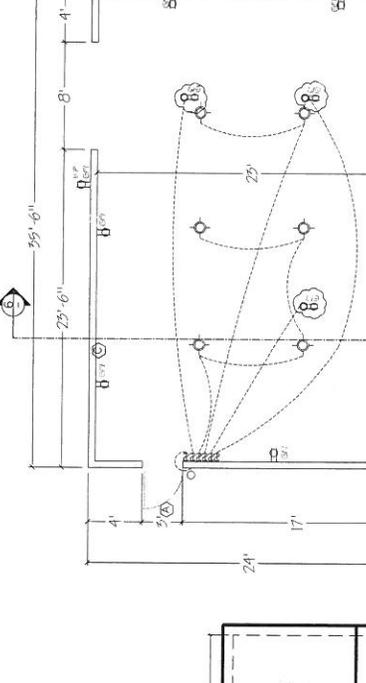
3 GARAGE EAST ELEVATION



5 EXISTING HOUSE - STREET ELEVATION



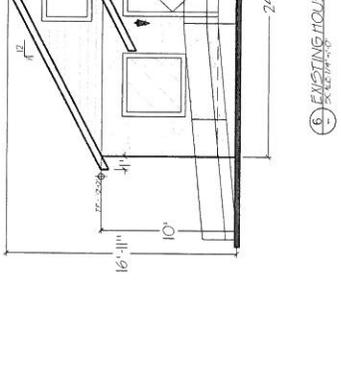
1 SECTION



2 SECTION



9 ROOF PLAN



8 FLOOR PLAN

ELECTRICAL NOTES:
 - PROVIDE ONE MINIMUM SEPARATE 20-AMP CIRCUIT TO LAUNDRY APPLIANCES WHERE APPLICABLE
 - ALL BRANCH CIRCUITS SHALL INCLUDE HIGH EFFICIENCY FIXTURES TO COMPLY WITH 2013 T-24 ENERGY REQUIREMENTS
 - ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). REQUIREMENT IS FOR ENTIRE CIRCUIT, NOT JUST THE OUTLETS

DOOR SCHEDULE			
SYMBOL	WIDTH	HEIGHT	REMARKS
(A)	3'-0"	6'-8"	CORE THICKNESS SOLID HOLLOW
(B)	16'-0"	7'-0"	EXTERIOR DOOR
(C)	8'-0"	7'-0"	SECTIONAL ROLL-UP GARAGE DOOR

WALL LEGEND
 SYM. DESCRIPTION
 □ NEW 2x4 STUDS @16" O.C.

ALL DIMENSIONS TO BE FIELD VERIFIED