



**CITY OF NORCO  
PLANNING COMMISSION REGULAR MEETING AGENDA**

**Wednesday, August 10, 2016  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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**CALL TO ORDER:** 7:00 p.m.

**ROLL CALL:** Patricia Hedges, Chair  
Robert Leonard, Vice Chair  
Danny Azevedo, Commission Member  
Phil Jaffarian, Commission Member  
John Rigler, Commission Member

**PLEDGE OF ALLEGIANCE:** Commission Member Phil Jaffarian

**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.

1. ELECTION OF CHAIR AND VICE CHAIR
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:
  - A. Minutes of Regular Meeting of June 8, 2016, **Recommended Action: Approval** (Minutes Clerk)
4. CONTINUED PUBLIC HEARING:

*Order of Presentation for Public Hearing Items:*

1. *Staff Presentation*
2. *Commission Questions of Staff*
3. *Open Public Hearing*
  - a. *Comments by Applicant*
  - b. *Public Speakers in Favor, Against, or Neutral*
  - c. *Applicant Response to Comments*
  - d. *Questions of Applicants*
4. *Close Public Hearing*
5. *Commission Discussion and Action*

- A. **Conditional Use Permit 2016-13 (Davis):** A request for approval to allow a detached accessory building consisting of a 2,400 square-foot storage/hobby shop building at 2579 Echo Hill Drive located within the A-1-20 (Agricultural Low Density) Zone **Recommended Action: Approval** (Senior Planner)
  - B. **Conditional Use Permit 2016-25 (Sahil Investment Group):** A proposal for a 90-room hotel at 3361 Hamner Avenue in the C-G (Commercial General) Zone. **Recommended Action: Approval** (Planning Director)
  - C. **Zone Code Amendment 2016-04 (City):** A proposal to amend Chapter 18.30 regarding lot coverage allowance in the A-1 zone. **Recommended Action: Approval** (Planning Director)
  - D. **Specific Plan 90-01 Amendment 13 (City):** A proposal to amend the Permitted Uses and Development Standards sections of the Industrial District of the Gateway Specific Plan. **Recommended Action: Approval** (Planning Director)
5. PUBLIC HEARINGS:
- A. **Conditional Use Permit 2016-22 (Podaca):** A request for approval to allow a detached accessory building consisting of a 2,000 square-foot storage/hobby building at 3596 Pedley Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
  - B. **Conditional Use Permit 2015-06 (Duarte):** A request for approval to allow a detached accessory building consisting of a 1,250 square-foot storage building at 5060 Pinto Place located within the A-1-20 (Agricultural Low Density) Zone **Recommended Action: Continue to September 14, 2016** (Senior Planner)
  - C. **Conditional Use Permit 2016-26 (Bowen):** A request for approval to allow a temporary mobile home for the elderly at 2484 Pinto Lane located within the within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
6. BUSINESS ITEMS:
- A. **Site Plan 2016-12 (McPherson):** A request for approval to allow a detached accessory building consisting of an 840 square-foot garage/workshop building at 733 Seventh Street located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

7. PLANNING COMMISSION / STAFF COMMUNICATIONS:

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

**ADJOURNMENT:**

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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)

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.

The meeting is recorded.



**CITY OF NORCO  
PLANNING COMMISSION REGULAR MEETING MINUTES**

**Wednesday, June 8, 2016  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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**CALL TO ORDER: 7:00 p.m.**

**ROLL CALL:**  
Patricia Hedges, Chair - **Present**  
Robert Leonard, Vice Chair - **Present**  
Danny Azevedo, Commission Member - **Present**  
Phil Jaffarian, Commission Member - **Present**  
John Rigler, Commission Member - **Absent**

**PLEDGE OF ALLEGIANCE: Chair Patricia Hedges**

**APPEAL NOTICE: Read by Director King**

**1. PUBLIC COMMENTS: None**

**2. APPROVAL OF MINUTES:**

**A. Minutes of Regular Meeting of May 11, 2016 Recommended Action:  
Approval (Minutes Clerk)**

**M/S JAFFARIAN/LEONARD** to approve Planning Commission Regular Meeting minutes of May 11, 2016, as written; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN,  
NOES: NONE  
ABSENT: RIGLER  
ABSTAIN: NONE**

**3. PUBLIC HEARINGS:**

**A. Conditional Use Permit 2016-11 (Coleman):** A request for approval to allow a detached accessory building consisting of a 960 square-foot garage/storage building at 2697 Shadow Canyon Circle 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. She provided an overview of the project which animal keeping is allowed. The project was provided to the Architectural Review Sub-Committee (ARC). The members had concerns with the metal and industrial look of the building.

In response to Vice Chair Leonard, Senior Planner Robles stated she was not aware if the cargo container and pole barn were permitted.

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

Jim Coleman, applicant and property owner, stated that he just bought the property and the pole barn was already on premises. He moved in a container to use for storage, but didn't know a permit was required; adding that he is willing to remove it or get a permit.

In response to Member Jaffarian, Mr. Coleman stated that the pole barn has been removed; he is prepared to apply for a permit and will relocate it.

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

All Commission Members had issues with the location of the proposed building, along with too many structures on the lot; noting that there will be no room for animal keeping.

**M/S JAFFARIAN /AZEVEDO** to deny without prejudice Resolution 2016-33, to approve Conditional Use Permit 2016-11, to allow a detached 960 square foot garage/storage building; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN**  
**NOES: NONE**  
**ABSENT: RIGLER**  
**ABSTAIN: NONE**

**B. Conditional Use Permit 2016-12 (Lorton):** A request for approval to allow a detached accessory building consisting of a 1,200 square-foot workshop at 747 River Drive located within the A-1-20 (Agricultural Low Density) Zone.

**Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Department. All minimum requirements have been met, and the pool was included in the lot coverage. 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.**

Patricia Walker, neighbor, stated her concern that the workshop will turn into a business, with traffic coming and going at all hours; she asked if this was to be a place to store stuff. In response, Director King explained that the code doesn't allow for a business to be run out of an accessory building. If a business is started, it will turn into a code case.

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

Commission Members agreed that there was sufficient animal keeping area and the requested accessory building fits.

**M/S JAFFARIAN/AZEVEDO** to adopt Resolution 2016-36, to approve Conditional Use Permit 2016-12, to allow a 1,200 square foot workshop at 2697 Shadow Canyon Circle; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN,**  
**NOES: NONE**  
**ABSENT: RIGLER**  
**ABSTAIN: NONE**

- C. Conditional Use Permit 2016-13 (Davis):** A request for approval to allow a detached accessory building consisting of a 2,400 square-foot storage/hobby shop building at 2579 Echo Hill Drive located within the A-1-20 (Agricultural Low Density) Zone **Recommended Action: Continue public hearing to July 13, 2016 Planning Commission Regular Meeting (Senior Planner)**

Senior Planner Robles stated item was continued to allow applicant additional time to submit required documentation.

**M/S JAFFARIAN/AZEVEDO** to continue Conditional Use Permit 2016-13 to the Planning Commission Regular Meeting of July 13, 2016; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN**  
**NOES: NONE**  
**ABSENT: RIGLER**  
**ABSTAIN: NONE**

- D. Conditional Use Permit 2015-32 / Variances 2015-06, 2015-07, 2015-08 (Mavericks):** A request for Amendment 3 to Conditional Use Permit 2002-14 to expand an existing restaurant/saloon located at 3841 Old Hamner Road (APN 131-191-012) in the C-G zone; a variance from the required number and location of parking stalls associated with CUP 2015-32; a variance from the required front-yard setback associated with CUP 2015-32; and a variance from the required amount of landscaping associated with CUP 2015-32. **Recommended Action: Denial (Planning Director)**

Planning Director King presented the staff report on file in the Planning Department. Requirements have not been met and staff recommends denial.

Vice Chair Leonard and Commission Member Azevedo had concerns with the lack of parking.

Director King stated that a Project Review Board meeting was held, and the applicant was given comments and concerns from the staff and the Fire Department.

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

Robbin Koziel, Applicant, stated when the project was first brought to the City he had a list of approximately 25 comments; each and every items were addressed. Plans have

been changed numerous times, and expressed how the State took his additional parking spaces behind the building when the freeway went in.

All Commission Members liked the western architectural theme of the structure but were concerned with the lack of parking on site, causing patrons to use Cal-Trans or American Legion parking lot. Also, would like to see a long term written agreement made with Cal-Trans for use of parking lot.

Donnie Gouthro stated the building is country and questioned how other businesses have opened and not been in compliance with Norco.

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

Commission Members questioned applicant on how the project is going to work with the current 2,500 square-foot building and only 30 parking spaces, issues with handicap parking was also mentioned.

Mr. Koziel explained he has 2 acres on Hamner Avenue and he plans to shuttle people to Maverick's; adding that he has spent \$10K on this project.

Chair Hedges agreed with other Members, noting that the project doesn't fit.

**M/S JAFFARIAN/LEONARD** to deny without prejudice Resolution 2016-32, Conditional Use Permit 2015-32, Variances 2015-06, 2015-07 and 2015-08; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN**  
**NOES: NONE**  
**ABSENT: RIGLER**  
**ABSTAIN: NONE**

**E. Zone Code Amendment 2016-03 (City):** A proposal to amend Chapter 18.38 of the Norco Municipal Code to revise the parking requirements for hotels and motels. **Recommended Action: Approval** (Planning Director)  
Planning Director King presented the staff report on file in the Planning Department.

Commission Member Jaffarian questioned how one parking space per guest came to fruition. Director King responded that he wasn't sure where this requirement was passed, but it was very old.

**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/AZEVEDO** to approve Resolution 2016-31, to recommend to the City Council that Zone Code Amendment 2016-03 be approved amending Section 18.38.10(15) of the Norco Municipal Code (Number of Parking Spaces required) to revise the Parking Standards for hotels and motels; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN**  
**NOES: NONE**  
**ABSENT: RIGLER**  
**ABSTAIN: NONE**

**Recessed 8:25 p.m. / Reconvene: 8:35 p.m.**

**F. Zone Code Amendment 2016-02 (City):** A proposal to amend Chapter 18.37 of the Norco Municipal Code to revise the requirements for temporary signs.

**Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. City Council directed staff and the Planning Commission to review the current sign code in terms of possibly revising what types of temporary advertising signs can be allowed.

Commission Member Jaffarian and Vice Chair Leonard had concerns on size and safety along Sixth Street.

Discussions continued on the renewal process and expiration of temporary sign permits.

**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 2016-30 to recommend to the City Council that Zone Code Amendment 2016-02 be approved amending Section 18.37.10 of the Norco Municipal Code (Sign Regulations for Temporary Signs) to amend the regulations and processing of temporary sign applications; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN,**  
**NOES: NONE**  
**ABSENT: RIGLER**  
**ABSTAIN: NONE**

**4. BUSINESS ITEMS:**

**A. Site Plan 2016-09 (Henry):** A request for approval to allow a detached accessory building consisting of a 384 square foot shed at 1563 Dodge Way located with 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. All requirements were met; staff recommends approval.

**M/S JAFFARIAN/HEDGES** to adopt Resolution 2016-35, to approve Site Plan 2016-09 to allow a detached accessory building consisting of a 384 square-foot shed at 1563 Dodge Way; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN,**

**NOES: NONE**

**ABSENT: RIGLER**

**ABSTAIN: NONE**

**B. Site Plan 2016-04 (C.R. Carney Architects, Inc.):** A request for approval to develop a tilt-up industrial building on the vacant property located on the southwest side of Parkridge Avenue, northwest of Cota Street (APN 119-070-033). The property is located within the Industrial District of the Gateway Specific Plan (GWSP). **Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Department. All requirements were met; staff recommends approval.

Senior Planner Robles addressed Chair Hedges, Vice Chair Leonard and Commission Member Jaffarian's questions about street improvements and requirements; adding that the City of Corona would like a buffer of trees, and acknowledging that the hillside is heavily landscaped at this time.

**M/S JAFFARIAN/AZEVEDO** to adopt Resolution 2016-37, to approve Site Plan 2016-04, to approve development of a tilt-up industrial building on vacant property located on the southwest side of Parkridge Avenue, northwest of Cota Street (APN 119-070-033); the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN,**

**NOES: NONE**

**ABSENT: RIGLER**

**ABSTAIN: NONE**

5. **PLANNING COMMISSION / STAFF COMMUNICATIONS: NONE**

A. Oral Reports from Various Committees

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

**ADJOURNMENT:** Chair Hedges adjourned the meeting at 9:05 p.m.

Respectfully submitted,

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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:** August 10, 2016, (continued from July 13, 2016)

**SUBJECT:** Conditional Use Permit 2016-13 (Davis): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot hobbyshop/storage building at 2579 Echo Hill Drive located within the A-1-20 (Agricultural Low Density) Zone

**RECOMMENDATION:** Staff recommends that the Planning Commission review Conditional Use Permit 2016-13, and determine if the required open animal keeping area is met for approval of the project.

Conditional Use Permit 2016-13 is a request for approval to allow an accessory building consisting of a 2,400 square-foot hobbyshop/storage building at 2579 Echo Hill Drive (ref. Exhibit "A" – Location Map). The property consists of about 1.44 acres/62,726 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos). The property is not visible from the street and sits up against a hillside.

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations (as a photo simulation) for the proposed building are attached (ref. Exhibit "D" – Site Plan and Exhibit "E" – Building Elevation Photo Simulation). The building is proposed to be steel/metal construction with a painted exterior to complement the existing house. The building is proposed to be used as a hobby shop and for personal storage.

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

- The minimum setbacks of 5 feet from interior and rear 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 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 62,726 square feet but is not completely flat. Within the first half of the property, at least 18,760 square feet (considered the flat pad) of the property has an average grade of 4% or less. The back half of the property is not flat, but consists of a slope that gradually reaches a height of 140 feet. The pad (18,760) coverage for the property is 25%, which takes into account the existing and proposed structures. (Note: there are existing storage containers on the property that were not**

**counted in the lot coverage since they will be removed if the subject building is approved.)**

- **For lots one acre or less, 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. For lots that are over one acre the required open animal area does not have to be contiguous. Based on the size of the property, a total of 16 animal units would be allowed which would require an open area of at least 9,216 square feet. The property is over an acre (1.44 acres) and therefore the required open animal keeping area does not have to be contiguous.**

**Attached Exhibit "F" – Open Animal Keeping Area Exhibit, shows an area of at least 2,400 square feet that is flat (4% grade or less), in front of the proposed building but not directly in front of the building door, and that is at least 24 feet on all sides. The applicant is requesting that the remaining required open animal keeping area of 6,816 be allowed behind the proposed building where shown on Exhibit "F". This area is basically described as having 1,680 square feet of flat area directly behind the building, followed by a 1,650 square foot area that has a gradual slope that reaches up to 12%. The rest of the property consists of about 34,638 square feet to the rear that continues to rise gradually reaching a height of 140 feet (reference the Site Plan with contours on Exhibit D). Of the required 9,212 square feet of open animal keeping area, 4,080 would be flat, with the remaining 5,132 square feet within the gradual sloped area. The required open animal keeping area of 9,212 square feet is provided but does not all have a grade of 4% or below.**

**For a recorded Primary Animal Keeping Area (PAKA) a maximum 4% grade is required (which is flat). However, the open animal keeping area requirement for accessory building does not stipulate a minimum grade, but the Planning Commission has typically required that the animal keeping area be flat. If this property were required a recorded PAKA, the minimum size of the PAKA would be 2,728 square feet based on the flat pad on this property of 18,760 square feet, which is much lower than the required 9,212 square foot open animal-keeping. As noted, the required open animal keeping area of 9,212 square feet is provided but is not all flat. The applicant is requesting consideration of animal keeping areas where proposed given the property's unique setting being against a hillside.**

The project was provided to the Architectural Review Sub-Committee (ARC). Both members commented on the building looking too industrial; however one member felt it was acceptable since it will be painted, and the other member felt it was acceptable for this particular property.

A resolution of approval has been attached which can be amended, should the planning Commission determining to approve the project with the animal keeping area as proposed.

Conditional Use Permit 2016-12  
Page 3  
August 10, 2016

/adr

Attachments:      Resolution 2016-34  
                         Exhibit "A" – Location Map  
                         Exhibit "B" – Assessor's Parcel Map  
                         Exhibit "C" – Aerial and Site Photos  
                         Exhibit "D" – Site Plan  
                         Exhibit "E" – Building Elevations Photo Simulation  
                         Exhibit "F" – Open Animal keeping Exhibit Aerial

## **RESOLUTION NO. 2016-34**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 2,400 SQUARE-FOOT HOBBYSHOP/STORAGE BUILDING AT 2579 ECHO HILL DRIVE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-13)**

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 STEVE DAVIS for property located at 2579 Echo Hill Drive (APN 123-150-007); and

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

WHEREAS, said project was advertised for the Planning Commission meeting of June 8, 2016, but continued to the meeting of July 13, 2016, then to the meeting of August 10, 2016; and

WHEREAS, at the time set, at 7 p.m. on August 10, 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 August 10, 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 "D" – Site Plan and Exhibit "E" – Building Elevations Photo Simulation dated April 14, 2016 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. The structure shall complement the existing house in color.
9. A home occupation business shall not be permitted from the subject building.
10. This approval is for an accessory building consisting of a hobbyshop/storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The maximum height of the building shall be 20 feet as measured from the outside finished grade to the peak of the roof.
13. All of the existing storage containers on the property shall be removed before the subject building is finished by the Building division.

##

Resolution No. 2016-34  
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August 10, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on August 10, 2016.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 August 10, 2016, by the following roll call vote:

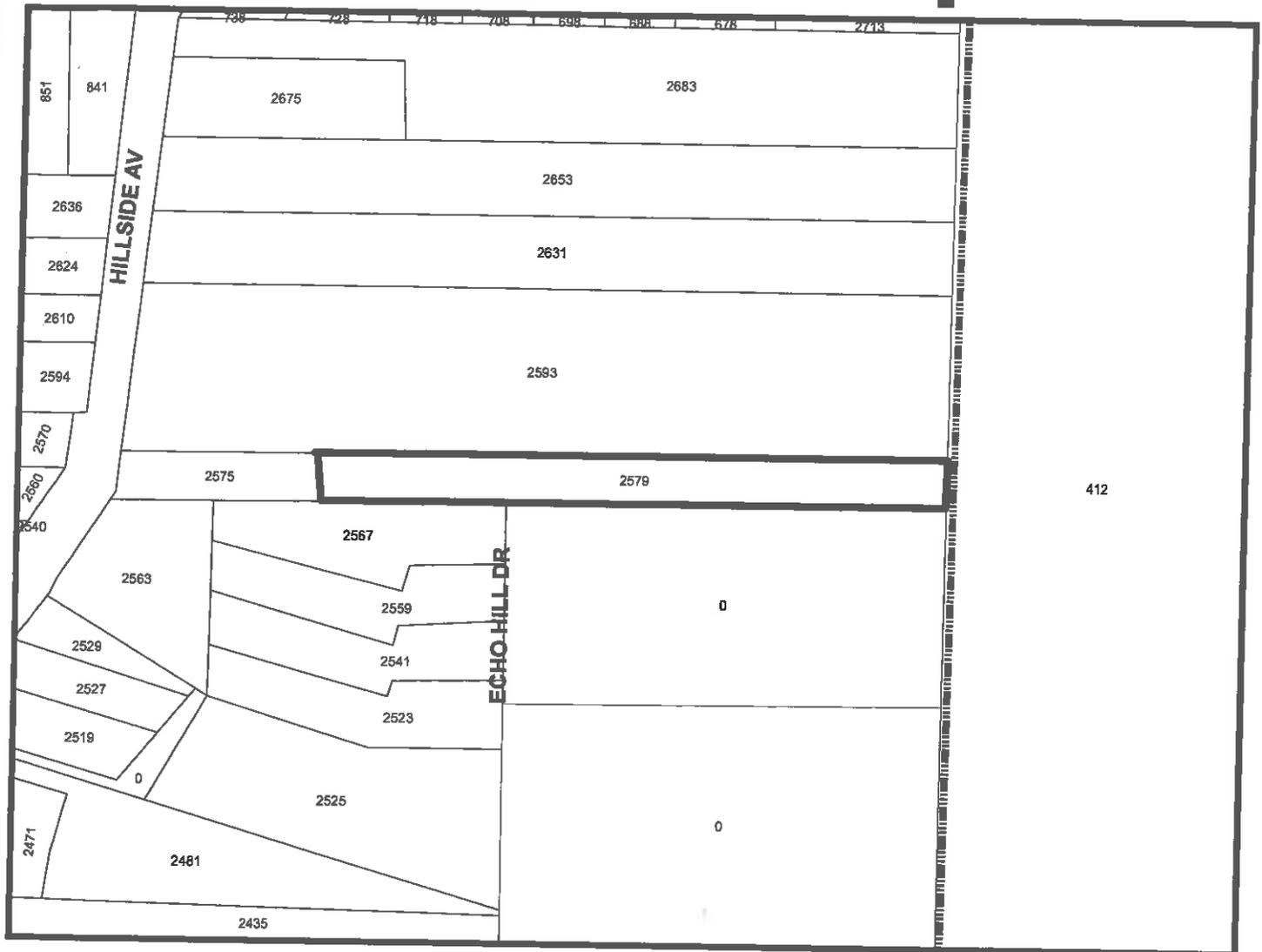
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# Location Map



Not to Scale



**PROJECT:** Conditional Use Permit 2016-13

**APPLICANT:** Steve Davis

**LOCATION:** 2579 Echo Hill Drive

## Exhibit "A"

# APN MAP



(5)

ZOAC

(7)

1.44 AC

966.44

667.78

(18)

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4.51 AC  
SBE 151-33-24  
PAR 6

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2000

## CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: August 10, 2016

SUBJECT: **Conditional Use Permits 2016-25** (Sahil Investment Group): A proposal to construct a 45'4", 4-story, 90-room hotel on the southeast corner of Hamner Avenue and Fifth Street (3361 Hamner Avenue) in the C-G (Commercial General) Zone.

RECOMMENDATION: Adopt Resolution 2016-48 approving Conditional Use Permit 2016-25.

**SUMMARY:** The proposed project as designed is a permitted use in the C-G zone upon approval of a conditional use permit. The project meets all of the design requirements of the Norco Municipal Code and staff is recommending approval.

### BACKGROUND:

**Project/Site Description:** The hotel and proposed height are allowed in the C-G zone upon approval of a conditional use permit (CUP). The building is proposed to be four stories at a height of 45'4". The project site is an irregular-shaped area consisting of approximately 1.68 acres (73,200 square feet) with 294 feet of frontage on the east side of Hamner Avenue, and 187 feet on the south side of Fifth Street with a maximum depth of about 294 feet measured from Hamner Avenue (ref. Exhibit "A"). The site is vacant and currently drains away from Hamner Avenue into an existing on-site unimproved sump area.

### ANALYSIS:

**Site Configuration:** The C-G zone requires a street-side building setback of 25 feet and a parking setback of 10 feet. There are no rear or side-yard setback requirements. As designed the project meets the required setbacks. Along Hamner Avenue the circular porte cochere drive encroaches five feet into the 10-foot parking setback and so it is designed with decorative paving to be considered as part of hardscape/landscape (ref. Exhibit "B").

Because of the building height of 45'4" the Fire Department requires wider drive aisles than what the Norco Municipal Code (NMC) requires for parking circulation. The wider width accommodates truck anchors if aerial apparatus is needed for firefighting and so as not to have the trucks immediately adjacent to the building. The applicant worked with the Fire Department to increase the drive aisle widths along the fire access lane along the south and east sides of the building between the Hamner Avenue and Fifth Street

driveways. In addition, the building was shifted west to increase the landscaping on the east side of the building so as to increase the distance between the building and where a fire truck could be parked if battling a blaze.

Street Improvements: The project is conditioned for improvements on Hamner Avenue and Fifth Street to full half-street improvements per City standards. That includes a horse trail on Fifth Street, also to City standards. Decorative asphalt is being proposed where the trail crosses the Fifth Street driveway. There is no trail on Hamner Avenue so the trail continues diagonally across the Hamner Avenue intersection to connect to the trail adjacent to Snipes Park. All of the right-of-way has been dedicated adjacent to the project site.

Landscaping: The landscaping requirement in the C-G zone is 15% of the project site. Landscaping also includes hardscape features, and as discussed above the porte cochere will be improved with decorative pavement as part of the landscaping because of setback encroachment. The project is designed with just over 18% landscaping (not including the porte cochere drivearound) and meets the NMC requirement.

Parking: The parking requirement for a hotel is one space per guest room. The project proposes 90 guest rooms and is designed with 90 parking spaces including five accessible spaces that meet Building Code requirements. The project is conditioned to not have to include a loading zone since all deliveries are done by small delivery vehicles. The site design includes a trash enclosure in the southeast corner of the project site that is conditioned to meet City design standards.

All of the parking spaces are designed to meet code requirements. For standard stalls not adjacent to landscaping the spaces are 9' X 20'. Where there is at least five feet of landscaping the spaces are 9' X 18' allowing for a 2-foot overhang as allowed by the NMC. The parallel stalls along Hamner Avenue are designed at 9' X 20' with an additional six feet between them as required by the NMC.

Walls, Fences: The project is required to install trail and trail-fencing along both sides of the trail along the Fifth Street frontage. The project will also include one line of trail fencing along Hamner Avenue within the landscaped planter for decorative purposes only. There is an existing chain-link fence on the south side that will be maintained, and along the Caltrans right-of-way on the east side that will also be maintained. No other fencing or walls are proposed.

Architecture: The proposed design is a modification of the new standard prototype that IHG (International Hotel Group) has adopted for all new Holiday Inn Express hotels. Because of the number of Holiday Inn Express Hotels throughout the world the company has embarked on an architectural program so that repeat customers understand what to expect in terms of pricing and the level-of-service that will be provided. This design is for all new Holiday Inn Express Hotels and new remodels of existing hotels. The prototype is

contemporary but the architect and a representative from IHG met with staff to see what could be done within the parameters of the company's design package.

The colors have been modified from the more contrasting contemporary look of the prototype (ref. Exhibit "E") to a warmer mix of earth tone colors (ref. Exhibit "D"). Another element being provided to blend the project with the City's equestrian heritage is the decorative trail fencing along Hamner Avenue. In addition, a southwest-blend stone wainscot has been added along street-side elevations and raised to the height of the top of the windows, with similar applications higher on the corners mimicking stone columns. The same treatment is proposed in the main entry tower element and on the support columns for the porte cochere (ref. Exhibit "C"). The project has been conditioned to provide cut metal figures on the light fixtures reflecting western and/or equestrian themes similar to Chaparral Center.

In the meeting with the project architect and the IHG representative ideas were discussed including knee braces and faux window boxes. It was requested that they not be included because they are inconsistent with the new design concept for its targeted market. Holiday Inn Express and Suites is being targeted to younger generations and business clients that travel frequently and only want basic services as opposed to full service hotels. These design elements, it was explained, are reflective of older designs for hotels that catered to all ranges of customer types together (e.g. single vacationers, tourists, business travelers, families, etc.) and they now have a "tired" look in the industry and are being passed on by this targeted group.

- Attachments: Resolution 2016-48 (CUP 2016-25)  
Exhibit "A" – Location Map  
Exhibit "B" – Site Plan  
Exhibit "C" – Elevations, Color Sheet  
Exhibit "D" – Colored Rendering  
Exhibit "E" – Holiday Inn Express and Suites Prototype Rendering

## **RESOLUTION 2016-48**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW DEVELOPMENT OF A 4-STORY, 90-UNIT HOTEL AT THE SOUTHEAST CORNER OF HAMNER AVENUE AND FIFTH STREET, LOCATED WITHIN THE C-G (COMMERCIAL GENERAL) ZONE. CONDITIONAL USE PERMIT 2016-25**

WHEREAS, SAHIL INVESTMENT GROUP submitted an application for a conditional use permit to the City of Norco, California under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code, to allow development of a 4-story, 45'4", 90-unit hotel on property generally described as:

Being a development of the Northerly 307.84 feet of Lot 2 Block 26 of the Riverside Orange Heights Tract No. 2, as shown on a Map recorded in Book 7, Page 54 of Maps, Records of Riverside County, California;

More generally described as an irregular-shaped area consisting of approximately 1.68 acres, located at the southeast corner of Hamner Avenue and Fifth Street, having a frontage on the east side of Hamner Avenue of about 294 feet, a frontage on the south side of Fifth Street of about 187 feet, having a maximum depth of about 294 feet, and being further identified with the Assessor's Parcel Number of 127-020-032; and

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

WHEREAS, at the time set at 7 p.m. on August 10, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested use 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 Commercial Community, and the C-G (Commercial General) zoning designation of the site is consistent with the General Plan. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and therefore will not have significant negative impacts

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 project is immediately adjoining/adjacent to property zoned C-G to the south, the I-15 to the east, Hamner Avenue right-of-way to the west, and Fifth Street right-of-way to the north. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.

C. The size and shape of the site for the proposed use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.

E. The City has determined that the project is categorically exempt from environmental assessment and the provisions of the California Environmental Quality Act and the Norco Environmental Guidelines pursuant to Section 3.13, Class 32 (Infill Development Projects).

## II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on August 10, 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 "B" – Site Plan, Exhibit "C" – Elevations/ Color Sheet, dated July 26, 2016 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 recorded 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 not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
6. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
7. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director or designee may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
8. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
9. 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 or designee 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 thereto.

10. Building elevations, building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Director or designee prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file.
11. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.
12. Approval shall be granted by the Planning Division of all walls and fences, landscaping plans (precise schedule), and exterior lighting prior to issuance of building permits.
13. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants shall be submitted, along with payment of fee, for approval by the Planning Division, prior to plan check submittals for building permits. The landscaping plans shall indicate plant and tree types and sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees to be installed shall be minimum 15-gallon container or 24-inch planter box whichever is healthier for the type of species and allows for best future growth. Shrubs to be installed shall be minimum 5-gallon container plants.
14. A minimum 10-foot wide landscape setback area shall be maintained adjacent to Hamner Avenue and Fifth Street, and a minimum 5-foot landscape setback area on the south property line, including hardscape features that can include but not be limited to decorative pavement.
15. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval. The property owner is responsible for maintenance of on-site and off-site landscaping.
16. A detailed on-site photometric lighting plan shall be submitted, along with the payment of fee, for review and approval by the Planning Division prior to issuance of building permits. Such plan shall indicate style, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties or streets. On-site lighting shall be directed inward to the project and sheltered from view, as much as possible, from the adjacent property. The parking lot freestanding light fixtures shall not exceed 18 feet in height including base, unless otherwise approved with the lighting plan by the Planning Division, and shall include cut

metal fixtures attached to the poles reflecting western and/or equestrian themes similar to fixtures in the Chaparral Center.

17. All ground-mounted utility appurtenances such as transformers shall be located out of public view of the main building area and adequately screened through the use or combination of concrete masonry walls, berms, and landscaping to the satisfaction of the Planning Division
18. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director or designee prior to the issuance of building permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment of the same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
19. The trash enclosures shall be designed to meet City standards in the location as indicated on the site plan and/or in a location approved by Waste Management. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry wall in conformance with City standards, and shall be equipped with a six-foot high sight-obscuring gate and "man" entrance, subject to approval of the Planning Division. The trash enclosure shall be a minimum size for two bins, one bin for trash and the other bin for recycling.
20. The developer and subsequent owners shall participate in recycling programs that are in compliance with state requirements and the City's recycling program, and shall place recycling facilities as approved by the City and the City's waste hauler.
21. A minimum of 90 parking spaces shall be provided for customer and employee parking as required by the Norco Municipal Code. The number of parking spaces designated for disabled persons shall be provided per Code requirements. Parking shall remain clear and accessible to the public during normal business hours. Signage for vehicle/trailer parking shall be installed directing such vehicles to the rear of the building where opposite-facing stalls can accommodate them.
22. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable. Parallel parking spaces shall also include six-foot pull-away buffer between adjacent stalls. The five stalls adjacent to Hamner Avenue north of the driveway shall be improved with decorative pavement or equivalent decorative material due to the encroachment into the ten-foot landscaping setback, similarly the porte cochere drive around. This project is conditioned such that a designated loading zone is not required.

23. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director or designee upon application for such system. In the event of approval of any such system, technical details of system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director or designee prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.
24. Any stop work order caused by a failure to make application for building permits with the City of Norco will cause a revocation hearing to be put on the agenda for the next regularly scheduled meeting of the Planning Commission.
25. The proposed project lies within the Western Riverside Council of Governments (WRCOG) area-wide Multi-Species Habitat Conservation Plan (MSHCP). The City has adopted the MSHCP program, and this project shall be subject to the payment of these fees prior to the issuance of building permits.
26. A bond or surety device shall be posted and an agreement executed to the satisfaction of the City Engineer and City Attorney, guaranteeing completion of all public improvements. NOTE: Upon acceptance by the City Council of the public improvements and installation of any necessary erosion control devices, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
27. A bond or surety device shall be posted and an agreement executed to the satisfaction of the Planning Director and City Attorney, guaranteeing completion of any building prior to the issuance of a building permit for said building. NOTE: Upon the issuance of a Certificate of Occupancy on said structure, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
28. No construction activity work shall be permitted after 6 p.m. or dusk whichever comes first, or before 7 a.m. Monday through Saturday without prior written approval from the Planning Director or designee. No construction activity will be allowed on Sundays or national holidays without express permission from the City.

29. The applicant shall submit a current title report (no more than 30 days old) for the project site showing all existing property ownership, easements and rights of title.
30. Trash enclosures proposed for this site, near buildings where food uses are anticipated, shall be protected from surface run-off by a six-inch concrete curb or masonry wall and shall drain inward to a sewer inlet to the satisfaction of the Building Division. Access to enclosures from entry drives will not be permitted.
31. A grease trap shall be provided at the trash enclosure, unless waived by staff, and shall meet the construction specifications required by the Building and Engineering Divisions.
32. Improvements/replacements in the right-of-way (i.e., landscaping in the parkway, improved drive approach, curb, gutter, etc.) shall be provided as determined necessary by the City Engineer to accommodate the project.
33. Sidewalk for the project site shall be straight as opposed to meandering for consistency with the existing sidewalk north of the site across Fifth Street.
34. The developer is responsible for street improvements along both Hamner Avenue and Fifth Street as directed by the Engineering Division. A registered civil engineer shall prepare street improvement plans on 24"x36" mylar for approval by the City Engineer. Striping and signing shall be included as part of these plans, when required. Striping and legends shall be thermoplastic paint. A plan check deposit may be required prior to plan checking and standard fees shall be paid prior to plan approval.
35. Driveway approaches shall be constructed in accordance with City standards as approved by the City Engineer.
36. Existing driveways shall be removed and replaced with curb, gutter as approved by the City Engineer.
37. All on-site driveways and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
38. A City of Norco Encroachment Permit shall be obtained for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards, Riverside County Road Department Standards, and/or as otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.

39. The applicant shall obtain written authorization granting permission for any work to be completed on property in which he is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.
40. The proposed project lies within an area subject to an area-wide Transportation Uniform Mitigation Fee (TUMF). The City has adopted the TUMF program, and this project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance.
41. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of grading permit.
42. The applicant shall submit an on-site precise grading plan showing all proposed flow patterns, elevations, hardscape improvements, project phasing and implementation prior to issuance of a grading permit. Each phase must stand on its own relative to site drainage.
43. A registered civil engineer shall prepare an on-site precise grading, paving, and drainage plan for approval by the City Engineer. Plans shall be 24"x36", ink on mylar, with elevations to the nearest 0.01 foot, and scale of 1" = 20,' unless approved differently.
44. Prior to issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a registered civil engineer for approval by the City Engineer. Those recommendations of the report, as approved by the City Engineer, shall be incorporated into the public improvement plans and site development plans prior to their approval.
45. The project engineer shall include an erosion control plan as part of the precise grading plan, providing for installation of approved erosion control devices (sandbags, desilting basins, etc.) during all phases of construction. Maintenance of the necessary erosion control devices shall be the responsibility of the applicant. Any emergency repair to these devices performed by City forces shall be billed to the applicant and paid for prior to the release of certificate of occupancy.
46. A registered civil engineer or landscape architect shall prepare street tree planting, parkway landscaping and irrigation plans on standard size sheets for approval by the City Engineer and Planning Director or designee. Plans shall be submitted at the time of initial submission of all improvement plans. All street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council.

47. This development shall be served by underground utilities. All utility locations shall be incorporated into the on-site utility plan and shall be prepared on 24"x36" mylar, by a registered civil engineer, for approval by the City Engineer.
48. The applicant shall submit separate on-site utility plans for the installation of on-site sewer, water and any necessary storm drain systems in a manner meeting the approval of the City Engineer.
49. Sewer and water improvement plans shall be prepared for this project under the supervision of a registered civil engineer for approval by the City Engineer. Plans shall be on 24"x36" mylar sheets.
50. The project shall be connected to the City's sewer system and the applicant shall pay all associated connection fees to the City of Norco prior to building permit issuance. Grease interceptors shall be required for all food service uses.
51. The project shall be connected to the City's water system and the applicant shall pay all associated connection fees to the City of Norco prior to building permit issuance.
52. Existing water meters are required to be upgraded to current City standards.
53. Irrigation lines shall require reduced pressure backflow preventors to be installed to City standards.
54. A preliminary Water Quality Management Plan (WQMP) shall be submitted prior to site grading plan submittal. A Final WQMP shall be submitted and approved by the City Engineer. Prior to issuance of a grading permit, the property owner shall record a Covenant and Agreement, or other approved instrument, with the County-Clerk Recorder to inform future property owners of the requirement to implement the approved WQMP.
55. Prior to the issuance of a grading permit, the applicant shall apply for a National Pollution Discharge and Elimination System (NPDES) permit. Proof of compliance (a copy of the Notice of Intent and application fee) shall be submitted to the Engineering Department prior to start of work. No work shall be done that causes a violation of the City-wide NPDES Permit.
56. The applicant shall meet with the Norco Fire Department to determine locations of fire hydrants, red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.

57. The Norco Fire Department requires a 24-hour notification to schedule an inspection. Inspection fees are not included in permit application. Each scheduled inspection will be invoiced or required to be paid for prior to inspection.
58. Storage, dispensing or use of any flammable and combustible liquids, flammable and compressed gases, and other hazardous materials shall comply with the 2001 California Fire Code regulations. A separate plan submittal and chemical inventory package shall be required to be filled out and approved by the Fire Department prior to the storage and use of hazardous materials and or flammable/combustible liquids, as required by California Fire Code Articles 79 and 80. Contact Riverside County Department of Environmental Health for permits at (951)358-5055.
59. All-weather access roads shall be approved by the Norco Fire Department and in place prior to any combustible materials placed on the site. Access roads shall be maintained clear/free from any obstructions at all times. See Fire Department standard for "Construction/Development Site Standards."
60. Fire lanes, turn-around/access and fire hydrants shall be in accordance with the 2001 California Fire Code. See the Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.
61. The Fire Department will require a Knox Box for a building which has multiple tenant spaces or a building which has multiple entrances.
62. All gates shall be installed in compliance with the 2001 edition of the California Code, Section 902. Approval of the Fire Department is required.
63. Fire Department roof access ladders are required when buildings have a parapet of four feet or greater. See the Fire Department for "Roof Access" requirements.
64. Pre-fire plans shall be completed and turned into the Fire Department prior to building final. No exceptions. Pre-fire plans shall have a site plan and detailed floor plan locating the main utilities, hazardous materials and all the fire protection equipment.
65. The developer/general contractor is responsible for reasonable continuous cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation.
66. Complete architectural and structural building plans, including all specifications, shall be submitted to the Fire Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to,

construction type, exits, fire protection equipment, building protection, and interior finish. The developer is responsible for obtaining all Fire Department permits and paying all necessary fees prior to beginning construction.

67. Locations and classifications of fire extinguishers shall be in accordance with the 2001 edition of the California Fire Code, Standard 10-1 and placement.
68. Fire sprinklers shall be installed in any structure that is newly constructed and 2,500 sq. ft. or greater or any new additions to any structure which exceed 50% of the existing building. Exception: any building or operation which is more restrictive shall be sprinklered in accordance with California Fire Code. Reference NMC Chapter 15.16.150.
69. All fire suppression systems require a separate submittal and permit for proposed work prior to installation. See Norco Fire Department standards for "Fire Sprinkler Standard" and "Fire Alarm/Monitored Standard". Fire flow information shall be submitted and acquired prior to system design.
70. All roof coverings shall be of fire-resistive materials only (Class A or Class B according to the Uniform Building Code). The Building Department shall approve materials.
71. The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by sub-contractors. Plan review fees and permit fees may apply - check with the Fire Department for confirmation.
  - Building Architectural Plans
  - On-Site Water & Fire Hydrant Utility Plans
  - Detailed Site Plan with Islands and Drive Aisles
  - Fire Sprinkler
  - Fire Alarm/Sprinkler Monitoring
  - Fire Lanes
  - Flammable Liquid/Hazardous Materials
72. Approved address numbers shall be in accordance to Norco Fire Department Standards for Single-Family Dwellings, Multi-family Dwellings and Industrial/Commercial buildings.
73. Owner must file an emergency notification form with the Sheriff's Department prior to obtaining Certificate of Occupancy.

74. Adequate lighting as required by the Sheriff's Department shall be provided for the parking area on the east side of the building.
75. A surveillance system shall be installed as requested by the Sheriff's Department that monitors the parking lots and high traffic areas inside the building.
76. The project site shall be screened from Hamner Avenue and Fifth Street during construction. Screening material shall be tied down securely and maintained during all phases of construction.
77. The applicant shall meet all standards and conditions of the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
78. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in creating an increased demand for public services
79. The owner/operator of the business, regardless of any changes in ownership, shall provide a self audit of compliance with the conditions of approval to the Planning Division 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 for staff inspection. 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 certificate of occupancy date, and then every year by December 31<sup>st</sup>. The owner/operator 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.

Resolution 2016-48  
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August 10, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on August 10, 2016.

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Patricia Hedges , Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on August 10, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California



CASE NO.: Conditional Use Permit 2016-25

APN: 127-020-032

ZONING: C-G (Commercial General)

ACRES: 1.68



## CITY OF NORCO STAFF REPORT

**TO:** Honorable Chair and Members of the Planning Commission

**PREPARED BY:** Steve King, Planning Director

**DATE:** August 10, 2016

**SUBJECT: Zone Code Amendment 2016-04:** A proposal to amend Chapter 18.30 regarding lot coverage allowance in the A-1 zone.

**RECOMMENDATION:** Adopt Resolution 2016-47 recommending that the City Council approve Zone Code Amendment 2016-47

**SUMMARY:** The City Council asked the Planning Commission to discuss the mass of accessory buildings and to review current regulations to determine whether those regulations were adequate or if changes were needed. This item was originally scheduled as a discussion item for the February 10, 2016 and was continued to March 9, 2016 to allow for the full commission to be present. At the March 9 meeting the Planning Commission determination was that the allowed 40% flat pad area coverage for buildings should be revisited.

**BACKGROUND:** Mass or bulk is basically the spacial dimension of a building defined by the area of the building footprint and the height. Current regulations control the mass of a building by limiting the lot coverage and the height of the building.

Through several zone code amendments the Planning Commission and City Council have set the current standards for the mass of an allowed accessory building based on how much of the flat pad is covered on the site and then by limiting the height. The flat pad area is the portion of a lot that is a 4% grade or less. In the A-1 zone the maximum allowed building coverage on the flat pad area for all structures (including pools and a 5-foot coping area around pools) is 40%. The same applies to lots in the Norco Ridge Ranch Specific Plan but the minimum allowed pad size is 12,000 square feet as opposed to 18,000 square feet in the A-1 zone. This ZCA would only apply to lots in the A-1 zone.

Attached is a slide presentation (Exhibit "A") of a representative lot showing the current 40% lot coverage allowances with comparisons to smaller maximum coverage allowances. Under current regulations with a given house size of 3,155 square feet, a 900 square-foot pool, and a 2,880 square-foot primary animal-keeping area, the allowed remaining accessory building coverage to 40% would be 4,405 square feet which actually exceeds what area is physically available (4,070 square feet). The slides show a progressively smaller allowance down to 20% allowed coverage where the maximum remaining allowed building coverage would be only 175 square feet. The Planning

**Agenda Item: 4.C.**

Commission is being asked for a recommendation with the proposed zone code amendment on what the appropriate pad coverage should be. That recommendation will then be presented to the City Council at a public hearing.

Exhibit "B" shows the massing of an accessory building (in terms of height) as it relates to a person that is five feet from the property line that was presented at the March 9, 2016 meeting. On the one side of the exhibit (A) the lot adjoins another street so the setback requirement is a minimum of 15 feet. On the other side (B) which is an interior property line, the setback requirement is 5 feet putting the bulk of the building closer to a person five feet from the property line. For comparison it should be noted that the primary residence on a lot has similar side setback requirements (5 and 15 feet) but is allowed to be 35 feet tall as opposed to only 20 feet for an accessory building.

Attachments:           Resolution 2016-47  
                              Exhibit "A" – Slide Presentation, Accessory Building Lot Coverage  
                              Exhibit "B" – Height of Accessory Buildings

## **RESOLUTION 2016-47**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT ZONE CODE AMENDMENT 2016-04 BE APPROVED AMENDING CHAPTER 18.30 OF THE NORCO MUNICIPAL CODE (A-1 ZONE) TO REVISE THE LOT COVERAGE ALLOWANCE, WITH CROSS REFERENCES IN OTHER CHAPTERS AS NEEDED. ZONE CODE AMENDMENT 2016-04**

WHEREAS, THE CITY OF NORCO initiated Zone Code Amendment 2016-04, a proposed amendment to Chapter 18.30 "A-1" (Agricultural Low Density) Zone, to amend Section 18.30.20 "Permitted Coverage" to amend the lot coverage allowance; and

WHEREAS, the Zone Code Amendment has been duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Zone Code Amendment was scheduled for public hearing on August 10, 2016 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Zone Code Amendment; and

WHEREAS, the City of Norco, acting as the Lead Agency has determined that the Zone Code Amendment is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines per Class 5.

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

**I. FINDINGS:**

- A. The proposed Zone Code Amendment to amend the lot coverage allowances in the A-1 zone is not inconsistent with the Norco General Plan and the intent of the Norco Municipal Code.
- B. The proposed Zone Code Amendment does not hinder the General Plan goals and policies of preserving the City's small plot agricultural/animal-keeping/equestrian lifestyle.
- C. The proposed Zone Code Amendment is categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco

Environmental Guidelines pursuant to Class 5 (Minor Alterations in Land Use Limitations).

- II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled August 10, 2016 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2016-04 be adopted, thereby amending the Norco Municipal Code as follows:

**18.30.20 Permitted Coverage.**

(paragraph 2)

*The maximum pad coverage of all structures on the pad shall be not more than 40 ~~twenty~~(20) percent of the total pad area. The pad area is defined as the "flat" part of the lot (four percent grade or less).*

Environmental Guidelines pursuant to Class 5 (Minor Alterations in Land Use Limitations).

- II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled August 10, 2016 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2016-04 be adopted, thereby amending the Norco Municipal Code as follows:

**18.30.20 Permitted Coverage.**

(paragraph 2)

*The maximum pad coverage of all structures on the pad shall be not more than ~~40~~ **thirty (30)** percent of the total pad area. The pad area is defined as the "flat" part of the lot (four percent grade or less).*

Environmental Guidelines pursuant to Class 5 (Minor Alterations in Land Use Limitations).

- II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled August 10, 2016 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2016-04 be adopted, thereby amending the Norco Municipal Code as follows:

**18.30.20 Permitted Coverage.**

(paragraph 2)

*The maximum pad coverage of all structures on the pad shall be not more than 40 **thirty-five (35)** percent of the total pad area. The pad area is defined as the "flat" part of the lot (four percent grade or less).*

Environmental Guidelines pursuant to Class 5 (Minor Alterations in Land Use Limitations).

- II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled August 10, 2016 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2016-04 be adopted, thereby amending the Norco Municipal Code as follows:

**18.30.20 Permitted Coverage.**

(paragraph 2)

*The maximum pad coverage of all structures on the pad shall be not more than 40 **twenty-five (25)** percent of the total pad area. The pad area is defined as the "flat" part of the lot (four percent grade or less).*

Resolution 2016-47  
Page 3  
August 10, 2016

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held August 10, 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 adjourned meeting held August 10, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission

**Example lot with maximum-allowed accessory structure at 40% coverage  
21,150 s.f. lot, no PAKA, no slope**

**EXISTING STANDARDS  
40% COVERAGE**

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

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

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

 Existing lot coverage **including** pool area and 5-foot coping (4,055 s.f.):  
(residence: 3,155 s.f.)  
(pool and coping: 900 s.f.)

 Remainder building envelope after open animal area, existing coverage, and setback requirements.  
(4,070 s.f.)

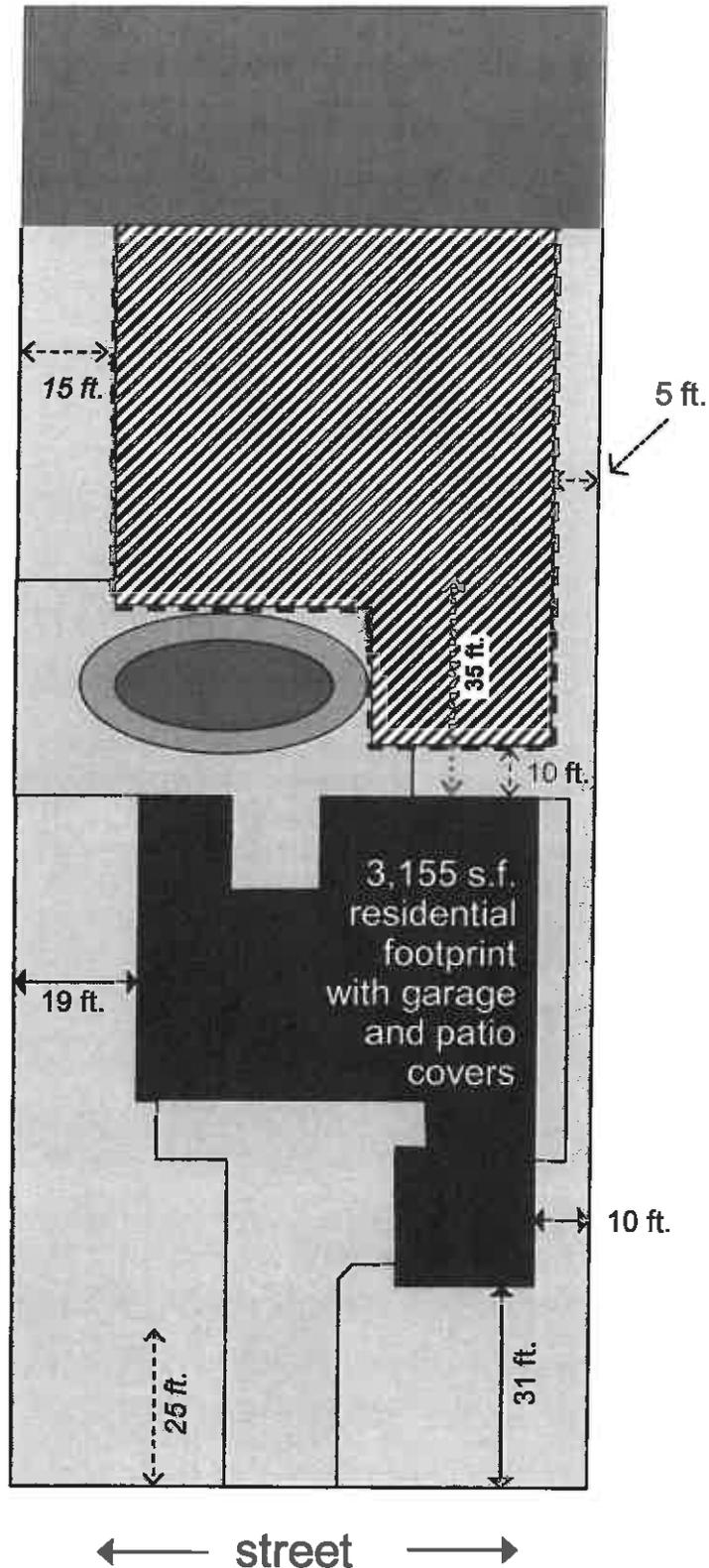
 Maximum remainder building size to 40% coverage.  
(4,405 s.f.)  
(only 4,070 available)

 Existing setbacks  
19 ft.

 Required setbacks  
15 ft.

 Animal keeping setback  
35 ft.

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



**Example lot with maximum-allowed accessory structure at 35% coverage  
21,150 s.f. lot, no PAKA, no slope**

**35% COVERAGE**

35% flat pad cover = 7,402 s.f.  
Shows an open animal area (5 AU)

 Flat pad (21,150 s.f.)  
(same as lot)  
35% coverage = 7,402 s.f.

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

 Existing lot coverage **including** pool area and 5-foot coping (4,055 s.f.):  
(residence: 3,155 s.f.)  
(pool and coping: 900 s.f.)

 Remainder building envelope after open animal area, existing coverage, and setback requirements.  
(4,070 s.f.)

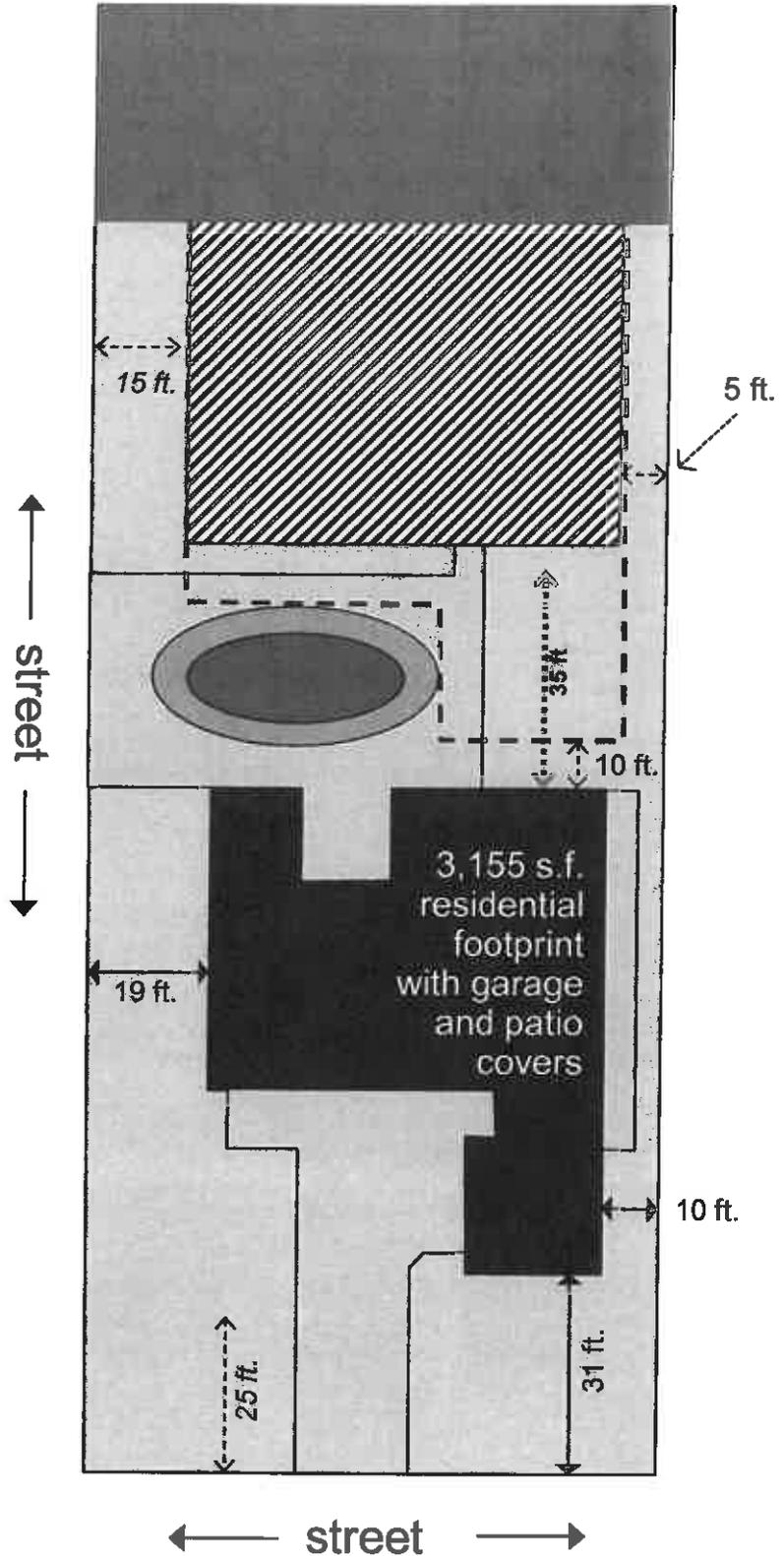
 Maximum remainder building size to 35% coverage.  
(3,347 s.f.)

 Existing setbacks  
19 ft.

 Required setbacks  
15 ft.

 Animal keeping setback  
35 ft.

**TOTAL POSSIBLE LOT COVERAGE  
(7,402 S.F.)**



**Example lot with maximum-allowed accessory structure at 30% coverage  
21,150 s.f. lot, no PAKA, no slope**

**30% COVERAGE**

30% flat pad cover = 6,345 s.f.  
Shows an open animal area (5 AU)

 Flat pad (21,150 s.f.)  
(same as lot)  
30% coverage = 6,345 s.f.

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

 Existing lot coverage **including** pool area and 5-foot coping (4,055 s.f.):  
(residence: 3,155 s.f.)  
(pool and coping: 900 s.f.)

 Remainder building envelope after open animal area, existing coverage, and setback requirements.  
(4,070 s.f.)

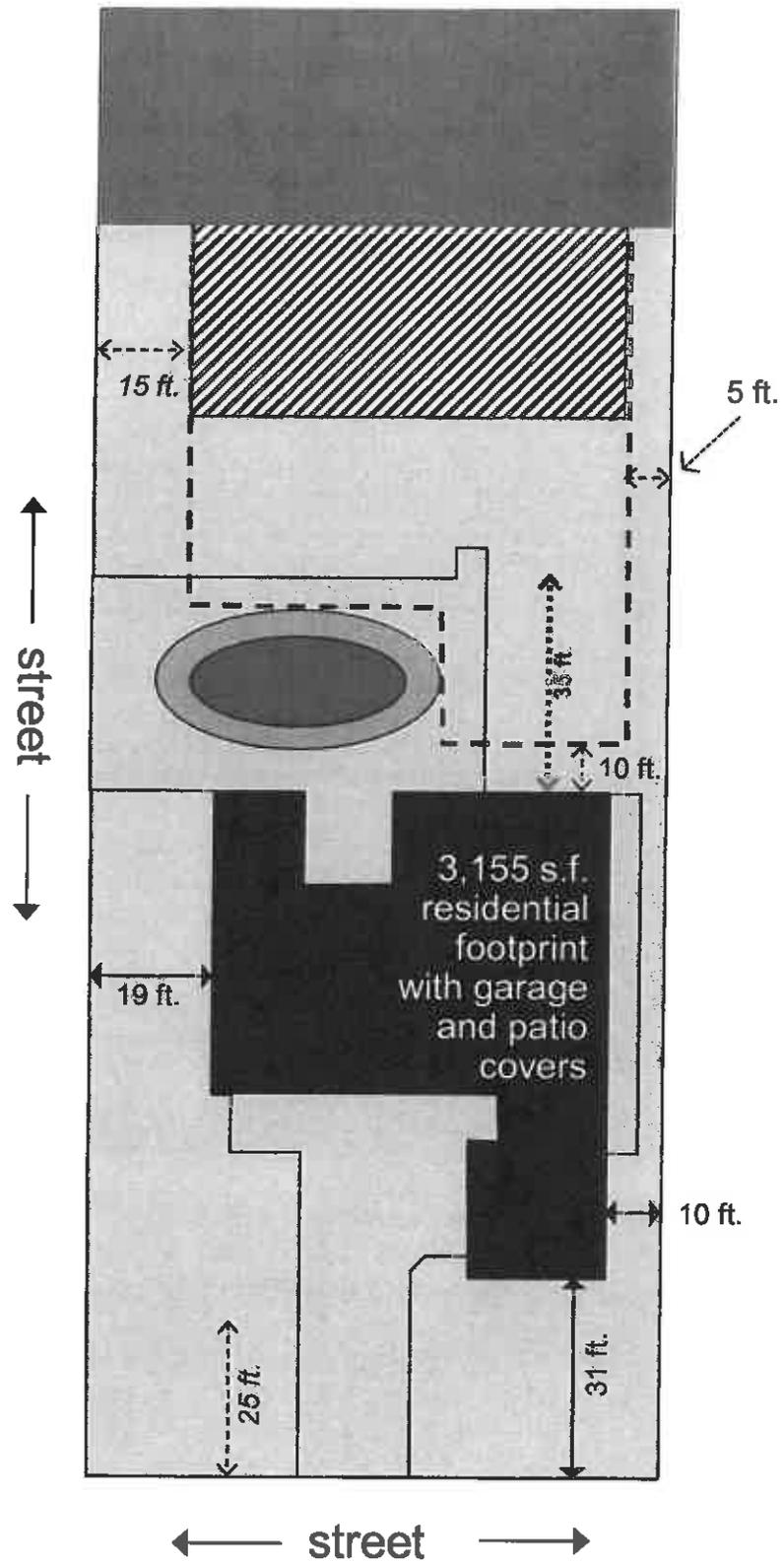
 Maximum remainder building size to 30% coverage.  
(2,290 s.f.)

 Existing setbacks  
19 ft.

 Required setbacks  
15 ft.

 Animal keeping setback  
35 ft.

**TOTAL POSSIBLE LOT COVERAGE  
(6,345 S.F.)**



**Example lot with maximum-allowed accessory structure at 25% coverage  
21,150 s.f. lot, no PAKA, no slope**

**25% COVERAGE**

25% flat pad cover = 5,287 s.f.  
Shows an open animal area (5 AU)

 Flat pad (21,150 s.f.)  
(same as lot)  
25% coverage = 5,287 s.f.

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

 Existing lot coverage **including** pool area and 5-foot coping (5,605 s.f.):  
(residence: 3,155 s.f.)  
(pool and coping: 900 s.f.)

 Remainder building envelope after open animal area, existing coverage, and setback requirements.  
(4,070 s.f.)

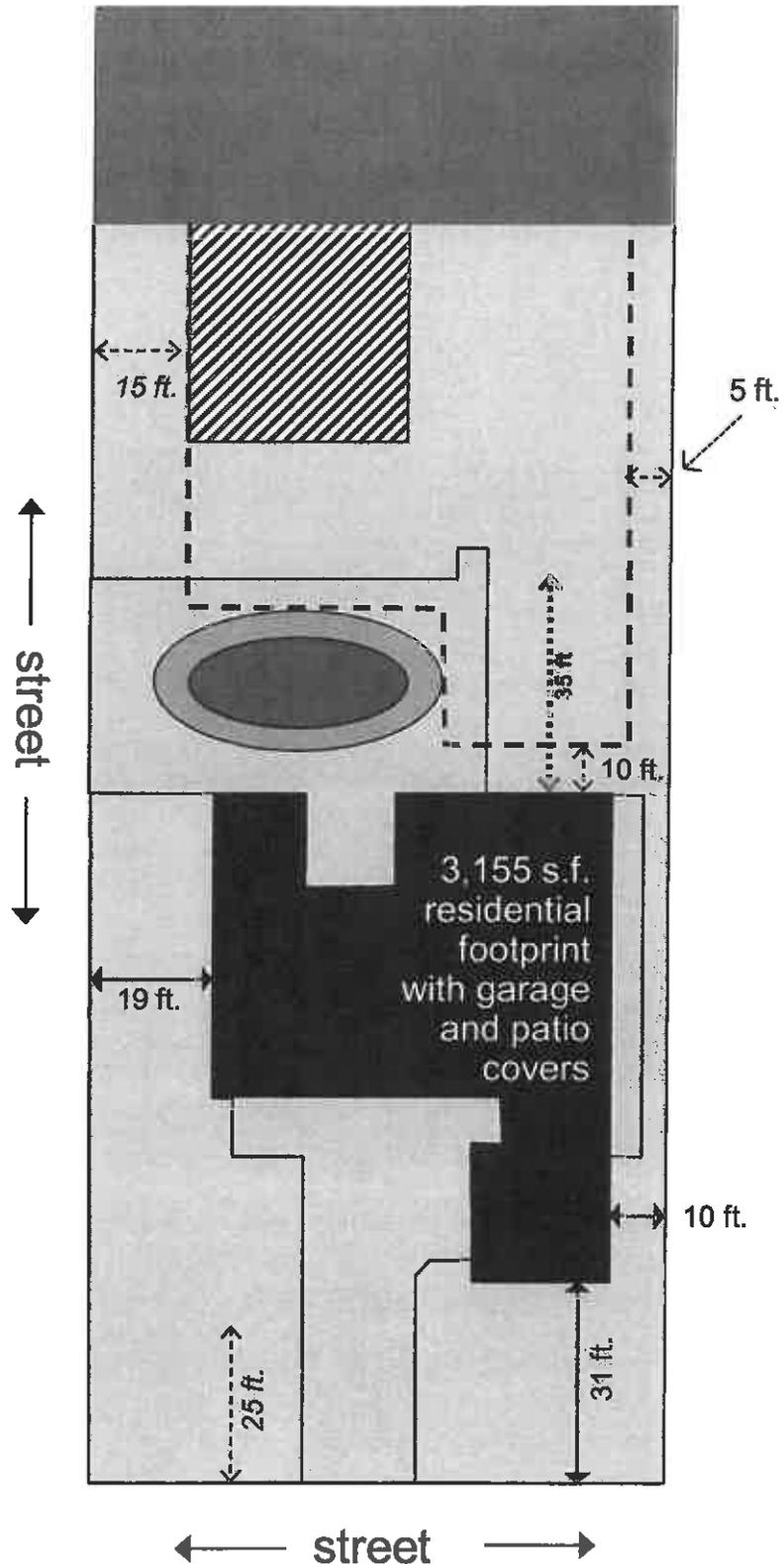
 Maximum remainder building size to 25% coverage.  
(1,232 s.f.)

 Existing setbacks  
19 ft.

 Required setbacks  
15 ft.

 Animal keeping setback  
35 ft.

**TOTAL POSSIBLE LOT COVERAGE  
(5,287 S.F.)**



**Example lot with maximum-allowed accessory structure at 20% coverage  
21,150 s.f. lot, no PAKA, no slope**

**20% COVERAGE**

20% flat pad cover = 4,230 s.f.  
Shows an open animal area (5 AU)

 Flat pad (21,150 s.f.)  
(same as lot)  
25% coverage = 5,287 s.f.

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

 Existing lot coverage  
**including** pool area and  
5-foot coping (5,605 s.f.):  
(residence: 3,155 s.f.)  
(pool and coping: 900 s.f.)

 Remainder building  
envelope after open  
animal area, existing  
coverage, and setback  
requirements.  
(4,070 s.f.)

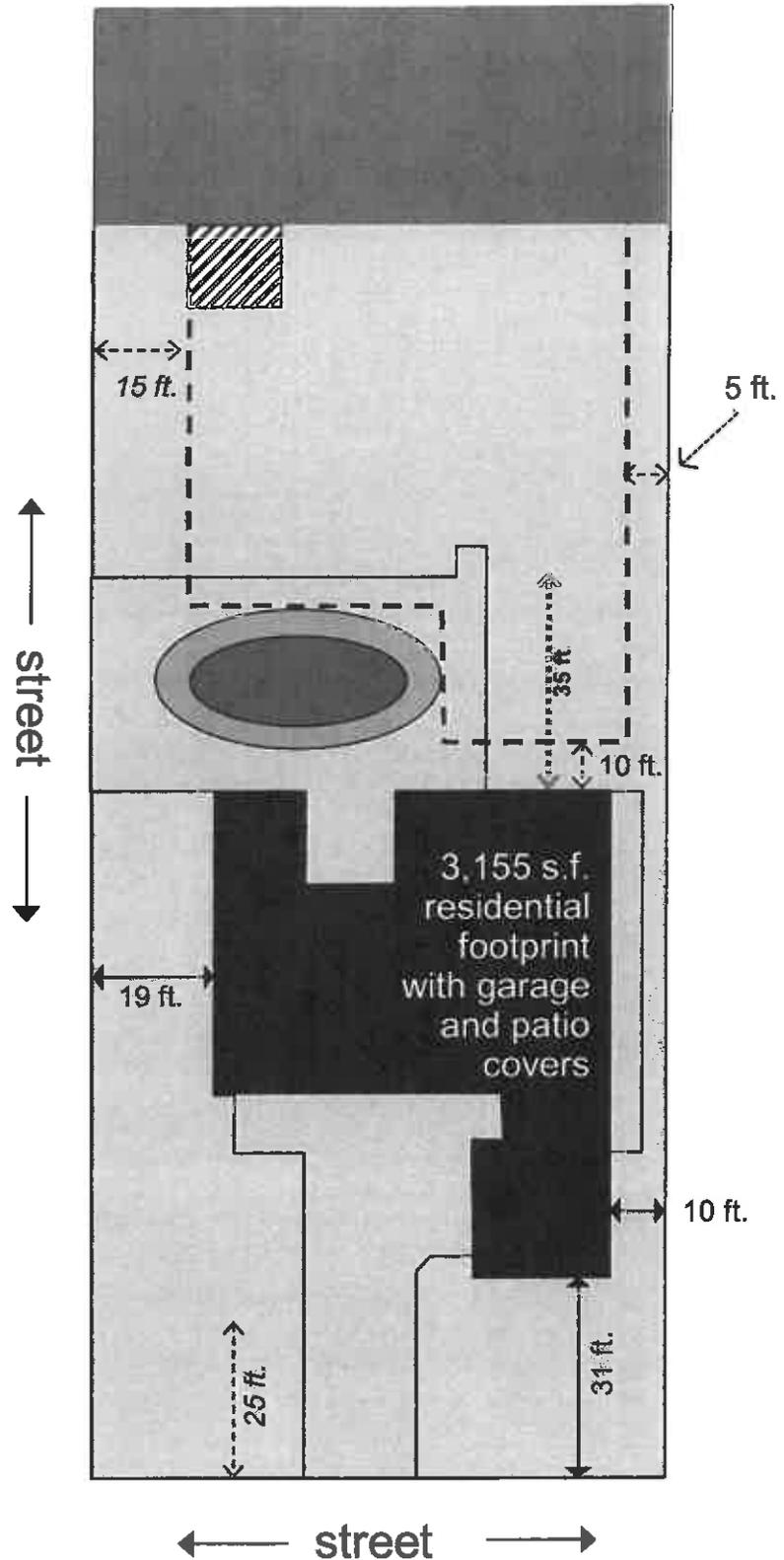
 Maximum remainder  
building size to 20%  
coverage.  
(175 s.f.)

 Existing setbacks  
19 ft.

 Required setbacks  
15 ft.

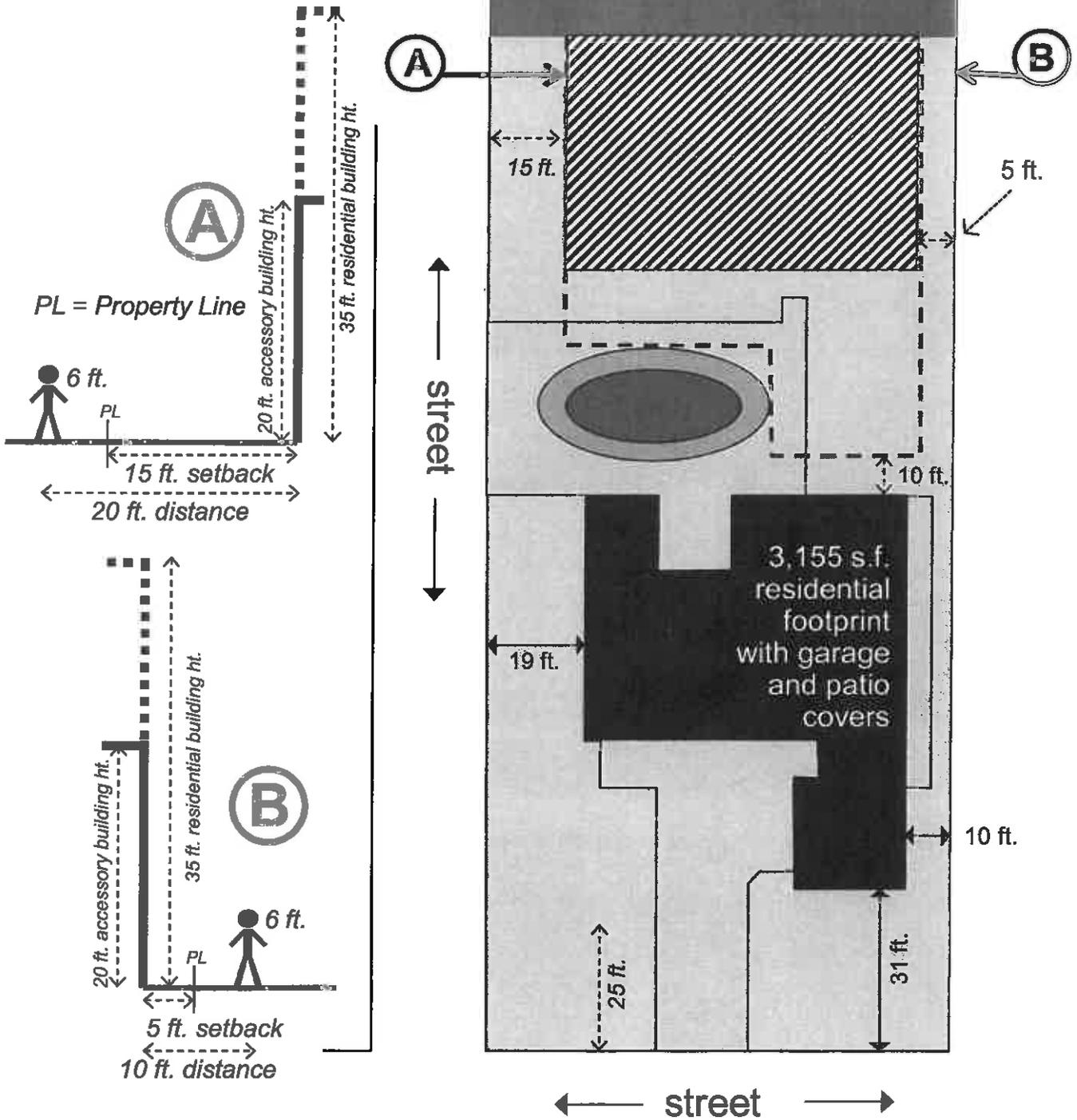
 Animal keeping setback  
35 ft.

**TOTAL POSSIBLE  
LOT COVERAGE  
(4,230 S.F.)**



**Example Lot, Line of Site**  
**21,150 s.f. lot, no PAKA, no slope**

40% flat pad cover = 8,460 s.f.  
 Shows an open animal area (5 AU)  
 Accessory building: 3,350 s.f.



**Exhibit "B"**

## **CITY OF NORCO STAFF REPORT**

**TO:** Honorable Chairman and Members of the Planning Commission

**FROM:** Planning Division

**PREPARED BY:** Steve King, Planning Director

**DATE:** August 10, 2016

**SUBJECT:** Specific Plan 90-01 (Gateway) Amendment 13 (City of Norco): A proposal to amend the "Permitted Uses" and "Development Standards" sections of the Industrial District within the Gateway Specific Plan

**RECOMMENDATION:** Adopt Resolution 2016-43 recommending that the City Council approve Specific Plan 90-01, Amendment 13.

**SUMMARY:** This item was continued from July 13, 2016 to allow for the full commission to participate in the discussions. Per the direction of City Council this is a proposed amendment to the Industrial District of the Gateway Specific Plan (GSP) that is the result of a round-table discussion and follow-up correspondence summarizing what would be the recommendation to the Planning Commission.

**BACKGROUND:** The City Council directed the Planning Commission and staff to review the GSP for possible updates or amendments particularly in regards to the Industrial District of which the former Norco Egg Ranch (NER) comprises a large portion of that district (ref. Exhibit "A"). The review process started with two members of the Planning Commission and staff to establish the groundwork on how to proceed given the constraints on what the City could do on its own without designated funding in the City's budget.

The next step was the round-table discussion with the same two Planning Commissioners, representatives from Wells Fargo Company (the trustee), two members from the Economic Development Advisory Council, and staff on March 16, 2016. The same parameters that were discussed in the groundwork meeting were presented in the round-table discussion for input and direction on what feasibly could be recommended to the Planning Commission. A summary of the round-table meeting was sent out on June 9, 2016 to the participants outlining what was discussed and agreed to, and what would be the groups recommendation to the Planning Commission for any additional comments (ref. Exhibit "B").

The City as the proponent for amending the GSP is limited in what can be done without designated funding in the City budget. If a project to amend the GSP is substantially different from what the current plan is, it automatically triggers an analysis per the

California Environmental Quality Act (CEQA) before the City's decision-makers can make any decisions on the proposed amendment. Any significant changes in land use (e.g. from Industrial to Commercial) will require minimally a mitigated negative declaration, and most likely an environmental impact report. Accompanying those environmental analysis documents are studies for traffic, air quality, biology, history/archaeology, noise, climate change, etc.

In addition to the environmental analysis documents, there are costs associated with developing site plans, architectural designs, illustrative exhibits, development standards and regulations, etc. The City's budget does not include funding for any of these documents and the cost is such that it cannot simply be pulled out of the General Fund without severely impacting the budget. At this point, without the funding, any proposed amendment has to be in keeping with the intent of the existing industrial land use district.

It had been expressed to this group that there had previously been a Working Group consisting of two City Council members, two Planning Commissioners, and staff to address various land use issues in the City and an initial primary focus of that Working Group was land use options for the former NER property. This was during a time when there was a development company looking at proposing a comprehensive amendment to the GSP Industrial District and would be paying the costs for the needed documents discussed above and was looking for direction from the City.

Unfortunately the Working Group was disbanded by the City Council before any formal recommendation could be made. The recommendation that the group had been working toward was to keep the industrial land use but expand the list of permitted uses and modify the regulations and standards to control impacts to neighborhoods. Based on this and the funding constraints identified above, there was general agreement by this current round-table discussion group that a good first step would be to implement the same approach. That is, keep the industrial land use and modify the list of permitted uses and development standards.

This approach would achieve three primary tasks. First it would make the former NER property more marketable for Wells Fargo Company to sell to a master developer. Second, it would provide the neighborhood compatibility regulations that are currently lacking in the GSP. And thirdly, this approach could be done without major environmental and specific plan amendment processes and documents.

**ANALYSIS:** The attached table (ref. Exhibit "C") is a comparison of the existing allowed uses in the "M-1" zone of the Norco Municipal Code (NMC) and the current list of allowed uses in the GSP Industrial District. The GSP Industrial District is most closely related to the M-1 zone in the NMC but allows fewer uses. The intent of the Industrial District of the GSP is to "facilitate the development of light industrial land uses including research and development, light manufacturing, assembly, fabrication, and wholesaling with related office and administrative functions." This is consistent with the intent of the M-1 zone which

is “to provide an orderly development of heavy commercial and light manufacturing uses in harmony with each other and the rest of the community.”

The land use categories in the GSP are broader and allow for interpretation in terms of what uses could be allowed, but the final determination depends on what is being proposed and the scope of the use. The uses that are highlighted in yellow on Exhibit “C” are permitted uses in the M-1 zone but are difficult to fit into any of the GSP land use categories. These are uses that could be added to the list of allowed uses in the GSP if the “permitted uses” of the M-1 zone are added as an overlay to the existing GSP Industrial District “permitted uses”.

For those uses that are permitted in the M-1 zone and the GSP but with tighter restrictions in one of them, there will be a clause added that the more lenient provision for allowance would be the regulating factor. As an example, professional offices are allowed in both the M-1 zone and the GSP. They are permitted outright in the M-1 zone, but are limited to 25% of the overall square-footage of a mixed-use industrial development in the GSP. In this case the more lenient allowance is as a permitted use in the M-1 zone which would be the applicable regulation.

The only change regarding development standards discussed by the round-table group was placing a limit on the size of an allowed structure at 250,000 square feet with an allowance for a larger size through approval of a conditional use permit. One comment was received from the summary letter that was sent out requesting that the height limitation be eased from the current standards. The current regulations allow for a maximum height of 35 feet with a parapet wall of 40 feet to hide rooftop equipment. The comment from an architect on the Wells Fargo Company representative team suggested the allowed maximum height be raised to 43 feet with an allowance for a parapet wall up to 48 feet to hide rooftop equipment. The reason for the request is that it is typical for tenants of larger buildings (e.g. 250,000 square feet) to want an interior clearance of 36 feet and 43 feet will allow for an appropriate drainage pitch in the roof to its maximum height.

The proposed changes to the GSP Industrial District would be as follows with the proposed changes/additions highlighted and underlined in red:

a. Principal Uses Permitted

*See Appendix C, Permitted and Conditionally Permitted Uses.*

Uses that are Permitted and Conditionally Permitted in the M-1 (Heavy Commercial/Light Manufacturing) zone of the Norco Municipal Code are similarly permitted uses in the Industrial District of the Gateway Specific Plan. Where a use is listed in both (NMC and GSP) but with different entitlement processes (e.g. permitted use versus a conditionally-permitted use) the more lenient of the two processes shall apply.

c. Permitted Accessory Uses

5) Showroom/Retail sales areas of up to 50% of a manufacturing/processing building are a permitted accessory use for that structure.

d. Site Development Standards

2) Building Height/Building Size

*No building or structure within the Industrial District shall exceed a height of ~~35~~ 43 feet, however that building utilizing a parapet wall in order to hide rooftop equipment shall not exceed ~~40~~ 48 feet. For buildings located within 75 feet of Pacific Avenue right-of-way, a one (1) story or twenty (20) feet building height limitation shall apply.*

No building or structure within the Industrial District shall exceed 250,000 square feet unless a conditional use permit has been approved for a larger building.

Attachment: Resolution 2016-43

Exhibit "A" – Location Map: GSP Industrial District/NER Properties

Exhibit "B" – Egg Ranch Land Use Options: Opportunities/Constraints

Exhibit "C" – Permitted Use Comparison: M-1 zone – GSP Industrial District

## **RESOLUTION 2016-43**

**TO RECOMMEND APPROVAL OF AMENDMENT 13 TO THE GATEWAY SPECIFIC PLAN AMENDING THE “PRINCIPAL PERMITTED USES”, “PERMITTED ACCESSORY USES”, AND “SITE DEVELOPMENT STANDARDS” SECTIONS OF THE INDUSTRIAL DISTRICT. SPECIFIC PLAN 90-01, AMENDMENT NO. 13**

WHEREAS, THE CITY OF NORCO, proposes an amendment to Specific Plan 90-01 (Gateway Specific Plan) Industrial District to amend the text of Sections 4.10.1.4 (a), (c), (d); and

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

WHEREAS, said application was scheduled for public hearing on July 13, 2016 on or about 7:00 p.m., in the City Council Chambers, 2820 Clark Avenue, Norco, California; and

WHEREAS, after the public hearing was closed said item was continued to August 10, 2016 to allow for full commission participation as two members were absent; and

WHEREAS, the City of Norco acting as the Lead Agency, determined that the requested Specific Plan Amendment is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines (Class 5); and

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

**I. FINDINGS:**

A. The requested change in the Industrial District of the Gateway Specific Plan is necessary and desirable for the development of properties associated with the previous Norco Egg Ranch operations and that said change will achieve consistency and compatibility within the specific plan, and reflect the highest and best use of the property.

B. The requested change to the Industrial District of the Gateway Specific Plan clarifies and better specifies the permitted uses to reflect the permitted uses of the M-1 zoning district of the Norco Municipal Code which is the closest similar zone to the Industrial District in the Gateway Specific Plan.

C. The requested change will better specify regulations for the protection of adjoining neighborhoods and make development within the Industrial District of the Gateway Specific Plan more compatible to those neighborhoods.

D. The City of Norco, acting as lead agency, has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines (Class 5).

- II. DETERMINATION: NOW THEREFORE, the Planning Commission of the City of Norco, California, assembled on July 13, 2016 does hereby recommend to the City Council that Specific Plan 90-01, Amendment No. 13 be adopted, thereby amending Specific Plan 90-01 (Gateway Specific Plan) as follows:

*4.10.1.4 Industrial District*

a. Principal Uses Permitted

*See Appendix C, Permitted and Conditionally Permitted Uses.*

*Uses that are Permitted and Conditionally Permitted in the M-1 (Heavy Commercial/Light Manufacturing) zone of the Norco Municipal Code are similarly permitted uses in the Industrial District of the Gateway Specific Plan. Where a use is listed in both (NMC and GSP) but with different entitlement processes (e.g. permitted use versus a conditionally-permitted use) the more lenient of the two processes shall apply.*

c. Permitted Accessory Uses

*5) Showroom/Retail sales areas of up to 50% of a manufacturing/processing building are a permitted accessory use for that structure.*

d. Site Development Standards

2) Building Height/Building Size

*No building or structure within the Industrial District shall exceed a height of ~~35~~ 43 feet, however that building utilizing a parapet wall in order to hide rooftop equipment shall not exceed ~~40~~ 48 feet. For buildings located within 75 feet of Pacific Avenue right-of-way, a one (1) story or twenty (20) feet building height limitation shall apply.*

*No building or structure within the Industrial District shall exceed 250,000 square feet unless a conditional use permit has been approved for a larger building.*

Resolution 2016-43  
Page 3  
August 10, 2016

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held August 10, 2016.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held August 10, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

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:** August 10, 2016

**SUBJECT:** Conditional Use Permit 2016-22 (Podaca): A request for approval to allow a detached accessory building consisting of a 2,000 square-foot hobbyshop/storage building at 3596 Pedley Avenue located within the A-1-20 (Agricultural Low Density) Zone

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2016-49 approving Conditional Use Permit 2016-22.

Conditional Use Permit 2016-22 is a request for approval to allow an accessory building consisting of a 2,000 square-foot hobbyshop/storage building at 3596 Pedley Avenue (ref. Exhibit "A" – Location Map). The property consists of about 0.62 acres/27,007 square-feet and is developed with a single-family residential use (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

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 "D" – Site Plan, Exhibit "E" – Building Elevations, and Exhibit "F" – Drawing Example). The building is proposed to be steel/metal construction with a barn red and white trim painted exterior.

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

- The minimum setbacks of 5 feet from interior and rear 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 height of 19 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 27,007 square feet, and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is 17%, which takes into account the existing and proposed structures.**



## **RESOLUTION NO. 2016-49**

**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 2,000 SQUARE-FOOT HOBBYSHOP/STORAGE BUILDING AT 3596 PEDLEY AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-22)**

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 ANDREW AND AMANDA PODACA for property located at 3596 Pedley Avenue (APN 133-270-010); 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 August 10, 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 August 10, 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 "D" – Site Plan, Exhibit "E" – Building Elevations and Exhibit "F" – Drawing Example dated June 13, 2016 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. The structure shall complement the existing house in color or shall be in the color approved by the Planning Commission.
9. A home occupation business shall not be permitted from the subject building.
10. This approval is for an accessory building consisting of a hobbyshop/storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The subject building shall include a barn style sliding door (as opposed to a roll up door), one foot eaves, a gable roof pitch, landscaping around the structure, and a barn red exterior color with white trim.
13. The maximum height of the building shall be 20 feet as measured from the outside finished grade to the peak of the roof.

##

Resolution No. 2016-49  
Page 4  
August 10, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on August 10, 2016.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 August 10, 2016, by the following roll call vote:

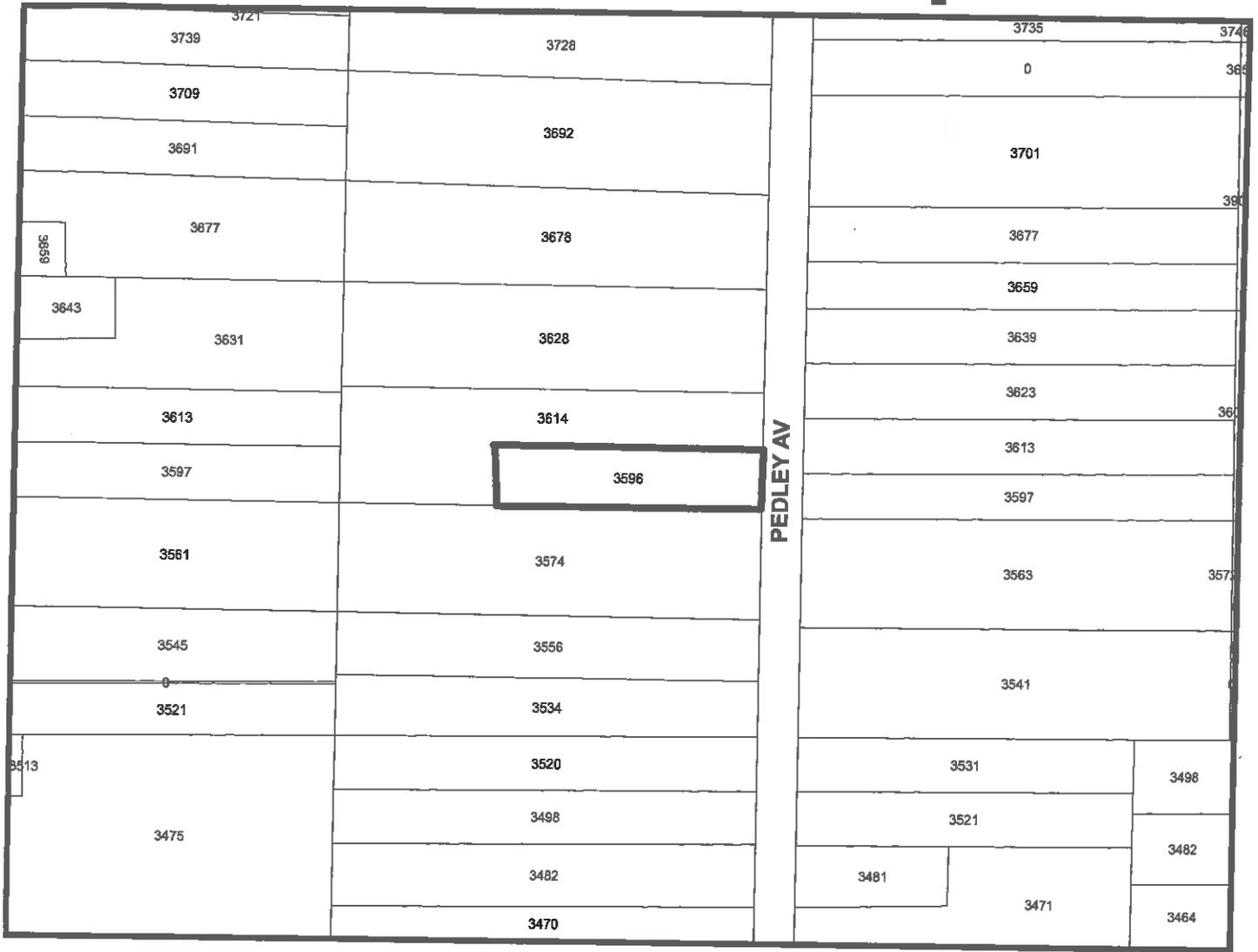
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# Location Map



Not to Scale



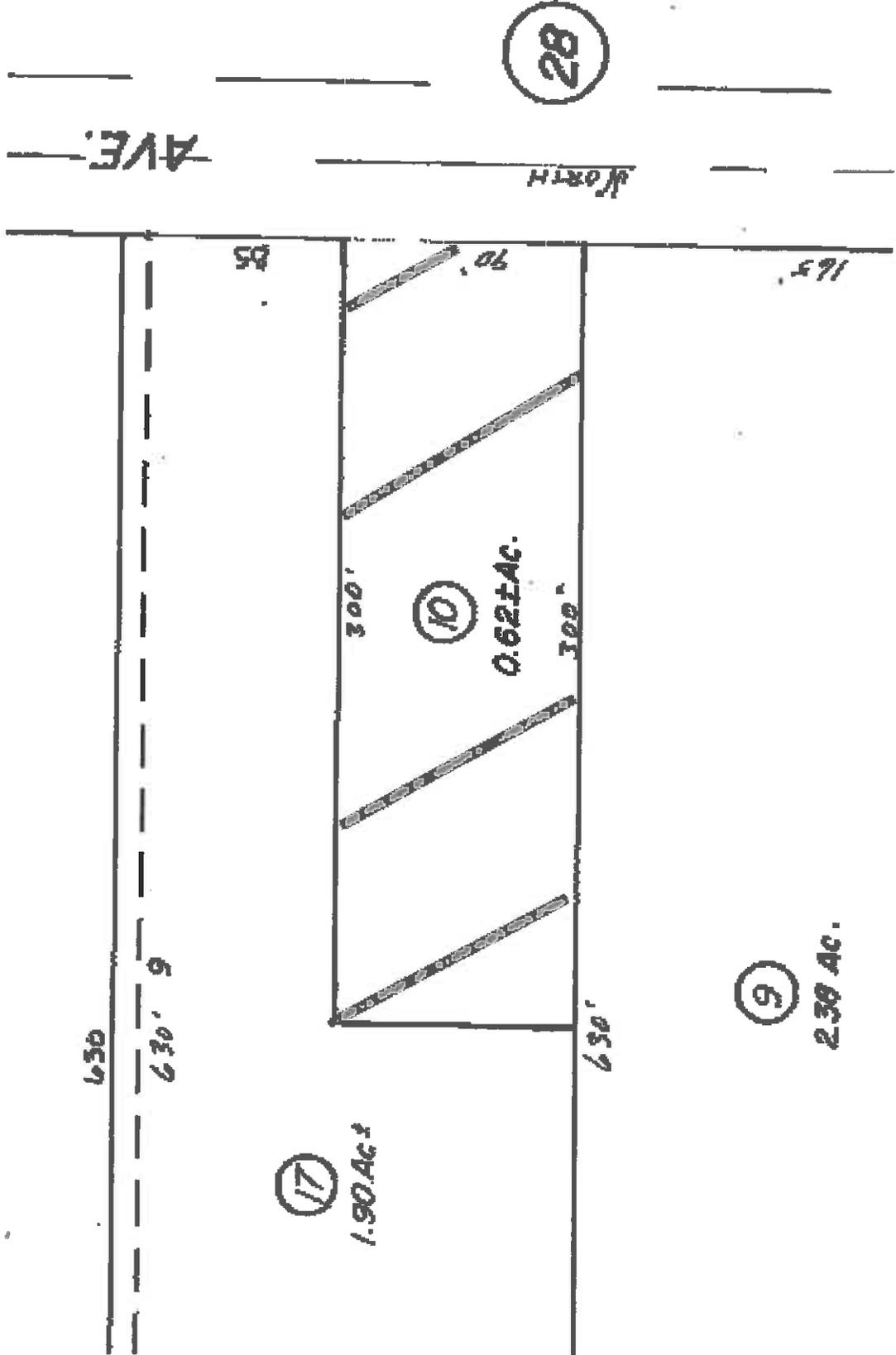
**PROJECT:** Conditional Use Permit 2016-22

**APPLICANT:** Andrew and Amanda Podaca

**LOCATION:** 3596 Pedley Avenue

**Exhibit "A"**

# APN MAP



**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** August 10, 2016

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

**RECOMMENDATION:** Staff recommends that the Planning Commission continue Conditional Use Permit 2015-06 to September 14, 2016.

**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** August 10, 2016

**SUBJECT:** Conditional Use Permit 2016-26 (Bowen): A request for approval to allow a temporary mobile home for the elderly at 2484 Pinto Lane located within the within the A-1-20 (Agricultural Low Density) Zone

**RECOMMENDATION:** Adopt Resolution 2016-51, approving Conditional Use Permit 2016-26

**SUMMARY:** Conditional Use Permit (CUP) 2016-26 is a request for approval to allow a temporary mobile home for the elderly at 2484 Pinto Lane (ref. Exhibit "A" – Location Map). The mobile home is intended to be occupied by the property owners, a senior couple who are 75 and 67 years old.

**PROPERTY DESCRIPTION:** The project site consists of about .82 acres/35,719 square feet, and is developed with a single-family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

**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 property owners who are 75 and 67 years old. The property owners currently live in the existing home, but will move into the mobile home and allow one of their children and family to move into the existing home (ref. Exhibit "D" – Site Plan, Floor Plan and Building Elevations).

The mobile home is proposed with an interior floor area of a maximum of 900 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.

**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/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 since the mobile home is proposed to be occupied by the parents, who are 75 and 67 years old, of the residents of the main home.

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 35,719 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 A-1 Zone. 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 35,719 square feet and the entire property is flat). The location of the proposed mobile home meets all the setback requirements and the lot/pad coverage is not exceeded being at about 16 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 a maximum of 900 square feet.

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 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.

Conditional Use Permit 2016-26  
Page 3  
August 10, 2016

**CONCLUSION:** As proposed and conditioned, the project meets the requirements for the approval of a temporary mobile home for the elderly. Staff is recommending that the Planning Commission adopt Resolution 2016-51 approving Conditional Use Permit 2016-26.

/adr

Attachments:

Resolution 2016-51

Exhibit "A" – Location Map

Exhibit "B" – APN Map

Exhibit "C" – Aerial and Site Photos

Exhibit "D" – Site Plan, Floor Plan and Building Elevations

## **RESOLUTION NO. 2016-51**

### **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 2484 PINTO LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. CONDITIONAL USE PERMIT 2016-26**

WHEREAS, RONALD BOWEN 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:

.82 acres in a Portion of Lot 8 Block 19 of MB 007/054; and

More generally described as an irregular-shaped area of about .82 acres, located on the west side of and including a portion of the private road Pinto Lane, having a maximum width of about 200.83 feet, a maximum depth of about 263.41 feet, and being further described as 2484 Pinto Place (APN # 123-160-024 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 August 10, 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 RA (Residential Agricultural) and the A-1-20 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. 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 August 10, 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 "D" – Site Plan, Floor Plan and Building Elevations dated June 27, 2016 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 August 10, 2017 and each year after. This extension shall indicate that the elderly family member(s), 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 2016-51  
Page 6  
August 10, 2016

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on August 10, 2016.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 August 10, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr





**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** August 10, 2016

**SUBJECT:** Site Plan 2016-12 (McPherson): A request for approval to allow a detached accessory building consisting of an 840 square-foot garage/workshop building at 733 Seventh Street located within the A-1-20 (Agricultural Low Density) Zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2016-50 approving Site Plan 2016-12.

Site Plan 2016-12 is a request for approval to allow an accessory building consisting of an 840 square-foot garage/workshop building at 733 Seventh Street (ref. Exhibit "A" – Location Map). The property consists of about .52 acres/22,651 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan, floor plan, and building elevations for the proposed structure are attached (ref. Exhibit "D" – Site Plan, Exhibit "E" – Floor Plan, and Exhibit "F" – Building Elevations). The structure is proposed to be of wood framed and with a stucco exterior to match the existing house.

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

- The minimum setbacks of 5 feet from side and rear 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 864 square feet or less is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 13 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 22,651 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is approximately 16% which takes into account the existing and proposed structures.**



## **RESOLUTION 2016-50**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF AN 840 SQUARE-FOOT GARAGE/WORKSHOP BUILDING AT 733 SEVENTH STREET LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2016-12**

WHEREAS, GEORGE MCPHERSON submitted an application for a site plan review to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 733 Seventh Street (APN 153-142-009).

WHEREAS, at the time set; at 7 p.m. on August 10, 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 set, said Planning Commission considered the aforesaid site plan and received both oral and written testimony pertaining to said application; and

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

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

**I. FINDINGS:**

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

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

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

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

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

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled August 10, 2016 that the application for Site Plan 2016-12 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan, Exhibit "E" – Floor Plan, and Exhibit "F" – Building Elevations dated July 18, 2016 and incorporated herein by reference and on file with the Planning Department. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Department for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Department for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. The building shall complement the existing house in color.
9. This site plan approval is for a garage/workshop building. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

##

Resolution 2016-50  
Page 4  
August 10, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on August 10, 2016.

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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 August 10, 2016 by the following roll call vote:

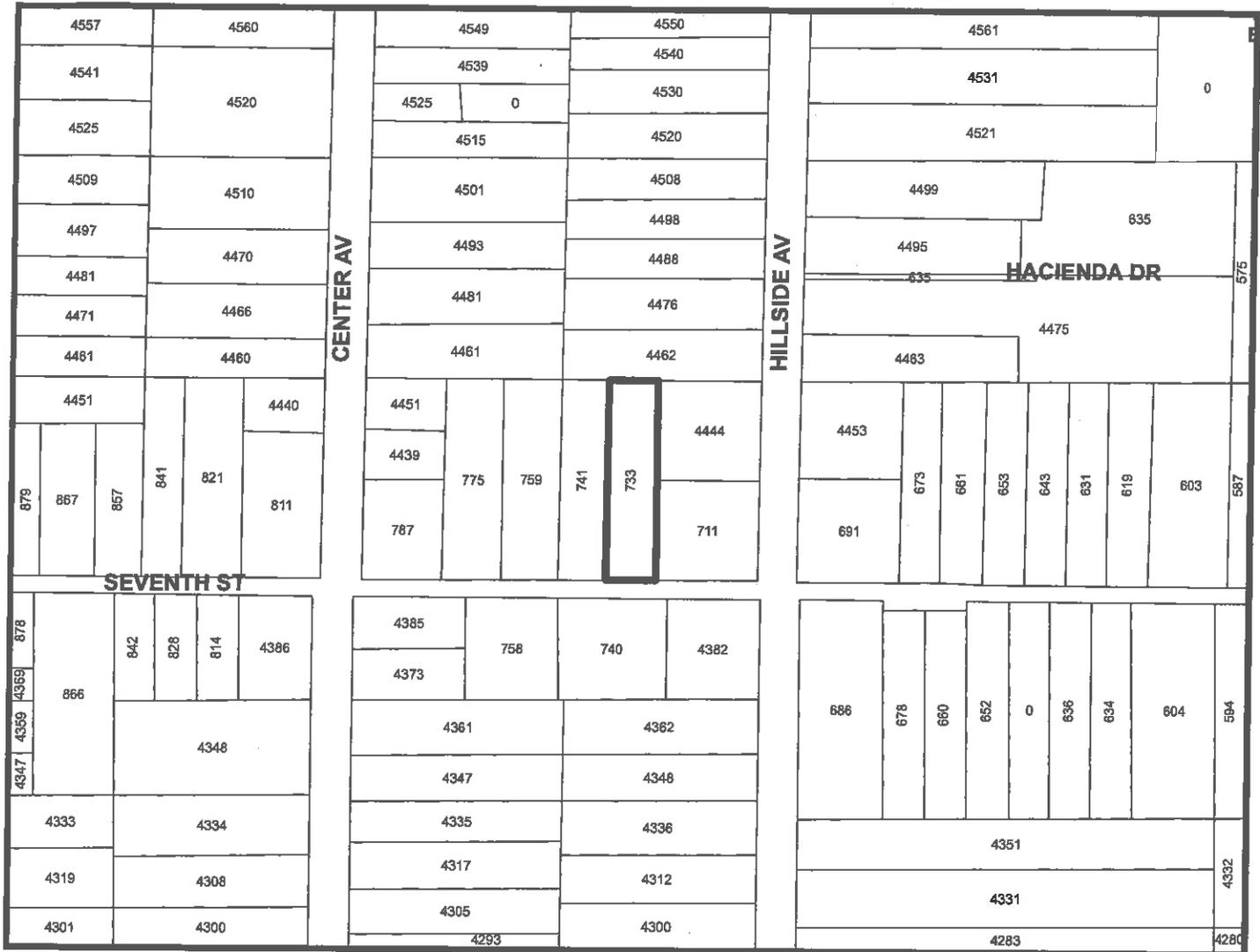
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# Location Map



Not to Scale



**PROJECT:** Site Plan 2016-12  
**APPLICANT:** George McPherson  
**LOCATION:** 733 Seventh Street

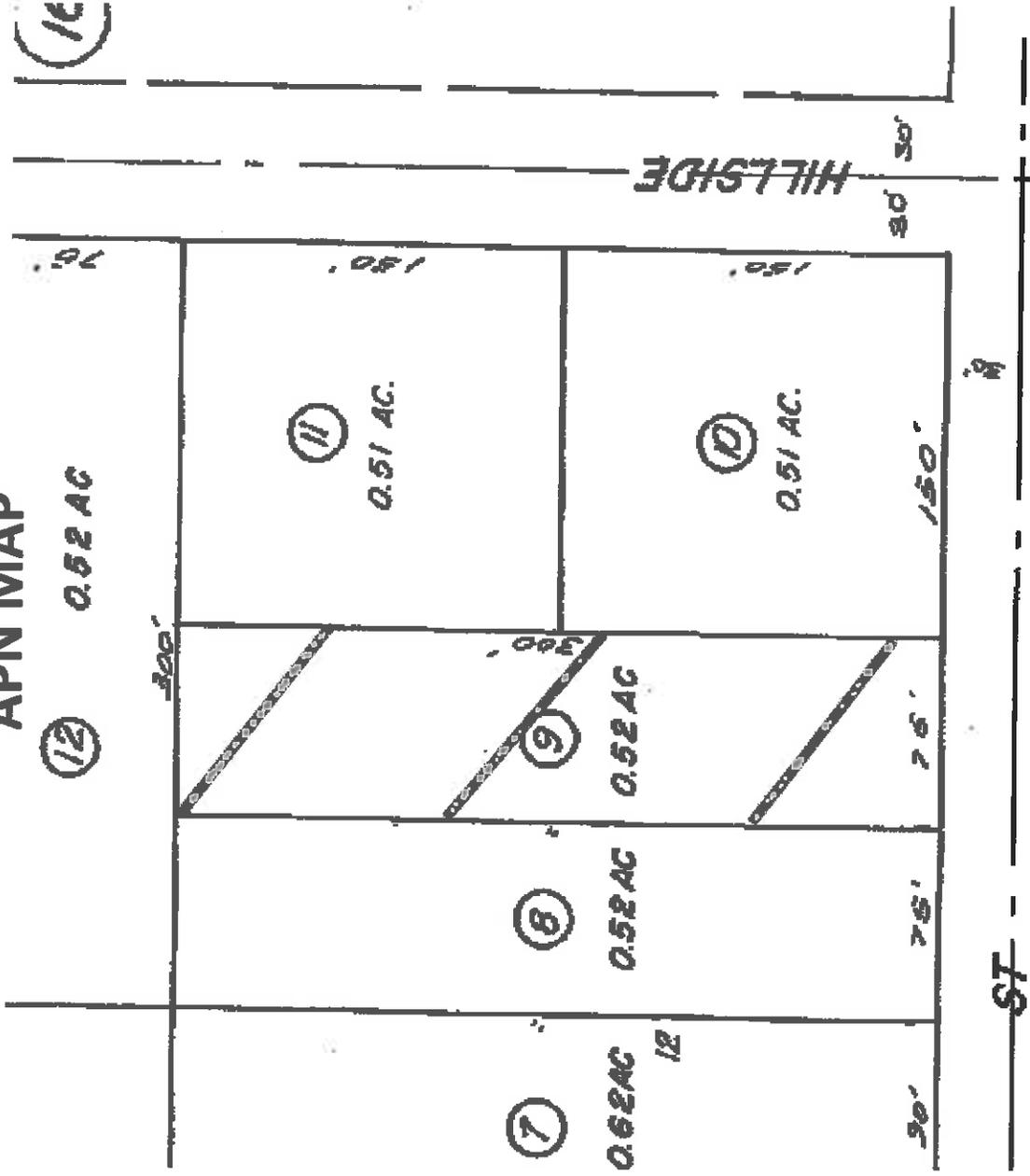
**Exhibit "A"**

APN MAP

⑫ 0.52 AC



⑬



⑦

0.62 AC  
12

⑧

0.52 AC

⑨

0.52 AC

⑪

0.51 AC.

⑩

0.51 AC.

ST



Exhibit "B"