



**CITY OF NORCO
PLANNING COMMISSION MEETING AGENDA**

**Wednesday, October 12, 2016
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Commission Member Danny Azevedo

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. **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.
2. **APPROVAL OF MINUTES:**
 - A. Minutes of Special Meeting of July 27, 2016 and Regular Meeting September 14, 2016. **Recommended Action: Approval** (Minutes Clerk)
3. **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 2016-28 (Hirt):** A request for approval to allow a detached accessory building consisting of a 1,100 square-foot workshop/garage building at 3501 Broken Twig Drive located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

 - B. **Variance 2016-02 (Valenzuela):** A request for a variance from the 100-foot rear yard setback requirement of Chapter 18.13 (A-1 Zone) of the Norco Municipal Code, to allow the construction of a residential home on a vacant parcel identified with the Assessor's Parcel Number of 168-021-009, located on the south side of Mt. Rushmore Drive, east of Crestview Drive, and within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

 - C. **Specific Plan 85-01, Amendment 8 (City):** A request to amend the Auto Mall Specific Plan amending the architectural and design standards. **Recommended Action: Approval** (Planning Director)
4. PLANNING COMMISSION / STAFF COMMUNICATIONS:
- A. Oral Reports from Various Committees
 - B. Request for Items on Future Agenda (within the purview of the Commission)

ADJOURNMENT:

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
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 12, 2016

SUBJECT: Conditional Use Permit 2016-28 (Hirt): A request for approval to allow a detached accessory building consisting of a 1,100 square-foot workshop/garage at 3501 Broken Twig Drive located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-62 approving Conditional Use Permit 2016-28.

BACKGROUND: Conditional Use Permit 2016-28 is a request for approval to allow an accessory building consisting of a 1,100 square-foot workshop/garage at 3501 Broken Twig Drive (ref. Exhibit "A" – Location Map). The property consists of about .51 acres/22,195 square-feet and is developed with a 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 (CUP) by the Planning Commission. The site plan, building elevations and floor plan for the proposed building are attached (ref. Exhibit "D" – Site Plan, Building Elevations, and Floor Plan). The building is proposed at the rear of the property, proposed to be wood framed construction with a wood siding exterior, and composite roof.

The table below states the standard requirements of accessory buildings in the A-1-20 Zone. Standard requirements are established in the NMC so as to minimize any potential negative impacts to adjoining properties and are designed such that compliance to those standards is conclusive evidence that any potential impacts have been reduced to levels that are not going to be significant to adjoining properties. Staff and the Planning Commission can identify other potential impacts through the review process but where no other impacts are identified the conclusion is that that project is not anticipated to have significant negative impacts on neighboring properties.

ACCESSORY BUILDING DEVELOPMENT STANDARDS PER NORCO MUNICIPAL CODE		DOES THE PROJECT MEET THESE STANDARDS?
Setbacks:	1. 5 yards from interior side and rear yard property lines. 2. 10 yards from other buildings.	YES
Height:	Building less than 864 square feet: 14 feet* Building 864 square feet and greater: 20 feet* * (or as approved by the Planning Commission)	YES
Lot Coverage:	Not more than 40% of flat pad (4% grade or less)	YES (31% coverage proposed)
Animal Keeping Area	1. Rectangular in shape, minimum 24 feet on any side. 2. Equal to 584 square feet per animal unit allowed.	YES 2,880 square feet proposed based on 5 allowed animal units.

IMPACT ANALYSIS: Projects that are classified as "in-fill development" are categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines. To be classified as "in-fill development" a project must meet certain minimum criteria: 1) consistent with the General Plan and Zoning designations; 2) within City limits on a project site of no more than 5 acres; 3) project site has no value as habitat for endangered, rare, or threatened species; 4) the project will not have any significant effects relating to traffic, noise, air quality, or water quality; 5) the site can be served by all required utilities and public services. Most accessory buildings meet the "in-fill development" criteria although this does not automatically mean that other impacts cannot be identified in the review process thereby necessitating further environmental review.

The project was provided to the Architectural Review Sub-Committee (ARC). No concerns were expressed over the architecture.

FINDINGS/CONCLUSIONS: As designed and shown in the table above the project meets the minimum development standards established in the Norco Municipal Code. The setback requirements are met, the building does not exceed the allowed maximum height of 20 feet, and does not exceed the allowed maximum pad coverage (40%). The subject property is approximately 22,195 square feet with 19,035 square feet at an average grade of 4% or less. Based on these criteria the proposed coverage for all structures (including the proposed structure, and the pool) is 31%.

Per Chapter 18.45 of the NMC:

The purpose of the CUP is to review the location, site development, and/or conduct of certain land uses (and buildings). These are uses which generally have a unique and distinct impact on the area in which they are located, or are capable of creating special problems for adjacent properties unless given special review and special conditions. A Conditional Use Permit may be granted at the discretion of the Planning Commission, and is not the automatic right of any applicant.

The Commission in granting a Conditional Use Permit may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right of-way dedications, architecture, height of building, open spaces, parking areas, and conditions of operation of any enterprise or make any requirements that the Commission may consider necessary to prevent damage or prejudice to adjacent properties, or detriment to the welfare of the community.

Before a Conditional Use Permit may be granted, the Commission, or Council upon appeal to it, shall make a finding from the evidence as submitted, that all four of the following conditions exist in reference to the property being considered:

- (1) *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.*

Consistency with zoning requirements and minimum development standards that are designed to address and minimize potential impacts is deemed appropriate for the decision-making body to make this finding. This finding can be made for this project.

- (2) *The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.*

This project is exempt per CEQA and no significant negative impacts have been identified to cause further review. This finding can be made for this project.

- (3) *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.*

The size and shape of the lot is adequate to allow full development of the project because the proposed building combined with existing buildings and the pool only cover 30% of the flat pad area of the lot where 40% coverage is allowed. This finding can be made for this project.

- (4) *The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.*

The proposed accessory building is allowed in the A-1 zone and considered within the parameters of a residential use on this property and therefore should not impose an undue burden on streets or highways. This finding can be made for this project.

Staff's conclusion is that since the required findings above can be made the project meets the requirements for an accessory building over 864 square feet and can be approved; however, the Planning Commission has discretion to deny the project. No concerns or comments were received from surrounding neighbors.

Attachments: Resolution 2016-62
 Exhibit "A" – Location Map
 Exhibit "B" – Assessor's Parcel Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan, Building Elevations, and Floor Plan

RESOLUTION NO. 2016-62

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 1,100 SQUARE-FOOT WORKSHOP/GARAGE AT 3501 BROKEN TWIG DRIVE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-28)

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 MARSHALL HIRT for property located at 3501 Broken Twig Drive (APN 130-411-010); 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 October 12, 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 Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.

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.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Class 32 – In-fill Development Projects of the Californian Environment Quality Act (CEQA).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled October 12, 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 Building Elevations, and Floor Plan dated August 17, 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 structures 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 workshop/storage. 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.

##

Resolution No. 2016-62

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October 12, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 12, 2016.

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was regular duly and regularly passed and adopted by the Planning Commission of the City of Norco at a meeting thereof held on October 12, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/dl

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-28

APPLICANT: Marshall Hirt

LOCATION: 3501 Broken Twig Drive

Exhibit "A"

APN MAP

POR C

CRAZY

BROKEN TMSG
N 30° 21' 21" E

FOR
POSES ONLY

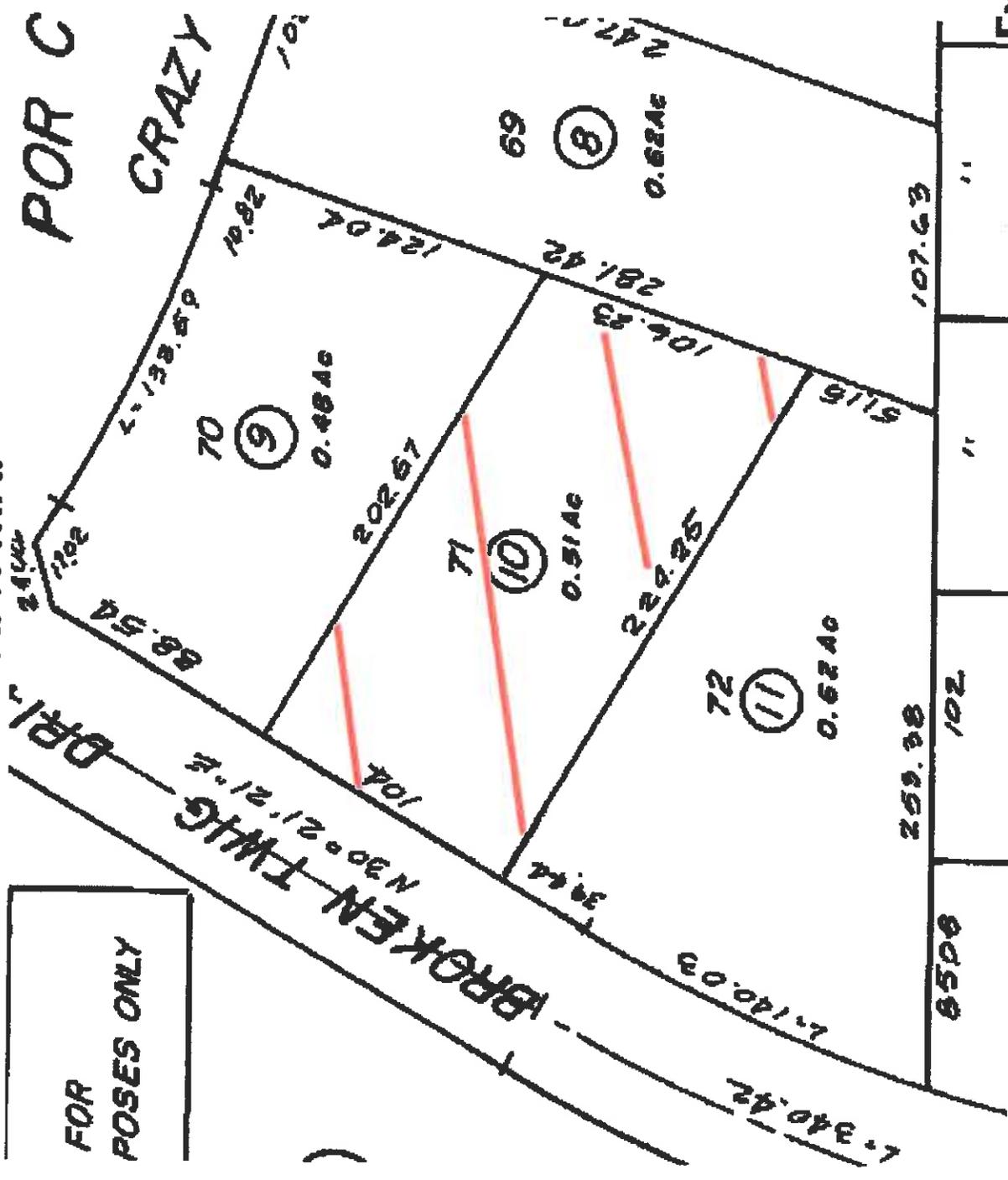


Exhibit "B"



EXHIBIT "C"

CWP 2016-28

1 of 2

Broken Twig Dr

PHOTOS



Access to the back of the property



Approximate location of proposed structure



Open Animal Keeping Area

Note: The structures are sheds that don't require permits.

Exhibit "C"

2 OF 2

CUP 2016-28

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 12, 2016

SUBJECT: **Variance 2016-02 (Valenzuela):** A request for a variance from the 100-foot rear yard setback requirement of Chapter 18.13 (A-1 Zone) of the Norco Municipal Code, to allow the construction of a residential home on a vacant parcel identified with the Assessor's Parcel Number of 168-021-009, located on the south side of Mount Rushmore Drive, east of Crestview Drive, and within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Adopt Resolution 2016-61, approving Variance 2016-02.

SUMMARY: This is a request for a variance from the 100-foot rear yard setback requirement of the A-1 Zone, to allow the construction of a residential home with an average rear yard setback of 63 feet, on a vacant parcel identified with the Assessor's Parcel Number of 168-021-009 (ref. Exhibit "A" – Location Map).

SITE DESCRIPTION: The subject property is an irregular/triangular-shaped parcel consisting of approximately 17,325 square feet, having a frontage on the south side of Mount Rushmore Drive of 195.93 feet and a maximum depth of 190 feet (ref. Exhibit "B" APN Map).

The lot has a non-conforming size of 17,325 square feet (minimum lot size of 20,000 square feet is required in the A-1 zone). The A-1 zone requires a minimum street frontage and lot width of 80 feet. The lot has a conforming street frontage being 195.93 feet, but not a conforming 80-foot width for the entire depth of the property. The property starts with a wide frontage but then narrows down to zero creating a non-conforming "triangular-shaped" property. The property also has a non-conforming depth being 190 feet on one side and 159.95 on the other side (200-foot depth required)

The site is presently vacant and undeveloped, with no significant vegetation, and is not completely flat. Street improvements have been completed in front of the site (ref. Exhibit "C" – Photos).

PROJECT DESCRIPTION: This is a request for a variance from the required 100-foot rear yard setback requirement to allow the construction of a single-family dwelling with an average rear yard setback of 63 feet (ref. Exhibit "D" – Site Plan/Preliminary Grading Plan). The average setback was determined using three measurements (69, 105 and 16 feet) taken from the back of the house to rear property lines (ref. Exhibit "E" – Rear Yard Setback Site Plan).

The site plan submitted shows a conceptual foot print of a home with an attached garage and a small patio attached to the rear of the home. The future dwelling will be constructed

to meet all other setback requirements (front and side yard setbacks) but needs the variance for the rear yard setback requirement.

EVALUATION/DISCUSSION: Prior to granting any variance, the following findings are required to be made and addressed:

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

The property has special characteristics that do not generally apply to other properties in the area. The property has a non-conforming triangular shape with the narrow point of the triangle being in the rear yard. In this case, the side property lines function as the rear property lines due to the triangular shape of the property. When measuring from three points behind the house (both ends and the middle) to the rear property line, an average rear yard setback of 63 feet is created that does not meet the 100-foot rear yard setback required in the A-1 Zone. This characteristic is not the norm in the A-1 zone where lots are typically rectangular in shape. This characteristic of the property creates a situation where it's impossible to construct a home without encroaching into the required 100-foot rear yard setback.

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

The variance is necessary to avoid practical difficulty and undue hardship for without the variance, a single-family residence cannot be constructed on the site. The requested variance from the rear yard setback requirement is reasonable do to the unique shape/characteristic of the lot. If the lot had conforming characteristics, a variance would not be necessary.

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

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

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

The granting of the variance would not be contrary to the City's General Plan, as the general plan designation for the subject property is "Residential Agricultural" and the

zoning designation of A-1-20 of the property is consistent with the General Plan that allows residential and associated structures.

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

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

The granting of the variance will not limit animal keeping on the lot. Based on the size of the property (17,325 square feet), three animal units would be allowed. A minimum area 576 square-foot per animal unit is required in the approval of accessory buildings. If this same standard is applied for the subject variance, 1,548 square feet would be required and can be provided behind the proposed house at the rear of the property.

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

CONCLUSION: Staff believes that the findings can be made for granting the subject variance due to the configuration and non-conforming characteristics of the property. Staff is recommending that the Planning Commission adopt Resolution 2016-61 approving Variance 2016-02.

/adr

Attachments: PC Resolution 2016-61
Exhibit "A" – Location Map
Exhibit "B" – APN Map
Exhibit "C" – Aerial and Site Photos
Exhibit "D" – Site Plan/Preliminary Grading Plan
Exhibit "E" – Exhibit "E" – Rear Yard Setback Site Plan

RESOLUTION NO. 2016-61

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A VARIANCE FROM THE REAR YARD SETBACK REQUIREMENT IN THE NORCO MUNICIPAL CODE SECTION 18.13.16 (YARD SPACES) TO ALLOW THE CONSTRUCTION OF A RESIDENTIAL HOME WITH AN AVERAGE REAR YARD SETBACK OF 63 FEET, ON A VACANT PARCEL IDENTIFIED WITH THE ASSESSOR PARCEL NUMBER OF 168-021-009, LOCATED ON THE SOUTH SIDE OF MOUNT RUSHMORE DRIVE, EAST OF CRESTVIEW DRIVE AND WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. VARIANCE 2016-02

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

Lot 105 of Tract No. 2684 as shown by Map on File in Book 49, Pages 19 through 22 inclusive of Maps, Records of Riverside County, California; and

More generally described as an irregular/rectangular-shaped area of about 0.40 acres, having a frontage of about 195.93 feet on the south side Mount Rushmore Drive, having maximum lot depth of about 190 feet, and being further identified with the Assessor's Parcel Number of APN 168-021-009).

WHEREAS, said application for a variance was submitted to the City of Norco Planning Commission for decision and scheduled for a public hearing on or about 7 p.m. on October 12, 2016 in the City Council Chambers, 2820 Clark Avenue, Norco, California, 92860; and

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

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

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

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

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

I. FINDINGS:

A. The property has special characteristics that do not generally apply to other properties in the area. The property has a non-conforming triangular shape with the narrow point of the triangle being in the rear yard. In this case, the side property lines became rear property lines due to the triangular shape of the property. When measuring from three points behind the house (both ends and the middle) to the rear property line, an average rear yard setback of 63 feet is created that does not meet the 100-foot rear yard setback required in the A-1 Zone. This characteristic is not the norm in the A-1 zone where lots are required to be (and typically are) rectangular in shape. This characteristic of the property creates a situation where it's impossible to construct a home without encroaching into the required 100-foot rear yard setback.

B. The variance is necessary to avoid practical difficulty and undue hardship for without the variance, a single-family residence cannot be constructed on the site. The requested variance from the rear yard setback requirement is reasonable due to the unique shape/characteristic of the lot. If the lot had conforming characteristics, a variance would not be necessary.

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

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

E. The granting of the variance will not limit animal keeping on the lot. Based on the size of the property (17,325 square feet), three animal units would be allowed. A minimum area 576 square-foot per animal unit is required in the approval of accessory buildings. If this same standard is applied for the subject

variance, 1,548 square feet would be required and can be provided behind the proposed house at the rear of the property.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in regular session assembled October 12, 2016 that the aforesaid application for a variance is hereby granted subject to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan dated September 8, 2016 incorporated herein by reference, and on file with the Planning Division. Development shall remain as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit becomes effective.
3. The project shall be in compliance with the City of Norco Municipal Codes, Ordinances, and Resolutions. Noncompliance with any provisions of the Norco Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. The applicant shall comply with all the requirements of the Planning, Engineering, Building Divisions; and the Fire and Sheriff's Departments and all other applicable departments and agencies for development of the site.
5. The applicant shall apply for all necessary building permit applications and the applicant shall pay all applicable City of Norco development fees prior to issuance of any permits for development of the site.
6. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building and Engineering Divisions and all other applicable departments.

##

Resolution No. 2016-61
Page 4
October 12, 2015

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on October 12, 2016.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 12, 2016 by the following roll call vote:

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

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

APN MAP

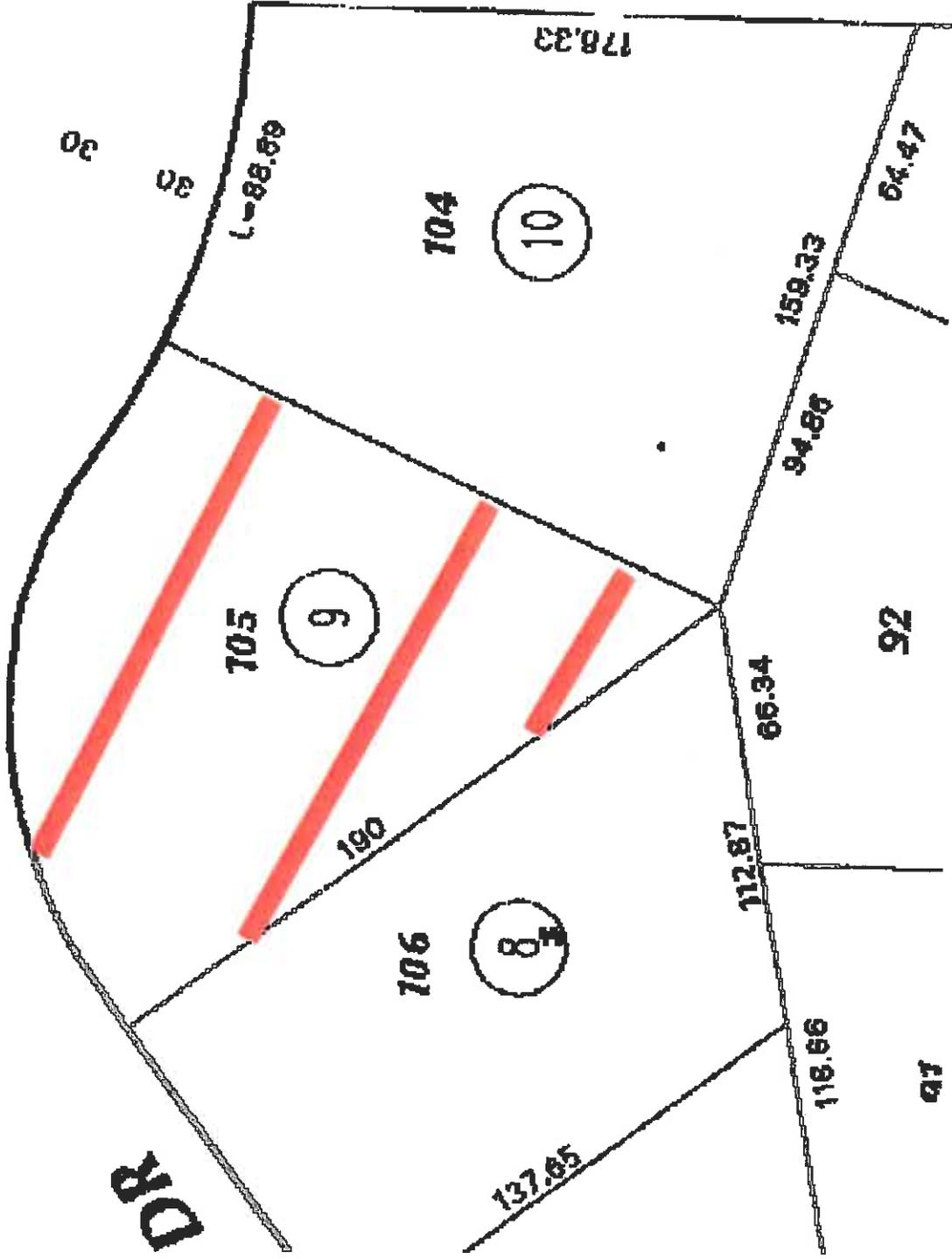


Exhibit "B"

168-021-009



EXHIBIT "C"
1 of 2
VARIANCE 2010-02

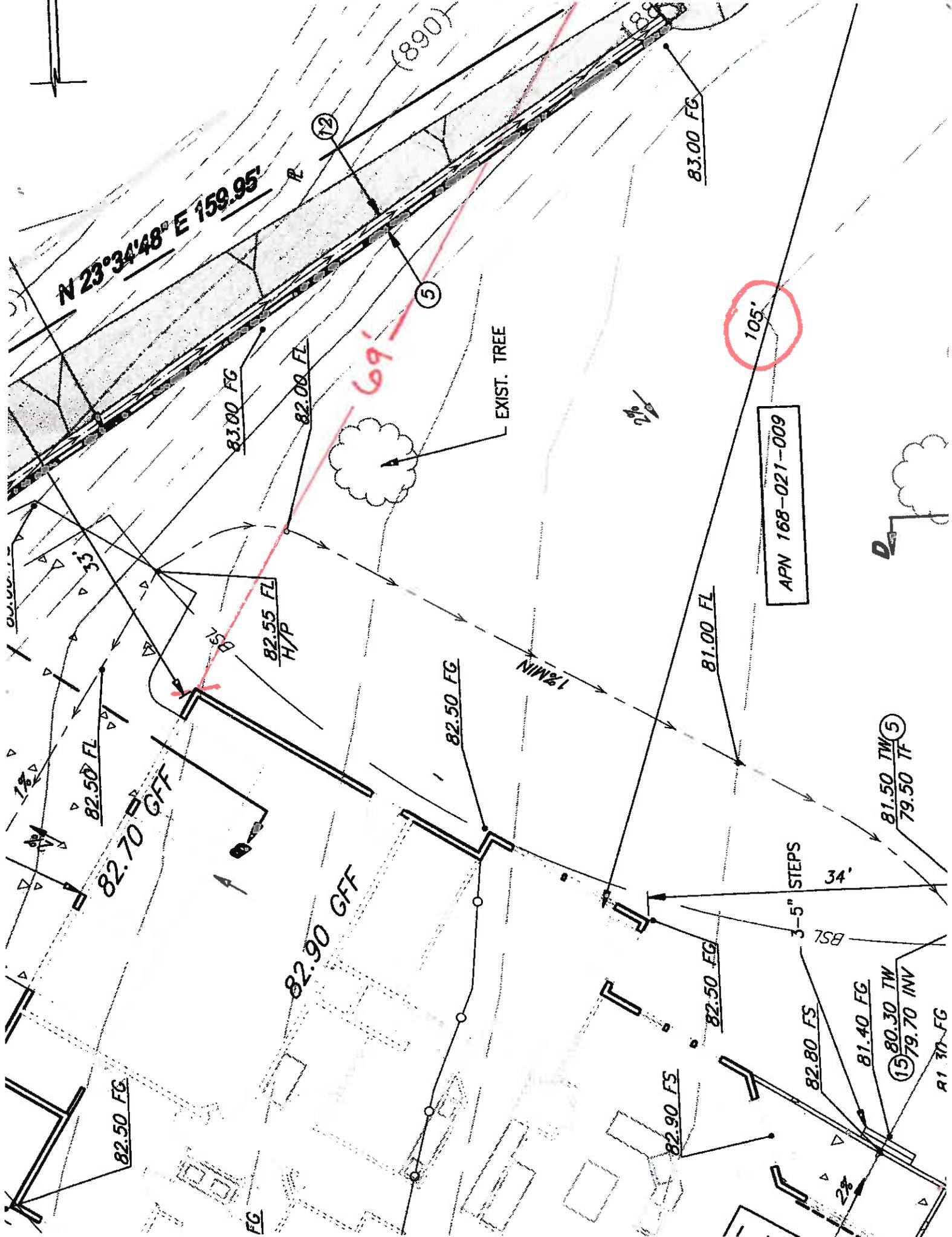
PHOTOS



Exhibit "C"

2 OF 2

VARIANCE 2016-02



CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: October 12, 2016

SUBJECT: Specific Plan 85-1 (Auto Mall) Amendment 8 (City of Norco) to amend the architectural and design standards of the Auto Mall Specific Plan.

RECOMMENDATION: Adopt Resolution 2016 – 60 recommending that the City Council approve Specific Plan 85-1 (Auto Mall Specific Plan), Amendment 8.

SUMMARY: Amendment 8 to the Auto Mall Specific Plan proposes changes to the architectural standards and procedures to reflect how development has transpired in the Auto Mall since the specific plan was adopted and to allow corporate design requirements of new car dealerships where those designs are inconsistent with the early California Spanish theme that is currently required in the Auto Mall Specific Plan.

BACKGROUND: The Auto Mall was approved with the following architectural style:

100 Architectural Style

All development in the project area shall be subject to approval by the Auto Mall Architectural Review Board. Approval shall be based on standards set forth in the Architectural Design Manual, which shall include the following criteria:

- (1) General Theme. All building, structures, and other improvements shall carry out an overall architectural theme of early California Spanish in a manner acceptable to the Architectural Review Board.*
- (2) Exterior walls: Exterior wall of all buildings are anticipated to be off white or earth tones and be constructed of Spanish style textured such as slump stone concrete block, Spanish style plaster, or adobe brick. The use of heavy appearing exposed wood beams is encouraged in the construction of the showroom and outside pavilion display areas to carry out the Spanish style architectural theme.*
- (3) Roof materials and design: All portions of the finished roof of any building visible to the public from the freeway, cul-de-sac plazas, or public streets shall be constructed of mission clay or Spanish clay tile. Said tile shall be earth colors. Slope of all tile roofs shall meet manufacture's specifications.*

- (4) *Showroom Floor Elevations: The elevation of the dealer showroom floor shall be in conformance with the finished grade indicated on the approved grading plan.*

The Specific Plan also contains an implementation section (130. Implementation) that calls for the formation of 1) Conditions, Covenants, and Restrictions (CC&R's); 2) Auto Dealer Association; 3) Compliance with California Environmental Quality Act (CEQA); and 4) Formation of an Architectural Review Board and development of a Design Manual.

ANALYSIS: This specific plan amendment is proposed to replace the existing design standards and procedures in the Specific Plan to better reflect what has been developed over the years within the Auto Mall and to accommodate corporate design requirements for new car dealership building remodels. Of all the dealership buildings that have developed within the Auto Mall only a couple can still be considered consistent with the early California Spanish style:

- Hemborg Ford: elements of early California Spanish (arches, clay barrel roofing, and stucco)
- Paul Blanco (old Mazda): modern, no elements of early California Spanish
- Norco Truck and Auto (old Mitsubishi): only remaining feature is a porch cover having the appearance of being exposed wood-braced construction with clay tile roofing. Subsequent upgrades have been more western.
- Norco Truck Center (former Chrysler): modern, no elements of early California Spanish.
- Browning Dodge, Chrysler, Jeep: modern, no elements of early California Spanish.
- Tractor Supply (former Frahm Chrysler repair building): western, no elements of early California Spanish.

The Ford Corporation has adopted a modern design theme that is being required of all Ford Dealerships and Hemborg Ford has submitted plans for the remodel. The design is not consistent with early California Spanish but as noted above, neither is the design theme that has become established within the Auto Mall. Staff is proposing the following amendment to replace Section 100 stated above:

100 Architectural Style

New dealership development and major remodels of existing dealership buildings are subject to approval by the Planning Commission Architectural Review Subcommittee. Design features shall include conformity to the design features and themes of surrounding structures including articulation, colors, and materials, and shall incorporate design themes as may be required by new car dealership corporate design standards.

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In addition, staff is recommending that items 1) "CC&R's" and 4) "Architectural Review Board and Design Manual" from Section 130 (Implementation) be eliminated as requirements since the CC&R's have since been removed from the Auto Mall, and the Planning Commission Architectural Review Subcommittee serves the purpose of the Architectural Review Board and Design Manual.

Attachment: Resolution 2016-60, Specific Plan 85-1, Amendment 8
Exhibit "A" – Excerpt Auto Mall Specific Plan, Section 130 "Implementation"
(with highlighted corrections)
Exhibit "B" – Photos, Existing Auto Mall buildings.

RESOLUTION 2016-60

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENT 8 TO SPECIFIC PLAN 85-1 REVISING THE ARCHITECTURAL STANDARDS AND PROCEDURES. (SPECIFIC PLAN 85-1, AMENDMENT 5)

WHEREAS, THE CITY OF NORCO initiated an application to amend the Auto Mall Specific Plan to revise the architectural design requirements and procedures; and

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

WHEREAS, 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 October 12, 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 amendment is consistent with, and not contrary to, the Norco General Plan, the Zoning Code, and the Norco Auto Mall Specific Plan since the project only changes architectural design issues, without eliminating the standard project review and conditioning process.

B. The project has been determined to be exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Section 3.13.

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled October 12, 2016 hereby recommends to the City Council of

the City of Norco that Specific Plan 85-01 Amendment 8 be adopted, thereby amending the Norco Auto Mall Specific Plan as follows:

100 Architectural Style

~~All development in the project area shall be subject to approval by the Auto Mall Architectural Review Board. Approval shall be based on standards set forth in the Architectural Design Manual, which shall include the following criteria:~~

- ~~(1) General Theme. All building, structures, and other improvements shall carry out an overall architectural theme of early California Spanish in a manner acceptable to the Architectural Review Board.~~
- ~~(2) Exterior walls: Exterior wall of all buildings are anticipated to be off white or earth tones and be constructed of Spanish style textured such as slump stone concrete block, Spanish style plaster, or adobe brick. The use of heavy appearing exposed wood beams is encouraged in the construction of the showroom and outside pavilion display areas to carry out the Spanish style architectural theme.~~
- ~~(3) Roof materials and design: All portions of the finished roof of any building visible to the public from the freeway, cul-de-sac plazas, or public streets shall be constructed of mission clay or Spanish clay tile. Said tile shall be earth colors. Slope of all tile roofs shall meet manufacture's specifications.~~
- ~~(4) Showroom Floor Elevations: The elevation of the dealer showroom floor shall be in conformance with the finished grade indicated on the approved grading plan.~~

New dealership development and major remodels of existing dealership buildings are subject to approval by the Planning Commission Architectural Review Subcommittee. Design features shall include conformity to the design features and themes of surrounding structures including articulation, colors, and materials, and shall incorporate design themes as may be required by new car dealership corporate design standards.

130 Implementation

- ~~(1) Conditions, Covenants, and Restrictions (CC&R's):~~

~~The City Redevelopment Agency shall prepare CC&R's prior to approval of the first new auto dealership. The CC&R's are to contain provisions for the implementation and compliance with this Specific Plan, and to limit resale of properties that were purchased from or with the assistance of the Norco Community Redevelopment Agency. The CC&R's shall be recorded on each property within the project area upon development of each parcel.~~

- ~~(4) Architectural Review:~~

~~(a) Architectural Review Board: (et.al.)~~

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~~(b) Architectural Standards: (et.al.)~~

~~(c) Interim Design Approval: (et.al.)~~

~~(d) Application: (et.al.)~~

~~(e) Process: (et.al.)~~

~~(f) Appeal: (et.al.)~~

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PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 12, 2016.

Robert Leonard , Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 12, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

property within the project area upon development of each parcel.

(2) Auto Dealer Association:

Each auto dealer shall be party to an association of auto dealers for the purpose of insuring the compliance with this Specific Plan, and to promote the viability of the auto mall through advertising and cooperation. In addition other auto-related businessman and/or property owner within the project area may be party to this association.

(3) California Environmental Quality Act (CEQA):

All proposed development include all appropriate mitigating measures contained in the Environmental Impact Report for Specific Plan One (Norco Auto Mall). An environmental assessment shall be conducted for all proposed development to determine if there will be environmental impacts not fully considered in the Specific Plan Environmental Impact Report.

~~(4) Architectural Review.~~

~~(a) Architectural Review Board: A five member Auto Mall Architectural Review Board shall be appointed by the City Council and consist of a member each from the Norco Planning Commission, the Dealership Association, two (2) members at large, and a professional architect. The members at large shall be citizens of the City of Norco without business or financial associations with any business or property within Specific Plan One. The professional architect shall be reimbursed on a time and materials basis payable by the Dealership Association. The Director of Community Development will provide staff support representing all City interests.~~

~~(b) Architectural Standards: The Architectural Board shall be responsible for preparing and maintaining a Design Manual that promotes a unified early California/Spanish design theme. The Design Manual shall include guidelines on building style and materials, walkways, landscaping, signs, parking, access, public facilities and other matters determined to be necessary to carry out the architectural theme. The Design Manual shall be adopted by City Council resolution.~~

~~(c) Interim Design Approval: Prior to the creation of the Architectural Review Board and/or the adoption of the Design Manual the Planning Commission shall determine proper architectural design based upon the standards of chapter 10.41 Architectural Review and the intent of this Specific Plan.~~

~~(d) Application: In addition to the information required in the application for the development permit, the applicant shall also submit a color board of the building materials and/or a colored architectural perspective of the structures including parking and landscaping and such other items determined appropriate by the Architectural Review Board.~~

~~(e) Process: At least five days prior to the Planning Commission scheduled hearing on the development permit, the Secretary to the Planning Commission shall call the Auto Mall Architectural Review Board meeting and so inform the applicant. The Director of Community Development or his designee shall provide the board with sufficient information to properly review the application and shall provide staff support at the board meetings. The Auto Mall Architectural Review Board shall forward~~

~~A report to the Planning Commission on the architectural merits of the project and make suggestions on improvements if they so deem advisable. The Planning Commission shall use this report as advisory in considering the development permit.~~

~~(f) Appeal: Any decision made by the Planning Commission regarding architectural review may be appealed to the City Council per the procedures set forth in Chapter 18.40 Site Plan Review.~~

(5) Site Development Plan:

All new development shall be approved by the Planning Commission per Chapter 18.40 Site Plan Review of the Norco Zone Code. The development of each site is permitted only if it is found in each case that the purpose, objectives, policies, principles, criteria and intent of the Specific Plan will be accomplished. At the time a site plan is being considered by the City, specific conditions may be attached to the approval to assure that the intent of the Specific Plan will be achieved. A Site Plan shall be approved only if the intent and requirements of the Specific Plan are satisfied. The criteria for use approval shall include the following:

(a) The general requirements for a Site Plan as provided in Chapter 18.40 of the Norco Zone Code are satisfied;

(b) The criteria, standards, requirements and limitations provided for in this Specific Plan are satisfied;

(c) The proposed development conforms to the objectives, policies and intent of this Specific Plan.



Exhibit B