



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

**Wednesday, January 11, 2017
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: Chair Robert Leonard

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 Regular Meeting of December 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 2016-36 (Crosetti):** A request for approval to allow a detached accessory building consisting of a 945 square-foot barn that will be attached to an existing building by a 42 square foot breezeway at 1174 Fifth Street located within the A-1-20 (Agricultural Low Density) Zone.
 - B. **Conditional Use Permit 2016-05, Modification No.1 (Spates):** A request for approval of a modification to the location of an approved detached accessory building consisting of a 2,430 square-foot Recreational Vehicle (RV) storage building at 4095 California Avenue located within the A-1-20 (Agricultural Low Density) Zone.
 - C. **Zone Code Amendment 2016-06 (City):** To amend Section 18.30.46 modifying regulations for second units to be consistent with state requirements.
4. **BUSINESS ITEMS:**
- A. **Architectural Review 2016-04 (Sahil Investment Group):** A follow-up review for proposed architectural treatments for an approved 4-story, 90-room hotel (Holiday Inn Express) on the southeast corner of Hamner Avenue and Fifth Street (3361 Hamner Avenue) in the C-G (Commercial General) Zone.
5. **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
PLANNING COMMISSION REGULAR MEETING MINUTES**

**Wednesday, December 14, 2016
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Commission Member Jaffarian

APPEAL NOTICE: Read by Director King

1. PUBLIC COMMENTS: None

2. APPROVAL OF MINUTES:

**A. Minutes of Special Meeting November 9, 2016, Recommended Action:
Approval (Minutes Clerk)**

M/S JAFFARIAN/HEDGES to approve Planning Commission Regular Meeting minutes of November 9, 2016, as written; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

3. PUBLIC HEARING:

A. Tentative Parcel Map 37173 (Norco Equestrian LLC): A request to subdivide 3.25 acres into two lots located on the west side of Hamner Avenue between Fifth Street and Sixth Street in the C-G (Commercial General) Zone. Recommended Action: Approval (Planning Director)

Director King requested that this be continued off calendar.

M/S JAFFARIAN/RIGLER to continue item off calendar; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- B. Variance 2016-03; Special Sign Permit 2001-04, Amendment 2 (Norco Urgent Care):** A request to increase the allowed maximum square footage for an existing freeway pylon sign located at 1325 Hamner Avenue in the Commercial District of the Gateway Specific Plan. **Recommended Action: Approval** (Planning Director)

Director King presented the staff report on file in the Planning Department. All requirements were met; and staff recommends approval.

Vice Chair Rigler asked what type of metal will not fade over time, Director King stated it will be similar to another sign in town, and noted again that there is no budget for maintenance for the sign.

Member Jaffarian questioned if the square footage was just for the Urgent Care. Director King responded that a portion of the square footage is for the customer and the rest is for the city.

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

Applicant stated they are willing to add the requested metal sign silhouette under to new proposed sign.

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

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-72 and 2016-73, to approve Variance 2016-03 and Special Sign Permit 2001-04, Amendment 2 to increase the allowed maximum square footage for an existing freeway pylon sign located at 1325 Hamner Avenue in the Commercial District of the Gateway Specific Plan; the motion was carried by the following roll call vote:

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

- C. Conditional Use Permit 2016-02, Modification #1 (Glaser):** A request to modify an existing approval that allowed a 1,440 square-foot Recreational Vehicle (RV) garage and storage building with an attached 88 square-foot breezeway, by replacing it with a 2,400 square-foot Recreational Vehicle (RV) garage and storage building at 2957 Norco Drive 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. Planner Robles handed out a previously approved site plan as reference for discussion, and a picture example of the proposed building. All requirements were met; and staff recommends approval.

Planning Commission Minutes

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December 14, 2016

Member Hedges questioned the setbacks on the plot plans, asked why the location changed.

Member Azevedo asked how many feet to open animal keeping area; Planner Robles noted plans are to scale.

Vice Chair Rigler expressed concerned with building locations and the building placement in the easement and questioned if during site visits these things are measured and expressed concerned with the first approval. Planner Robles responded that there is no horse trail in place and the building in question has an approved permit.

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

Randal Glaser, the applicant is here to represent the home owner and will answer any questions, Chair Leonard questioned if the commission wanted to speak with the home owner, applicant explained the home owner hired him to do the permit process since they were having issues and were getting frustrated with the permit process.

Chair Leonard and Attorney Harper discussed if this is possible, Attorney Harper stated that the applicant can speak on the home owner behalf.

Member Hedges questioned why the change in location, applicant asked if she wanted him to respond or the home owner, Member Hedges requested the home owner to answer.

Margaret Meisenbach the home owner explained why they chose to change the plan for the buildings, the tack shed they intended to keep is in poor condition, and they felt it would be a waste of money to attach it to a new building with the breezeway, and felt that it was unusable space, so instead just have one large building for all of it.

Bonnie Slager questioned if code can inspect the building in the future, maybe once a year to make sure the building is being used for what it was approved for, and questioned about driving over the animal keeping.

Scott Cocke pointed out that the applicant is asking for 500 more square feet, and they plan to remove the dilapidated building for a new one.

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

Member Hedges and Member Jaffarian had concerns with its size.

Member Azevedo questioned the animal keeping portion and driving over it, and had concerns with the size of the RV garage and the area for the turning radius of the RV.

Vice Chair Rigler noted that he had concerns with its location and the design.

Chair Leonard expressed concerned with the fact that there is only about 300sqft difference between building and home, and had issues with driving across the animal keeping area.

M/S JAFFARIAN/RIGLER to deny Resolution 2016-71, to approve Conditional Use Permit 2016-02 MOD #1, to allow a 2,400 square foot Recreational Vehicle (RV) garage and storage building at 2957 Norco Drive; the motion was carried by the following roll call vote:

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

4. BUSINESS ITEMS:

- A. **Site Plan 2016-15 (Stultz):** A request for approval to allow a detached accessory building consisting of a 320 square-foot patio cover at 2372 Lonestar Drive located within the A-1-20 (Agricultural Low Density) Zone.
Recommended Action: Approval (Senior Planner)

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

Member Hedges questioned if the coping for the pool is in open animal area, Planner Robles clarified yes.

Vice Chair Rigler asked if the redlines are animal keeping and is covered in concrete, Planner Robles stated yes, Vice Chair Rigler stated he did a site visit as well.

Member Jaffarian questioned the location of the animal keeping.

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

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2016-70, to approve Site Plan 2016-15 to allow a detached accessory building consisting of a 320 square foot patio cover at 2372 Lonestar Drive; the motion was carried by the following roll call vote:

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

- A. **Accessory Building Ad-Hoc Committee Appointments:** Discuss current appointments to the Ad-Hoc Committee (Verbal discussion, no written report). **Recommended Action: Provide Direction**

Planning Director King noted that the committee requested that due to a member's absences they are requesting a new member for the committee.

M/S JAFFARIAN/RIGLER to have Member Hedges replace Chair Leonard on the Ad-Hoc Committee; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

1. **PLANNING COMMISSION / STAFF COMMUNICATIONS:**

A. Oral Reports from Various Committees: Member Jaffarian noted they are moving forward, and stated they are working on separating building type and certain criteria for each structure, they are working on setbacks and building heights, expressed there has been a lot of participation. Member Azevedo questioned how it will work with the size of the existing home versus the size of the proposed structure. Member Jaffarian explained what the committee is working on to finalize at the next meeting.

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

ADJOURNMENT: Chair Leonard adjourned the meeting at **7:54 p.m.**

Respectfully submitted,

Steve King, Secretary
Planning Commission

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: January 11, 2017

SUBJECT: Conditional Use Permit 2016-36 (Crosetti): A request for approval to allow a detached accessory building consisting of a 945 square-foot barn that will be attached to an existing building by a 42 square foot breezeway at 1174 Fifth Street located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission review the proposed project, the architectural design, the proposed setbacks, building height and size, and lot coverage in its determination to approve or deny the project. A resolution of approval has been attached should the Planning Commission determine to approve the project.

BACKGROUND/ANALYSIS: Conditional Use Permit 2016-36 is a request for approval to allow an accessory building consisting of a 945 square-foot barn at 1174 Fifth Street (ref. Exhibit "A" – Location Map). The property consists of about .91 acres/39,639 square-feet and is developed with a single family residence consisting of 864 square feet, a detached building consisting of 324 square feet, and portable structures consisting of horse stalls and small sheds (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photo).

The new barn is proposed to be attached to an existing detached building by a 42 square-foot breezeway. The connection is being proposed to have the barn closer to the existing building than the required minimum 10 foot building separation, in an effort to maximize open animal keeping areas of the lot.

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 pictures for the proposed building are attached (ref. Exhibit "D" – Site Plan, Exhibit "E" – Building Elevations and Barn Pictures). The building is proposed at the rear of the property, attached to the south side of the existing building, and proposed to be of metal frame with a wood stain exterior and green trim and roof.

(note: portable structures consisting of horse stalls and one small shed were not included on the site plan since all the portable horse stalls will be removed and the small shed is under 120 square feet)

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:	<ol style="list-style-type: none"> 1. 5 feet from interior side and rear yard property lines. 2. 10 feet from other buildings, but no setback is required if attached to another building. 	<p>YES YES (the proposed barn will be attached to an existing building through a breezeway)</p>
Height:	Building less than 864 square feet: 14 feet* Building 864 square feet and greater: 20 feet* * (or as approved by the Planning Commission)	<p>YES (13.5 feet to the roof peak)</p>
Lot Coverage:	Not more than 40% of flat pad (4% grade or less)*	<p>YES (10% coverage proposed)</p>
	*Recent Planning Commission recommendation to City Council: Not more than 30% of flat pad (4% grade or less)	<p>YES</p>
Animal Keeping Area	<ol style="list-style-type: none"> 1. Rectangular in shape, minimum 24 feet on any side. 2. Equal to 576 square feet per animal unit allowed. 	<p>YES 4,608 square feet is required, based on 8 allowed animal units. An area over 4,608 square feet is proposed at the rear of the property</p>

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 application submitted for this project has been attached for the Commission’s review, which includes the Environment Information Form (ref. Exhibit “F” – Application). The Commission has the discretion to require changes to the project to ensure that items listed in this form are properly addressed if not already done through the proposed design.

The project was provided to the Architectural Review Sub-Committee (ARC). No concerns were expressed by the ARC and comments were favorable.

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 current allowed maximum pad coverage (40%). The subject property is approximately 39,639 square feet and at least 26,340 of the property has an average grade of 4% or less. The proposed pad coverage for all structures (including the proposed structure) is 10%. *(Note: portable structures consisting of horse stalls and the small shed were not included in lot coverage since the portable horse stalls will be removed and the small shed is 120 square feet or less)*

From the Governor's Office of Planning and Research (OPR) a CUP allows a city to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, through a public hearing process. A CUP can provide flexibility within a zoning ordinance and is also used to control certain uses which could have a detrimental effect on the community.

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. If the Planning Commission in its discretion is satisfied that current standards are enough to promote the

General Plan Land Use Element goal of preserving a small-plot agricultural, animal-keeping, and equestrian lifestyle 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. If the Planning Commission in its discretion is satisfied that there are no significant negative impacts, 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 proposed building combined with existing buildings cover 10% of the flat pad area of the lot where 40% coverage is currently allowed. Furthermore, the project meets all the setback requirements. If the Planning Commission in its discretion is satisfied that the project site can accommodate the proposed use, 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.

No written concerns or comments were received from surrounding neighbors. The public notice gives the option of submitting input (in this case opposition) in writing or by coming to the Planning Commission meeting.

A resolution for approval has been attached to this report should the Planning Commission make the determination to approve the project.

/adr

Attachments: Resolution 2017-03
 Exhibit "A" – Location Map
 Exhibit "B" – Assessor's Parcel Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan
 Exhibit "E" – Building Elevations and Barn Pictures
 Exhibit "F" – Application

RESOLUTION NO. 2017-03

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 945 SQUARE-FOOT BARN THAT WILL BE ATTACHED TO AN EXISTING BUILDING BY A 42 SQUARE FOOT BREEZEWAY AT 1174 FIFTH STREET LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-36)

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 SARA CROSETTI for property located at 1174 Fifth Street (APN 127-100-021); and

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

WHEREAS, at the time set, at 7 p.m. on January 11, 2017 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 January 11, 2017 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 Barn Pictures dated November 15, 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 structure 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 barn. 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 existing building, that the subject barn will be connected too, shall be brought into compliance with building and safety requirements and necessary permits shall be obtained to accommodate the connection.

##

Resolution No. 2017-03
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January 11, 2017

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on January 11, 2017.

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 January 11, 2017, 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 2016-36

APPLICANT: Sara Crosetti

LOCATION: 1174 Fifth Street

Exhibit "A"

APN MAP

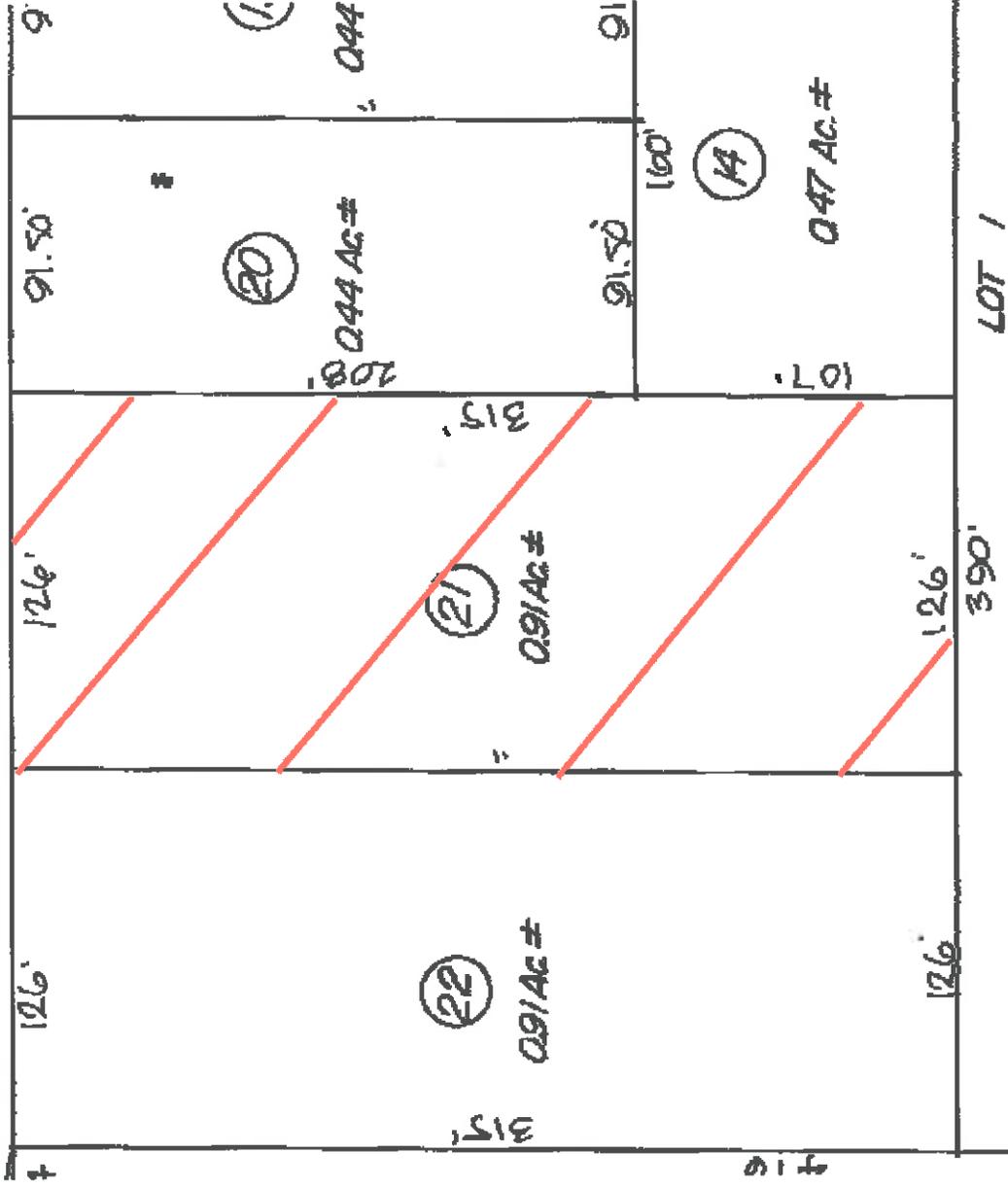


Exhibit "B"



EXHIBIT "C"

1 OF 2
CMP 2016-36

PHOTOS



Access way to the back of the property



Approximate location of the proposed structure

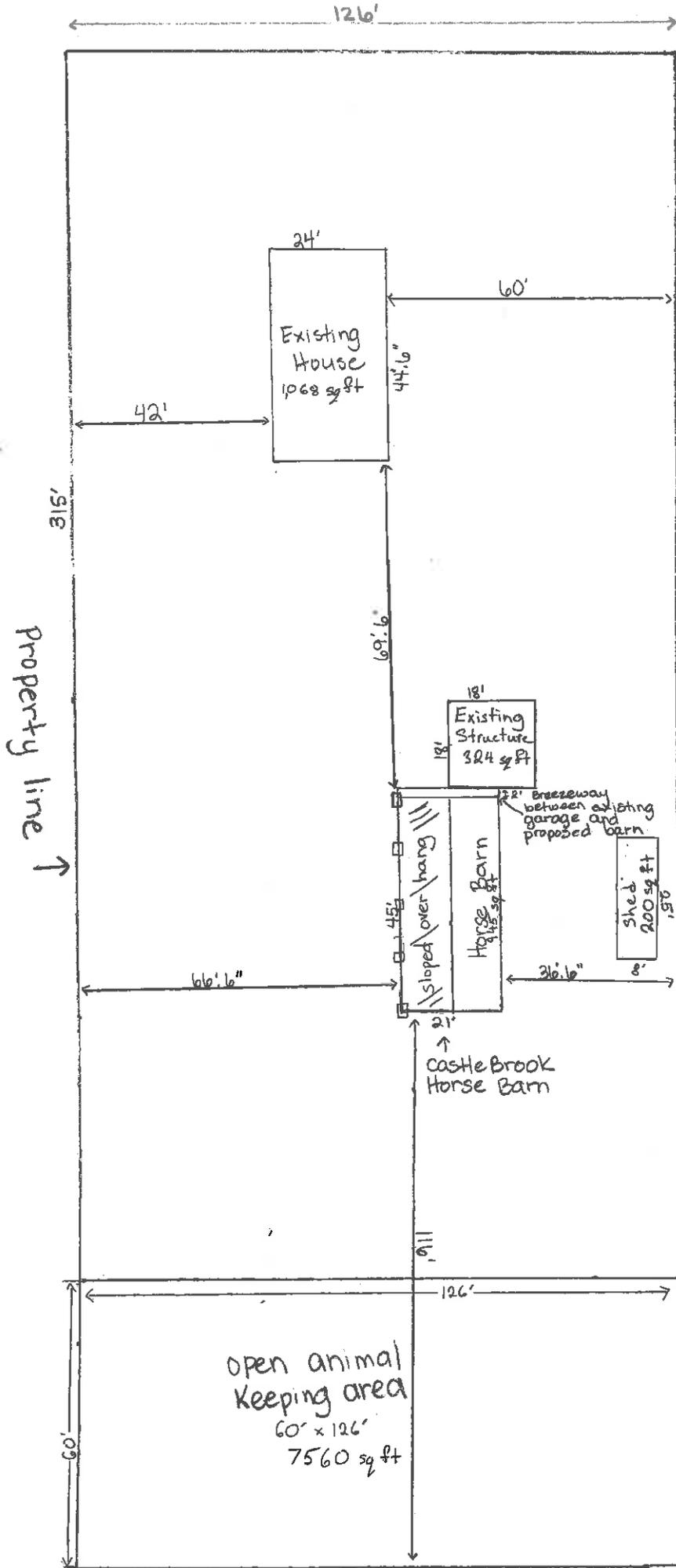


Approximate location of the open animal keeping area

Exhibit "C"

2 OF 2

CUP 2016-36



126'

315'

42'

24'

Existing House
1068 sq ft

60'

44'.6"

69'.6"

18'

Existing Structure
324 sq ft

2'

45'

sloped overhang

66'.6"

18'

Horse Barn
915 sq ft

2' Brezewayway between existing garage and proposed barn

Shed
200 sq ft

31'.6"

21'

Castle Brook Horse Barn

111'

126'

open animal keeping area
60' x 126'
7560 sq ft

60'

1516

Applicant: Sara Crosetti
Address: 1174 Fifth Street
Lot Size: .91 acres, 39,639 square feet
Pad Size: 39,639 square feet
Proposed: 945 square foot Horse Barn
With a 42 square foot breezeway
attaching the existing structure to
the proposed.

Scale 1:20

EXHIBIT "D"
11-15-16



-This is a visual representation of the proposed structure. The proposed structure will be of metal frame with a wood stained exterior and a green roof and trim.

Exhibit "E"
2 OF 3
11-15-16



-This is a visual representation of the proposed structure.

Exhibit "E"
3 OF 3
11-15-16



CITY OF NORCO

UNIFORM APPLICATION

CUP

File No: 2016-36
 Related Files: _____
 Date Filed: 11/15/16
 Fees Paid: 1031 = 552 + 473

\$37.72 per sqft

GENERAL INFORMATION:

Project Location: <u>1174 Fifth St. Norco, CA 92860</u>	
Property Owner: <u>Sara Crosetti</u>	Applicant: _____
Address: <u>1174 Fifth St Norco, CA 92860</u>	Address: <u>SAME</u>
Telephone: _____	Telephone: _____
Fax: _____ E-mail: _____	Fax: _____ E-mail: _____
Engineer: <u>John Haight</u>	Architect: <u>Castlebrook Barns</u>
Address: <u>478 S. Marengo Ave Pasadena, CA 91101</u>	Address: <u>14600 Whittam Ave Fontana, CA 92335</u>
Telephone: <u>626-295-7451</u>	Telephone: <u>909-822-0500</u>
Fax: _____ E-mail: _____	Fax: _____ E-mail: _____
General Plan: _____	Site Acreage: <u>.91</u>
Zoning: _____	Assessor's Parcel Number: <u>127-100-021</u>
Description of Proposal: <u>Install pre-manufactured Castlebrook horse barn. Green and wood stane</u>	

REQUESTED REVIEW:

<input type="checkbox"/> Conditional-Use Permit (includes major, minor and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model home sales complex, and wall and fence plan review)	<input type="checkbox"/> Variance (includes major and minor)
<input type="checkbox"/> Specific Plan Preparation/Amendment	<input type="checkbox"/> Zone Change
	<input type="checkbox"/> Other

APPLICATION CERTIFICATION:

I hereby declare that as applicant for this proposal, I have familiarized myself with the relevant provisions of the Norco Municipal Code; and I have read the foregoing application and know the contents of the application to be true to the best of my knowledge (if applicant is not same as property owner, owner shall authorize applicant to represent his/her interest in the above referenced application by signing below).

Owner: _____	Applicant: _____
Date: <u>10.23.16</u>	Date: <u>10.23.16</u>

EXHIBIT "F"



CITY OF NORCO

CONDITIONAL USE PERMIT JUSTIFICATION FOR APPROVAL

ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW.
ATTACH ADDITIONAL PAGES IF NECESSARY.

1. Explain how the requested conditional use permit will not adversely affect the general plan or the public convenience or the general welfare of persons residing or working in the neighborhood thereof.

This horse barn will not adversely affect the plan or welfare of anyone on or near 1174 Fifth St. It will not interfere with the public, neighbors, driveways or other buildings.

2. Explain how 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 horse barn is a manufactured structure easily taken down or moved. It will not affect any surrounding properties or city structures. It is not near surrounding property boundaries.

3. Explain how 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.

This size is appropriate for the lot. It will not affect the use of property or driveways. It is shaped and positioned in a way that will maximize use and efficiency on the property.

4. Explain how the traffic generated by the proposed use will not impose an undue burden on streets and highways in the area.

There will be no traffic created by a horse barn.

FORM "I"

ENVIRONMENTAL INFORMATION FORM

(To be completed by private project applicant to assist staff in completing initial study)

DATE FILED: 10.24.16

GENERAL INFORMATION

1. Name and address of developer or project sponsor: McKenzie Crosetti
1174 Fifth St Norco CA 92860
2. Address of project: 1174 Fifth St Norco CA 92860
3. Assessor's Block and Lot Number: 127-100-021
4. Name, address, and telephone number of person to be contacted concerning this project:
McKenzie Crosetti [REDACTED]
1174 Fifth St Norco CA 92860
5. Indicate number of the permit application for the project to which this form pertains:

6. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: None
7. Existing zoning district:

8. Proposed use of site (project for which this form is filed): Install a pre-manufactured horse barn built by Castlebrook Barns.

PROJECT DESCRIPTION

9. Site size. 44 feet by 20 feet 9 inches
10. Square footage. 940.5 sq ft including overhang
Structure only 540 sq. ft.
11. Number of floors of construction. 1
12. Amount of off-street parking provided. not applicable
13. Attach plans.
14. Proposed scheduling.
15. Associated projects.
16. Anticipated incremental development.

17. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents and type of household size expected.

It is 1 horse barn: 44ft by 20ft
Barn Cost \$7500.

18. If commercial, indicate the type, whether neighborhood; city-or regionally-oriented, square footage of sales area and loading facilities.

NOT Applicable

19. If industrial, indicate type, estimated employment per shift and loading facilities.

Not applicable

20. If industrial, indicate type, estimated employment per shift and loading facilities.

Not applicable

21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Not applicable

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

Yes No

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 29. Site on filled land or on slope of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 30. Use or disposal of potentially <u>hazardous</u> materials, such as toxic substances, flammables or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Substantial change in demand for municipal services (police, fire, water, sewage, etc). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Relationship to a larger project or series of projects. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 34. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 35. If you answered yes to Question 33, may this project cause significant effects on the environment that were not examined in the prior EIR? |

ENVIRONMENTAL SETTING:

36. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.
37. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 10-24-16	Signature: [Redacted]
	For: [Redacted]

#36- The project site is currently occupied by 2 horse stalls. There are metal pipe corral panels and 1 8x24 temporary horse shelter occupied by 2 horses. The soil is sand/clay based. There are no plants in the area. There are no cultural, historical or scenic aspects to the project site. There are no permanent structures on the site.

#37- The surrounding properties are lots occupied by my neighbors. The land use is residential. They are one-family houses. They are properties with a house near the street and a yard in the back. My barn does not affect these properties whatsoever.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: January 11, 2017

SUBJECT: **Conditional Use Permit 2016-05, Modification No.1 (Spates):** A request for approval of a modification to the location of an approved detached accessory building consisting of a 2,430 square-foot Recreational Vehicle (RV) storage building at 4095 California Avenue located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission review the proposed building location modification and make a determination if the new location warrants approval. A resolution of approval has been attached should the Planning Commission determine to approve the modification.

BACKGROUND: On May 11, 2016, Conditional Use Permit (CUP) 2016-05 was approved by the Planning Commission to allow an accessory building consisting of a 2,430 square-foot RV storage building at 4095 California Avenue (ref. Exhibit "A" – Location Map). The property consists of about .91 acres/39,636 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photo).

The building was found to meet all the requirements for an accessory building over 864 square feet. The building was approved to be placed on the south side of the existing home, 21 feet 9 inches behind the front of the front-yard patio of the home and 91 feet and 8 inches to the front property line (ref. Exhibit D – Approved Site Plan Excerpt). The building was approved to be steel construction with a corrugated rib profile for the roof and sides, and painted to match the existing house. The project was also conditioned so that the building include windows, barn style doors, vertical siding, and roof eaves that extend at least 1-foot out from the building. The building was approved with a maximum height of 17 feet, 7 inches as measured to the peak of the roof, and approved for RV and personal storage.

In the original approval, the building was found to meet all requirements for an accessory building over 864 square feet, which included setbacks, lot coverage, building height, and the required open animal keeping area was provided.

With this modification, the applicant is requesting to move the building 11 feet 8 inches forward so that the alignment to the front of the front-yard patio will be reduced to 10 feet and 1 inch (ref. Exhibit "E" – Modified Site Plan dated December 5, 2016). The building would still meet all the setback requirements (minimum setbacks of 25 feet from the front property line, 5 feet from interior and rear property lines, and 10 feet from any other structure). The lot coverage, building design and open animal keeping area would not be affected.

ANALYSIS: To approve the requested modification, the same findings for CUP would still have to be made.

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. If the Planning Commission in its discretion is satisfied that proposed new setbacks are enough to promote the General Plan Land Use Element goal of preserving a small-plot agricultural, animal-keeping, and equestrian lifestyle 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. If the Planning Commission in its discretion is satisfied that there are no significant negative impacts, 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.*

If the Planning Commission in its discretion is satisfied that the project site can accommodate the proposed modification, 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 setbacks are 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.

No written concerns or comments were received from surrounding neighbors. The public notice gives the option of submitting input (in this case opposition) in writing or by coming to the Planning Commission meeting.

A resolution for approval has been attached to this report should the Planning Commission make the determination to approve the project.

/adr

Attachments: Resolution 2016-21
 Exhibit "A" – Location Map
 Exhibit "B" – Assessor's Parcel Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Exhibit D – Approved Site Plan Excerpt
 Exhibit "E" – Modified Site Plan dated December 5, 2016

RESOLUTION NO. 2017-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A MODIFICATION TO THE LOCATION OF AN APPROVED DETACHED ACCESSORY BUILDING CONSISTING OF A 2,430 SQUARE-FOOT RECREATIONAL VEHICLE (RV) STORAGE BUILDING AT 4095 CALIFORNIA AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-05, Modification No.1)

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit modification under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by RYAN SPATES for property located at 4095 California Avenue (APN 133-130-005); and

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

WHEREAS, at the time set, at 7 p.m. on January 11, 2017 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested Conditional Use Permit modification will not adversely affect the General 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 January 11, 2017 that the aforesaid application for a conditional use permit modification 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 “E” – Revised Site Plan dated December 12, 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. This modification is subject to and shall be in compliance to Resolution 2016-21 approving the original Conditional Use Permit 2016-05.
6. 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.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 11, 2016.

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

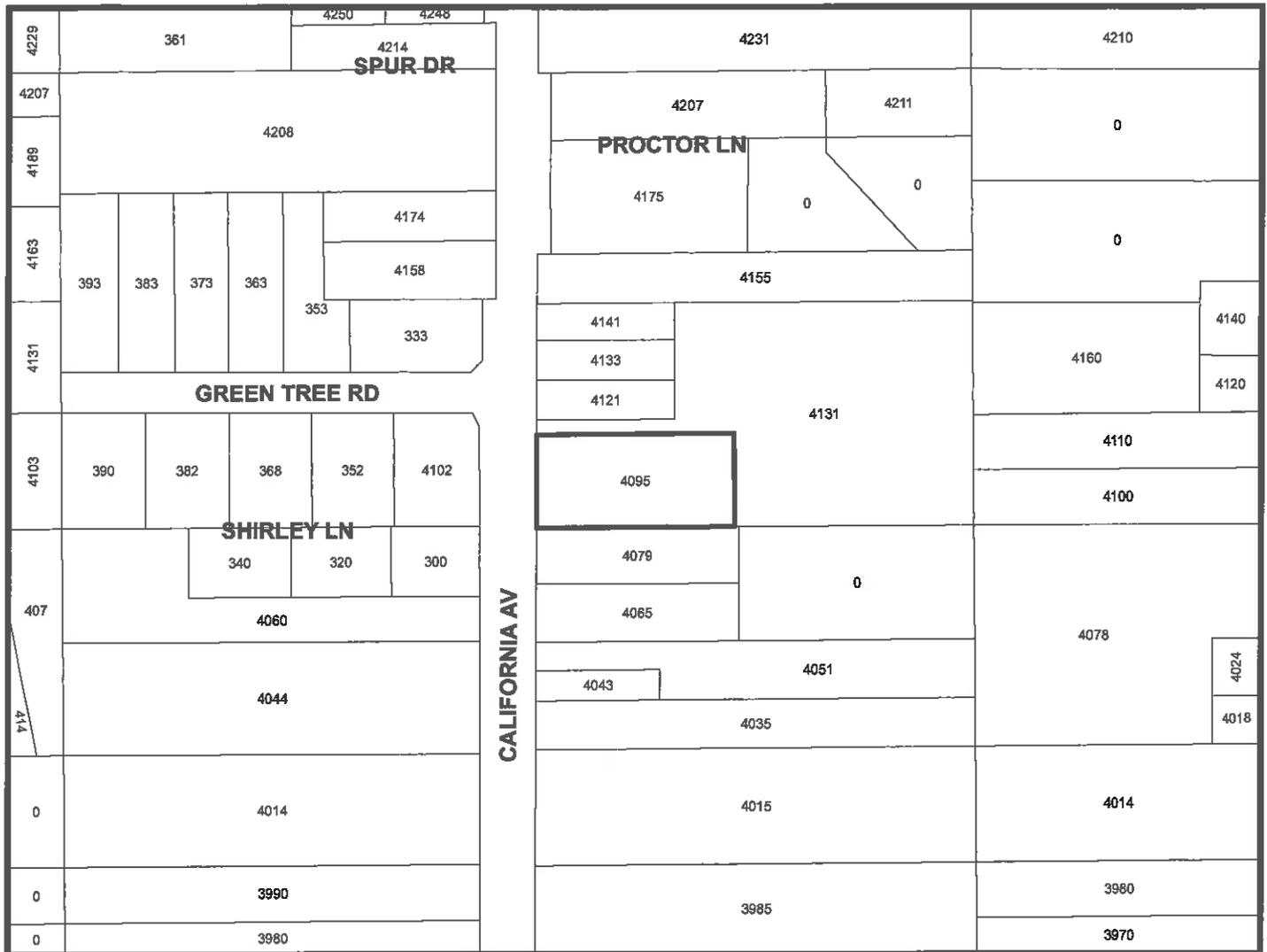
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on January 11, 2017 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-05, Modification #1
APPLICANT: Paul Webb
LOCATION: 4095 California Avenue

Exhibit "A"



4095

Small house



EXHIBIT "C"
1 OF 2

PHOTOS



Access to the back of the property



Current building will be removed and will be the approximate location of the proposed building



Open Animal Keeping Area

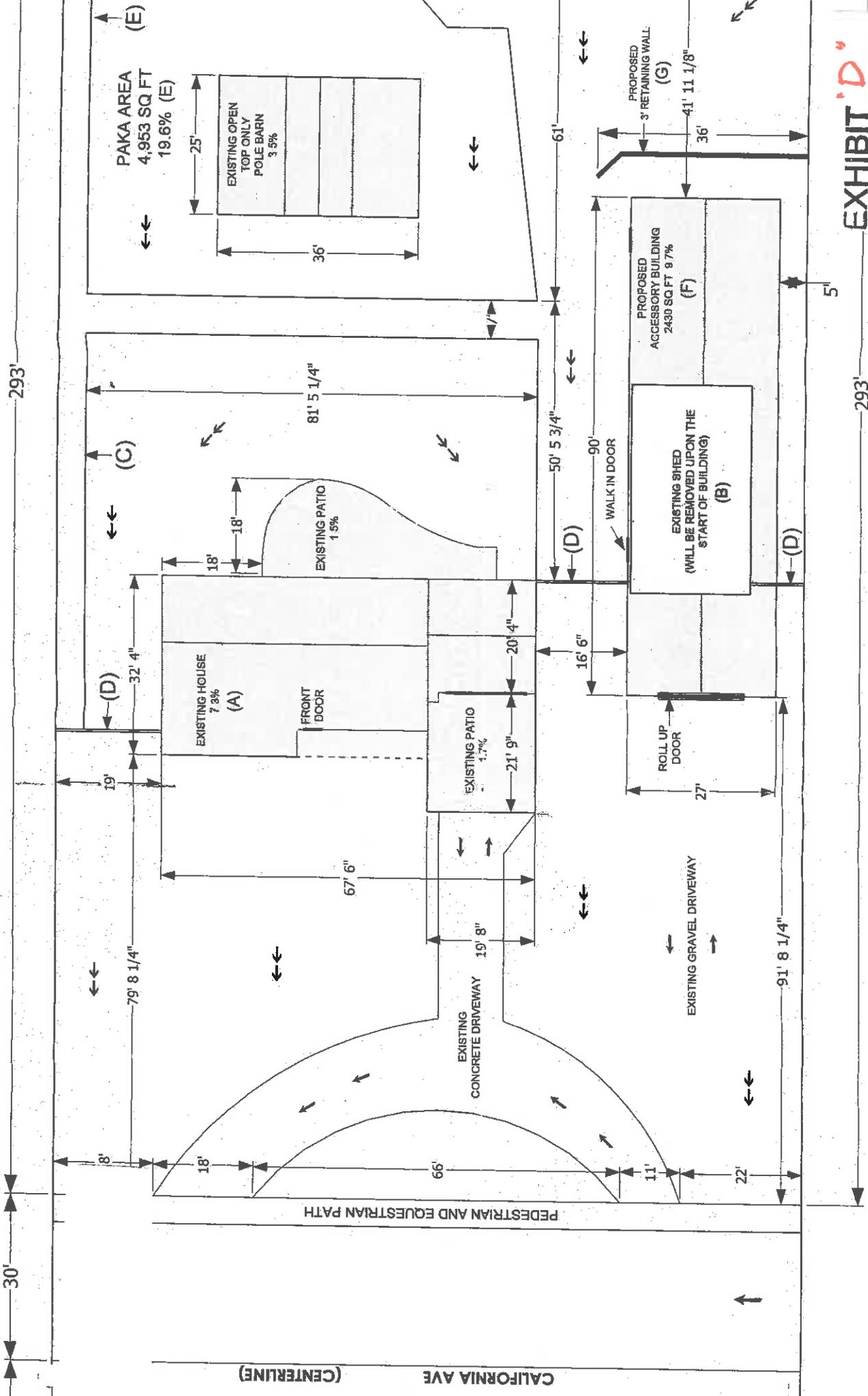


EXHIBIT 'D'

CITY OF NORCO STAFF REPORT

TO: Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: January 11, 2017

SUBJECT: Zone Code Amendment 2016-06 (City of Norco): Amending Section 18.30.46 "Second Units" of the Norco Municipal Code modifying regulations to be consistent with state requirements.

RECOMMENDATION: Adopt Resolution 2017-01 recommending that the City Council approves Zone Code Amendment (ZCA) 2016-06.

SUMMARY: ZCA 2016-06 is a replacement of ZCA 2016-05 that the Planning Commission had already recommended for approval; and similarly, it is a proposed amendment to Section 18.30.46 (Second Units) to incorporate new state requirements from AB 2299 that went into effect January 1, 2017. ZCA 2016-06 also includes recommended revisions from the Accessory Building Ad-Hoc Committee that have not yet been reviewed by the Planning Commission.

BACKGROUND: At its meeting on November 9, 2016 the Planning Commission adopted Resolution 2016-67 recommending that the City Council approve ZCA 2016-05 amending the Norco Municipal Code (NMC) to be consistent with new state requirements for second units that went into effect January 1, 2017. The ZCA needed City Council approval but prior to it being heard by the City Council it was directed to the Accessory Building Ad-Hoc Committee for review.

In its certification of the 2014-2021 update to the Housing Element of the Norco General Plan the State Department of Housing and Community Development (HCD) required follow-up implementation actions by the City before the certification could be completed.

One of the required actions was a revision of the City's regulations for second units. Section 18.30.46 regulates second units and at the time there were two amendments needed: the first was that the approval of a second unit had to occur at staff level and not be subject to a Planning Commission approval. The second amendment was that the requirement that a second unit be attached to the main dwelling was seen as a constraint to the development of housing and therefore was not acceptable to HCD.

Zone Code Amendment (ZCA) 2013-16 was adopted to address these issues. Prior to the approval of ZCA 2013-16, Section 18.30.46 (2,3) read as follows:

- (2) Definition: For the purposes of this section, second unit shall mean a subordinate dwelling unit with complete and independent living facilities attached to or contained within a primary single-family dwelling.
- (3) Development Requirements: A single second unit is permitted on any lot which is zoned or designated to permit residential uses provided the following is met:
 - (a) A Minor Site Plan is approved pursuant to all requirements contained in Chapter 18.40 (Site Plan Review).

With the approval of ZCA 2013-16 Section 18.30.46 was changed to read as follows (subset "H" was not changed which is discussed in the next paragraph):

- (2) Definition: For the purposes of this section, second unit shall mean a subordinate dwelling unit with complete and independent living facilities that can either be attached to or contained within a primary single-family dwelling or detached from the primary dwelling with a maximum 10-foot separation between the two buildings.
- (3) Development Requirements: A single second unit is permitted on any lot which is zoned or designated to permit residential uses provided the following is met:
 - (a) A Minor Site Plan is approved at staff level, after approval of the proposed architecture by the Architectural Review Subcommittee (ARC), pursuant to all requirements contained in Chapter 18.40 (Site Plan Review).

(h) Second residential units shall not be detached, rather they must be attached along a common residential wall and not separated by a breezeway or garden wall, or contained within the walls of the primary dwelling.

- (6) Progress Report: Upon approval of a Second Unit the Planning Commission shall be provided a housing attainment progress report.
- (7) Conflict Resolution: When an applicant for a second unit and City staff are in disagreement over consistency of the proposed structure to the intent of this Section of the Code, the matter shall be resolved on appeal to the Planning Commission.

As noted above a change that was not included with ZCA 2013-16 but needed to be was the elimination of subset "H" of (3) "Development Requirements" because it is contrary to the way No. (2) "Definition" was approved (above).

In the Planning Commission's recommendation to approve ZCA 2016-05 last November the elimination of Subset "H" was included as follows:

- (3) Development Requirements: A single second unit is permitted on any lot which is zoned or designated to permit residential uses provided the following is met:

- ~~(h) Second residential units shall not be detached, rather they must be attached along a common residential wall and not separated by a breezeway or garden wall, or contained within the walls of the primary dwelling.~~

The new state law that went into effect on January 1, 2017 required additional changes for the NMC to be consistent with the new requirements. Those changes are: 1) change the term "second unit" to "accessory dwelling unit"; 2) eliminate the requirement that accessory dwelling units be required to have separate connections for water and sewer and eliminate the requirement that they be metered separately for City services; and 3) not require parking that exceeds one space per bedroom:

- (3) Development Requirements: A single second unit is permitted on any lot which is zoned or designated to permit residential uses provided the following is met:

- (j) ~~The second~~ An accessory dwelling unit shall shall be provided with parking in addition to and the same as that required for the main dwelling, pursuant to Chapter 18.38 (Off-Street Parking and Loading), except that the number of required spaces for the accessory dwelling unit shall be equal to one space per bedroom. No variance may be filed to allow parking within the required front or side yard setbacks.
- (l) ~~The second~~ An accessory dwelling unit shall not be considered a new residential unit for purposes of calculating connection fees or capacity fees for water and sewer services and are not required to be metered separately from the primary dwelling for any City utility. No new private wastewater disposal systems shall be permitted for ~~second~~ accessory dwelling units. For ~~second~~ accessory dwelling units proposed on lots with existing septic systems, the existing septic system shall be expanded to accommodate the ~~second~~ accessory dwelling unit unless sewer service is available within 200 feet of the property line. Where sewer service is available within 200 feet of the property line, one sewer connection to serve both units shall be installed prior to the issuance of an occupancy permit for the ~~second~~ accessory dwelling unit.

These were also part of the Planning Commission's recommendation for approval with ZCA 2016-05 last November before it was directed to the Ad-Hoc Committee for review by the City Council. In its review a member of the Ad-Hoc Committee questioned whether or not the state requirement that cities have to make provisions for second units apply to the City's agricultural zones, which the NMC currently does. Upon review, the City Attorney determined that strict compliance with state laws means that second units need to be allowed in residential zones. For Norco those zones are the R-1 (Residential Single Family) and the R-3 (Low Density Multiple-Family). Zone Code Amendment 2016-06 will correct that along with adopting the new state regulations already recommended for approval by the Planning Commission with ZCA 2016-05.

The recommendation from the Ad-Hoc Committee with regards to the zones where accessory dwelling units will be allowed is as follows:

Section 18.30.46 Second Units

- (1) *Intent and Purpose: This section is intended to provide for the creation of ~~second~~ accessory dwelling units as an accessory use ~~to existing single-family dwellings in existing single family and multi-family residential zones, specifically the R-1 (Residential Single Family) zone and the R-3 (Low Density Multi-Family Residential)~~ while maintaining the rural and low-density character of Norco's residential neighborhoods. This section shall not be applicable to any other zone within the City.*
- (2) *Definition: For the purposes of this section, ~~second~~ accessory dwelling unit shall mean a subordinate dwelling unit with complete and independent living facilities that can either be attached to or contained within a primary single-family dwelling or detached from the primary dwelling ~~with a maximum 10-foot separation between the two buildings.~~*
- (3) *Development Requirements: A single ~~second~~ accessory dwelling unit is permitted on any lot which is zoned residential: R-1 (Residential Single Family) or R-3 (Low Density Multi-Family Residential) ~~or designated to permit residential uses provided the following are met: and is not applicable to any other zone within the City.~~*

The attached resolution includes all of the changes noted above (changes already approved with ZCA 2016-05 and the new recommendations from the Ad-Hoc Committee). All of the changes are highlighted.

Attached: Resolution 2017-01

RESOLUTION 2017-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2016-06 AMENDING SECTION 18.30.46 "SECOND UNITS." ZONE CODE AMENDMENT 2016-06.

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2016-06, an amendment to Norco Municipal Code Title 18 (Zoning Code), to amend regulations regarding second units; and

WHEREAS, the Zone Code Amendment was 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 January 11, 2017 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 project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines.

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 will not be inconsistent with, or contrary to, the General Plan or the Zoning Code since the project clarifies and updates existing regulations regarding second units to be consistent with state housing laws.
- B. The project (proposed amendment) has been determined to be exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines.

- II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled January 11, 2017 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2016-06, be adopted, thereby amending the Norco Municipal Code as follows:**

Section 18.30.46 ~~Second~~ Accessory Dwelling Units

- (1) Intent and Purpose: This section is intended to provide for the creation of ~~second~~ accessory dwelling units as an accessory use ~~to existing single-family dwellings in existing single family and multi-family residential zones, specifically the R-1 (Residential Single Family) zone and the R-3 (Low Density Multi-Family Residential)~~ while maintaining the rural and low-density character of Norco's residential neighborhoods. This section shall not be applicable to any other zone within the City.
- (2) Definition: For the purposes of this section, ~~second~~ accessory dwelling unit shall mean a subordinate dwelling unit with complete and independent living facilities that can either be attached to or contained within a primary single-family dwelling or detached from the primary dwelling with a maximum 10-foot separation between the two buildings.
- (3) Development Requirements: A single ~~second~~ accessory dwelling unit is permitted on any lot which is zoned residential: R-1 (Residential Single Family) or R-3 (Low Density Multi-Family Residential) ~~or designated to permit residential uses provided the following are met: and is not applicable to any other zone within the City:~~
 - (a) A Minor Site Plan is approved at staff level, after approval of the proposed architecture by the Architectural Review Subcommittee (ARC), pursuant to all requirements contained in Chapter 18.40 (Site Plan Review).
 - (b) The lot upon which the ~~second~~ accessory dwelling unit is to be established complies with the minimum lot requirements of the land use district in which it is located.
 - (c) The lot contains only one existing single-family dwelling which complies with the development standards for the land use district.
 - (d) The lot contains no other ~~second~~ accessory dwelling unit.
 - (e) The owner of the lot must occupy either the existing primary dwelling or the ~~second~~ accessory dwelling unit. Prior to issuance of a building permit for the ~~second~~ accessory dwelling unit, a covenant of restriction to run with the land, shall be recorded which specifies that the use of the ~~second~~ accessory dwelling unit as an independent dwelling may continue only as long as one unit on the property is owner-occupied.
 - (f) Except as otherwise provided in this section, ~~second~~ accessory dwelling units shall comply with all development requirements for new single-family dwelling units as specified for the land use district in which it is located, including, but not limited to, setbacks, height limitations, and total maximum lot coverage.
 - (g) The total area of floor space for a ~~second~~ accessory dwelling unit shall not exceed 30 percent of the existing living area of the primary dwelling, or 1,200 square feet, whichever is less.
 - ~~(h) Second residential units shall not be detached, rather they must be attached along a common residential wall and not separated by a breezeway or garden wall, or contained within the walls of the primary dwelling.~~
 - (i) The ~~second~~ accessory dwelling unit shall be architecturally compatible with the primary dwelling.

- (j) The ~~second~~ accessory dwelling unit shall be provided with parking in addition to and the same as that required for the main dwelling, pursuant to Chapter 18.38 (Off-Street Parking and Loading), except that the number of required spaces for the accessory dwelling unit shall be equal to one space per bedroom. No variance may be filed to allow parking within the required front or side yard setbacks.
- (k) There shall not be more than one exterior entrance on the front or on any street side of the building and no exterior stairway shall be located on the front of the primary dwelling.
- (l) ~~The second~~ An accessory dwelling unit shall not be considered a new residential unit for purposes of calculating connection fees or capacity fees for water and sewer services and are not required to be metered separately from the primary dwelling for any City utility. No new private wastewater disposal systems shall be permitted for ~~second~~ accessory dwelling units. For ~~second~~ accessory dwelling units proposed on lots with existing septic systems, the existing septic system shall be expanded to accommodate the ~~second~~ accessory dwelling unit unless sewer service is available within 200 feet of the property line. Where sewer service is available within 200 feet of the property line, one sewer connection to serve both units shall be installed prior to the issuance of an occupancy permit for the ~~second~~ accessory dwelling unit.
- (m) Notwithstanding Chapter 18.44, there shall be no variance or exemption granted from the requirements contained in this section.
- (n) This section shall not validate any existing illegal unit. An ~~second~~ accessory dwelling unit application for a minor site plan may be made pursuant to the provisions of Chapter 18.40 (Site Plan Review).
- (o) The ~~second~~ accessory dwelling unit shall be assessed all applicable building permit and development impact fees.
- (p) A primary animal-keeping area pursuant to Section 18.13.11, and as approved by the Planning Commission, shall be recorded on the subject lot prior to the issuance of an occupancy permit.
- (4) Finding: The following finding shall be made in order to approve an second accessory dwelling unit permit:
 - (a) The ~~second~~ accessory dwelling unit is compatible with the design of the main dwelling unit and the surrounding neighborhood in terms of height, architectural style, and exterior treatment.
 - (b) The ~~second~~ accessory dwelling unit shall not cause a high concentration of such units sufficient to change the character of the surrounding residential neighborhood.
- (5) Compliance with General Plan: An second accessory dwelling unit which conforms to the standards of this section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the existing General Plan and land use designation for the lot.
- (6) Progress Report: Upon approval of an second accessory dwelling unit the Planning Commission shall be provided a housing attainment progress report.

- (7) Conflict Resolution: When an applicant for an second accessory dwelling unit and City staff are in disagreement over consistency of the proposed structure to the intent of this section of the code, the matter shall be resolved on appeal to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held January 11, 2017.

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 duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held January 11, 2017 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: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: January 11, 2017

SUBJECT: **Architectural Review 2016-04** (Sahil Investment Group): A follow-up review for proposed architectural treatments for an approved 4-story, 90-room hotel (Holiday Inn Express) on the southeast corner of Hamner Avenue and Fifth Street (3361 Hamner Avenue) in the C-G (Commercial General) Zone.

RECOMMENDATION: Adopt Resolution 2017-02 approving Architectural Review 2016-04 (CUP 2016-25).

SUMMARY/BACKGROUND: The Planning Commission approved Conditional Use Permit (CUP) 2016-25 for a 50-foot tall four-story hotel on the southeast corner of Hamner Avenue and Fifth Street at its meeting on August 10, 2016. At that meeting it was pointed out that an equipment screen structure on the roof appeared to exceed the 50-foot height limit allowed by the CUP which would require approval of a variance. The equipment shelter did exceed 50 feet by 2 feet and Variance 2016-01 was approved by the Planning Commission on September 14, 2016.

The last remaining follow-up item from the approval of CUP 2016-25 was a request by the Planning Commission that architecture be looked at again to see if anything additional could be done to incorporate more western design treatments. The overall architecture that was approved with CUP 2016-25 is a modification of the new standard prototype that International Hotel Group (IHG) has adopted for all new Holiday Inn Express and Suites Hotels, and for major remodels of existing hotels going forward.

Staff met with the architect and a representative from IHG where some of the more typical design features that incorporate a western design element were suggested such as knee braces and faux window boxes. 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. It was explained that large hotel companies are now creating different brands to cater to specific types of travelers in today's industry. It was explained Holiday Inn Express and Suites is targeted for younger generations and business travelers that travel frequently who now tend to pass on the older type hotels that try to cater to all types of travelers. The new prototype is designed to that market.

January 11, 2017

Some elements that were incorporated into the overall design that was approved by the Planning Commission included a color scheme that was modified from the more contrasting contemporary look of the prototype to a warmer mix of earth tone colors (ref. Exhibit "A"). Another element was the introduction of decorative trail fencing along Hamner Avenue even though there is no trail. Also, a southwest-blend stone wainscot was added along street-side elevations and raised to the height of the top of the windows, with a similar application higher on the corners to mimic stone columns. The stone treatment was also included in the main entry tower element and on the support columns for the porte-cochere. Lastly the project was conditioned so that cut metal silhouette artwork fixtures be provided on the light poles reflecting western and/or equestrian themes similar to Chaparral Center.

Per the request of the Planning Commission the applicant and the applicant's architect met with IHG to see what else could get approved by IHG. It was reported that IHG was not amenable to any more changes in the building design but that more hardscape features could be incorporated into the landscaping and entryway areas. The attached exhibit (Exhibit "B") shows the incorporation of wagon wheels into the landscape planter at the corner of Fifth Street and Hamner Avenue around the base of a proposed sign (not approved) and around key visibility points at the primary entryway/porte-cochere. Staff is satisfied that the new hardscape design features combined with the western design elements already approved will create a design theme that reflects Norco's equestrian lifestyle.

Attachments: Resolution 2017-02

Exhibit "A" – Approved Elevations/Color Palate

Exhibit "B" – Hardscape Treatment Details

RESOLUTION 2017-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING WITH CONDITIONS ARCHITECTURAL REVIEW 2016-04 FOR AN APPROVED DEVELOPMENT OF A 4-STORY, 90-UNIT HOTEL AT THE SOUTHEAST CORNER OF HAMNER AVENUE AND FIFTH STREET (CUP 2016-25), LOCATED WITHIN THE C-G (COMMERCIAL GENERAL) ZONE. ARCHITECTURAL REVIEW 2016-04

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, and the conditional use permit was approved.

WHEREAS, with the approval of Conditional Use Permit 2015-25 the Planning Commission required follow-up action to re-review the approved architecture for the possibility of adding more western/equestrian features that could be acceptable to the hotel management company; and

WHEREAS, at the time set at 7 p.m. on January 11, 2017 within the Council Chambers at 2820 Clark Avenue, Norco, California, said report 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 finding was made that Conditional Use Permit 2016-25 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 architectural revision does not affect that determination.

- B. Conditional Use Permit 2016-25 was determined to be 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) and the proposed architectural revision is consistent with that determination.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on January 11, 2017 that the aforesaid follow-up report on architecture is approved, subject to the following conditions:

1. Approval is based on the approved exhibits for Conditional Use Permit 2016-25: Exhibit "B" – Site Plan, Exhibit "C" – Elevations/ Color Sheet, dated July 26, 2016 and with the conditions of approval from Resolution 2017-01 as applicable 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 owner or property manager shall maintain, and restore as needed, the architectural features approved with this project and those previously approved with CUP 2016-25.

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PASSED AND ADOPTED by the Planning Commission at a regular meeting held on January 11, 2017.

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 August 10, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

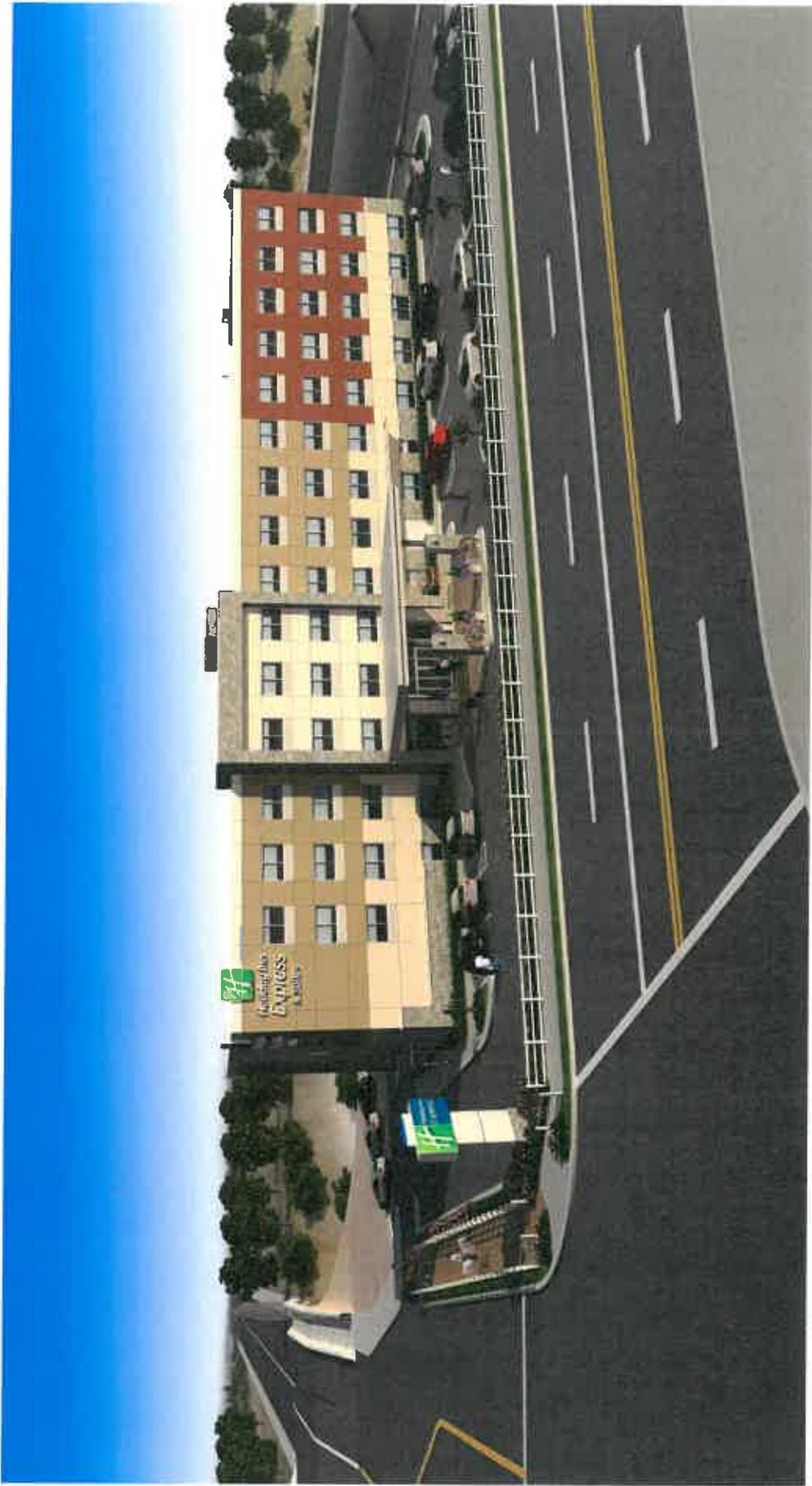


Exhibit "A"

