



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

**Wednesday, August 9, 2017  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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

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

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

**APPEAL NOTICE:** In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee.

1. **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 July 12, 2017. **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 2017-11 (Bowers):** A request for approval to allow one additional dog above the four dog limit at 3231 Cutting Horse Road, located within the Norco Ridge Ranch Specific Plan (NRRSP).

Planning Commission Regular Meeting Agenda

Page 2

August 9, 2017

- B. **Conditional Use Permit 2017-12 (Saddleback Church):** Conditional Use Permit 2017-12 (Saddleback Church): A request for approval to allow a church at 3240 Hamner Avenue, Suite 201, and associated classrooms at 3250 Hamner Avenue, Suite 201, both in the same shopping center and within the C-G (Commercial General) Zone.
  - C. **Zone Code Amendment 2017-02:** A proposal to amend the Permitted Uses Section of the C-4 (Commercial) Zone.
  - D. **Specific Plan 85-1, Amendment 10:** A proposal to amend the Auto Mall Specific Plan to add Vehicle Storage related to the operation of an existing legal dealership as a permitted use in all land use designations of the Auto Mall Specific Plan pursuant to approved Similar Use Finding 2016-01.
4. BUSINESS ITEMS:
- A. **Site Plan 2017-07 (K&M Contracting):** A request for approval to allow a detached accessory building consisting of a 1,885 square-foot animal-keeping covered panel walker at 2961 Valley View Avenue located within the A-1-20 (Agricultural Low Density) 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:**

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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue. The meeting is recorded.

Agenda Item 2.A. Minutes of Planning Commission Regular Meeting of July 12, 2017, were not completed at the time of the agenda packet preparation on August 3, 2017. Minutes will be completed on or before Tuesday August 8, 2017 and will be emailed to all members, hard copies will be provided at the meeting.

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** August 9, 2017

**SUBJECT:** Conditional Use Permit 2017-11 (Bowers): A request for approval to allow one additional dog above the four dog limit at 3231 Cutting Horse Road, located within the Norco Ridge Ranch Specific Plan (NRRSP).

**RECOMMENDATION:** Adopt Resolution 2017-31, approving Conditional Use Permit 2017-11.

**SUMMARY:** Conditional Use Permit (CUP) 2017-11 is a request for approval to allow one additional dog at 3231 Cutting Horse Road (ref. Exhibit "A" – Location Map). A maximum of four dogs are allowed on a residential property. The applicant is seeking approval of one additional dog which would allow a total of five dogs on the property.

**PROPERTY DESCRIPTION:** The subject property is rectangular in shape and consists of about .89 acres/38,748 square feet, and is developed with a single-family residence and pool (ref. Exhibit "B" – APN Map, Exhibit "C"- Aerial Photo and Exhibit "D" – Existing Site Plan). The property includes a Primary Animal Keeping Area (PAKA) of 3,305 square feet.

The applicant currently has four dogs which is the legal amount allowed, plus the requested fifth dog which has been temporarily allowed under a Foster Permit issued by Animal Control.

**PROJECT DESCRIPTION:** By right, the Norco Municipal Code (NMC) allows four dogs. With this application, the applicant is requesting approval to allow one additional dog, for a total of five. Of the four permitted dogs, two are housed outside the home and two are housed inside. The fostered/fifth dog is always inside the home.

Veterinary Clinics/Hospitals are required by law to send information on rabbi shots to the corresponding City Animal Control Departments. Animal Control then follows through with making sure the dogs are licensed. Upon Animal Control receiving the rabbi shot report, it was discovered that there was a fifth dog on the property. The applicant was then contacted by animal control to inform them that a fifth dog would require approval of a CUP. The applicant has since submitted the CUP application and has filed a Temporary Fostering Agreement with Animal Control (to be in compliance). The applicant was unaware of the four-dog limit in the Municipal Code.

**ANALYSIS:** Request for additional dogs is reviewed on a case-by-case basis, and with this type of request, the Animal Control Division is contacted to perform a site inspection and provide staff and the Planning Commission with a recommendation. Animal Control has

inspected the site and has determined that the property can accommodate the requested one more dog for a total of five.

**ANALYSIS PER NORCO MUNICIPAL CODE (NMC) CHAPTER 18.45 (CUP):** The NMC states: *“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 CUP application requires certain information from the applicant so that the Planning Commission can make its determination. The table below lists the required information and whether the information was provided:

<b>CUP APPLICATION REQUIREMENTS (18.45.06)</b>		<b>DID THE APPLICANT PROVIDE THE INFORMATION?</b>
1,2	The name and address of the applicant; evidence of ownership and/or permission to make application; legal description; fees.	<b>YES</b>
3	Nine (9) copies of a Site Plan, containing all the information required by Section <u>18.40.08</u> (CONTENT OF A SITE PLAN).  *Explanation -The project site plan provided is for reference only and consists of the approved grading plan on file with the City. No new development is proposed so analysis of new site plan information is not needed.	<b>YES*</b>
4	Such other information as the Planning Commission or City Council may require, including but not limited to market studies, design studies, engineering studies, and evidence of the ability and intention of the applicant to proceed with construction in accordance with approved plans within one year from the approval of the Conditional Use Permit.	<b>N/A</b>  <b>(None Requested)</b>
5	Responsibility for Accuracy. The applicant shall be solely responsible for the accuracy of information submitted as part of his application. Submission of inaccurate plans, legal	<b>Yes*</b> <b>(See explanation 3 above)</b>

	descriptions, surrounding property owners list, and other information shall be cause for invalidation of all actions regarding his petition.	
6	18.45.08. The Commission shall cause to be made such investigation of facts bearing on the application for a Conditional Use Permit as will provide necessary information to assure that the action on each such application is consistent with the intent and purpose of this Ordinance.	<b>Planning Commission Discretion</b>
7	18.45.10. In considering the Conditional Use Permit application, the Commission, and Council on Appeal, shall review the proposed plans under the terms and criteria of Chapter 18.40 (SITE PLAN REVIEW), and Chapter 18.41 (ARCHITECTURAL REVIEW) if applicable.	<b>N/A (No new development is proposed)</b>

**Environmental Review:** Staff has determined that the project is categorically exempt from environmental assessment under the California Environmental Quality Act (CEQA) pursuant to Class 5 – Minor Alterations in Land Use Limitations. Such projects are categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines.

The categorical exemption determination does not automatically mean that other impacts cannot be identified in the review process thereby necessitating further environmental review.

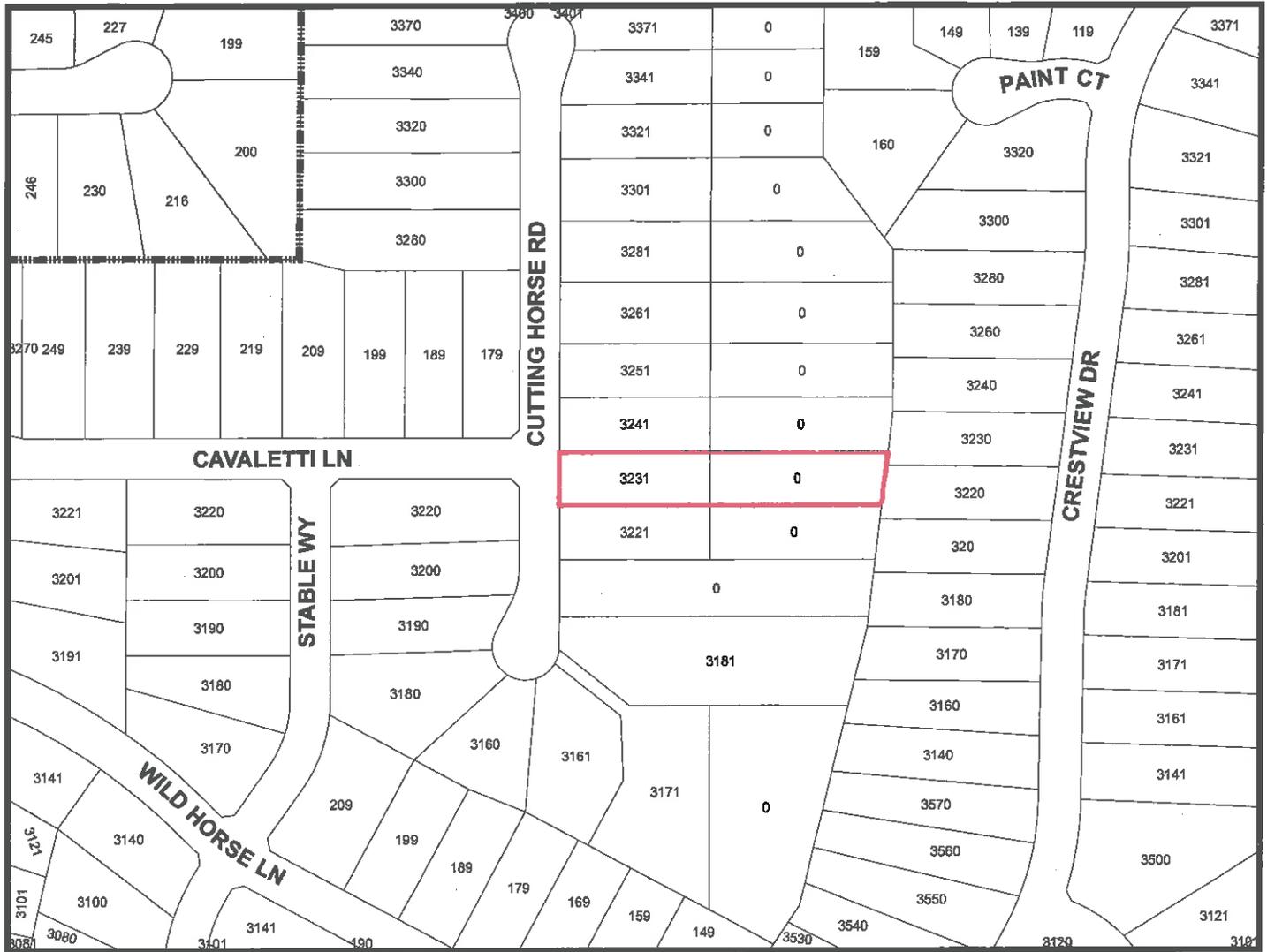
Chapter 18.45 of the NMC requires the following findings to approve a CUP:

*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:*



# Location Map



Not to Scale



**PROJECT:** Conditional Use Permit 2017-11

**APPLICANT:** April Bowers

**LOCATION:** 3231 Cutting Horse Road

## Exhibit "A"

SEC. 8 9 T. 35., R. 6W  
CITY OF NORCO

T.R.A. 015-000  
015-002

123-55  
123-08



1" ANGLE = 100'

67

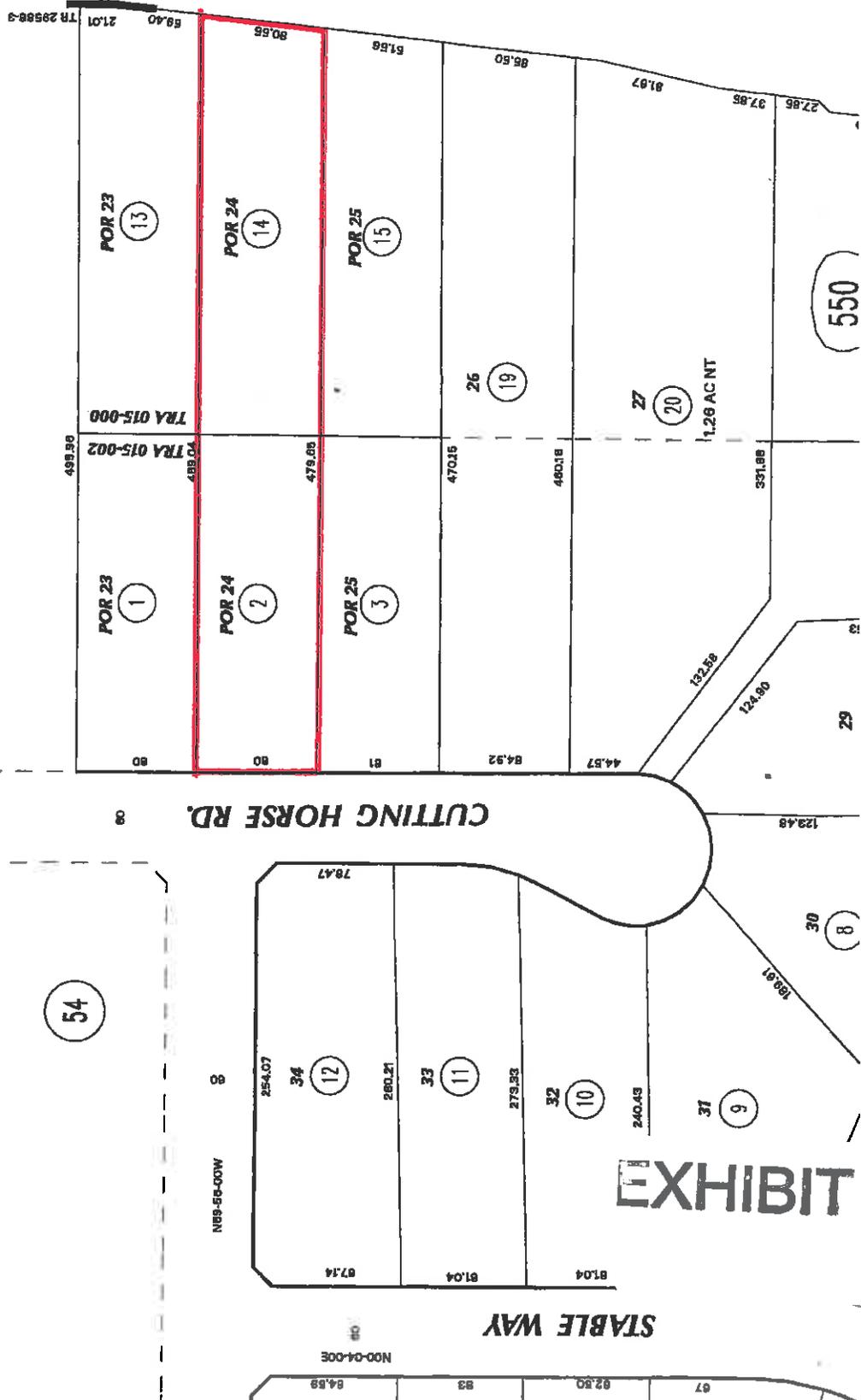


EXHIBIT "B"



3231 Genting Horse Rd

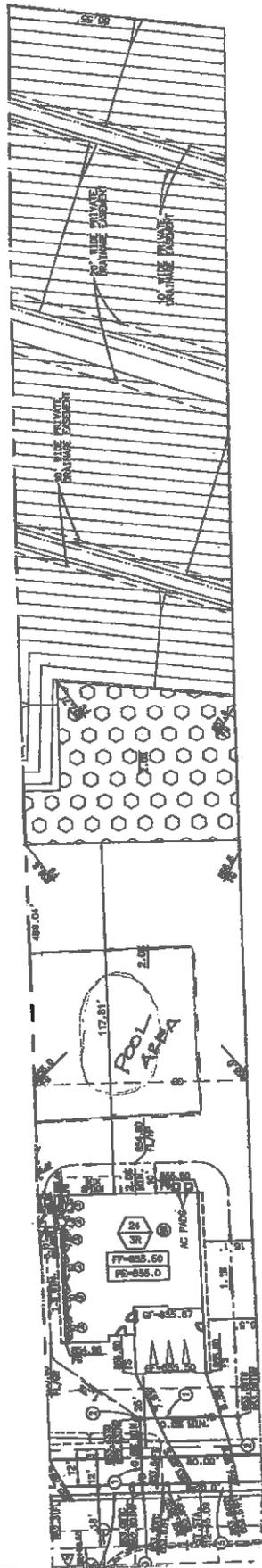
**EXHIBIT "C"**

33°55'43.51" N 117°31'24.54" W elev 864

©2007 Google

# Existing Site Plan

3231 Cutting Horse Road



CUTTING HORSE ROAD

**EXHIBIT "D"**

1-24-2017

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** August 9, 2017

**SUBJECT:** Conditional Use Permit 2017-12 (Saddleback Church): A request for approval to allow a church at 3240 Hamner Avenue, Suite 201, and associated classrooms at 3250 Hamner Avenue, Suite 201, both in the same shopping center and within the C-G (Commercial General) Zone.

**RECOMMENDATION:** That the Planning Commission review the project and determine if approval of the project is warranted.

**SUMMARY:** Conditional Use Permit (CUP) 2017-02 is a request for approval to allow the subject church and the associated Sunday school classrooms within the shopping center located at the northwest corner of Hamner Avenue and Town & Country Drive (ref. Exhibit "A" – Location Map). Approval of a church use has already been approved on the property under CUP 2015-18; however approval CUP 2017-12 is being requested since the subject church is proposing to expand the seating area and hours of operation beyond what was originally approved.

**PROPERTY DESCRIPTION/BACKGROUND:** The property is an irregular-shaped area consisting of about 3.85 acres/167,706 square feet, having a frontage of about 400 feet on the west side of Hamner Avenue and a frontage on the north side of Town & Country Drive of about 388 feet (ref. Exhibit "B" – APN Map).

The property is developed as a commercial shopping center with four separate buildings, associated parking (252 parking spaces) and landscaping (Exhibit "C" – Aerial). All required street dedications and improvements exist for the site. The center was approved so that all buildings share driveways, drive aisles, parking, and landscaping.

Each building on the property has a separate address. Building 1 on site is located at the northwest corner of the site, is identified at 3240 Hamner Avenue, and is where the subject church is proposed. This building is two-stories and the Norco Public Library occupies the first floor, and the second floor is currently vacant. CUP 2015-18 was approved to allow a church on the second floor, however, the church is no longer there.

Building 2 is located at the northeast corner of the site and is identified at 3250 Hamner Avenue. Suite 201 of this building is currently vacant and is where Sunday school classrooms for the subject church are proposed. The remainder of the suites are currently occupied by a restaurant and a Bicycle shop.

Building 3 is located on the southeast corner of the site, is identified as 3220 Hamner Avenue, and is currently completely occupied by the Goodwill Thrift Store. Building 4 is located on the southwest corner of the site, is identified at 3230 Hamner Avenue, and is currently occupied by a restaurant and a gym/fitness business. (Note: for building sizes, please refer to attached Exhibit "D" – Site Plan)

The subject property is surrounded by C-G zoning with commercial development on the north, east and west sides, and C-G and M-1 (Heavy Commercial/Light Manufacturing) zoning with commercial development on the south side.

**PROJECT DESCRIPTION:** The subject church is proposed to occupy the second floor of Building 1 (3240 Hamner Avenue), which consists of 12,102 square feet. This floor will accommodate the main sanctuary with 279 seats, and will also consist of offices and classrooms. Suite 201 of Building 2 (3250 Hamner Avenue) is proposed to be used for associated Sunday school classrooms (ref. Exhibit "D" – Site Plan, and Exhibit "E" - Floor Plan).

No exterior building and site improvements are proposed. Improvements/modifications would only be to the interior of the building to accommodate the proposed use.

Hours of operation are proposed to consist of the following: on Sunday, two to three worship services will occur between the hours of 8:00 a.m. and 4:00 p.m. and on Saturday, one worship service will occur between the hours of 4:00 p.m. and 9:00 p.m. Sunday school is offered for the children and youth during worship services.

Different small group meetings are proposed in the evening throughout the week from 7:00 p.m. to 9:30 p.m. The facility is proposed to be open from 9:00 a.m. to 5:00 p.m. Monday through Friday for administrative/office use.

**ANALYSIS:** Churches and related uses are permitted in the C-G zone with the approval of a conditional use permit. Any substantial modifications or expansions also require approval of a modification to an existing CUP or can be processed under a new CUP.

The existing development/shopping center complied with all development standards (i.e., setbacks, access, parking, landscaping, architecture, trash enclosures, etc.) required in the C-G zone when the center was originally approved. For this project, it just needs to be determined if the existing parking spaces are sufficient to accommodate the proposed use and the existing businesses in the center.

With church uses, the main church/sanctuary area is what typically generates the largest amount of vehicle traffic. For this reason, parking for churches has been based on the seating for the main building/sanctuary area alone. The Norco Municipal Code (NMC) requires one parking space for every three seats, fixed or otherwise, when calculating parking for a church.

The floor plan for the sanctuary indicates 279 seats, which would require that 93 parking spaces be available for each time there are worship services and/or gatherings. There is not a separate requirement for small group meetings so the same parking requirement would apply for all days of the week that small groups congregate in the sanctuary.

A parking analysis was done to determine if the required parking (based on Code) would be available for all existing uses and the proposed church, based on the hours of operation for all uses (ref. Exhibit "F" – Parking Analysis).

Based on the parking analysis, it was found that the required parking spaces can be provided on Sundays for the church (the busiest day for the church) and for all the business open on Sundays. There is a parking space deficit of 29 spaces Monday through Thursday in the evening for an hour until the library closes. It should be noted that these are the days that small groups meet and that the parking requirement used was for the same parking requirement for when Sunday services are conducted. Since there is not a separate parking requirement for small group meetings, the parking requirement for these days is more than what will actually be required. On Saturdays, there would be a parking space deficit of five spaces for two hours until the retail bicycle shop closes.

Per the Norco Municipal Code, shared parking may be approved by the Planning Commission when operations are not normally conducted during the same hours, or when hours of peak use vary.

Requests for the use of shared parking are subject to the approval of the Planning Commission and must meet the following:

- (1) A parking study shall be presented to the Planning Commission demonstrating that substantial conflict will not exist in the principal hours or periods of peak demand for the uses which the joint use is proposed (**ref. Exhibit "F" – Shared Parking Analysis**);
- (2) The number of parking stalls which may be credited against the requirements for the structures or uses involved shall not exceed the number of parking stalls reasonably anticipated to be available during differing hours of operation (**the largest deficit is 29 parking spaces, which is substantially less than the total number of parking spaces provided on-site**) and;
- (3) The parking spaces designated for joint use be indicated on the Site Plan for the site and be within reasonable proximity to the use being served (**all parking spaces are on-site and shown on the site plan for use by all existing and proposed uses**).

In approving shared parking, the Planning Commission may limit hours of operation of the church to assure that parking will be available for all uses in the shopping center.

Improvements/modifications to the interior of the existing suite will have to comply with building and safety requirements and will not be allowed to require more parking than what is considered by the Planning Commission if the project is approved.

**ANALYSIS PER NORCO MUNICIPAL CODE (NMC) CHAPTER 18.45 (CUP):** The NMC states: *“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 CUP application requires certain information from the applicant so that the Planning Commission can make its determination. The table below lists the required information and whether the information was provided:

<b>CUP APPLICATION REQUIREMENTS (18.45.06)</b>		<b>DID THE APPLICANT PROVIDE THE INFORMATION?</b>
1,2	The name and address of the applicant; evidence of ownership and/or permission to make application; legal description; fees.	<b>YES</b>
3	Nine (9) copies of a Site Plan, containing all the information required by Section <u>18.40.08</u> (CONTENT OF A SITE PLAN).  *Explanation: The project site is a developed site plan and no new development is proposed, so analysis of new site plan information is not needed.	<b>YES*</b> <b>(see explanation)</b>
4	Such other information as the Planning Commission or City Council may require, including but not limited to market studies, design studies, engineering studies, and evidence of the ability and intention of the applicant to proceed with construction in accordance with approved plans within one year from the approval of the Conditional Use Permit.  *no additional information requested	<b>N/A*</b> <b>(see explanation)</b>  ←
5	Responsibility for Accuracy. The applicant shall be solely responsible for the accuracy of information submitted as part of his application. Submission of inaccurate plans, legal descriptions, surrounding property owners list, and other information shall be cause for invalidation of all actions regarding his petition.	<b>YES</b> <b>(see explanation 3 above)</b>
	18.45.08. The Commission shall cause to be made such investigation of facts bearing on the application for a Conditional Use Permit as will provide necessary information to assure that the action on each such application is consistent with the intent and purpose of this Ordinance.	<b>At the Planning Commission's Discretion</b>
	18.45.10. In considering the Conditional Use Permit application, the Commission, and Council on Appeal, shall review the proposed plans	<b>N/A</b> <b>(see explanation 3)</b>

under the terms and criteria of Chapter <u>18.40</u> (SITE PLAN REVIEW), and Chapter <u>18.41</u> (ARCHITECTURAL REVIEW) if applicable.	<b>above)</b>
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**(Note: the conditional use permit application has been attached as Exhibit "G")**

Chapter 18.45 of the NMC requires the following findings to approve a CUP:

*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:*

<b>CONDITIONS NECESSARY TO GRANTING A CUP (18.45.14)</b>	<b>CAN THIS FINDING BE MADE FOR THIS PROJECT?</b>
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.	This finding is generally centered on compliance with development standards. Since no development is proposed with this project, criteria used to make this finding is based on a determination by the Planning Commission that the required parking is available to accommodate the proposed use in a manner that does not affect the public convenience and general welfare of persons residing or working in the neighborhood. To help make this finding, the Planning Commission has the discretion to limit hours of operation for the subject use to assure that parking will be available for all uses in the subject center.
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.	The project is generally exempt from CEQA but to make this finding, the Planning Commission needs to first make the finding No.1 listed above. To help make this finding, the Planning Commission has the discretion to limit hours of operation for the subject use to assure that parking will be available for all uses in the subject center.
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 Planning Commission needs to determine that Findings 1 and 2 above can be made so that this finding can also be made.

4	The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.	This finding will be dependent on all of the findings listed above.
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Property owners within a 300-foot radius were notified of the project. No concerns or comments were received from surrounding neighbors.

**Impact Analysis/Environmental Review:** Staff has determined that the project is categorically exempt from environmental assessment under the California Environmental Quality Act (CEQA) pursuant to Class 32 – Infill Development Projects. 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.

The categorical exemption determination does not automatically mean that other impacts cannot be identified in the review process thereby necessitating further environmental review.

**CONCLUSION:** Resolution 2017-30 for approval of Conditional Use Permit 2017-12 is attached should the Planning Commission determine to approve the project. The approval can also include added conditions as the Planning Commission deems necessary.

/adr

- Attachments:
- Resolution 2017-30
  - Exhibit “A” – Location Map
  - Exhibit “B” – APN Map
  - Exhibit “C” – Aerial Photos
  - Exhibit “D” – Site Plan
  - Exhibit “E” – Floor Plan
  - Exhibit “F” – Parking Analysis
  - Exhibit “G” – Conditional Use Permit Application.

## **RESOLUTION NO. 2017-30**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW A CHURCH AT 3240 HAMNER AVENUE, SUITE 201, AND ASSOCIATED CLASSROOMS AT 3250 HAMNER AVENUE, SUITE 201, BOTH IN THE SAME SHOPPING CENTER AND WITHIN THE C-G (COMMERCIAL GENERAL) ZONE. CONDITIONAL USE PERMIT 2017-12**

WHEREAS, SADDLEBACK CHURCH 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 on property generally described as:

Those portions of Parcel 1 of Instrument No. 91-241963 of Official Records and that portion of Lot Merger L.M. 00-05 recorded October 13, 2000 as Instrument No. 2000-405082 of Official Records, both in the City of Norco, County of Riverside, State of California, Records in the Office of the County Recorder of said County;

More generally described as irregular-shaped area of about 3.85 acres, having a frontage on the west side of Hamner Avenue of about 400 feet, and a frontage on the north side of Town and Country Drive of about 388 feet, and being further identified as 3240 and 3250 Hamner Avenue (Assessor's Parcel Number of 129-230-058); and

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

WHEREAS, said application was scheduled for a public hearing on August 9, 2017; and

WHEREAS, at the time set at 7 p.m. on August 9, 2017 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 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 August 9, 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 and Exhibit “E” - Floor Plan dated June 14, 2017 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 applicant or 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 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 use shall be conducted in accordance with the approved plans and stipulations, on file in the Norco Planning Division.

6. This is not approval to begin work for tenant improvements or occupy the subject buildings. The applicant shall first apply and obtain all necessary permits from the Building Division and Business License Division and pay all applicable City of Norco fees prior to issuance of any permits.

7. Plans submitted to the Building Division for tenant improvements may include but not be limited to: a complete construction submittal for tenant improvements, complete structural design including analysis of existing structure supporting loads from new construction, and complete electrical plans and specifications.

8. 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.

9. No signs are authorized by this approval. Any signs proposed for the project shall be submitted to the Planning Division for review and approval. Once sign(s) are approved, building permits shall be obtained from the Building Division for issuance of a building permit.

10. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any person who is exercising managerial authority of the business establishment has:

A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or

B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.

11. Any modifications to the church use as approved under Conditional Use Permit 2017-12 (i.e. increase in tenant space) shall be reviewed and approved by the Planning Division prior to the issuance of building permits, but may also require approval of a modification of this permit by the Planning Commission at the discretion of Planning Director.

12. The applicant shall meet all standards, requirements and conditions of the Planning, Engineering/Public Works, Building and Safety Divisions, the Fire Department, and all other applicable departments and agencies.

13. Any stop work order caused by failure to make application for building permits with the City of Norco will cause a revocation hearing to be agendized at the next regularly scheduled meeting of the Planning Commission.

14. The owner/operator of the business, regardless of any changes in ownership, shall provide a self-audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date of this CUP and then by the end of the year every year thereafter starting the following December 31<sup>st</sup>. The owner/operator shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.

15. Approved hours of operation shall consist of the following: on Sunday, up to three worship services between the hours of 8:00 a.m. and 4:00 p.m. and on Saturday, one worship service between the hours of 4:00 p.m. and 9:00 p.m. Small group meetings shall be allowed in the evening from 7:00 p.m. to 9:30 p.m., Monday through Thursday.

16. Any modifications to the hours of operation approved for the church use shall be reviewed and approved by the Planning Division prior to commencing, but may also require approval of a modification of this permit by the Planning Commission at the discretion of Planning Director.

##

Resolution No. 2017-30  
Page 5  
August 9, 2017

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on August 9, 2017.

---

John Rigler, Chair  
Planning Commission  
City of Norco, California

ATTEST:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

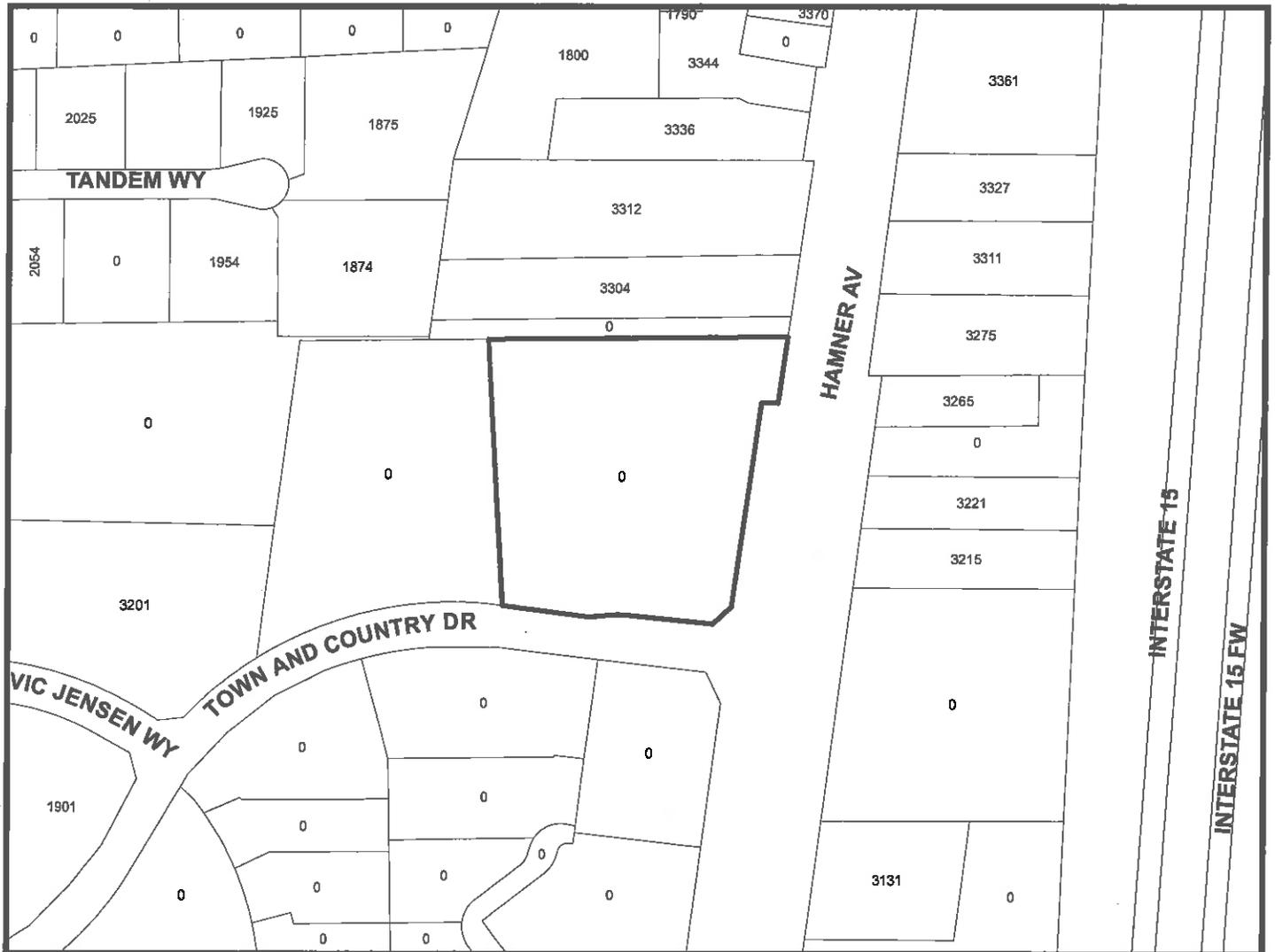
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on August 9, 2017 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

# Location Map



Not to Scale



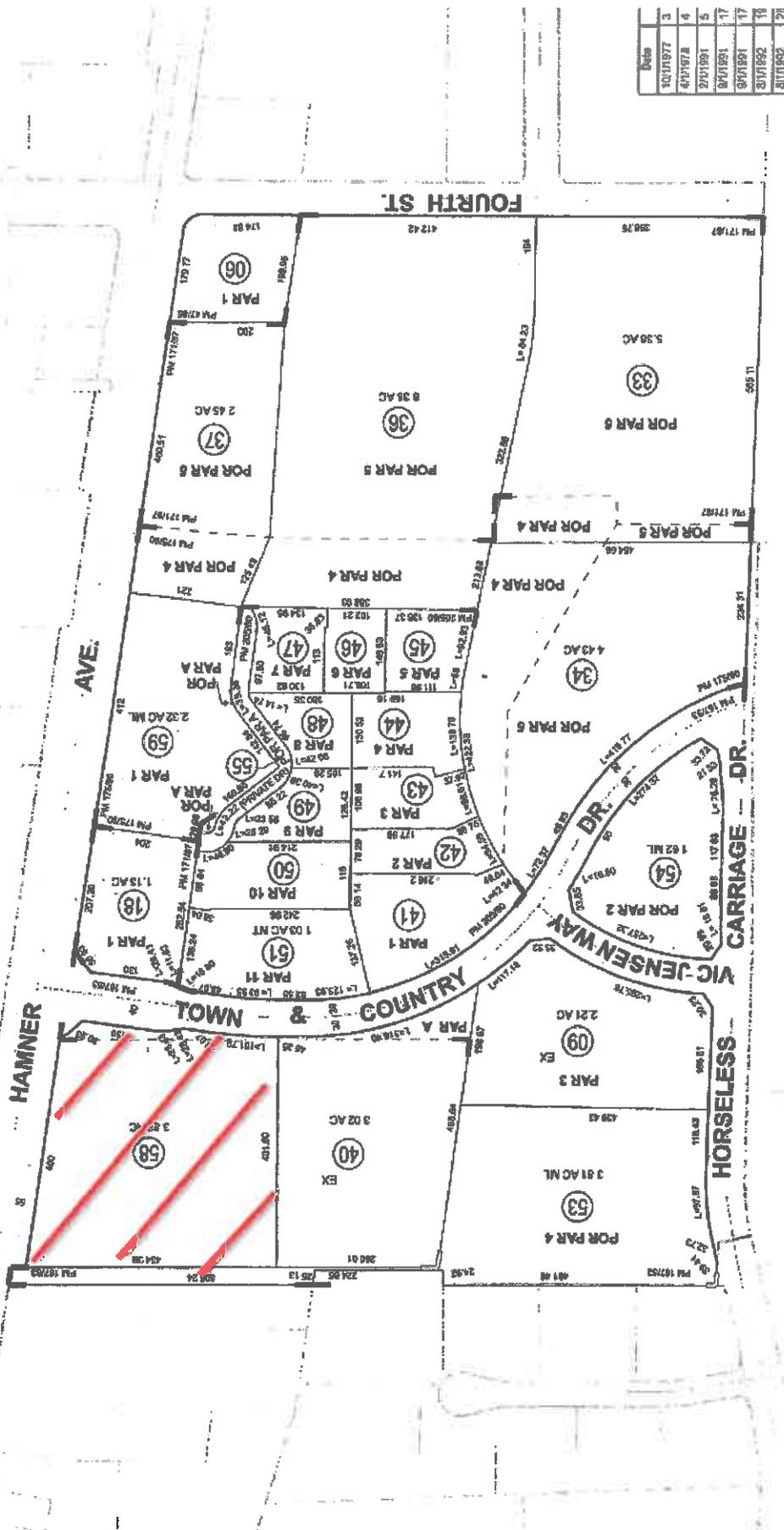
**PROJECT:** Conditional Use Permit 2017-12

**APPLICANT:** Saddleback Church

**LOCATION:** 3240 and 3250 Hamner Avenue

## Exhibit "A"

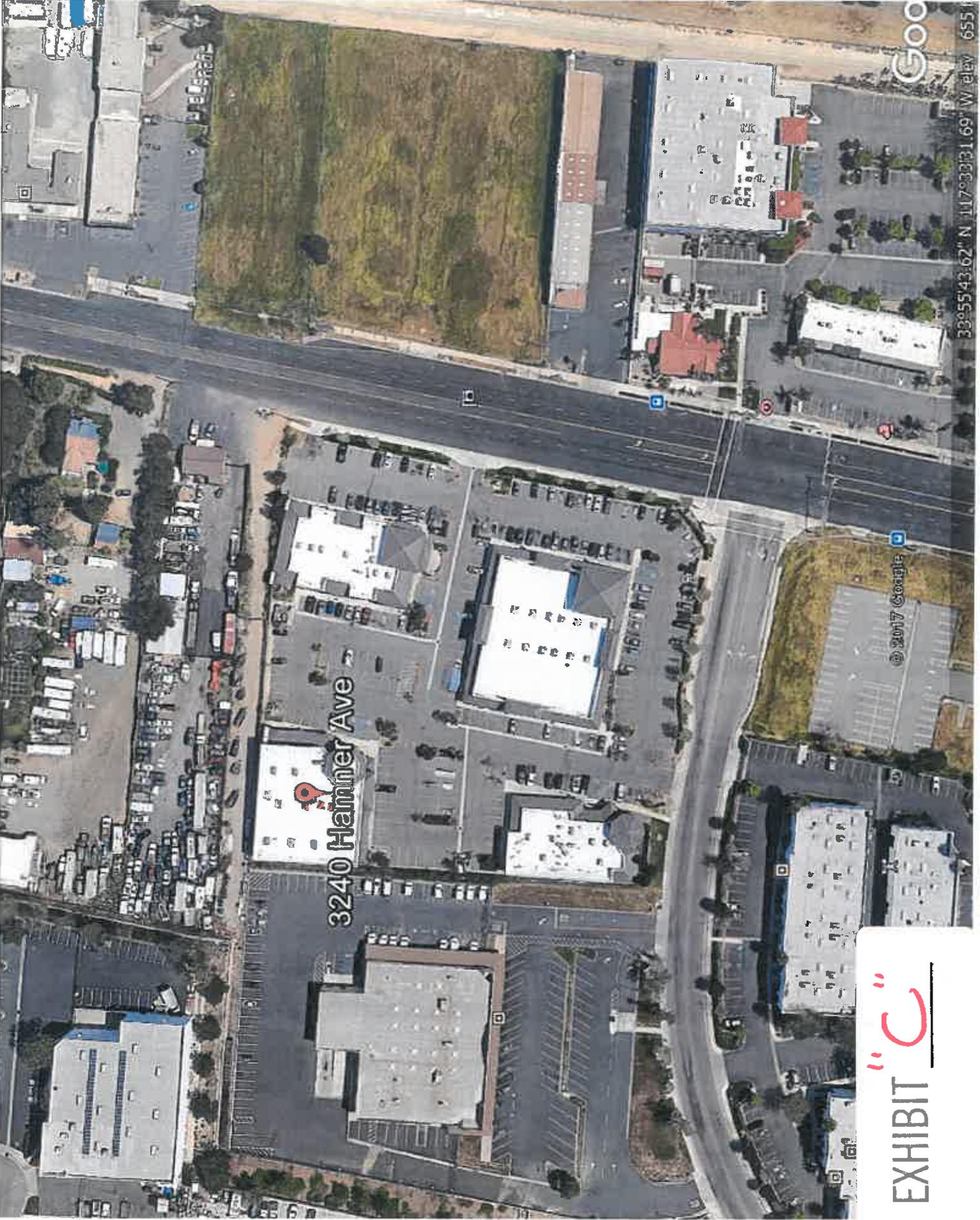
# APN MAP



Date	APN
10/11/07	3
11/11/07	4
12/11/07	5
1/11/08	17
2/11/08	18
3/11/08	19
4/11/08	20



Exhibit "B"



3240 Hamner Ave

EXHIBIT "C"

© 2017 Google

33°55'43.62" N 117°33'11.69" W elev 655

PARKING ANALYSIS BASED ON HOURS OF OPERATION FOR PROPOSED CHURCH AND EXISTING BUSINESSES AT 3220, 3230, 3240 AND 3250 HAMMOR AVENUE

USE	SUNDAY			MONDAY			TUESDAY			WEDNESDAY		
	AREA (gross sq.ft.)	Hours	parking req	AREA (gross sq.ft.)	Hours	parking req	AREA (gross sq.ft.)	Hours	parking req	AREA (gross sq.ft.)	Hours	parking req
Bldg 1 - proposed church sanctuary (parking requirement is based on 1 parking space for every 3 fixed seats or otherwise)	279 seats in main sanctuary (square feet not use for parking)	8 am to 4pm (up to three Sunday Services)	93	279 seats in main sanctuary (square feet not use for parking)	7 pm to 9:30 pm for small group meetings (not more than 100 people)	93	279 seats in main sanctuary (square feet not use for parking)	7 pm to 9:30 pm for small group meetings (not more than 100 people)	93	279 seats in main sanctuary (square feet not use for parking)	7 pm to 9:30 pm for small group meetings (not more than 100 people)	93
Bldg 1 - Library (parking requirement is 1 parking space per every 250 square feet of gross floor area)	10,019	closed	0	10,019	10 am -8pm	40	10,019	10 am -8pm	40	10,019	10 am -8pm	40
Bldg 2 - retail Bicycle shop and any other (parking requirement is 1 parking space per every 250 square feet of gross floor area)	3,881	closed	0	3,881	10am-6pm	0 (not open during church hours)	3,881	10am-6pm	0 (not open during church hours)	3,881	10am-6pm	0 (not open during church hours)
Bldg 2 - restaurant (parking requirement is based on 1 parking space for every 100 square feet of gross floor area)	2,879	8 am to 9pm	29	2,879	10am-9pm	29	2,879	10am-9pm	29	2,879	10am-9pm	29
note: the square footage proposed in Building 2 for Sunday school classrooms was not allotted a parking requirement since its ancillary to the church												
Bldg 3 - retail Thrift Store (parking requirements is based on 1 parking space for every 250 square feet of gross floor area)	16,540	10 am-8 pm	66	16,540	9 am-9pm	66	16,540	9 am-9pm	66	16,540	9 am-9pm	66
Bldg 4 - restaurant - restaurant (parking requirement is based on 1 parking space for every 100 square feet of gross floor area)	5,253	7am-10pm	53	5,253	11am-10pm	53	5,253	11am-10pm	53	5,253	11am-10pm	53
Bldg 4 - retail fitness business (parking requirements is based on 1 parking space for every 250 square feet of gross floor area)	2,673	closed	0	2,673	5am-6:45pm	0 (hours don't overlap with church hours)	2,673	5am-6:45pm	0 (hours don't overlap with church hours)	2,673	5am-6:45pm	0 (hours don't overlap with church hours)
total parking required			241			281			281			281
total parking provided			252			252			252			252
parking deficit			0			29 parking spaces for one hour while the library closes			29 parking spaces for one hour while the library closes			29 parking spaces for one hour while the library closes

EXHIBIT "F"  
PAGE 1

PARKING ANALYSIS BASED ON HOURS OF OPERATION FOR PROPOSED CHURCH AND EXISTING BUSINESSES AT 3220, 3230, 3240 AND 3250 HAMMER AVENUE

USE	AREA (gross sq.ft.)	THURSDAY Hours	parking req	AREA (gross sq.ft.)	FRIDAY Hours	parking req	AREA (gross sq.ft.)	SATURDAY Hours	parking req
Bldg 1 - proposed church sanctuary (parking requirement is based on 1 parking space for every 3 fixed seats or otherwise)	279 seats in main sanctuary (square feet not use for parking)	7 pm to 9:30 pm for small group meetings (not more than 100 people)	93	279 seats in main sanctuary (square feet not use for parking)	7 pm to 9:30 pm for small group meetings (not more than 100 people)	93	279 seats in main sanctuary (square feet not use for parking)	4pm to 9:00 pm (Saturday night services)	93
Bldg 1 - Library (parking requirement is 1 parking space per every 250 square feet of gross floor area)	10,019	10 am -9pm	40	10,019	closed	0	10,019	10am-4pm	0 (not open during church hours)
Bldg 2 - retail Bicycle shop and any other (parking requirement is 1 parking space per every 250 square feet of gross floor area)	3,881	10am-6pm	0 (not open during church hours)	3,881	10am-6pm	0 (not open during church hours)	3,881	10am-6pm	16 (overlaps with church for two hours)
Bldg 2 - restaurant (parking requirement is based on 1 parking space for every 100 square feet of gross floor area)	2,879	10am-9pm	29	2,879	10am-10pm	29	2,879	8am-10pm	29
note: the square footage proposed in Building 2 for Sunday school classrooms was not allotted a parking requirement since its ancillary to the church									
Bldg 3 - retail Thrift Store (parking requirements is based on 1 parking space for every 250 square feet of gross floor area)	16,540	9 am-9pm	66	16,540	9 am-9pm	66	16,540	9 am-9pm	66
Bldg 4 - restaurant - restaurant (parking requirement is based on 1 parking space for every 100 square feet of gross floor area)	5,253	11am-10pm	53	5,253	11am-12am	53	5,253	7am-12am	53
Bldg 4 - retail fitness business (parking requirements is based on 1 parking space for every 250 square feet of gross floor area)	2,673	5am-6:45pm	0 (hours don't overlap with church hours)	2,673	5am-6pm	0 (hours don't overlap with church hours)	2,673	7am-8:30am	0 (hours don't overlap with church hours)
total parking req			281			241			257
total parking provided			252			252			252
parking deficit			29 parking spaces for one hour while the library closes			0			5 spaces for only two hours while the bicycle shop closes

EXHIBIT "F" P92



# CITY OF NORCO

## UNIFORM APPLICATION

File No: 2017-12  
 Related Files:  
 Date Filed: 6-14-17  
 Fees Paid: 3601.-

### GENERAL INFORMATION:

Project Location: <u>3040 HAMMILL BLVD, SUITE 201</u> <u>3507 HAMMILL BLVD SUITE 200 AND SUITE B</u>	
Property Owner: <u>TOWN &amp; COUNTRY INVESTMENTS</u>	Applicant: <u>SADDLEBACK CHURCH</u>
Address: <u>1551 15TH ST, SANTA MONICA CA 90404</u>	Address: <u>1 SADDLEBACK PL WY, FALLS CHURCH VA 22028</u>
Telephone:	Telep:
Fax:	Fax:
E-mail:	E-mail:
Engineer:	Architect:
Address:	Address: <u>1450 W 14TH ST #115 TORBIA CA 92082</u>
Telephone:	Telephone: <u>951-278-3885</u>
Fax:	Fax:
E-mail:	E-mail: <u>rlou@1450w14th.com</u>
General Plan:	Site Acreage: <u>3.85</u>
Zoning: <u>GC (GENERAL COMMERCIAL)</u>	Assessor's Parcel Number: <u>139-550-055</u>
Description of Proposal: <u>TENANT IMPROVEMENTS TO EXISTING BUILDINGS LOCATED AS INDICATED. 3040 HAMMILL SECOND FLOOR INCLUDES AN A-9 CHURCH WITH SANCTUARY. 3000 HAMMILL SUITE 201 INCLUDES SUNDAY SCHOOL CLASSROOMS.</u>	

### REQUESTED REVIEW:

<input checked="" 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: \_\_\_\_\_ Date: 6-14-2017

EXHIBIT "G"



# 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.

(IN ADDITION TO THE FOLLOWING, REFER TO THE ATTACHED LETTERS FROM SADDLEBACK CHURCH.)

THE CHURCH WILL BE A COMPLIMENTARY USE TO TOWN & COUNTRY CENTER AND AN ENHANCEMENT TO THE CITY.

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.

THE AREA SURROUNDING THE CHURCH IS BUILT-OUT AND USED FOR RETAIL & BUSINESS USE. CHURCHES ARE A PERMITTED USE IN THE C-CZ ZONE PER SECTION 18.29.20.

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.

THE EXISTING TOWN & COUNTRY CENTER IS BUILT-OUT SADDLEBACK CHURCH WILL OCCUPY EXISTING BUILDINGS

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

NO UNDUDE BURDEN IS ANTICIPATED. HOURS OF OPERATION (SEE ATTACHED OPERATION PLAN) ARE MAINLY ON WEEK END WHEN OTHER USES ARE LOW.

June 12, 2017

City of Norco  
Planning Department  
2870 Clark Avenue  
Norco, CA 92860

**To Whom It May Concern:**

Saddleback Church requests a conditional use permit to allow the property located at 3240 and 3250 Hamner Ave. to be used to conduct church and church related business. As such, please find the following reasons why we believe a conditional use permit is justified:

First, 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.

- Saddleback Church will be a complimentary use to the Town and Country Town Center and the surrounding businesses and community at large. We propose to have one service on Saturday evenings between 4 pm and 9 pm, and 2-3 services on Sundays between the hours of 8 am until 4 pm, depending upon demand. We will add services to mitigate any possible parking or traffic issues, lightening peak demand. We will also utilize our traffic ministry to place people at strategic locations to assist with the safe and free flow of traffic. During the week the use of the buildings will be light and consist of administrative office type work and meetings for small groups of staff and church members.
- The primary tenants of the Center include the Norco Library, a Goodwill Donation Center and store, a Mexican Restaurant, a BBQ style restaurant and an exercise business. The Library is closed at 4 pm on Saturdays and closed all Sunday. The Department of Motor Vehicles is closed weekends and the Post Office while open Saturday is not a large traffic generator, both of these are behind the Town Center but utilize Town and Country Drive. The left and right turn lanes on Hamner Ave. and current driveway configuration for ingress and egress will be adequate to handle traffic.
- Saddleback Church is considered a public convenience as a house of worship to the community it serves. We are excited to become a part of the Norco community and believe we can be a blessing to many.

Second, the proposed use of this property as proposed would not adversely affect the adjoining land uses or the growth and development of the area in which it is located.

- The area surrounding this site is currently built out and is being used primarily for retail and office uses. Therefore, the CUP if granted would not stunt development of the surrounding area, nor should it affect the use of the adjoining properties as office buildings as the use of the property would primarily occur during hours at which the surrounding parcels would not be used.

Third, 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.

- We are proposing no exterior physical changes to the shape and size of the existing buildings. We believe our use is a good fit for the Town Center as originally planned and designed.

Fourth, the traffic generated by the proposed use will not impose an undue burden on streets and highways in the area.

- It is anticipated that the traffic generated by the proposed use will not impose an undue burden upon the streets and highways designed and improved to carry the traffic in the area. The church currently plans on using the site primarily on the weekends. As the surrounding area is primarily used for office space, the majority of traffic occurs during normal business hours during the week and is light on weekends. As the majority of use will be on the weekends, the little traffic that is generated as a result of the use of the site as a church, will occur during off peak hours for the area and will therefore put little if any burden on the surrounding area.

Finally, the granting of the conditional use permit under the conditions imposed, if any, will not be detrimental to the health and safety of the citizens of the City of Norco. In fact, it is anticipated that the granting of the conditional use permit for the requested use would enhance the health and safety of the citizens of Norco, as it would provide a place to peacefully assemble and worship, promote peace and unity among Norco's citizens, and give back to the Community.

We appreciate your consideration for this conditional use permit and look forward to hearing your decision.

# FORM "I"

## ENVIRONMENTAL INFORMATION FORM

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

DATE FILED: \_\_\_\_\_

### GENERAL INFORMATION

1. Name and address of developer or project sponsor:

3044 BELL STREET, BERKELEY, CA 94705

2. Address of project:

3040 & 3050 HAMNER AVE. NORCO, CA 95880

3. Assessor's Block and Lot Number:

APN: 129-230-058

4. Name, address, and telephone number of person to be contacted concerning this project:

ERIK PRINS

26815 ALICANTE DR., MISSION VIEJO, CA 92691

5. Indicate number of the permit application for the project to which this form pertains:

PENDING

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:

CONDITIONAL USE PERMIT, AND BUILDING PERMITS FOR THE  
TENANT IMPROVEMENTS ARE PENDING.

7. Existing zoning district:

C-G (COMMERCIAL GENERAL)

8. Proposed use of site (project for which this form is filed):

CHAIRMAN WILDFIRE CENTER TENANT IMPROVEMENTS TO EXISTING  
BUILDINGS.

### PROJECT DESCRIPTION

9. Site size. 3.86 ACRES

10. Square footage. GROUND FLOOR 2,000 SF GROUND FLOOR 3,604 SF

SECOND FLOOR EXISTING BLANCH INCL HALLWAYS & BATHROOMS ON 2ND FLOOR 7,541 SF  
ON 1ST FLOOR LOBBY 569 SF

11. Number of floors of construction.

2

12. Amount of off-street parking provided.

252 EXISTING PARKING SPACES

13. Attach plans.

SEE ATTACHED

14. Proposed scheduling.

TENANT IMPROVEMENTS TO BE COMPLETE BY THE END OF 2017

15. Associated projects.

NONE

16. Anticipated incremental development.

UNKNOWN

17. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents and type of household size expected. *N/A*
18. If commercial, indicate the type, whether neighborhood; city-or regionally-oriented, square footage of sales area and loading facilities. *N/A*
19. If industrial, indicate type, estimated employment per shift and loading facilities. *N/A*
20. If industrial, indicate type, estimated employment per shift and loading facilities. *N/A*
21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. *N/A*

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

Yes      No

22. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours.
23. Change in scenic views or vistas from existing residential areas or public lands or roads.
24. Change in pattern, scale or character of general area of project.
25. Significant amounts of solid waste or litter.
26. Change in dust, ash, smoke, fumes or odors in vicinity.
27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
28. Substantial change in existing noise or vibration levels in the vicinity.
29. Site on filled land or on slope of 10 percent or more.
30. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
31. Substantial change in demand for municipal services (police, fire, water, sewage, etc).
32. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
33. Relationship to a larger project or series of projects.
34. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project?
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. *THE PROJECT SITE IS AN EXISTING CENTRAL CONSISTING OF FOUR BUILDINGS AND A PARKING LOT WITH LANDSCAPE PLANTING AND SITE WALKS. THE CENTRAL WAS BUILT IN 2000*
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. *THE PROJECT SITE IS SURROUNDED BY C-4 (COMMERCIAL GENERAL) ZONED PROPERTIES TO THE WEST IS A US POSTAL FACILITY TO THE NORTH IS AN AUTO TOWING FACILITY TO THE EAST IS HAMMILL AVE AND TO THE SOUTH IS TOWN AND COUNTRY DRIVE. SEE ATTACHED PHOTO.*

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:	Signature:  For:
-------	------------------------

# CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: August 9, 2017

SUBJECT: Zone Code Amendment 2017-02; C-4 Zone Permitted Uses

RECOMMENDATION: Adopt Resolution 2015-35 recommending to the City Council that Zone Code Amendment 2015-05 be approved.

**SUMMARY:** This is a continuing effort in the City's attempts to revitalize Sixth Street by amending the C-4 zone to improve economic conditions and encourage more retail development. This phase is a follow-up revision to the list of permitted uses that are currently allowed in the C-4 zone. A previous revision was approved by the City Council upon a recommendation for approval from the Planning Commission in October 2015. That amendment broadened and redefined categories, and eliminated unnecessary specificity, thereby allowing more retail uses by inclusion. This Zone Code Amendment adds more uses still with the goal of making Sixth Street more attractive and conducive to retail development.

**PROJECT DESCRIPTION/BACKGROUND:** In 2013 a Working Group was established to make the C-4 zone more development friendly and spur more development opportunities while maintaining the animal-keeping retail and western theme focus of Sixth Street. The goal of the Working Group was to devise ways to encourage economic development given existing development constraints.

One of the identified constraints was the limited number of allowed uses and the incongruity between those uses. The first step was the adoption of a revised list of permitted uses which occurred in October 2015. This zone code amendment is a continuation of that and is based on input of a follow-up working group consisting of two City Council members and two Planning Commissioners. The next phase will be a re-drafting of development standards with the intent to encourage lot consolidation thereby addressing another identified constraint which is the current lot configuration with narrow deep lots that discourage meaningful development opportunities.

**ANALYSIS:** Exhibit "A" shows the list of permitted uses that were adopted in October 2015 with the changes adopted at that time highlighted in red. The items highlighted in blue are the proposed additions with this Zone Code Amendment. Again, the intent has been to increase the number and type of allowed commercial uses to make Sixth Street more attractive to retail development. The new proposed changes are explained below:

- Add dog boarding as a permitted use and differentiate between outdoor and indoor boarding. Indoor boarding would be permitted both as an ancillary use and a primary use. Outdoor kennels (or boarding) would remain prohibited.
- Expand Category 1 under “General Retail Sales” (D) to include more types of general retail uses other than “convenience stores.” The added types of stores would be grocery, drug, dry goods, and specialty stores.
- Re-define Category 6 under “General Retail Sales” so that “demonstration” becomes “individual production” for smaller businesses so that “demonstration” does not have to be part of the permitted use. Woodworking and cabinetry were added to the list of allowable craftworks.
- Add Category 9 under “General Retail Sales” for antique, thrift, second hand, and consignment stores. This type of store is a common request for Sixth Street.
- Add Category 4 under “None Drive-Thru Eating and Drinking Establishments” (F) to define and allow craft breweries, wineries, and distilleries as permitted uses. This is another common request City-wide.
- Add “L” “Agricultural and recreational vehicle sales.” This is another common request for Sixth Street along with auto sales. The follow-up working group determined that recreational vehicles are similarly related to agricultural trailers which are permitted uses as “Animal-Related Equipment Sales” “B” in that some animal trailers are combined with human quarters (recreational vehicles) and it did not make sense to allow an animal-only trailer at the exclusion of one that contains human quarters in the same vehicle. The determination was that auto sales still be prohibited.
- Add “M” “Fuel service station” as a conditionally-permitted use. The determination was that this type of use has merit to spur more activity, particularly along the eastern portion of Sixth Street if proper controls are in place for the use. The determination is that only fueling and convenience stores be allowed, with ancillary uses; but auto service and auto repair continue to not be allowed as ancillary uses. Existing location restrictions already in place per NMC Section 18.33.08 would only allow a fueling station on the northwest and southwest corners of Sixth Street and California Avenue. An exception is that with an automatic carwash included as an ancillary use then a fueling station could locate anywhere within the C-4 zone.

Attachment: Resolution 2017-32

Exhibit “A” – Revised C-4 Zone Permitted Uses Comparison (Existing, Proposed)

## **RESOLUTION 2017-32**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2017-02 AMENDING CHAPTER 18.23 "C-4" (COMMERCIAL) ZONE, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO AMEND THE PERMITTED AND CONDITIONALLY-PERMITTED USES. ZONE CODE AMENDMENT 2017-02.**

WHEREAS, THE CITY, initiated an application for a zone code amendment to amend the permitted and conditionally-permitted uses in the C-4 zone; and

WHEREAS, said application for 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, at the time set at 7 p.m. on August 9, 2017, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, 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, said Planning Commission adopted Resolution 2017-32 recommending that the City Council approve Zone Code Amendment 2017-02; 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 per Class 1.

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

**I. FINDINGS:**

- A.** The proposed zone code amendment is consistent with the Zoning Ordinance and the intent of the C-4 zone and related zoning standards. The zone code amendment adds permitted and conditionally-permitted uses consistent and similar to other permitted uses in the zone. The Zone Code Amendment will eliminate the need for Similar Use Permits or Zone Code Amendments for uses that are already considered consistent with the intent of the C-4 zone. The proposed revisions will not be detrimental to public health, convenience, or welfare of the community or to any surrounding businesses or residences.

- B. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

**II. DETERMINATION:**

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on August 9, 2017 does hereby recommend to the City Council of the same said City that Zone Code Amendment 2017-02 be approved, thereby amending the Norco Municipal Code as follows:

**Chapter 18.23  
C-4 Commercial Zone**

Sections:

18.23.06 Review of Proposed Land Uses by the Planning Commission

**18.23.04 Permitted Uses.**

<b>P – Permitted Use; CUP – Requires a Conditional Use Permit; ● – Not Permitted</b>		
<b>A.</b>	<b>Administrative, Medical, and Professional Offices.</b>	<b>P</b>
	1. Includes dispatch and office support services for the operation of taxicab/vehicles for hire businesses.	<b>P</b>
	2. Includes out-patient health care services.	<b>P</b>
	● Does not include facilities for the storage, staging, standing, or parking of taxicab/vehicles for hire company vehicles on site.	
	● Does not include facilities for inpatient health care services.	
<b>B.</b>	<b>Animal Care, Animal Services, Boarding Services, and Animal-Related Equipment Sales.</b>	<b>P</b>
	1. Includes animal-keeping at a lawfully existing or legal non-conforming use pursuant to the animal-keeping standards of the A-1 zone. (Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1(part), 1985)	<b>P</b>
	2. Includes the stabling and boarding of horses for recreational rental riding purposes (east of Pedley Avenue) whether as a primary or ancillary use, subject to Site Plan approval per NMC Chapter 18.40. The allowed number of animals for said use will be subject to animal-safety requirements as approved by the Animal Control Division.	<b>P</b>
	3. Includes the stabling and boarding of horses for recreational rental riding purposes (west of Pedley Avenue) whether as a primary or ancillary use, subject to Conditional Use Permit approval per NMC Chapter 18.45. The allowed number of animals for said use will be subject to	<b>C</b>

	animal-safety requirements as approved by the Animal Control Division.	
	<i>4. Includes dog boarding (indoor dog kennels), or other indoor animal boarding, as a primary or ancillary use.</i>	<i>P</i>
	<i>• Does not include exterior dog kennels or dog rescue operations. Dog kennels for overnight stays as a part of a general animal hospital operation are allowed as part of that use.</i>	
	<i>•</i>	
C.	Building Supplies Sales and Rentals.	CUP
	1. Includes ancillary truck rentals for delivery of merchandise/equipment.	CUP
	2. Includes companies that provide building maintenance services.	CUP
	<i>• Does not include auto rental facilities or truck rentals as a primary use.</i>	
D.	General Retail Sales	P
	1. Includes <i>grocery, drug, dry goods, specialty, and</i> convenience stores.	P
	2. Includes retail equestrian and agricultural supplies/services. Typical uses are feed and grain stores, and saddle/tack shops.	P
	3. Includes food and non-alcoholic beverage sales.	P
	4. Includes the sale of beer and wine for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
	5. Includes the sale of distilled spirits for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
	6. Includes art-craft studios, artist studios, metalsmithing, <i>woodworking, cabinetry</i> and other craftwork designed for <i>demonstration individual production</i> combined with sales, that can include live-work arrangements in existing single-family residences; or as a stand-alone business in a building with commercial occupancy.	P
	7. Includes the retail sale of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies.	P
	8. Includes lumber stores, hardware stores, and building supply stores such as brick, block, sand, masonry and gravel.	P
	<i>9. Includes antique, thrift, second-hand, and consignment stores.</i>	<i>P</i>
	<i>• Does not include pawn shops or cash-for-goods stores as primary uses.</i>	

	<ul style="list-style-type: none"> <li>• Does not include contractor’s storage yards as a primary or ancillary use.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Does not include auto sales facilities, service facilities, or repair facilities.</li> </ul>	
E.	Business Support Services.	P
	1. Includes rental or repair from the premises of office equipment, office supplies, and similar office goods.	CUP
F.	Non Drive-Thru Eating and Drinking Establishments.	P
	1. Includes the sale of beer and wine for on-site consumption, either as an ancillary or primary use.	P
	2. Includes the sale of distilled spirits for on-site consumption, either as an ancillary or primary use.	P
	3. Includes outdoor smoking areas or hookah smoking areas or hookah smoking areas only as an ancillary use (not more than 20% of indoor floor area) to an otherwise permitted use in this category.	P
	4. <i>Includes craft breweries, wineries, and distilleries with the production area limited to 10,000 square feet as a primary or ancillary use. If the use is ancillary no additional parking is required. If the use is primary the tasting room cannot exceed more than 10% of the floor area and the parking requirement is one space for every 400 square feet of the building (manufacturing).</i>	P
	<ul style="list-style-type: none"> <li>• Does not include indoor smoking lounges or hookah bars as primary uses.</li> </ul>	
G.	Entertainment/Recreation Establishments.	P
	1. Includes amusement centers: public places of amusement or business in which four or more coin-operated amusement devices are installed.	P
	2. Includes indoor sports and recreation: typical uses are bowling alleys, billiard parlors, skating rinks, indoor sports courts.	P
	3. Includes outdoor sports and recreation: typical uses are tennis courts, batting cages, equestrian riding rings, miniature golf, athletic education, athletic practice facilities, water recreation, equestrian staging areas.	P
	4. Includes rental stables east of Pedley Avenue.	P
	5. Includes sale of prepared foods and beverages ancillary to the primary use.	P
H.	Personal Services/Sales.	P
	1. Includes businesses that provide only facial and scalp massages as an ancillary or primary use.	P
	2. Includes full-body massage, as an ancillary or primary use, upon approval of a conditional use permit and only after compliance with the requirements of NMC Section 5.48.	CUP

	3. Includes indoor tattoo parlors, body art parlors, and permanent make-up as an ancillary use (not more than 20% of interior floor area) to an otherwise permitted use.	P
I.	Civic and Community-Related Uses.	CUP
	1. Includes public, quasi-public, and private civic administrative and management activities.	CUP
	2. Includes public and privately operated cultural facilities.	CUP
	3. Includes public and private education facilities.	CUP
	4. Includes public and private assembly and event facilities, both indoor and outdoor.	CUP
	5. Includes public parking lots.	CUP
	6. Includes churches and facilities for religious assembly.	P
	7. Includes clubs and lodges for fraternal organizations.	CUP
J.	Drive-In/Drive-Thru Facilities (Ref. Section 18.23.08).	CUP
K.	Hospitality Uses.	CUP
	1. Includes hotels (interior room entrance), <i>west of Center Street.</i>	CUP
	2. Includes motels (exterior room entrance), <i>west of Center Street.</i>	CUP
	3. Includes bed and breakfast inns subject to the following definitions and requirements.	CUP
	a. Can only be applied to structures classified as single-family residences in the C-4 zone at the time of this adoption.	CUP
	b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operator's residence rooms.	CUP
	c. Length of stay shall not exceed 14 consecutive overnight stays. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1(part), 1985)	CUP
L.	<i>Agricultural and recreational vehicle sales</i>	
	<i>1. Includes agricultural and utility trailer sales, new and used.</i>	<i>CUP</i>
	<i>2. Includes recreational vehicle sales, new and used, motorized and non-motorized.</i>	<i>CUP</i>
	<i>3. Includes agricultural vehicle sales, new and used.</i>	<i>CUP</i>
	<i>• Does not include non-recreational or non-agricultural passenger vehicle sales either as a primary or ancillary use.</i>	
	<i>• Does not include vehicle repair or service as an ancillary use.</i>	
	<i>All permitted uses per Category L are subject to the following conditions.</i>	
	<i>a. All storage and parking of vehicles including sales, employee, and customer parking areas shall be on paved asphalt.</i>	

	<i>b. A vehicle sales operation shall only occur from a permanent on-site structure that has been approved by the Planning Commission through site plan review, and for which building permits have been issued and completed through to a certificate of occupancy.</i>	
	<i>c. Western-themed entryways and features, combined with an intensity of landscaping, shall be incorporated along Sixth Street as approved by the Planning Commission</i>	
<i>M.</i>	<i>Fuel service station as the primary use subject to the location and development standards of NMC Section 18.33.08 (Service Station Property Development Standards) unless an allowed use or development standard is otherwise prohibited or regulated differently below.</i>	<i>CUP</i>
	<i>1. Includes ancillary or accessory uses such as restaurants, convenience food stores, interior vending machine areas,</i>	<i>CUP</i>
	<i>2. Includes utility truck and trailer rentals as an ancillary use only; provided that the parking area is paved asphalt and does not take up any of the required parking spaces for convenience store or restaurant uses.</i>	<i>CUP</i>
	<i>3. Includes an automatic carwash as an ancillary use.</i>	<i>CUP</i>
	<i>• Does not include vehicle repair or service as an ancillary use.</i>	
	<i>• Does not include passenger vehicle rentals as an ancillary use.</i>	
	<i>• Does not include a full-service car wash as an ancillary use.</i>	

##

August 9, 2017

PASSED AND ADOPTED by the Planning Commission at a regular meeting held August 9, 2017.

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John Rigler, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a special meeting thereof held on August 9, 2017 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

**Chapter 18.23  
C-4 Commercial Zone**

Sections:

18.23.06 Review of Proposed Land Uses by the Planning Commission

**18.23.04 Permitted Uses.**

<b>P – Permitted Use; CUP – Requires a Conditional Use Permit; ● – Not Permitted</b>	
<b>A. Administrative, Medical, and Professional Offices.</b>	<b>P</b>
1. Includes dispatch and office support services for the operation of taxicab/vehicles for hire businesses.	<b>P</b>
2. Includes out-patient health care services.	<b>P</b>
● Does not include facilities for the storage, staging, standing, or parking of taxicab/vehicles for hire company vehicles on site.	
● Does not include facilities for inpatient health care services.	
<b>B. Animal Care, Animal Services, Boarding Services, and Animal-Related Equipment Sales.</b>	<b>P</b>
1. Includes animal-keeping at a lawfully existing or legal non-conforming use pursuant to the animal-keeping standards of the A-1 zone. (Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1(part), 1985)	<b>P</b>
<i>2. Includes the stabling and boarding of horses for recreational rental riding purposes (east of Pedley Avenue) whether as a primary or ancillary use, subject to Site Plan approval per NMC Chapter 18.40. The allowed number of animals for said use will be subject to animal-safety requirements as approved by the Animal Control Division.</i>	<b>P</b>
<i>3. Includes the stabling and boarding of horses for recreational rental riding purposes (west of Pedley Avenue) whether as a primary or ancillary use, subject to Conditional Use Permit approval per NMC Chapter 18.45. The allowed number of animals for said use will be subject to animal-safety requirements as approved by the Animal Control Division.</i>	<b>C</b>
<i>4. Includes dog boarding (indoor dog kennels), or other indoor animal boarding, as a primary or ancillary use.</i>	<b>P</b>
● <i>Does not include exterior dog kennels or dog rescue operations. Dog kennels for overnight stays as a part of a general animal hospital operation are allowed as part of that use.</i>	
●	
<b>C. Building Supplies Sales and Rentals.</b>	<b>CUP</b>
1. Includes ancillary truck rentals for delivery of merchandise/equipment.	<b>CUP</b>

	2. Includes companies that provide building maintenance services.	CUP
	<ul style="list-style-type: none"> <li>Does not include auto rental facilities or truck rentals as a primary use.</li> </ul>	
D.	General Retail Sales	P
	1. Includes <b>grocery, drug, dry goods, specialty, and</b> convenience stores.	P
	2. Includes retail equestrian and agricultural supplies/services. Typical uses are feed and grain stores, and saddle/tack shops.	P
	3. Includes food and non-alcoholic beverage sales.	P
	4. Includes the sale of beer and wine for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
	5. Includes the sale of distilled spirits for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
	6. Includes art-craft studios, artist studios, metalsmithing, <b>woodworking, cabinetry</b> and other craftwork designed for <b>demonstration individual production</b> combined with sales, that can include live-work arrangements in existing single-family residences; or as a stand-alone business in a building with commercial occupancy.	P
	7. Includes the retail sale of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies.	P
	8. Includes lumber stores, hardware stores, and building supply stores such as brick, block, sand, masonry and gravel.	P
	<b>9. Includes antique, thrift, second-hand, and consignment stores.</b>	<b>P</b>
	<ul style="list-style-type: none"> <li><b>Does not include pawn shops or cash-for-goods stores as primary uses.</b></li> </ul>	
	<ul style="list-style-type: none"> <li>Does not include contractor's storage yards as a primary or ancillary use.</li> </ul>	
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F.	Non Drive-Thru Eating and Drinking Establishments.	P
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	3. Includes outdoor smoking areas or hookah smoking areas or hookah smoking areas only as an ancillary use (not more than 20% of indoor floor area) to an otherwise permitted use in this category.	P
	4. <i>Includes craft breweries, wineries, and distilleries with the production area limited to 10,000 square feet as a primary or ancillary use. If the use is ancillary no additional parking is required. If the use is primary the tasting room cannot exceed more than 10% of the floor area and the parking requirement is one space for every 400 square feet of the building (manufacturing).</i>	P
	• Does not include indoor smoking lounges or hookah bars as primary uses.	
G.	Entertainment/Recreation Establishments.	P
	1. Includes amusement centers: public places of amusement or business in which four or more coin-operated amusement devices are installed.	P
	2. Includes indoor sports and recreation: typical uses are bowling alleys, billiard parlors, skating rinks, indoor sports courts.	P
	3. Includes outdoor sports and recreation: typical uses are tennis courts, batting cages, equestrian riding rings, miniature golf, athletic education, athletic practice facilities, water recreation, equestrian staging areas.	P
	4. Includes rental stables east of Pedley Avenue.	P
	5. Includes sale of prepared foods and beverages ancillary to the primary use.	P
H.	Personal Services/Sales.	P
	1. Includes businesses that provide only facial and scalp massages as an ancillary or primary use.	P
	2. Includes full-body massage, as an ancillary or primary use, upon approval of a conditional use permit and only after compliance with the requirements of NMC Section 5.48.	CUP
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I.	Civic and Community-Related Uses.	CUP
	1. Includes public, quasi-public, and private civic administrative and management activities.	CUP
	2. Includes public and privately operated cultural facilities.	CUP
	3. Includes public and private education facilities.	CUP
	4. Includes public and private assembly and event facilities, both indoor and outdoor.	CUP
	5. Includes public parking lots.	CUP
	6. Includes churches and facilities for religious assembly.	P
	7. Includes clubs and lodges for fraternal organizations.	CUP

J.	Drive-In/Drive-Thru Facilities (Ref. Section 18.23.08).	CUP
K.	Hospitality Uses <del>(west of Center Street)</del> .	CUP
	1. Includes hotels (interior room entrance), <i>west of Center Street</i> .	CUP
	2. Includes motels (exterior room entrance), <i>west of Center Street</i> .	CUP
	3. Includes bed and breakfast inns subject to the following definitions and requirements.	CUP
	a. Can only be applied to structures classified as single-family residences in the C-4 zone at the time of this adoption.	CUP
	b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operator's residence rooms.	CUP
	c. Length of stay shall not exceed 14 consecutive overnight stays. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1(part), 1985)	CUP
<b>L.</b>	<b><i>Agricultural and recreational vehicle sales</i></b>	
	<b><i>1. Includes agricultural and utility trailer sales, new and used.</i></b>	<b>CUP</b>
	<b><i>2. Includes recreational vehicle sales, new and used, motorized and non-motorized.</i></b>	<b>CUP</b>
	<b><i>3. Includes agricultural vehicle sales, new and used.</i></b>	<b>CUP</b>
	<b><i>• Does not include non-recreational or non-agricultural passenger vehicle sales either as a primary or ancillary use.</i></b>	
	<b><i>• Does not include vehicle repair or service as an ancillary use.</i></b>	
	<b><i>All permitted uses per Category L are subject to the following conditions.</i></b>	
	<b><i>a. All storage and parking of vehicles including sales, employee, and customer parking areas shall be on paved asphalt.</i></b>	
	<b><i>b. A vehicle sales operation shall only occur from a permanent on-site structure that has been approved by the Planning Commission through site plan review, and for which building permits have been issued and completed through to a certificate of occupancy.</i></b>	
	<b><i>c. Western-themed entryways and features, combined with an intensity of landscaping, shall be incorporated along Sixth Street as approved by the Planning Commission</i></b>	
<b>M.</b>	<b><i>Fuel service station as the primary use subject to the location and development standards of NMC Section</i></b>	<b>CUP</b>

<p><b>18.33.08 (Service Station Property Development Standards) unless an allowed use or development standard is otherwise prohibited or regulated differently below.</b></p>	
<p><b>1. Includes ancillary or accessory uses such as restaurants, convenience food stores, interior vending machine areas.</b></p>	<p><b>CUP</b></p>
<p><b>2. Includes utility truck and trailer rentals as an ancillary use only; provided that the parking area is paved asphalt and does not take up any of the required parking spaces for convenience store or restaurant uses.</b></p>	<p><b>CUP</b></p>
<p><b>3. Includes an automatic carwash as an ancillary use.</b></p>	<p><b>CUP</b></p>
<ul style="list-style-type: none"> <li>• <b>Does not include vehicle repair or service as an ancillary use.</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Does not include passenger vehicle rentals as an ancillary use.</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Does not include a full-service car wash as an ancillary use.</b></li> </ul>	

## **CITY OF NORCO STAFF REPORT**

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

**FROM:** Planning Division

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

**DATE:** August 9, 2017

**SUBJECT:** Specific Plan 85-1 (Auto Mall) Amendment 10 (City of Norco) to amend the permitted uses of the Auto Mall Specific Plan to add "vehicle storage related to the operation of an existing legal dealership" in all land use districts of the Auto Mall Specific Plan.

**RECOMMENDATION:** Adopt Resolution 2017-33 recommending that the City Council approve Specific Plan 85-1 (Auto Mall Specific Plan), Amendment 10.

**SUMMARY:** Amendment 10 to the Auto Mall Specific Plan adds "vehicle storage related to the operation of an existing legal dealership" to all land use districts of the Auto Mall Specific Plan consistent with approved Similar Use Finding 2016-01.

**BACKGROUND:** The Planning Commission approved Similar Use Finding 2016-01, finding that the storage of vehicles related to the operation of existing legal dealerships is consistent with the intent of the permitted uses in the Auto Mall Specific Plan. The City Council concurred with the action of the Planning Commission on the next City Council Consent Agenda. Upon approval of a Similar Use Finding per the Norco Municipal Code a code amendment is then adopted adding the use to the list of permitted uses in the Auto Mall Specific Plan.

**Attachment:** Resolution 2017-33, Specific Plan 85-1, Amendment 10

## **RESOLUTION 2017-33**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN 85-1 AMENDMENT 10 TO AMEND THE NORCO AUTO MALL SPECIFIC PLAN WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO ADD VEHICLE STORAGE RELATED TO THE OPERATION OF AN EXISTING LEGAL DEALERSHIP AS A PERMITTED USE IN ALL DISTRICTS OF THE AUTO MALL SPECIFIC PLAN. (SPECIFIC PLAN 85-1 AMENDMENT 10)**

WHEREAS, the CITY OF NORCO initiated Amendment 10 to Specific Plan 85-1 (Norco Auto Mall Specific Plan); and

WHEREAS, the Planning Commission of the City of Norco approved Similar Use Finding 2016-01 making the finding that "vehicle storage related to the operation of an existing legal dealership" is consistent with the intent of permitted uses in the Auto Mall Specific Plan and the City Council concurred with that decision in its Consent Agenda; and

WHEREAS, upon approval of a Similar Use Finding a Specific Plan Amendment is needed to add the use accordingly to the Specific Plan; 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, the Specific Plan Amendment was scheduled for public hearing on August 9, 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 Specific Plan Amendment; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project is categorically exempt from California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Class 32.

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

**I. FINDINGS:**

- A. The proposed Specific Plan 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 relates to existing permitted uses, 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 August 9, 2017 hereby recommends to the City Council of the City of Norco that Specific Plan 85-1 Amendment 10 be adopted, thereby amending the Norco Auto Mall Specific Plan as follows:

70. Permitted Uses

- (1) Area A:
  - (c) Used automobile dealerships and accessory uses as an integral part of the operation of a used car dealership.
  - (d) Vehicle storage related to the operation of an existing legal dealership.
- (2) Area B:
  - (a) Uses as permitted in Area A.
- (3) Area C:
  - (a) Uses as permitted in Areas A and B.
- (4) Area D:

<b>Automotive/Vehicle/Vessel</b>	
<i>New Automobile Dealerships; and Accessory Uses (accessory uses only allowed as integral parts of, and under the same business operation as, the new automobile dealership).</i>	<i>p</i>
<i>Used Automobile Dealerships; accessory uses not permitted.</i>	<i>c</i>
<i>Fuel Service</i>	<i>c</i>
<i>Tire Sales and Service (does not include retreading, recapping, etc.)</i>	<i>c</i>
<i>Vehicle/Vessel Service</i>	<i>c</i>
<u><i>Vehicle storage related to the operation of an existing legal dealership</i></u>	<u><i>p</i></u>
<b>Animals/Pets</b>	
<i>Small Animal Hospitals and Veterinary Clinics</i>	<i>c</i>
<i>Dog Kennels</i>	<i>c</i>
<i>Grooming</i>	<i>p</i>
<b>Office</b>	
<i>Administrative, Business, and Professional Offices</i>	<i>p<sup>1,5</sup></i>
<i>Charity and Philanthropic Institutions</i>	<i>c<sup>1</sup></i>
<i>Financial, Insurance, Real Estate Offices</i>	<i>p<sup>1</sup></i>
<i>General Offices</i>	<i>p<sup>1,5</sup></i>
<i>Medical and Dental Offices</i>	<i>p<sup>1</sup></i>

<b>Public and Community Facilities</b>	
<i>Auditoriums, Meeting Halls, Banquet Rooms, and Community Centers</i>	<i>c</i>
<i>Bus Terminals, Depots, and other similar transit facilities</i>	<i>c</i>
<i>Child Care Centers</i>	<i>c<sup>1</sup></i>
<i>Churches and Religious Institutions</i>	<i>c<sup>1</sup></i>
<i>Education Facilities (public and private)</i>	<i>c<sup>1</sup></i>
<i>Government and Civic Uses</i>	<i>c<sup>1</sup></i>
<i>Museums and Libraries</i>	<i>c<sup>1</sup></i>
<i>Public Utility Uses</i>	<i>c<sup>1</sup></i>
<b>Entertainment/Recreation</b>	
<i>Health Clubs</i>	<i>c</i>
<i>Indoor and Outdoor Recreation</i>	<i>c</i>
<i>Motel and Hotel</i>	<i>c</i>
<i>Theater (Indoor)</i>	<i>p</i>
<b>Medical Facilities</b>	
<i>Ambulance Services</i>	<i>c<sup>1</sup></i>
<i>Hospitals and Healthcare Centers</i>	<i>c<sup>1</sup></i>
<i>Laboratories (Medical and Dental)</i>	<i>p<sup>1</sup></i>
<b>Retail</b>	
<i>Drug Store/Pharmacy</i>	<i>p</i>
<i>Furniture Stores</i>	<i>p</i>
<i>General and Specialized Retail</i>	<i>p</i>
<i>Grocery Stores/Markets</i>	<i>p</i>
<i>Home Improvement/Goods/Supplies/Appliances</i>	<i>p</i>
<i>On-Site and Off-Site Liquor Sales (hard liquor)</i>	<i>c<sup>2</sup></i>
<i>On-Site and Off-Site Liquor Sales (beer and wine)</i>	<i>p</i>
<i>Plant Nursery</i>	<i>p</i>
<i>Reconditioned or Used Merchandise Stores</i>	<i>c</i>
<b>Service Commercial</b>	
<i>Banks</i>	<i>p</i>
<i>Locksmith</i>	<i>p</i>
<i>Mail Cargo Packaging/Processing Services</i>	<i>p</i>
<i>Printing Services</i>	<i>p</i>
<i>Repair Service (non-vehicle, vessel &amp; non-motorized)</i>	<i>p</i>
<i>The processing, treatment, storage, or repair of products which are clearly incidental to, and part of, the business conducted on the premises.</i>	<i>a</i>
<b>Personnel Services</b>	
<i>Dry Cleaning, Tailoring, and Laundromats</i>	<i>p</i>
<i>Hair/Nail Salons, Barbers</i>	<i>p</i>
<i>Spa/Massage</i>	<i>c</i>
<b>Eating and Drinking Establishments</b>	

<i>Catering Establishments</i>	<i>p<sup>4</sup></i>
<i>Deli/Bakery</i>	<i>p</i>
<i>Dine-in Restaurants</i>	<i>p</i>
<i>Drive-thru, Walk-up, and Outdoor Eating Establishments</i>	<i>c</i>
<b>Other</b>	
<i>Auction Establishments (not including livestock sales)</i>	<i>c</i>
<i>Radio and Television Broadcasting Studios</i>	<i>c<sup>1</sup></i>
<i>Wireless Communication Facilities</i>	<i>c</i>
<i>"p"</i>	<i>Permitted Use</i>
<i>"c"</i>	<i>Requires Approval of a Conditional Use Permit</i>
<i>"a"</i>	<i>Permitted as an Accessory Use</i>
<i>--<sup>1</sup></i>	<i>To encourage more convenient access and visibility for entertainment, retail, restaurant, and service commercial uses, noted uses are not encouraged on urban arterial street frontages unless located on the second floor of mixed-use retail/commercial development.</i>
<i>--<sup>2</sup></i>	<i>Conditionally permitted as an ancillary use only.</i>
<i>--<sup>3</sup></i>	<i>Plant nurseries shall be permitted to have outdoor displays and sales as ancillary uses.</i>
<i>--<sup>4</sup></i>	<i>Cannot be located on urban arterial street frontages unless the use is ancillary to a restaurant.</i>
<i>--<sup>5</sup></i>	<i>Includes dispatch and office support services for the operation of taxicab/vehicles for hire businesses but does not include the storage, staging, standing, or parking of company vehicles on-site.</i>
	<i>In the event that a use is not listed, and is not easily included in a listed category, at the discretion of the Planning Director, the use is determined to not be permitted. Through procedures established in Section 18.42 the Planning Commission may approve a Similar Use Application for said use.</i>

(5) Existing Uses and Structures (et.al.):

(6) Temporary Uses (et.al.):

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held August 9, 2017.

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John Rigler, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held August 9, 2017 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Steve King, Planning Director

**DATE:** August 9, 2017

**SUBJECT:** **Site Plan 2017-07 (K & M Contracting):** A request for site plan approval to construct a cover over an existing panel walker at 2961 Valley View Avenue, located within the A-1-20 (Agricultural Low Density) Zone.

**RECOMMENDATION:** Adopt Resolution 2017-34 approving Site Plan 2017-07.

**SUMMARY:** The proposed cover over the existing panel walker is consistent with approved Conditional Use Permit 2016-27 (Circle D Ranch) and with the requirements for an Animal-Keeping Shelter for Large Animals accessory building use permit.

**PROPERTY DESCRIPTION:** The project site is a rectangular-shaped area consisting of about 5.25 acres with a frontage on the east side of Valley View Avenue of 363 feet, and a depth of 619 feet. The site is primarily flat and currently developed with structures as approved for the Circle D Ranch (1,561 sq. ft. residence, 13,174 sq. ft. barn, 2,191 sq. ft. carriage barn, and a 1,599 sq. ft. hay barn). The panel walker already exists but is currently not covered. The site has developed A-1-20 properties on all sides.

**PROJECT DESCRIPTION:** As stated, the panel walker already exists and does not require a building permit as an uncovered structure. The applicant is proposing to construct a 1,885 sq. ft. roof over it which does require a building permit and as such makes it an accessory structure that requires approval by the Planning Commission.

**ANALYSIS:** Residential accessory buildings that exceed 120 square feet require approval of an Accessory Building Use Permit by the Planning Commission. There are three categories of residential accessory buildings: 1) Large Vehicle Parking Building, 2) Animal-Keeping Shelters for Large Animals, and 3) All Other Accessory Buildings. The proposed structure falls under the "Animal Keeping Shelter for Large Animals" category.

<b>ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR AN ANIMAL-KEEPING SHELTER FOR LARGE ANIMALS</b>		<b>DOES THE PROJECT MEET THESE STANDARDS?</b>
Land Use:	A panel walker is a permitted ancillary use in the A-1-20 zone.	<b>YES</b>
Setbacks:	1. 5 yards from interior side and rear yard property lines (NMC Section 18.31.08(8)(a)).	<b>YES</b>

	2. 25-foot setback from front property line. 3. 10 yards from other buildings.	
Size:	225 sq. ft. for each animal unit allowed, plus an additional 225 sq. ft. per five allowed animal units for tack and feed storage.	<b>YES</b> 15,525 sq. ft. allowed 1,885 sq. ft. proposed
Height:	At roof eave: 10 feet Maximum: 20 feet	<b>YES</b> (10' eave, 11' maximum)
Lot Coverage:	Not more than 40% of flat pad (4% grade or less)* (NMC Section 18.13.20)	<b>YES</b> (9% coverage proposed)
Washroom	One 30 sq. ft. restroom/washroom allowed.	<b>YES</b> (not proposed)
Wall articulation	Any side of a building that exceeds 20 feet shall be required to include doors and/or windows for function.	<b>N/A</b>
Interior walls	The only allowed interior wall separations are for stall enclosures, the separate tack and feed rooms, and for the washroom/restroom.	<b>N/A</b>
Garage doors	No roll-up garage doors are allowed.	<b>N/A</b>
Ventilation, and window coverings	Buildings shall include open ventilation areas and any windows that are below eight feet measured from the floor to the bottom of the window frame shall not include glass, acrylic, or other type of window pane/cover that can shatter.	<b>N/A</b>
Electrical	There shall be no electrical outlets within wall enclosures to keep animals. Any outlets shall only be located in a breezeway, tack or feed room, or in the washroom/restroom. Interior lights shall only be located on the ceiling or hanging not lower than ten feet measured from the floor.	<b>YES</b> Any proposed electrical for roof lighting will be applied for with the building permit.

<b>ACCESSORY BUILDING ANALYSIS: APPLICATION INFORMATION AND OTHER DISCRETIONARY REVIEW.</b>		<b>WHAT IS THE IMPACT?</b>
Grading:	How many cubic yards of soil will need to be moved in the preparation of a pad site?	<b>N/A</b> (existing panel walker)
Drainage:	What is the existing drainage pattern and how will the building impact that flow. *The property is in a 500-year flood zone and drains from east to west toward the street and does accept run-off from neighboring properties during rain. The WQMP approved for development of the Circle D Ranch can handle the impact from additional roof coverage.	<b>LESS THAN SIGNIFICANT</b> ← (*Explanation)
Animal Keeping Area	1. Rectangular in shape, minimum 24 feet on any side. 2. Equal to 576 square feet per animal unit allowed (58 animal units allowed)	<b>NO IMPACT</b> 33,408 sq. ft. required 40,595 open at rear of property excluding five-foot setbacks to property lines.

View:	Does the location for size of the proposed building negatively impact the view of adjoining properties?	<b>NO IMPACT</b> (11' maximum height)
CEQA	The proposed building is consistent with the Negative Declaration adopted for Circle D Ranch (CUP 2016-27) and no additional environmental review is needed.	<b>NO IMPACT</b>

**PROJECT REVIEWS:**

Architectural Review Sub-Committee (ARC): Neither of the members of the ARC had concerns with the project.

Project Review Board (PRB): The project was not reviewed at a PRB meeting since it is consistent with the project already reviewed and approved with CUP 2016-27. The project was discussed with the Engineering Division about potential impact to run-off from the increased roof area. Since the roof area will not exceed 10,000 square feet it was determined that the Water Quality Management Plan (WQMP) already approved with CUP 2016-27 is still valid.

Streets, Trails, and Utilities Commission (STUC): The project did not require review by the STUC, since the project is consistent with approved CUP 2016-27 which also did not require review by STUC since that only added accessory structures to an existing residential use.

- Attachments:
- Resolution 2017-34
  - Exhibit "A" – Location Map
  - Exhibit "B" – Photos, Existing Panel Walker, Example of Cover
  - Exhibit "C" – Site Plan, Grading Plan, Foundation/Framing Plan

## **RESOLUTION 2017-34**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING AN ACCESSORY BUILDING USE PERMIT (SITE PLAN) TO ALLOW A 1,885 SQUARE-FOOT COVER OVER AN EXISTING PANEL WALKER AT 2961 VALLEY VIEW AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (SITE PLAN 2017-07)**

WHEREAS, an application to the City of Norco, California has been submitted for an accessory building use permit under the provisions of Chapter 18.68, Title 18 of the Norco Municipal Code by for property located at 2961 Valley View Avenue (APN 127-130-002); and

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

WHEREAS, at the time set, at 7 p.m. on August 9, 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 project is consistent with the adopted Negative Declaration for Conditional Use Permit 2016-27 and no additional environmental review is needed pursuant to 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 DETERMINATION:

**I. FINDINGS:**

A. The requested Accessory Building Use Permit (Site Plan) will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

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

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

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

E. The proposed buildings to be demolished to accommodate the new accessory structures are either not more than 50 years old and/or have been

evaluated and determined to not be eligible for designation as an historical landmark.

F. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is consistent with the adopted Negative Declaration for Conditional Use Permit 2016-27 and no additional environmental review is needed pursuant to CEQA and the City of Norco Environmental Guidelines.

## II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled August 9, 2017 that the aforesaid application for a accessory building use permit is granted, subject to the conditions provided in Section 18.68 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, Grading Plan, Foundation/Framing Plan dated 6/20/16 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions as also contained in Resolution 2016-53 (CUP 2016-27).
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 buildings and/or structures 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 structures 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 structures shall complement the existing house in color or shall be in the colors approved by the Planning Commission.
9. This approval is for three accessory buildings consisting of a horse barn, a hay barn, and a carriage 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.
10. Building permits for the accessory buildings 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 any of the accessory buildings at the owner's expense.
11. The maximum height of the all structures shall be as per the approved building elevations for each building measured from the outside finished grade to the peak of the roof.

##

Resolution 2017-34  
Page 4  
August 9, 2017

PASSED AND ADOPTED by the Planning Commission at a special meeting held on August 9, 2017.

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John Rigler, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

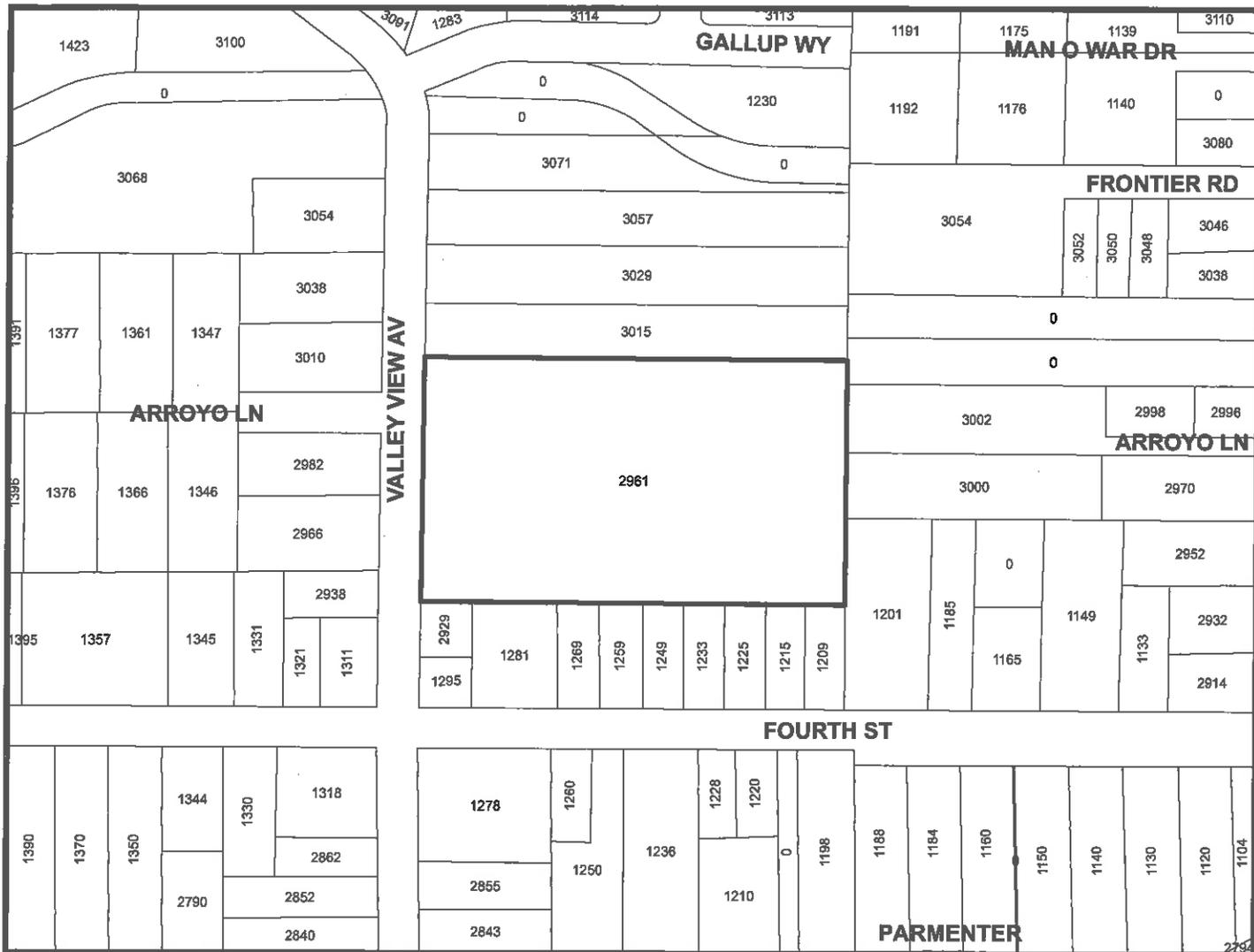
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a special meeting thereof held on August 9, 2017, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

# Location Map



Not to Scale



**PROJECT:** Site Plan 2017-07

**APPLICANT:** K & M Contracting

**LOCATION:** 2961 Valley View Avenue

**Exhibit "A"**

EXISTING PAWER WALKER TO BE COVERED





PICTURE EXAMPLE OF COVER



EXAMPLE OF COVER