



CITY OF NORCO
PLANNING COMMISSION SPECIAL MEETING AGENDA
LIVE STREAM
Wednesday July 29, 2020
City Council Chambers, 2820 Clark Avenue, Norco CA 92860

PUBLIC ADVISORY: THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, and to ensure the health and safety of the public and City Staff while limiting human contact that could spread COVID-19, the Council Chamber will not be open for the regular meeting of the Planning Commission scheduled for July 29, 2020. The meeting will be live streamed through the City of Norco website at www.vimeo.com/cityofnorco for public view

The public may participate in public comment by emailing comments to planning@ci.norco.ca.us. Please identify the item you are referencing (e.g., general public comment, 2.B, etc.). Please limit comments to 250 words or less. All comments submitted before the agenda item has closed will be read aloud at the meeting. Any comments received after this deadline and before the meeting is adjourned will be maintained with the minutes of the meeting.

CALL TO ORDER: 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Member Patricia Hedges

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.

OATH OF OFFICE: Re-Appointed Commission Member Patricia Hedges, Newly Appointed Commission Member Janette DeLap

ELECTION OF CHAIR AND VICE CHAIR

1. **PUBLIC COMMENTS:** This is the time when persons viewing the meeting and wishing to address the Planning Commission regarding matters not on the agenda may be heard. Please email planning@ci.norco.ca.us so that you may be recognized. Comments will be read at this time into the record. The Ralph M.

Brown Act limits the Commission ability to respond to comments on non-agendized matters at the time such comments are made. The Planning Commission shall not discuss or take action relative to any general public comment.

2. APPROVAL OF MINUTES:
 - A. Minutes of Regular Meeting of May 13, 2020 and June 10, 2020
Recommended Action: Approval (Minutes Clerk)

3. PUBLIC HEARING:

Order of Presentation for Public Hearing Items:

1. *Staff Presentation*
 2. *Commission Questions of Staff*
 3. *Open Public Hearing*
 - a. *Comments by Applicant*
 - b. *Public Speakers in Favor, Against, or Neutral*
 - c. *Applicant Response to Comments*
 - d. *Questions of Applicants*
 4. *Close Public Hearing*
 5. *Commission Discussion and Action*
- A. **Conditional Use Permit 2016-17 (Turning Point Church):** a proposal to modify the conditions of approval for Conditional Use Permit 82-6 pertaining to street improvements; increase the number daycare students approved under Conditional Use Permit 93-11; add a kindergarten through eighth grade private school; and add four modular classroom buildings to the existing church located at 2000 Norco Drive located within the A-1 (Agricultural Low Density) zone (APN 130-230-016).
 - B. **Zone Code Amendment 2020-05, SP 91-02 Amendment 11, SP 99-01 Amendment 9 (City):** A proposal to amend NMC Section 18.30.46, NMC Chapter 18.12, and NMC Chapter 18.13, and amendments to the Norco Hills and Norco Ridge Ranch Specific Plans, regarding regulations for accessory dwelling units and caretaker dwellings.

4. BUSINESS ITEMS:

- A. **Site Plan 2020-01 (Davey):** A request for approval of an Accessory Building Use Permit to allow an 825 square-foot workshop at 448 Carson Lane, located within the Norco Hills Specific Plan, Amendment No.1 area.
- B. **Site Plan 2020-03 (Dietrich):** A request for approval of an Accessory Building Use Permit to allow a 735 square-foot garage and 613 square-foot animal keeping barn at 390 Cavaletti Lane, located within the Norco Ridge Ranch Specific Plan.

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- C. **Site Plan 2020-04 (Lucas):** A request for approval of an Accessory Building Use Permit to allow a 320 square-foot patio at 270 Haflinger Rd, located within the Norco Ridge Ranch Specific Plan.

5. PLANNING COMMISSION / STAFF COMMUNICATIONS:

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

ADJOURNMENT:

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

Staff reports are on file in the Planning Division.

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

The meeting is recorded.



CITY OF NORCO
PLANNING COMMISSION REGULAR MEETING MINUTES
Wednesday, May 13, 2020
City Council Chambers, 2820 Clark Avenue, Norco CA 92860

CALL TO ORDER: 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Member Robert Leonard

APPEAL NOTICE: **Read by Director King**

1. PUBLIC COMMENTS:

- NONE

2. APPROVAL OF MINUTES:

A. Minutes of Regular Meeting of March 11, 2020. **Recommended Action:**
Approval (Minutes Clerk)

M/S HEDGES/LEONARD to approve Planning Commission Regular Meeting Minutes of March 11, 2020, as written; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, HEDGES, LEONARD

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: RIGLER

3. PUBLIC HEARING:

- A. **Final EIR:** A request for City Council to certify the Final Environment Impact Report for the Palomino Business Park (State Clearing House No. 2019039132)
- B. **Site Plan 2017-15:** A request for approval of the development of 18 industrial buildings and 3 water quality control basins on 81.65 acres in two mapping phases (construction may occur in more phases).
- C. **Specific Plan 90-01, Amendment 14:** A request to amend the parking requirements for industrial/warehouse use buildings.

D. **Conditional Use Permit 2019-11:** A request to allow the building height to exceed the maximum-allowed height of 35 feet and allow buildings up to 50 feet.

E. **Tentative Tract Map No. 37681:** A request to subdivide approximately 83.45 acres for development phases one and two into 26 lots for 18 industrial buildings, a commercial site, and three water quality control facilities.

Director King presented the staff report on file, and had a PowerPoint presentation for all to view. Director King noted that the presentation will be presented in three parts, first part will be the staff reports, second will be by the applicant, and then the third will be a summary of the EIR and findings.

Planning Commission members decided to hear all presentations before asking any questions.

Patrick Daniels, CEO of CapRock Partners, noted they appreciate staffs assistance with the project, asked members of the commission to ask any questions at any time during his presentation. Mr. Daniels gave a background of the company, and then explained in detail the process and plan for the development of site.

Vice Chair Hedges questioned about the air quality, and how the applicant will control the year of the trucks on site and idling times. Mr. Daniels noted that the law will be in place by the time the development is open and there will be an onsite management team to monitor that, Vice Chair Hedges also asked where the taller buildings were going to be located, Mr. Daniels showed all on the overhead monitor.

Member Leonard asked the applicant about not changed the Specific Plan; Mr. Daniels explained they would not be changing the zoning. Member Leonard discussed the noise level and asked if the applicant would be willing to put in a 12' block wall, the applicant noted that during the discovery phase the Sheriff's department noted they would prefer the wrought iron over the wall due to concerns with graffiti and line of sight, so the applicant explained the reason for the berm and the landscape. Member Leonard asked the applicant in regards to the elevation dimensions, Mr. Daniels answered the question in detail. Member Leonard asked about the hours of operation of the site, Mr. Daniels explained that the site was analyzed at a 24 hour period with restrictions.

Member Rigler asked about the year of the trucks allowed at the site, Mr. Daniels noted that his staff would have to look up the answer; Member Rigler noted the truck trips for the site, and an issue at Hidden Valley Parkway, Mr. Daniels explained the development plan, and the phases the project will go through. Member Rigler asked if the proposed water tower was going to be a cell tower, applicant stated not as of now. Member Rigler asked about the truck count for the current site, Mr. Daniels explained the current and the proposed in detail, and explained the exits from the site, and the parking.

Director Blais explained the process the city is going through with Cal Trans and the projects that are currently being worked on in regards to the traffic in the city.

Chair Jaffarian asked about the off-site improvements to the site and when they will be completed, Mr. Daniels explained the process in which the improvements would be completed.

Member Leonard asked Director Blais about the street improvements and the funds allocated for the project, Director Blais stated the funds have been allocated already, and the City is waiting on permits.

Member Rigler questioned staff in regards to the water run-off from First Street; Director Blais noted that it would not have an impact on the site.

Patrick Daniels, CapRock representative explained in detail the grades of the site for the commission.

Vice Chair Hedges questioned the hours of construction noted in the conditions, Director King noted it would be revised to how the NMC reads.

Member Leonard questioned staff in regards to the houses that are going to be demolished and how it will affect the Housing Element; Director King noted it would not.

Director King noted the conditions for the site are 24" box trees, and construction hours are not after 6pm and not before 7am.

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

Corinne Holder thanked staff for allowing residents to be a part of the meeting: she stated residents are aware the site is going to be improved, she appreciated the fact that the developer took the time to listen to the suggestions, and likes the setbacks from the street and trails around the site, the development gives the opportunity for local employment, and questioned if trucks will be allowed to stay on site for parking.

Morgan Crouch is opposed to the development, noted that the houses are occupied and is concerned when construction is going to begin.

Jolena Thomas is opposed to the development, this project is a disgrace, the developer is not telling the truth about how many houses are occupied.

Keith Kamstra is opposed of the development, he is a truck driver, and explains if multiple trucks pile up and the traffic it will cause, and notes the hour's truck drivers are allowed to drive during hours of service.

Lana Futrell is opposed of the development, has lived in Norco for 23 years, she has concerns with the traffic, especially during construction.

John Futrell is opposed of the development, questioned about the bio retention basin on site, has concerns with the overnight traffic, and questioned staff about the location of the proposed gas station location.

Mike Thompson, is in favor of the development, thanked staff for figuring out how to allow residents to speak at the meeting, noted this project is a huge improvement from the other developer, and noted that the Streets and Trails Commission were not given the opportunity to review the project in regards to the streets.

Alan Schuetz, is opposed of the development, he has an issue with the traffic signal right in front of his home, and is concerned that the street widening will not continue near his home and is going to cause an issue with traffic in front of his home, and does not want to give up his property.

Rozanne Schuetz, is opposed of the development, lives on the corner of First Street and Mountain, noted the road is not improved, she explains that she has lived in her home for 47 years, and explains the environmental impact and diminished air quality is unacceptable.

Greg Berns, is opposed of the development, and has concerns with how the developer handled the other project they completed in town in regards to the water ruff off from the sites. He also has concerns with the traffic of large trucks at the site and the traffic study information.

Bill Naylor noted if the project is approved, he would like to see horse crossing buttons for the site.

City Clerk Dana Roa read comments that were emailed in.

Patrick Daniels, a CapRock representative, explained that CapRock does not currently own the property, that CapRock is currently under contract with the seller, and the seller is working with the tenants, he then explained the process to when the construction will begin, he noted the site is already zoned for the proposed use, he then explained that the traffic impact study is a worse case scenario, and the current traffic counts are at an acceptable level of service. Vice Chair Hedges asked about the truck parking, Mr. Daniels explained they worked with the current owner to block truck parking at the current site, and explained this is not a truck depot like the facility north of the City.

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

Member Leonard questioned staff about overnight parking in the NMC, Director King noted there is nothing in the code. Noted an issue with the building height, and how it will affect the residential properties nearby, Member Leonard asked Member Riger if it will affect the property value, Member Rigler explained that the buffer will make a huge difference, and it could be a negative, however other sites have seen worse. Member Leonard would like to see a 12-foot black wall around the entire site. Director King

explained the process for legal truck parking at the site. Vice Chair Hedges does not think a 12-foot wall is necessary, however has an issue with the building height, but does like the project. Chair Jaffarian explained they have asked a lot of the developer and they have added all of it, the buildings are far enough in that the height is not noticeable. Attorney Harper explained that the applicant is not asking for a Variance.

M/S RIGLER/JAFFARIAN to adopt Resolution 2020-04 to recommend City Council approve Site Plan 2017-15 to allow the development of 18 industrial buildings and 3 water quality control basins; the motion was carried by the following roll call vote:

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

M/S RIGLER/JAFFARIAN to adopt Resolution 2020-06 to recommend City Council approve Gateway Specific Plan 90-01, Amd. #14 to allow the modification of the parking requirements; the motion was carried by the following roll call vote:

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

M/S RIGLER/JAFFARIAN to adopt Resolution 2020-05 to recommend City Council approve Conditional Use Permit 2019-11 to allow the building height to be modified; the motion was carried by the following roll call vote:

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

M/S RIGLER/JAFFARIAN to adopt Resolution 2020-07 to recommend City Council approve Tract Map 37681; the motion was carried by the following roll call vote:

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

M/S RIGLER/JAFFARIAN to adopt Resolution 2020-03 to recommend City Council certify the Draft Final Environmental Impact Report; the motion was carried by the following roll call vote:

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

F. Zone Code Amendment 2020-03 (City): A request to amend the off-street parking standards for industrial uses.

Director King presented the staff report on file, and staff recommends approval.

There was no discussion among the commission members.

M/S JAFFARIAN/RIGLER to adopt Resolution 2020-16 to recommend City Council approve Zone Code Amendment 2020-03 to update the parking standards for industrial uses; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, HEDGES, RIGLER

NOES: LEONARD

ABSENT: AZEVEDO

ABSTAIN: NONE

5. PLANNING COMMISSION / STAFF COMMUNICATIONS:

A. Oral Reports from Various Committees:

- NONE

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

- NONE

ADJOURNMENT: Chair Jaffarian adjourned the meeting at **10:14 p.m.**

Respectfully submitted,

Lacey David
Minutes Clerk
Planning Commission



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

**Wednesday June 10, 2020
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Member Phil Jaffarian

APPEAL NOTICE: **Read by Director King**

1. PUBLIC COMMENTS:

- NONE

2. PUBLIC HEARING:

- A. **Zone Code Amendment 2020-04 (City):** Proposed Zone Code Amendment to update the City's water efficient landscape ordinance to be consistent with state regulations. The recommendation is that the Planning Commission recommends approval to the City Council.

Director King presented the staff report on file, and staff recommends approval.

Vice Chair Hedges asked staff about these requirements for a resident, Director King noted this is not for existing.

Chair Jaffarian asked staff about the quantity of changes to the code, Director King noted that the revisions comply with the State's requirements.

Chair Jaffarian OPENED the public hearing. With no one wishing to speak, Chair Jaffarian CLOSED the public hearing, bringing the discussion back to the Commission.

M/S HEDGES/RIGLER to adopt Resolution 2020-17 to recommend approval to City Council to approve Zone Code Amendment 2020-04 to update the City's water efficient landscape ordinance; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, HEDGES, AZEVEDO, RIGLER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Member Azevedo recused himself from the presentation of Item 2.B.

B. Site Plan 2019-19, Conditional Use Permit 2020-03 (CapRock): A request for approval of 374,170 square-foot industrial/ warehouse/manufacturing/cold storage warehouse and distribution complex at 3166 Horseless Carriage Drive in the M-1 (Heavy Commercial/Light Manufacturing) zone (APN 129-200-010). Approval of a Conditional Use Permit is a request to allow an increase in building height above the maximum allowed height of 35 feet.

Senior Planner Robles presented the staff report on file, and staff recommends approval. Planner Robles had a PowerPoint presentation for all to view.

Chair Hedges asked staff about the construction hours, Planner Robles noted this site is not near a residential area. Chair Hedges asked about the traffic analysis, Planner Robles explained the details of the analysis. Chair Hedges questioned about the years of the trucks and the requirements compared to the project site on Second Street. Director King noted the statement was incorrect.

Member Rigler explained the concerns he has with the additional traffic, and asked if all the sites have been included in the traffic analysis, Planner Robles explained how the analysis is done, with all projects included and the mitigation measures.

Chair Jaffarian asked staff if Streets and Trails Commission reviewed the proposed project, Planner Robles stated that the site is existing and there is no requirement for street improvements.

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

Pat Daniels, CapRock representative, Mr. Daniels provided a PowerPoint presentation for all to view, he explained and answered all questions in regards to the sites development.

Member Rigler asked about the street the current site uses, and asked if there had been any plans to open a street directly to Fourth Street, Director King noted the applicant does not own the property to do that.

Chair Jaffarian asked about the storm water from the site, Mr. Daniels explained the plans.

Chair Jaffarian CLOSED the public hearing, bringing the discussion back to the Commission

M/S JAFFARIAN/HEDGES to adopt Resolution 2020-20 to approve Site Plan 2019-19 to allow a 347,170 square-foot industrial/warehouse/manufacturing/cold storage warehouse and distribution complex at 3166 Horseless Carriage Drive; the motion was carried by the following roll call vote:

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

M/S JAFFARIAN/HEDGES to adopt Resolution 2020-21 to approve Conditional Use Permit 2020-03 to allow an increase in building height above the maximum allowed height of 35 feet at 3166 Horseless Carriage Drive; the motion was carried by the following roll call vote:

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

M/S JAFFARIAN/HEDGES to adopt the Negative Declaration for the complex at 3166 Horseless Carriage Drive; the motion was carried by the following roll call vote:

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

- C. **Conditional Use Permit 2020-01(Matar):** A request for approval to allow a temporary mobile home for the elderly at 140 Breeders Cup Place located within the Norco Ridge Ranch Specific Plan (NRRSP) Area. Applicant requested a continuance to the next meeting.

M/S HEDGES/RIGLER to continue to the July Planning Commission Meeting; the motion was carried by the following roll call vote:

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

3. BUSINESS ITEMS:

- A. **Site Plan 2019-17 (Jansen):** A request for approval of an Accessory Building Use Permit to allow a 700 square-foot large vehicle parking building and a 400 square foot shed at 3782 Valley View Avenue, located within the A-1-20 (Agricultural Low Density) Zone.

Senior Planner Robles presented the staff report on file, and staff recommends approval.

Member Azevedo asked staff if there is a requirement to where a RV can be parked, Planner Robles stated no.

Member Rigler asked if staff has been to the site and measured where the proposed building is going to be located, he noted that it seems very close to the property line and

very tall, and asked if the building has been inspected, Planner Robles stated she has been to the site twice, and explained that once approved it will be submitted to the building department for them to review and approve, if possible, she also noted the set backs of the building on the site plan.

Vice Chair Hedges asked if approved if the buildings will be removed, Planner Robles noted the Resolution.

Chair Jaffarian questioned the site plan and the notes in regards to the setbacks, Planner Robles explained that the minimum is 11 feet and the site plan notes 13 feet.

Member Azevedo asked if there was code limit or requirement in regards to the view, Attorney Harper explained that a Conditional Use Permit is the only thing to consider a view during the review process.

Chair Jaffarian invited those wishing to speak,

Monique Jansen, applicant, explained that they work on personal off road vehicles and that there is not a business on site, she also explained that there was an older building on site that that they removed and replaced with the proposed buiding.

Bill Naylor, stated he has been to the site, and the new building does appear to be closer to the property line and is not blocking the view.

Chair Jaffarian brought discussion back to commission.

M/S HEDGES/AZEVEDO to adopt Resolution 2020-19 to approve Site Plan 2019-17 to allow a 700 square-foot large vehicle parking building and a 400 square-foot shed at 3782 Valley View; the motion was carried by the following roll call vote:

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

5. **PLANNING COMMISSION / STAFF COMMUNICATIONS:**
 - A. Oral Reports from Various Committees:
 - NONE
 - B. Request for Items on Future Agenda (within the purview of the Commission)
 - NONE

ADJOURNMENT: Chair Jaffarian adjourned the meeting at **8:11p.m.**

Respectfully submitted,

Lacey David
Minutes Clerk
Planning Commission

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 29, 2020

SUBJECT: **Conditional Use Permit 2016-17 (Turning Point Church):** A proposal to: modify the conditions of approval for Conditional Use Permit 82-6 pertaining to street improvements; increase the number of day care children approved under Conditional Use Permit 93-11; add a kindergarten through eighth grade private school; and add four modular classroom buildings to the existing church located at 2000 Norco Drive located within the A-1 (Agricultural Low Density) zone (APN 130-230-016).

RECOMMENDATION: If approval is warranted, motion to:

Adopt Resolution 2020-27, approving Conditional Use Permit 2016-17

SUMMARY: This is a proposal to modify existing approvals to facilitate the provision of street improvements along Norconian Drive required under Conditional Use Permit (CUP) 82-6, but never installed) to increase the number of child/day care students from 60 to 120, to add a kindergarten through eighth (K-8) grade private school, and too add four modular classroom buildings for the Turning Point Church located at 2000 Norco Drive. A church, child/day care, and private school are conditionally permitted uses so any changes/additions requires approval of a CUP by the planning commission.

PROPERTY DESCRIPTION: The project site is an irregular-shaped lot consisting of about 7.75 acres/337.580 square feet, having a frontage of 939 feet on the south side of Norco Drive and a frontage of 778 feet on the west side of Norconian Drive (ref. Exhibit "A" – Location Map and Exhibit "B" – APN Map). Access to the site is provided via two driveways off of Norco Drive. The site is developed with a sanctuary building, a social hall, an office/classroom building, 136 parking spaces, and landscaping and play areas (ref. Exhibit "C" – Aerial Photo)

The site is adjacent to property in the A-1 zone on the west side (developed with a residential home) and on the south side (which is vacant). To the east across Norconian Drive are properties in the C-G (Commercial General) and A-1 zones (consisting of a church and vacant land), and to the north across the street on Norco Drive are properties in the A-1 and R-1 zones (developed with residential homes). The required street dedications exist for both Norco and Norconian Drives, but only Norco Drive has the required street improvements.

BACKGROUND: The church has been in existence since 1964 which was before the City of Norco incorporated. At that time, the property consisted of only the sanctuary building consisting of 8,921 square feet. In 1972 an office/classroom building of 6,400 square feet was added just west of the sanctuary building. In 1982, a 14,141 square-foot two-story social hall was approved via CUP 82-6 and subsequently constructed as an ancillary building to the church. The social hall consists of classrooms, a social hall area, a kitchen, meeting rooms etc. This CUP was approved with the condition requiring that Norconian Drive be dedicated and improved to its ultimate width at the time improvements on the opposite side of the street were made or within ten years from the approval of CUP 82-6. To date the required street improvements have not been installed. In 1993, the church received approval of CUP 93-11 to establish a day care center for a maximum of 60 children in conjunction with the existing church. The day care center would be accommodated in the classroom building built in 1972. Approval of CUP 82-6 and 93-11 were given to the previous owner of the property. The new owner, Turning Point Church, took possession (gifted) of the property in 2009.

The applicant (Turning Point Church) submitted the subject application in 2016 (CUP 2016-17) requesting approval to allow the installation of four modular classroom buildings. As part of the project review process, the site's approval history was reviewed and it was brought to the forefront that the street improvement obligation/condition was never fulfilled. During the Project Review Board (PRB) meeting held on June 15, 2016, the applicant was made aware of the outstanding condition for street improvements of which they were not aware of when the property was conveyed to them. Furthermore, subsequent meetings with the applicant revealed that the day care center was operating with 120 children, and with a kindergarten through eighth grade private school (inherited from the previous property owner) but without the required City approvals.

The delay in processing the CUP 2016-17 has mainly been at the result of discussions with the City over resolution of street improvements for Norconian Drive. Through a series of meetings, the applicant has expressed a willingness to comply with the provision of street improvements, and has been working with staff to bring the property into compliance by obtaining all required approvals.

PROJECT DESCRIPTION: This project is a request to:

- Approve a modification to the conditions approval of CUP 82-6, allowing and requiring the applicant to enter into a new agreement with the City for the provision of street improvements on Norconian Drive;
- Approve a modification to CUP 93-11 to increase the approved child/day care students from 60 to 120;
- Approve and therefore allow the existing kindergarten through eighth grade private school to continue (maximum capacity of 220 students); and
- Approve the request to add four modular classroom buildings that are 24 feet by 40 feet each).

The day care students would continue to be accommodated in the office/classroom building of 6,400 square feet just west of the sanctuary building. The social hall is currently used for the K-8 private school that will continue to operate there. The proposed modular classrooms are proposed for the (K-8) private school, and are proposed behind the existing office/classroom building where they will not be visible from the street (ref. Exhibit D”– Site Plan). The applicant has provided pictures of the buildings as they exist now, but they will be painted / restored to be compatible with existing buildings (Exhibit “E”– Current Photos of Modular Classrooms). The project if approved will be conditioned that all buildings, including new modular classrooms, comply with the requirements of the California Building Code and the Fire Code for use as classrooms.

Both the day care and K-8 private school operate outside of the existing Church services, so there is no conflict in the use of parking.

ANALYSIS:

Land Use: A church, child/day care, and private schools are allowed in the A-1 zone with the approval of a CUP by the Planning Commission. Any changes/additions also requires approval of a CUP (or modification) by the planning commission.

Analysis per NMC Chapter 18.40 (Site Plan): A site plan and CUP application requires the submittal of information based on required information for a site plan analysis. The intent of a site plan analysis is to provide for development of property in accordance with the general purpose of the Zoning Ordinance, as well as determine compliance with the property development standards stated in the Ordinance. It is further intended to provide for the review of those developmental qualities which are not subject to precise statement; all as a part of the City’s desire to maintain its unique rural environment and atmosphere. The table below lists the required information for a site plan analysis:

CONTENT OF A SITE PLAN (18.40.08)		IS THE INFORMATION PROVIDED ON THE SITE PLAN?
1-6	Lot Dimensions; existing and proposed buildings; yards and spaces; walls, fences, landscaping, and irrigation; off-street parking and internal circulation for cars, horses (as applicable), and pedestrians.	YES
7	All existing and proposed signs, including the location, size, height, location and nature of supports and material composition of sign and supports.	N/A (none proposed)
8	All existing and proposed loading zones and internal circulation for loading vehicles	N/A
9	All existing and proposed lighting, including the location and general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof.	NO (under separate application if

		needed)
10	All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements.	YES (all required street dedications exists. Street improvements exist on Norco Drive and are shown. The applicant will be working with the City for the provision of street improvements on Norconian Drive.)
11	All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed height and type of screening for such including the design and material composition thereof.	N/A (no outdoor storage proposed or permitted)
12	All existing and proposed drainage and grading onsite and offsite, including the location of the drains, their type and dimensions.	N/A (The existing drainage will not change with the addition of the modular classrooms)
13	All existing and proposed waste disposal facilities, including the results of any percolation tests for on-site septic tank use.	N/A
14	Such other data as may be required by the Planning Director to enable the Planning Commission to make a proper review and take action thereon.	N/A (none required at this time)
	PROCEDURE FOR SITE PLAN REVIEW AND APPROVAL (18.40.10.)*	IS INFORMATION AVAILABLE FOR PC DECISION?
	Site plan review is also being incorporated into the review and approval of the CUP for compliance with applicable development standards.	
	FACTORS TO CONSIDER IN SITE PLAN REVIEW (18.40.10; 5)*	
	(a) Compliance with all applicable requirements of the zoning ordinance. * Minimum zoning requirements will be met for the A-1 zone but the Planning Commission (PC) has discretion to determine if the project meets the intent and purpose of the zone in addition to the minimum requirements.	YES, except for landscaping (see explanation) ←
	(b) Overall site design and architectural quality insofar as it relates	PLANNING

	to the intent and purpose of this Ordinance (Zoning), and to the general nature of the area in which the development is to be located.	COMMISSION (PC) DISCRETION
	(c) If a Variance or Conditional Use Permit is being considered, a site plan review shall be for the purpose of determining compliance with the circumstances necessitating said Variance or Conditional Use Permit in addition to those otherwise required by this Ordinance.	PC DISCRETION

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 summarizes the required information and whether the information was provided:

CUP APPLICATION REQUIREMENTS (18.45.06)		DID THE APPLICANT PROVIDE THE INFORMATION?
1,2	The name and address of the applicant; evidence of ownership and/or permission to make application; legal description; fees.	YES
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).	SEE SITE PLAN ANALYSIS ABOVE
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.	N/A (no additional studies requested at this time)
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.	YES
6	Such applications shall be numbered consecutively in the order of their filing and shall become a part of the permanent official records of the City, and there shall be attached to each such application	YES

	copies of all reports, notices and actions pertaining thereto.	
	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.	PC DISCRETION
	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 <u>18.40</u> (SITE PLAN REVIEW), and Chapter <u>18.41</u> (ARCHITECTURAL REVIEW) if applicable.	SEE ANALYSIS ON CHAPTER 18.40 ABOVE AND 18.41 ANALYSIS BELOW

Analysis per Chapter 18.41 (Architectural Review): The intent and purpose of architectural review is to insure the development of the community in an orderly manner with compatible uses and appearances of structures within zones, and with the natural rural environment, to stabilize and maintain property values and encourage permanence of desirable residential areas.

The applicability of architectural review is that while encouraging the broadest possible range of individual and creative design, and without depriving a property owner of an efficient and full use thereof which is otherwise lawfully allowed, all site plan and CUP applications shall be governed by this chapter. Architectural review is needed to assure that the nature and appearance of any use and development is compatible and harmonious to the use and enjoyment of surrounding properties.

In addition to the elements required per the site plan review process discussed above, an architectural review needs additional items for the Planning Commission to make its determination. The table below lists the additional criteria required by the NMC and identifies if the applicant provided said information:

CONTENT OF REQUIRED PLANS (18.41.06)		DID THE APPLICANT PROVIDE THE INFORMATION?
	Exterior elevations and architectural features.	YES
	The nature, texture, and color of all materials to be used.	YES
	Other information as required by the Planning Director to enable the Planning Commission to make a proper review.	PICTURES OF THE MODULAR BUILDINGS WERE REQUESTED AND HAVE BEEN PROVIDED

The modular classroom buildings are proposed behind the existing office/classroom building, will not be visible from the street and will be painted/restored to be compatible with existing buildings. Because the modular classrooms do not impact or change the established/existing architectural design of the property, it is staff's recommendations that the intent and purpose of Chapter 18.41 – Architecture Review is met so no further analysis is warranted.

Analysis per Application Information: On page 3 of the Application (ref. Exhibit "D") there is a list of environmental questions that the applicant is requested to answer "yes" or "no" to whether the project will create specific impacts. The applicant answered no to all of the questions. However these questions need to be considered by the Planning Commission in its discretion to approve or deny the request. In staff's review two of the "no" answers should be considered by the Planning Commission in its discretion:

	APPLICATION (ENVIRONMENTAL INFORMATION FORM "I")	IS A "NO" RESPONSE TO POTENTIAL IMPACTS APPROPRIATE FOR THE SCALE OF THE PROPOSED PROJECT?
23	Change in scenic views or vistas from existing residential areas of public lands or roads.	PC discretion
24	Change in pattern, scale or character of general area of project.	PC discretion. The question that needs to be considered is if the project is compatible with the residential area.

Analysis per Zoning Requirements:

DEVELOPMENT STANDARDS (A-1 ZONE)	DOES THE PROJECT MEET THIS STANDARD?
Minimum front yard setback: 25 feet Minimum Interior Side yard setbacks: 5 and 12 feet but must equal 20 feet combined Minimum Street Side Setback: 15 feet Minimum Rear Setback: 60 feet Minimum distance between buildings: 10 Maximum building height: 35 ft.	Yes (The modular buildings will need to be a minimum of 10 feet away from existing buildings but can be closer than 10 feet to each other with the approval of a CUP, provided they meet the California Building and Fire Code requirements.)
Lot coverage: 40% of the plan pad area	Yes (lot coverage proposed at 20.5% with the addition of the modular classrooms)
Parking required: Public and Private Elementary and Junior High Schools: One and one-half spaces for each classroom, plus one space for each five fixed seats in the auditorium, gymnasium, or similar place of public assembly and for every 35 square feet of area available for general	Yes , 136 parking spaces exist on the property (see the parking analysis on attached Exhibit "D" – Site Plan)

<p>assembly where there are no fixed seats (95 parking stalls required for the K-8).</p> <p>Parking required for day care: 1 stall for every 4 children and 1 stall for every employee on the largest shift (daycare providing 120 children and 9 employees) =39</p> <p>Total required spaces: 134</p>	
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In addition to the development standards of the A-1 zone, a child/day care center is subject to the requirements as follows:

DEVELOPMENT STANDARDS for [NMC 18.56.03 (3)]	DOES THE PROJECT MEET THIS STANDARD?
REQUIREMENT:	
Non-commercial zoning districts (such as the A-1 zone). Child care centers shall be a conditionally permitted use.	Yes (this project consist of a CUP approval)
DEVELOPMENT STANDARDS:	
(a) Play area shall have a minimum fence height of five (5) feet. Wall and/or fencing shall be either block wall, wrought iron, or wood fencing.	Yes
(b) Play areas shall be located as to not be subjected to noise levels greater than 60 dBA, including roadway noise levels stipulated in the General Plan as well as other sources identified.	N/A (play areas are existing and none are being added with this application)
(c) Play areas shall be located at a minimum of ten (10) feet from any public right-of-way.	Yes
(d) One (1) off-street parking stall shall be provided for every four (4) children, and one (1) for every employee on the largest shift.	Yes (yes, at least 39 parking spaces are required and are being provided)
(e) Loading and unloading area for children shall be provided to accommodate no less than two (2) vehicles, and shall be located within proximity to the main entrance. Location of loading area across major drive aisles is not acceptable.	Yes (Shown on the Site Plan in Exhibit "D" between the school building and day care building and is not across a major drive aisle. Per the applicant, it handles at least 4 cars and during child care drop-off, there are multiple teachers and a wrought iron gate to prevent any drive aisle conflict.)

SPECIFIC FINDINGS FOR GRANTING THE CUP FOR A CHILD CARE:	
(a) Adjacent development will not constitute a hazard to children.	PC discretion
(b) Site complies with all zoning criteria and development standards for the zoning district	Yes
(c) Facility has outdoor activity space of 75 square feet for each child who is not an infant. The outdoor area must be either owned or leased by the applicant, and cannot be shared with other property owners.	Yes (a minimum of 9,000 square feet is required and at least 9,933 square feet is being provided)
(d) Facility is located more than 500 feet from any other facility, or it is determined that over-concentration of facilities within the area will not result from the facility.	Yes (staff is not aware of any other facility within 500 feet)
(e) Facility has adequate off-street parking for the number of children and each employee	Yes (shown on the Site Plan in Exhibit "D")
(f) Access and drop-off facilities will not interfere with traffic and circulation of the area and on-site.	PC discretion (As noted, the loading and unloading area for children shown on Exhibit D – Site Plan is not across a major drive aisle. Per the applicant, it handles at least 4 cars and during child care drop-off, there are multiple teachers and a wrought iron gate to prevent any drive aisle conflict.
(g) Facility will not materially reduce the privacy or use otherwise enjoyed by adjoining properties.	PC discretion
(h) Design will minimize to the degree possible, excessive noise impacts to adjoining properties.	PC discretion (It should be noted that the location of the proposed modular classrooms, existing buildings, existing play areas, existing topography etc, are such that noise impacts are kept away from the most sensitive surrounding uses which are residential homes.)
CONDITIONS OF APPROVAL	
(a) Comply with the applicable provisions of the Uniform Building Code, as adopted by the City of Norco.	Condition of approval if project is approved
(b) Comply with any standards promulgated by the State Fire	Condition of approval if

Marshall and the City of Norco Fire Department relating to the subject of fire and life safety in child care centers, and the applicable provisions of the Uniform Fire Code	project is approved
(c) Operator/applicant shall be licensed or deemed exempt from licensing by the State of California as a child care center.	Condition of approval if project is approved
(d) Comply with any conditions imposed by the Director of Community Development, deemed necessary to satisfy the requirements of the findings	None at this time, but conditions can be added at the PC's discretion
AGENCY CLEARANCE	
Proper state licensing shall be obtained prior to operation, including provisions for Fire Department clearance.	Condition of approval if project is approved

Analysis for the NMC Chapter 18.45 (CUP) Findings: The Planning Commission has discretion to approve, change, or deny a CUP. From the Governor's Office of Planning and Research (OPR) a CUP allows the Planning Commission to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district. That decision is required to be made through a public hearing process. A CUP can provide flexibility within a zoning ordinance and is also used to control certain uses which could have a detrimental effect on the community.

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:

CONDITIONS NECESSARY TO GRANTING A CUP (18.45.14)		CAN THIS FINDING BE MADE FOR THIS PROJECT?
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.	The project (as proposed and conditioned) can meet the minimum development standards in the A-1 zone as well as the developments standards for a child/day care center. In addition, the required parking for the requested uses is provided. In its review, the Planning Commission needs to determine if the proposed uses, and new modular classrooms can be operated in a manner to be consistent with surrounding uses and future development,

		and will therefore not have any significant negative effects.
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.	Along with Finding No.1, the Planning Commission needs to determine if the proposed project meets the intent of the NMC, and if the proposed uses have the potential to impact adjoining properties.
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 project meets the minimum development standards. Findings 1 and 2 must be made so that this finding can be made also.
4	The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.	The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, since the child care and K-8 schools are already operating, and the project does not operate during the same hours as the existing church the typically generates a larger amount of traffic than the proposed uses.

PROJECT REVIEW BOARD (PRB): The PRB reviewed this project on June 15, 2016 and December 14, 2017 and all of the comments discussed at the meeting have been reflected in the design of the project or incorporated into the conditions of approval.

IMPACT ANALYSIS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): Staff has determined that this project is except from CEQA review per Class 11 – Accessory Structures and Class 14 – Minor additions to Schools.

NOTICING: The required public notices for a CUP application were mailed to surrounding property owners within a 300-foot radius (with at least 25 properties notified as required per the public notice requirements). No written comments were received.

CONCLUSION: Along with the review for compliance with the development standards of the A-1 zone, the Planning Commission will also need to determine if the required CUP and child/day care findings can be made to warrant approval of the project. A resolution for approval is attached should the Planning Commission determine to approve the project.

- Attachment: Resolution 2020-27
Exhibit “A” – Location Map
Exhibit “B” – APN Map
Exhibit “C” – Aerial Photos
Exhibit “D” – Site Plan
Exhibit “E” – Picture of Modular Classrooms

RESOLUTION 2020-27

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW: THE MODIFICATION OF THE CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT 82-6 PERTAINING TO STREET IMPROVEMENTS; AN INCREASE IN THE NUMBER OF CHILD/DAY CARE STUDENTS APPROVED UNDER CONDITIONAL USE PERMIT 93-11; ADD A KINDERGARTEN THROUGH EIGHTH GRADE PRIVATE SCHOOL; AND ADD FOUR MODULAR CLASSROOM BUILDINGS TO THE EXISTING CHURCH LOCATED AT 2000 NORCO DRIVE LOCATED WITHIN THE A-1 (AGRICULTURAL LOW-DENSITY) ZONE (APN 130-230-016). CONDITIONAL USE PERMIT 2016-17

WHEREAS, TURNING POINT 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:

That portion of Lot 1 in Block 69 of Norco Farms Tract No.5, in the City of Norco, County of Riverside, State of California, as shown by map on file in Book 14, Pages 60-62. Inclusive, of Maps, in the office of the County Recorder of said County, and;

More generally described as an irregular-shaped lot consisting of about 7.75 acres/337,580 square feet, having a frontage of 939 feet on the south side of Norco Drive and a frontage of 778 feet on the west side of Norconian Drive, and being further identified as 2000 Norco Drive (Assessor's Parcel Numbers 130-230-016).

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

WHEREAS, at the time set at 7 p.m. on July 29, 2020, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designates the site as RA (Residential Agricultural), and the A-1 (Agricultural Low-Density) zoning designation of the site is consistent with that General Plan designation. The proposed land use is conditionally permitted in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.
- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets applicable development standards.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. The traffic generated by the proposed project does not operate during the same hours as the existing church that typically generates a larger amount of traffic than the subject uses.
- E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Class 11 – Accessory Structures and Class 14 – Minor additions to Schools per the Californian Environment Quality Act (CEQA).

Required findings per Chapter 18.58, Section 18.56.03 (3) (iv) on Child Care Centers:

- F. The adjacent development will not constitute a hazard to children.
- G. The site complies with all zoning criteria and development standards for the zoning district.

- H. The facility has outdoor activity space of 75 square feet for each child who is not an infant. The outdoor area is either owned or leased by the applicant, and is not shared with other property owners.
- I. The child care facility is not located more than 500 feet from any other facility, and an over-concentration of facilities within the area will not result from the subject facility.
- J. The facility has adequate off-street parking for the number of children and each employee.
- K. Access and drop-off facilities will not interfere with traffic and circulation of the area and on-site.
- L. The facility will not materially reduce the privacy or use otherwise enjoyed by adjoining properties.
- M. The design will minimize to the degree possible, excessive noise impacts to adjoining properties.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 29, 2020, 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, and including but not limited to, the following conditions:

1. Approval is based on Exhibit "D" – Site Plan, dated received Jun 29, 2020, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC), and these conditions of approval, not specifically waived in compliance with City procedures shall constitute cause with which the City may begin revocation proceedings and/or termination of the approvals granted under authority of permit.

4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Department for record purposes for approval of any grading and/or building permits.
5. This approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two (2) years after the granting of such approval, and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six (6) months, provided that after consulting with the City Engineer and Fire Marshall, it is found that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
6. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
7. The applicant shall submit for the necessary permits from the Building Division and pay all applicable City of Norco development fees prior to issuance of any permits.
8. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
9. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate.
10. 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 therefor.
11. Building elevations, building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Director prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file.
12. No signs are authorized by the approval. Any signs proposed for this project shall be submitted to the Planning Division for review and approval. Once signs are approved, building permits shall be obtained from the Building Division for issuance of a building permit.

13. Approval shall be granted by the Planning Division of all walls and fences and exterior lighting.
14. All ground-mounted utility appurtenances such as transformers shall be located out of public view of the main building area and adequately screened through the use or combination of concrete masonry walls, berms, and landscaping to the satisfaction of the Planning Division.
15. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director prior to the issuance of building permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment of the same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
16. The number of required parking spaces shall be maintained as required by the Norco Municipal Code. The number of accessible parking spaces shall be provided in accordance with the adopted Building Code. Parking shall remain clear and accessible to the public during normal business hours.
17. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of the system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.
18. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. or on Saturdays, Sundays or holidays without prior written approval from the Planning Director.
19. The applicant shall obtain written authorization granting permission for any work to be completed on property to which the applicant is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.
20. The modular classrooms shall be connected to the City's sewer system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.

21. The modular classrooms shall be connected to the City's water system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.
22. The sizing of the sewer laterals for the modular classrooms shall be determined by the Director of Public Works.
23. All buildings that will house the requested uses, shall comply with the requirements of the California Building Code and the California Fire Code for the use as a day care and private school. Compliance shall be address through the building permit process. The applicant shall meet with the Building Division for information as to the necessary plans that will be required for submittal.
24. All applicable Americans with Disabilities Act (ADA) requirements shall be met.
25. The applicant shall meet with the Norco Fire Department to determine the requirement and locations of fire hydrants, red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.
26. Applicable fire lanes, turn-around/access any yard hydrants shall be in accordance with the latest edition of the California Fire Code. See the Norco Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.
27. Fire Department connections shall be within 100 feet (or within the maximum length required per the California Fire Code), of a hydrant.
28. The applicant/general contractor is responsible for reasonable continuous cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation; consequently, the developer/general contractor would be cited for this.
29. Applicable architectural and structural building plans, including all specifications, shall be submitted to the Fire Department for review. These plans and specifications may include, but not be limited to, construction type, exits, fire protection equipment, building protection, and interior finish. The applicant is responsible for, and shall apply for and receive, all Fire Department permits, paying all necessary fees prior to installing the modular classrooms.
30. Portable fire extinguishers shall be installed in accordance with Fire Department standards prior to occupancy. The applicant should contact the Fire Department to determine the exact number, type, and placement required. Where exterior-

mounted extinguishers are provided, it is suggested that installation be in recessed cabinets for aesthetics and to reduce theft or vandalism.

31. The modular classrooms shall be a minimum of 10 feet away from the existing buildings, but can be closer than 10 feet from each other provided they meet the minimum required building separation between buildings based on fire rated construction requirements per California Building Code and the California Fire Code.
32. A fully supervised automatic fire sprinkler system is required for buildings (or combination of buildings) of 2,500 square feet or greater. Supervision must include monitoring to a listed and U.L. certified Central Station. Said system design to include provisions for future tenant improvement, if applicable. Plans must be submitted to the Building Division. (Information sheet available from the Fire Department.)
33. All fire suppression systems require a separate submittal and permit for proposed work prior to installation. See Norco Fire Department standards for "Fire Sprinkler Standard" and "Fire Alarm/Monitored Standard". Fire flow information shall be submitted and acquired prior to system design.
34. The applicant shall comply with ALL applicable requirements of the Planning, Engineering, Building and Safety Divisions; and the Fire and Sheriff Departments; and all other applicable departments and agencies.
35. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in creating an increased demand for public services
36. The project shall comply with the applicable provisions of the Building Code, as adopted by the City of Norco.

37. The applicant shall comply with any standards promulgated by the State Fire Marshall and the City of Norco Fire Department relating to the subject of fire and life safety in child care centers, and the applicable provisions of the Uniform Fire Code.
38. The operator/applicant shall be licensed or deemed exempt from licensing by the State of California as a child care center.
39. The applicant shall comply with any conditions imposed by the Director of Community Development, deemed necessary to satisfy the requirements of the findings.
40. Proper state licensing shall be obtained prior to operation, including provisions for Fire Department clearance.
41. Prior to issuance of a building permit, the applicant shall enter into a payment agreement with the City of Norco for the provision of street improvements along Norconian Drive that shall include at a minimum the following:
 - Applicant shall pay in-lieu fees totaling \$243,055.00 for the Norconian half-street improvements along their frontage;
 - Applicant agrees to make an initial \$25,000 payment prior to issuance of building permits;
 - Applicant shall agree to pay \$25,000 per year (due July 1 annually) until the in-lieu fees of \$243,055.00 is paid in full; and
 - Applicant agrees that failure to make any payments will be considered cause to initiate revocation proceedings of the conditional use permit.

##

July 29, 2020

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 29, 2020.

, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was regular duly and regularly passed and adopted by the Planning Commission of the City of Norco at a meeting thereof held on July 29, 2020, by the following roll call vote:

AYES:

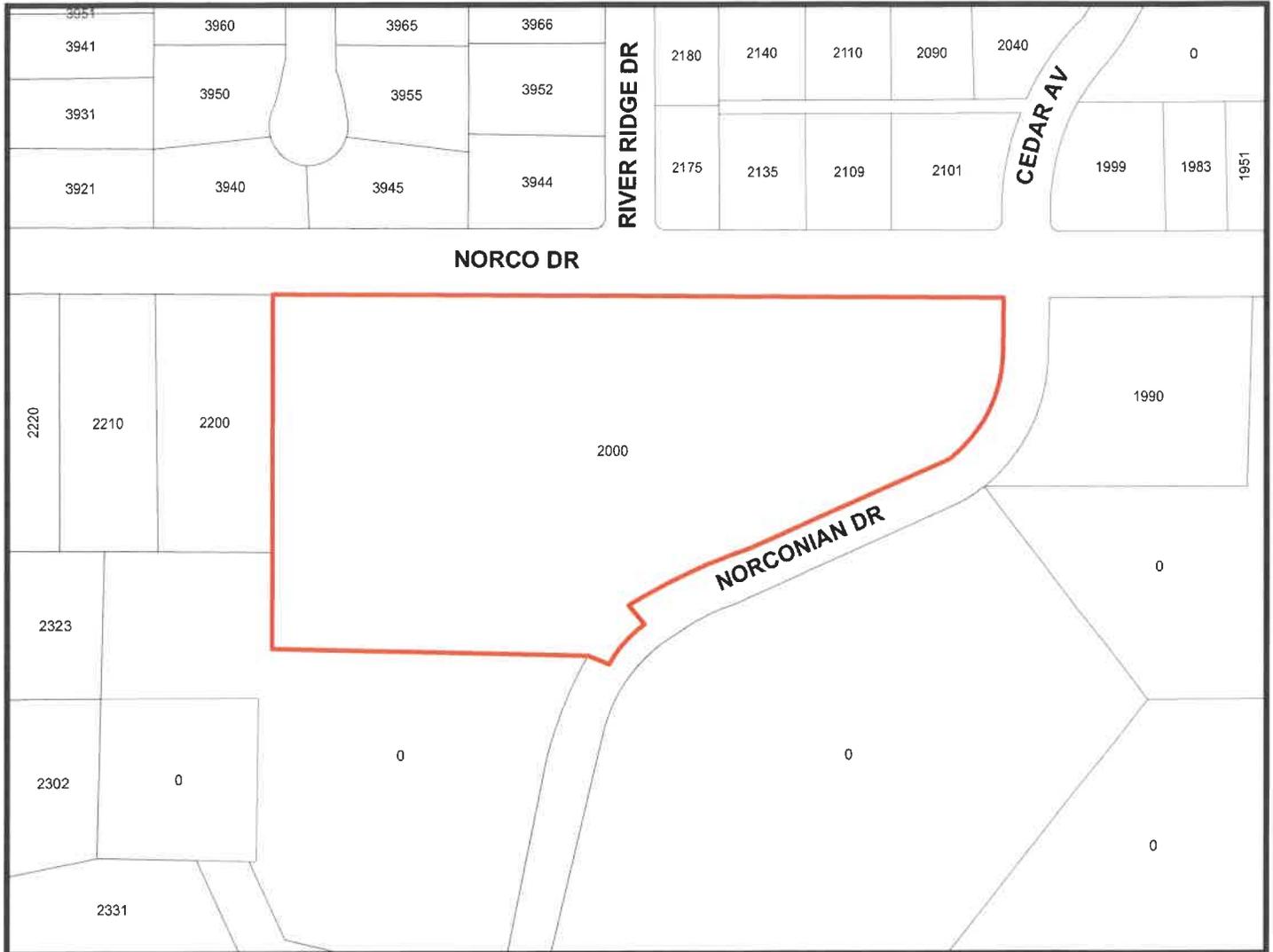
NOES:

ABSENT:

ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-17

APPLICANT: Turning Point Church

LOCATION: 2000 Norco Drive

Exhibit "A"



Legend

-  2000 Norco Dr
-  Church

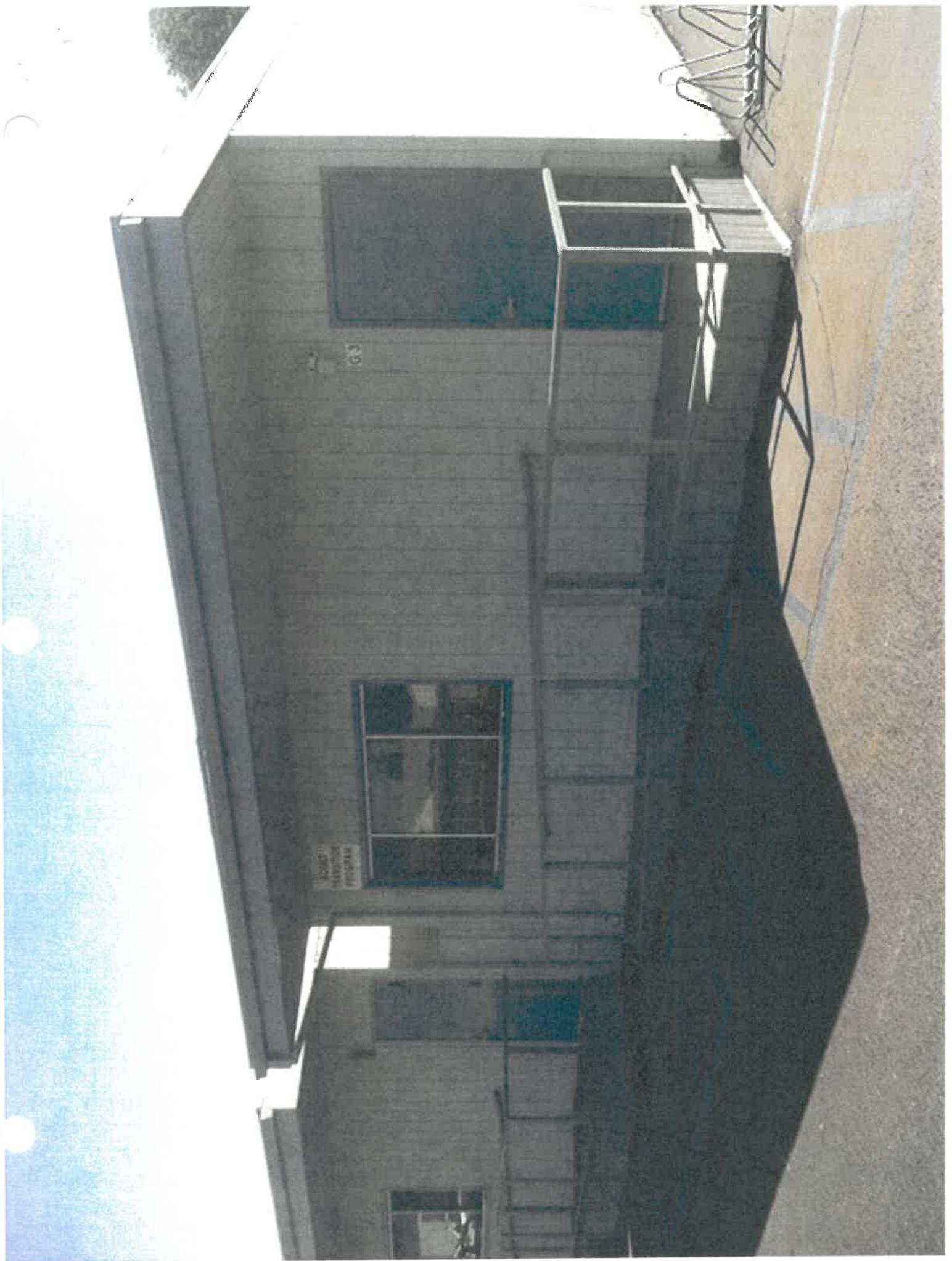
Exhibit "C"



200 ft



EXHIBIT "E"



63

ADULT SERVICES PROGRAM

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: July 29, 2020

SUBJECT: **Zone Code Amendment 2020-05, Specific Plan 91-02 Amendment 11, Specific Plan 99-01 Amendment 9** (City of Norco): A proposal to amend NMC Section 18.30.46, NMC Chapter 18.12, and NMC Chapter 18.13, and amendments to the Norco Hills and Norco Ridge Ranch Specific Plans, regarding regulations for accessory dwelling units and caretaker dwellings.

RECOMMENDATION: Adopt the following resolutions recommending approval to the City Council:
Resolution 2020-22 amending the Norco Municipal Code,
Resolution 2020-23 amending the Norco Hills Specific Plan (NHSP),
Resolution 2020-24 amending the Norco Ridge Ranch Specific Plan (NRRSP).

SUMMARY: The proposed Zone Code Amendment and the amendments to NHSP and NRRSP are required to bring City regulations to be consistent with state requirements for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

BACKGROUND: In its certification of the 2014-2021 Housing Element Update to the Norco General Plan, the Department of Housing and Community Development (HCD) required follow-up implementation actions by the City. One of the actions was the adoption of second unit (now accessory dwelling unit) requirements consistent with state housing laws. The state has periodically updated the statewide regulations for accessory dwelling units with the most recent going into effect on January 1, 2020.

The states continuing updates to the rules for accessory dwelling units (ADUs) are intended to increase the amount of affordable housing units statewide and are required to be implemented in all jurisdictions. Local rules that are not consistent with these new laws can no longer be enforced. The proposed Zone Code Amendment and the amendments to the Norco Hills and Norco Ridge Ranch Specific Plans will bring the City's rules and regulations for accessory dwelling units consistent with state law. The proposed regulations in the attached resolutions are also designed to protect the rural animal-keeping nature of the City.

ANALYSIS: The key components of the regulations for accessory dwelling units are listed below. These include both state requirements and requirements for the City of Norco to preserve open areas for animal keeping.

- A caretaker dwelling continues to be a permitted use in the A-1 and A-E zones, and in the NHSP and NRRSP, but is changed from a use that requires a conditional use permit to a permitted use subject to the same rules and expedited processing as an ADU.
- A single property with an existing or proposed primary dwelling can have both an ADU (attached or detached) and a junior accessory dwelling unit (JADU) (max. 500 square feet within the confines of the existing or proposed primary dwelling). If there is an existing ADU the only other unit that can be allowed on the same lot is a JADU. There cannot be more than one ADU.
- Application for an ADU or JADU must be made by the property owner of the lot in question.
- Approval of an ADU or JADU is done at staff level and must be approved for construction (issuance of a building permit) within 60 days of application. The City cannot require the approval to be by the Planning Commission.
- The inclusion of an ADU or JADU must comply with the City's 40% lot and/or pad coverage requirement and be included with all structures in the coverage calculation.
- The addition of an ADU or JADU must still preserve an open animal area equal to the allowed number of animal units on the lot in question. For lots with a Primary Animal Keeping Area (PAKA) an ADU or JADU cannot encroach into the PAKA.
- The maximum allowed sizes for ADUs and JADUs are as follows:
ADU attached: for a 1-bedroom unit, the higher of 850 square feet or 50% of the primary dwelling; for a 2-bedroom unit, the higher of 1,000 square feet or 50% of the primary dwelling.
ADU detached: 1,200 square feet of livable area.
JADU: 500 square feet maximum.
- ADUs and JADUs can be rented separately from the primary residence but cannot be sold separately.
- The parking requirement is one space per unit that is not required to be enclosed or covered and is in addition to the parking required for the primary dwelling; however, if an existing garage is converted to an ADU or JADU the displaced parking does not have to be replaced. The parking space requirement is waived if the ADU is within ½ mile of a public transit bus stop. The required parking can be provided tandem in the driveway of the primary dwelling.
- The minimum side and rear setback requirement for an ADU is four feet as opposed to the standard five feet for other structures.
- All ADUs and JADUs are subject to payment of application fees. ADUs that are 750 square feet or larger are subject to impact fees. ADUs that are less than 750 square feet are exempt from impact fees. For ADUs 750 square feet and greater

the impact fees are proportional to the relationship of the ADU to the primary dwelling.

- JADUs cannot be rented for periods of less than 30 days (short-term rentals). The rental of ADUs on a short-term basis is similar to the primary dwelling as to whether it is allowed or not.
- Owner occupancy for a lot with a JADU is required, with the owner living in the primary dwelling or the JADU. Owner occupancy is not required for an ADU.

The current provisions for caretaker dwellings in the A-1 and A-E zones and in the NHSP and NRRSP require an approved conditional use permit by the Planning Commission based upon the premise that there is a large number of allowed animals that require a full-time caretaker on-site. As highlighted above, caretaker unit would still be allowed but would be processed as an ADU subject to the same rules, regulations, and expedited approval process.

Attached: Resolution 2020-22, Zone Code Amendment
Resolution 2020-22, Zone Code Amendment (clean version)
Resolution 2020-23, NHSP Amendment 11
Resolution 2020-24, NRRSP Amendment 9

RESOLUTION 2020-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2020-05 AMENDING SECTION 18.30.46 "ACCESSORY DWELLING UNITS", SECTION 18.38.10, CHAPTER 18.12 "A-E, AGRICULTURAL ESTATE", CHAPTER 18.13 "A-1, AGRICULTURAL LOW DENSITY". ZONE CODE AMENDMENT 2020-05.

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2020-05, an amendment to Norco Municipal Code Title 18 (Zoning Code), to amend regulations regarding accessory dwelling units to incorporate state regulations, along with updating Chapters 18.12 and 18.13 regarding caretaker dwellings; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on July 29, 2020 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

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

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

I. FINDINGS:

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

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled July 29, 2020 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2020-05, be adopted, thereby amending the Norco Municipal Code as follows:

Section 18.12.06 Permitted Uses

~~M. Caretaker dwellings subject to Section 18.30.46 of this Code.~~

Section 18.12.08 Uses Which May be Permitted by Conditional Use Permit

~~H. Caretaker dwellings.~~

Section 18.13.06 Permitted Uses

~~N. Caretaker dwellings to Section 18.30.46 of this Code.~~

Section 18.13.08 Uses Which May be Permitted by Conditional Use Permit

~~M. Caretaker dwellings.~~

Section 18.30.46 Accessory Dwelling Units and Junior Accessory Dwelling Units

- (1) Intent and Purpose: This section is intended to provide for the creation of accessory dwelling units and junior accessory dwelling units as an accessory uses ~~in existing single-family and multifamily residential zones, specifically the R-1 (residential single-family) zone and the R-3 (low-density multifamily residential)~~ to existing single-family dwellings that meet the intent of state regulations regarding accessory dwelling units while maintaining the rural and low-density character of Norco's residential neighborhoods and that such dwelling units do not adversely impact surrounding residents or the community. This section shall not be applicable to any other zone within the City. This section is intended to retain the maximum ability of the City to regulate accessory dwelling units and to comply with the requirements of state law, but only to the extent the City is required to do so. Notwithstanding any other provision of this Section to the contrary, nothing in this Section shall be interpreted to allow any accessory dwelling unit or junior accessory dwelling unit except to the extent required by state law.
- (2) Definition: For the purposes of this section the following definitions shall apply:
~~accessory dwelling unit shall mean a subordinate dwelling unit with complete and independent living facilities that can either be attached to or contained within a primary single-family dwelling or detached from the primary dwelling~~
(a) "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes an "efficiency unit" and a manufactured home as defined in Section 18007 of the State Health and Safety Code.

- (b) "Efficiency unit" means a unit for occupancy by no more than two persons which has a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities.
- (c) "Junior accessory dwelling unit" means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
- (3) Occupancy: Except as otherwise provide by law, accessory dwelling units and junior accessory dwelling units may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.
- (4) Development Requirements: Application for accessory dwelling unit and junior accessory dwelling unit: A single accessory dwelling unit is permitted on any lot which is zoned residential — R-1 (residential single-family) or R-3 (low density multi-family residential) — and is not applicable to any other zone within the City; or designated to permit residential uses provided the following are met:
 - (a) Accessory dwelling units and junior accessory dwelling units, where permitted, are subject to the issuance of a building permit. Any application for an accessory dwelling unit that meets the unit size standards and development standards of this Section, shall be approved ministerially by applying the standards herein and without a public hearing.
 - (b) An application for an accessory dwelling unit or junior accessory dwelling unit permit shall be made by the owner of the parcel on which the primary unit sits and shall be filed on a City-approved application form and subject to the established fee set by City Council resolution as it may be amended from time to time.
 - (c) Applications for an accessory dwelling unit or junior accessory dwelling unit shall conform to the requirements for, and shall obtain, a building permit consistent with the California Building Code.
- (5) Accessory dwelling units: development requirements:
 - (a) Unit size standards. All accessory dwelling units shall not exceed the size standards listed below. No accessory dwelling unit may contain more than two bedrooms.
 - i Attached accessory dwelling units: maximum floor area for an accessory dwelling unit shall be the higher of: with 0-1 bedrooms, 850 square feet; 2 bedrooms, 1,000 square feet; or if there is an existing dwelling, 50% of the square footage of the existing primary dwelling.
 - ii Detached accessory dwelling units: not more than 1,200 square feet of living area.
 - (b) A Minor Site Plan is approved at staff level, after approval of the proposed architecture by the Architectural Review Subcommittee (ARC), pursuant to all requirements contained in Chapter 18.40 (Site Plan Review). Setback and lot coverage requirements:
 - i No setbacks are required for those portions of accessory dwelling units that are created by converting existing living area or existing accessory buildings to new accessory dwelling units. No setbacks are required when constructing

- new accessory dwelling units in the same location and to the same dimensions as an existing building.
- ii. For all other accessory dwelling units, there must be a minimum of four feet to side and rear lot lines and shall comply with all applicable front yard setbacks.
 - iii. The required minimum distance between a detached accessory dwelling unit and all other buildings shall be 10 feet.
 - iv. All existing and proposed buildings including an accessory unit shall not exceed the lot coverage requirement of the underlying zone.
- (c) ~~The lot upon which the accessory dwelling unit is to be established complies with the minimum lot requirements of the land use district in which it is located shall be allowed~~ must contain a legal single-family or multi-family residence as an existing or proposed primary unit on the lot.
~~The lot contains only one existing single-family dwelling which complies with the development standards for the land use district.~~
- (d) Accessory dwelling units are accessory to the primary dwelling. Therefore, accessory dwelling units shall not be assigned an address separate from the primary dwelling unit. For multi-family residential dwellings, the project plans and application shall clearly identify the unit the proposed accessory dwelling unit is accessory to.
- (e) Number of accessory dwelling units per lot:
- i. For lots with proposed or existing single-family residence: one accessory dwelling unit provided the lot contains no other accessory dwelling unit. The lot may contain one junior accessory dwelling unit in addition to an accessory dwelling unit.
 - ii. For lots with existing multi-family residential dwellings: no more than 25% of the number of existing units, but at least one unit shall be permitted as accessory dwelling units constructed within the non-livable space (e.g. storage rooms, boiler rooms, hallways, attics, basements or garages) of the existing multifamily building structure provided that applicable building codes are met; or, no more than two detached accessory dwelling units (whichever is less), provided that no such unit shall be more than 16 feet in height, and each such unit complies with front yard setbacks and meets rear-yard and side-yard setbacks of four feet. The maximum square footage of detached accessory dwelling units on lots with existing multi-family residential dwellings shall comply with the limits set in NMC Section 18.17.14 (Lot Area Per Dwelling Unit).
- (d) ~~The owner of the lot must occupy either the existing primary dwelling or the accessory dwelling unit. Prior to issuance of a building permit for the accessory dwelling unit, a covenant of restriction to run with the land, shall be recorded which specifies that the use of the accessory dwelling unit as an independent dwelling may continue only as long as one unit on the property is owner-occupied.~~
- (f) ~~Except as otherwise provided in this section, accessory dwelling units shall comply with all development requirements for new single-family dwelling units as specified for the land use district in which it is located, including, but not limited to,~~

- setbacks, height limitations, and total maximum lot coverage. **Setback requirements shall be per 6(a) in this section.**
- ~~(f) The total area of floor space for an accessory dwelling unit shall not exceed 50 percent of the existing living area of the primary dwelling, or 1,200 square feet for a detached unit, whichever is less.~~
- ~~(g) (Repealed by Ord. 1015)~~
- (g) All new accessory dwelling units must comply with California Building Code Standards as adopted in NMC Title 15 including fire sprinklers.
- (h) The accessory dwelling unit shall be architecturally compatible with the primary dwelling.
- (i) The accessory dwelling unit shall be provided with parking that is in addition to ~~and the same as~~ that required for the main dwelling. Parking for the main dwelling is pursuant to Chapter 18.38 (Off-Street Parking and Loading). Parking for accessory dwelling units shall be as listed below.
- i. Parking spaces for a accessory dwelling unit shall be 9' X 20' and are not required to be covered or within a garage.
- ii. ~~except that~~The number of required spaces for the accessory dwelling unit shall be equal to one space per bedroom unit, except there is no parking requirement for an accessory dwelling unit that has no bedrooms (e.g. a studio).
- iii. Parking can be provided in tandem in the existing driveway of the primary dwelling provided it does not encroach onto a public trail or sidewalk and otherwise complies with City parking requirements. ~~No variance may be filed to allow~~ Parking is not allowed within the required front or side yard setbacks unless it is within the existing driveway of the primary dwelling.
- iv. The parking space requirement is waived if the location of the accessory dwelling unit is within ½ mile of a public transit bus stop.
- v. There is no parking requirement of an accessory dwelling unit is part of a proposed or existing primary residence.
- vi. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, those off-street parking spaces do not have to be replaced.
- (j) Siting. Subject to the setback requirements of 5(b) of this section a detached accessory dwelling unit may not be located within the area between front property line and the line parallel to, and touching, the back of the primary residence. On a corner lot the unit may not be located in the side yard adjacent to the street within the area between the street side property line and a line parallel to the most distant part of the primary dwelling.
- (j) Exterior entrance. There shall not be more than one exterior entrance on the front or on any street side of the building and no exterior stairway shall be located on the front of the primary dwelling.
- (k) Wall and/or fence requirement. A 6-foot high wall or fence shall be constructed and maintained along that portion of a side or rear yard boundary where an

- accessory dwelling unit is closer than five feet to the boundary, subject to the issuance of a building permit as needed.
- (l) Windows and doors are prohibited along walls adjacent to the side or rear property lines where the wall is closer than 10 feet to the property line.
 - (m) Conversion of existing primary dwelling unit. An existing primary dwelling unit may be converted to an accessory dwelling unit if it complies with all applicable requirements of this Section and a building permit has been issued for a replacement primary dwelling unit.
 - (n) Design. All new accessory dwelling units must comply with the following design requirements:
 - i. The exterior materials, colors, roof pitch and architecture shall match the primary unit.
 - ii. Accessory dwelling units shall not exceed the height level of the tallest existing legal structure on the lot or as required by the zone, whichever is less.
 - iii. Lighting shall not spill on to neighboring lots.
 - iv. Any attached accessory dwelling unit shall be attached to the living area of the primary dwelling unit by a common wall or floor/ceiling, and by an attached breezeway, porch, or patio.
 - v. Any new construction for a ground-level accessory dwelling unit shall be designed for accessibility standards including entrance capability, door and hallway widths, maneuvering space in kitchens and bathrooms, and structural reinforcements for grab bars.
 - (n) An accessory dwelling unit shall not be considered a new residential unit for purposes of calculating connection fees or capacity fees for water and sewer services and are not required to be metered separately from the primary dwelling for any City utility or other public utility. No new private wastewater disposal systems shall be permitted for accessory dwelling units. For accessory dwelling units proposed on lots with existing septic systems, the existing septic system shall be expanded to accommodate the accessory dwelling unit unless sewer service is available within 200 feet of the property line. Where sewer service is available within 200 feet of the property line, one sewer connection to serve both units shall be installed prior to the issuance of an occupancy permit for the accessory dwelling unit.
 - (o) Notwithstanding Chapter 18.44, there shall be no variance or exemption granted from the requirements contained in this section.
 - (p) This section shall not validate any existing illegal unit. An accessory dwelling unit application for a minor site plan may be made pursuant to the provisions of Chapter 18.40 (Site Plan Review).
 - (q) The accessory dwelling unit shall be assessed all applicable building permit and development impact fees.
 - i. Accessory dwelling units up to 750 square feet are exempt from impact fees.
 - ii. Accessory dwelling units 750 square feet or greater are subject to impact fees that are proportional to the relationship of the accessory dwelling unit to the primary dwelling.

- (r) Animal area required. primary animal-keeping area pursuant to Section 18.13.11, and as approved by the Planning Commission, shall be recorded on the subject lot prior to the issuance of an occupancy permit. For lots that do not have a recorded PAKA the proposed location of the accessory building must preserve an open animal area equal to 576 square feet multiplied by the allowed number of animal units (au) on the property (e.g. 576 X 5 au = 2,880 square feet open animal area).
- (6) Junior accessory dwelling units: development requirements:
 - (a) Junior accessory units will be constructed within the walls of an existing or proposed single family residence and requires owner occupancy in the single-family residence where the unit is located.
 - (b) A junior accessory dwelling unit shall not exceed 500 square feet in size.
 - (c) Owner Occupancy: The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a primary residence either the primary dwelling or the junior accessory dwelling. Owner-occupancy is not required if the owner is a governmental agency, land trust, or "housing organization" as that term is defined in Government Code Section 65589.5(k)(2), as that section may be amended from time to time.
 - (d) Sale Prohibited: A junior accessory dwelling unit shall not be sold independently of the primary dwelling on the parcel.
 - (e) Short term rentals: The junior accessory dwelling unit shall not be rented for periods of 30 days or less.
 - (f) Location of Junior Accessory Dwelling Unit: A junior accessory dwelling unit shall be entirely within a single-family residence.
 - (g) Kitchen Requirements: The junior accessory dwelling unit shall include an efficiency kitchen, including a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
 - (h) Parking. No additional parking is required beyond that already required for the primary dwelling.
 - (i) Fire Protection; Utility Service. For the purposes of any fire or life protection ordinance or regulation or for the purposes of providing service for water, sewer, or power, a junior accessory dwelling unit shall not be considered a separate or new unit, unless the junior accessory dwelling unit was constructed in conjunction with a new single-family dwelling. No separate connection between the junior accessory dwelling unit and the utility shall be required for units created within a single-family dwelling, unless the junior accessory dwelling unit is being constructed in connection with a new single-family dwelling.
- (7) Codes, covenants, and restrictions (CC&Rs). CC&Rs that either effectively prohibit or unreasonably restrict the construction or use of a accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use are void and unenforceable.
- (8) **Finding: The following finding shall be made in order to approve an accessory dwelling unit or junior accessory dwelling permit:**

- (a) The accessory dwelling unit or junior accessory dwelling unit is compatible with the design of the main dwelling unit and the surrounding neighborhood in terms of height, architectural style, and exterior treatment.
- (5) Compliance with General Plan: An accessory dwelling unit and/or junior accessory dwelling unit which conforms to the standards of this section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the existing General Plan and land use designation for the lot.

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held July 29, 2020.

Phil Jaffarian, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held July 29, 2020 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

RESOLUTION 2020-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2020-05 AMENDING SECTION 18.30.46 "ACCESSORY DWELLING UNITS", SECTION 18.38.10, CHAPTER 18.12 "A-E, AGRICULTURAL ESTATE", CHAPTER 18.13 "A-1, AGRICULTURAL LOW DENSITY". ZONE CODE AMENDMENT 2020-05.

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2020-05, an amendment to Norco Municipal Code Title 18 (Zoning Code), to amend regulations regarding accessory dwelling units to incorporate state regulations, along with updating Chapters 18.12 and 18.13 regarding caretaker dwellings; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on July 29, 2020 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

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

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

I. FINDINGS:

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

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled July 29, 2020 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2020-05, be adopted, thereby amending the Norco Municipal Code as follows:

Section 18.12.06 Permitted Uses

M. Caretaker dwellings subject to Section 18.30.46 of this Code.

Section 18.13.06 Permitted Uses

N. Caretaker dwellings to Section 18.30.46 of this Code.

Section 18.30.46 Accessory Dwelling Units and Junior Accessory Dwelling Units

- (1) Intent and Purpose: This section is intended to provide for the creation of accessory dwelling units and junior accessory dwelling units as an accessory uses to existing single-family dwellings that meet the intent of state regulations regarding accessory dwelling units while maintaining the rural and low-density character of Norco's residential neighborhoods and that such dwelling units do not adversely impact surrounding residents or the community. This section is intended to retain the maximum ability of the City to regulate accessory dwelling units and to comply with the requirements of state law, but only to the extent the City is required to do so. Notwithstanding any other provision of this Section to the contrary, nothing in this Section shall be interpreted to allow any accessory dwelling unit or junior accessory dwelling unit except to the extent required by state law.
- (2) Definition: For the purposes of this section the following definitions shall apply:
 - (a) "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes an "efficiency unit" and a manufactured home as defined in Section 18007 of the State Health and Safety Code.
 - (b) "Efficiency unit" means a unit for occupancy by no more than two persons which has a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities.
 - (c) "Junior accessory dwelling unit" means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
- (3) Occupancy: Except as otherwise provide by law, accessory dwelling units and junior accessory dwelling units may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.
- (4) Application for accessory dwelling unit and junior accessory dwelling unit:

- (a) Accessory dwelling units and junior accessory dwelling units, where permitted, are subject to the issuance of a building permit. Any application for an accessory dwelling unit that meets the unit size standards and development standards of this Section shall be approved ministerially by applying the standards herein and without a public hearing.
 - (b) An application for an accessory dwelling unit or junior accessory dwelling unit permit shall be made by the owner of the parcel on which the primary unit sits and shall be filed on a City-approved application form and subject to the established fee set by City Council resolution as it may be amended from time to time.
 - (c) Applications for an accessory dwelling unit or junior accessory dwelling unit shall conform to the requirements for, and shall obtain, a building permit consistent with the California Building Code.
- (5) Accessory dwelling units: development requirements:
- (a) Unit size standards. All accessory dwelling units shall not exceed the size standards listed below. No accessory dwelling unit may contain more than two bedrooms.
 - i Attached accessory dwelling units: maximum floor area for an accessory dwelling unit shall be the higher of: with 0-1 bedrooms, 850 square feet; 2 bedrooms, 1,000 square feet; or if there is an existing dwelling, 50% of the square footage of the existing primary dwelling.
 - ii Detached accessory dwelling units: not more than 1,200 square feet of living area.
 - (b) Setback and lot coverage requirements:
 - i. No setbacks are required for those portions of accessory dwelling units that are created by converting existing living area or existing accessory buildings to new accessory dwelling units. No setbacks are required when constructing new accessory dwelling units in the same location and to the same dimensions as an existing building.
 - ii. For all other accessory dwelling units, there must be a minimum of four feet to side and rear lot lines and shall comply with all applicable front yard setbacks.
 - iii. The required minimum distance between a detached accessory dwelling unit and all other buildings shall be 10 feet.
 - iv. All existing and proposed buildings including an accessory unit shall not exceed the lot coverage requirement of the underlying zone.
 - (c) The lot upon which the accessory dwelling unit shall be allowed must contain a legal single-family or multi-family residence as an existing or proposed primary unit on the lot.
 - (d) Accessory dwelling units are accessory to the primary dwelling. Therefore, accessory dwelling units shall not be assigned an address separate from the primary dwelling unit. For multi-family residential dwellings, the project plans and application shall clearly identify the unit the proposed accessory dwelling unit is accessory to.
 - (e) Number of accessory dwelling units per lot:
 - i. For lots with proposed or existing single-family residence: one accessory dwelling unit provided the lot contains no other accessory dwelling unit. The lot

may contain one junior accessory dwelling unit in addition to an accessory dwelling unit.

- ii. For lots with existing multi-family residential dwellings: no more than 25% of the number of existing units, but at least one unit shall be permitted as accessory dwelling units constructed within the non-livable space (e.g. storage rooms, boiler rooms, hallways, attics, basements or garages) of the existing multifamily building structure provided that applicable building codes are met; or, no more than two detached accessory dwelling units (whichever is less), provided that no such unit shall be more than 16 feet in height, and each such unit complies with front yard setbacks and meets rear-yard and side-yard setbacks of four feet. The maximum square footage of detached accessory dwelling units on lots with existing multi-family residential dwellings shall comply with the limits set in NMC Section 18.17.14 (Lot Area Per Dwelling Unit).
- (f) Except as otherwise provided in this section, accessory dwelling units shall comply with all development requirements for new single-family dwelling units as specified for the land use district in which it is located, including, but not limited to, setbacks, height limitations, and total maximum lot coverage. Setback requirements shall be per 6(a) in this section.
- (g) All new accessory dwelling units must comply with California Building Code Standards as adopted in NMC Title 15 including fire sprinklers.
- (h) The accessory dwelling unit shall be architecturally compatible with the primary dwelling.
- (i) The accessory dwelling unit shall be provided with parking that is in addition to that required for the main dwelling. Parking for the main dwelling is pursuant to Chapter 18.38 (Off-Street Parking and Loading). Parking for accessory dwelling units shall be as listed below.
 - i. Parking spaces for a accessory dwelling unit shall be 9' X 20' and are not required to be covered or within a garage.
 - ii. The number of required spaces for the accessory dwelling unit shall be equal to one space per bedroom unit, except there is no parking requirement for an accessory dwelling unit that has no bedrooms (e.g. a studio).
 - iii. Parking can be provided in tandem in the existing driveway of the primary dwelling provided it does not encroach onto a public trail or sidewalk and otherwise complies with City parking requirements. Parking is not allowed within the required front or side yard setbacks unless it is within the existing driveway of the primary dwelling.
 - iv. The parking space requirement is waived if the location of the accessory dwelling unit is within ½ mile of a public transit bus stop.
 - v. There is no parking requirement of an accessory dwelling unit is part of a proposed or existing primary residence.
 - vi. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, those off-street parking spaces do not have to be replaced.

- (j) Siting. Subject to the setback requirements of 5(b) of this section a detached accessory dwelling unit may not be located within the area between front property line and the line parallel to, and touching, the back of the primary residence. On a corner lot the unit may not be located in the side yard adjacent to the street within the area between the street side property line and a line parallel to the most distant part of the primary dwelling.
- (j) Exterior entrance. There shall not be more than one exterior entrance on the front or on any street side of the building and no exterior stairway shall be located on the front of the primary dwelling.
- (k) Wall and/or fence requirement. A 6-foot high wall or fence shall be constructed and maintained along that portion of a side or rear yard boundary where an accessory dwelling unit is closer than five feet to the boundary, subject to the issuance of a building permit as needed.
- (l) Windows and doors are prohibited along walls adjacent to the side or rear property lines where the wall is closer than 10 feet to the property line.
- (m) Conversion of existing primary dwelling unit. An existing primary dwelling unit may be converted to an accessory dwelling unit if it complies with all applicable requirements of this Section and a building permit has been issued for a replacement primary dwelling unit.
- (n) Design. All new accessory dwelling units must comply with the following design requirements:
 - i. The exterior materials, colors, roof pitch and architecture shall match the primary unit.
 - ii. Accessory dwelling units shall not exceed the height level of the tallest existing legal structure on the lot or as required by the zone, whichever is less.
 - iii. Lighting shall not spill on to neighboring lots.
 - iv. Any attached accessory dwelling unit shall be attached to the living area of the primary dwelling unit by a common wall or floor/ceiling, and by an attached breezeway, porch, or patio.
 - v. Any new construction for a ground-level accessory dwelling unit shall be designed for accessibility standards including entrance capability, door and hallway widths, maneuvering space in kitchens and bathrooms, and structural reinforcements for grab bars.
- (n) An accessory dwelling unit shall not be considered a new residential unit for purposes of calculating connection fees or capacity fees for water and sewer services and are not required to be metered separately from the primary dwelling for any City utility or other public utility. No new private wastewater disposal systems shall be permitted for accessory dwelling units. For accessory dwelling units proposed on lots with existing septic systems, the existing septic system shall be expanded to accommodate the accessory dwelling unit unless sewer service is available within 200 feet of the property line. Where sewer service is available within 200 feet of the property line, one sewer connection to serve both units shall be installed prior to the issuance of an occupancy permit for the accessory dwelling unit.

- (o) Notwithstanding Chapter 18.44, there shall be no variance or exemption granted from the requirements contained in this section.
- (p) This section shall not validate any existing illegal unit. An accessory dwelling unit application for a minor site plan may be made pursuant to the provisions of Chapter 18.40 (Site Plan Review).
- (q) The accessory dwelling unit shall be assessed all applicable building permit and development impact fees.
 - i. Accessory dwelling units up to 750 square feet are exempt from impact fees.
 - ii. Accessory dwelling units 750 square feet or greater are subject to impact fees that are proportional to the relationship of the accessory dwelling unit to the primary dwelling.
- (r) Animal area required. For lots that do not have a recorded PAKA the proposed location of the accessory building must preserve an open animal area equal to 576 square feet multiplied by the allowed number of animal units (au) on the property (e.g. $576 \times 5 \text{ au} = 2,880$ square feet open animal area).
- (6) Junior accessory dwelling units: development requirements:
 - (a) Junior accessory units will be constructed within the walls of an existing or proposed single family residence and requires owner occupancy in the single-family residence where the unit is located.
 - (b) A junior accessory dwelling unit shall not exceed 500 square feet in size.
 - (c) Owner Occupancy: The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a primary residence either the primary dwelling or the junior accessory dwelling. Owner-occupancy is not required if the owner is a governmental agency, land trust, or "housing organization" as that term is defined in Government Code Section 65589.5(k)(2), as that section may be amended from time to time.
 - (d) Sale Prohibited: A junior accessory dwelling unit shall not be sold independently of the primary dwelling on the parcel.
 - (e) Short term rentals: The junior accessory dwelling unit shall not be rented for periods of 30 days or less.
 - (f) Location of Junior Accessory Dwelling Unit: A junior accessory dwelling unit shall be entirely within a single-family residence.
 - (g) Kitchen Requirements: The junior accessory dwelling unit shall include an efficiency kitchen, including a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
 - (h) Parking. No additional parking is required beyond that already required for the primary dwelling.
 - (i) Fire Protection; Utility Service. For the purposes of any fire or life protection ordinance or regulation or for the purposes of providing service for water, sewer, or power, a junior accessory dwelling unit shall not be considered a separate or new unit, unless the junior accessory dwelling unit was constructed in conjunction with a new single-family dwelling. No separate connection between the junior accessory dwelling unit and the utility shall be required for units created within a single-family dwelling, unless the junior

accessory dwelling unit is being constructed in connection with a new single-family dwelling.

- (7) Codes, covenants, and restrictions (CC&Rs). CC&Rs that either effectively prohibit or unreasonably restrict the construction or use of a accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use are void and unenforceable.
- (8) Finding: The following finding shall be made in order to approve an accessory dwelling unit or junior accessory dwelling permit:
 - (a) The accessory dwelling unit or junior accessory dwelling unit is compatible with the design of the main dwelling unit and the surrounding neighborhood in terms of height, architectural style, and exterior treatment.
- (5) Compliance with General Plan: An accessory dwelling unit and/or junior accessory dwelling unit which conforms to the standards of this section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the existing General Plan and land use designation for the lot.

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held July 29, 2020.

, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held July 29, 2020 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

RESOLUTION 2020-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN 91-02 AMENDMENT 11 AMENDING CHAPTER III, DEVELOPMENT REGULATIONS: SECTION C1 EQUESTRIAN RESIDENTIAL DISTRICT. SPECIFIC PLAN 91-02 AMENDMENT 11.

WHEREAS, the CITY OF NORCO initiated Amendment 11 to Specific Plan 91-02 (Norco Hills Specific Plan), to amend regulations regarding accessory dwelling units to incorporate state regulations regarding accessory dwelling units, along with regulations for caretaker dwellings; 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 July 29, 2020 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 exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines.

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

I. FINDINGS:

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

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled July 29, 2020 does hereby recommend to the City Council of the City of Norco that Specific Plan 91-02 Amendment 11, be adopted, thereby amending the Specific Plan as follows:

Chapter III, Section C1 Equestrian Residential District (c) Permitted Uses

~~6). Caretaker dwellings subject to NMC Section 18.30.46.~~

Chapter III, Section C1 Equestrian Residential District (d) Uses Permitted with a Conditional Use Permit

~~3). Caretaker dwellings.~~

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held July 29, 2020.

, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held July 29, 2020 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

RESOLUTION 2020-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN 99-01 AMENDMENT 9 AMENDING CHAPTER III, DEVELOPMENT REGULATIONS: SECTION B EQUESTRIAN RESIDENTIAL DISTRICT REGULATIONS: 1, ALLOWABLE USES. SPECIFIC PLAN 99-01 AMENDMENT 9.

WHEREAS, the CITY OF NORCO initiated Amendment 9 to Specific Plan 99-01 (Norco Ridge Ranch Specific Plan), to amend regulations regarding accessory dwelling units to incorporate state regulations regarding accessory dwelling units, along with regulations for caretaker dwellings; 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 July 29, 2020 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 exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines.

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

I. FINDINGS:

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

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled July 29, 2020 does hereby recommend to the City Council of the City of Norco that Specific Plan 99-01 Amendment 9, be adopted, thereby amending the Specific Plan as follows:

Chapter III, Section B, Equestrian Residential District: 1. Allowable Uses, (a) Permitted Uses

6). Caretaker dwellings subject to NMC Section 18.30.46.

Chapter III, Section B, Equestrian Residential District: 1. Allowable Uses, (b) Uses Permitted with a Conditional Use Permit

~~2). Caretaker dwelling.~~

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held July 29, 2020.

, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held July 29, 2020 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 29, 2020

SUBJECT: **Site Plan 2020-01 (Davey):** A request for approval of an Accessory Building Use Permit to allow an 825 square-foot workshop at 448 Carson Lane, located within the Norco Hills Specific Plan, Amendment No.1 area.

RECOMMENDATION: Determine if approval of Site Plan 2020-01 is warranted.

SUMMARY: The accessory building being proposed is a workshop. The building has been analyzed in accordance to the criteria for “All other Accessory Buildings” under Chapter 18.68 – “Accessory Building Use Permit”.

PROPERTY DESCRIPTION: The project site is a rectangular-shaped parcel consisting of about .50 acres/21,877 square feet, having a frontage on the south side of Carson Lane of 80 feet, a maximum depth of 273.46 feet, and the rear property line backs up to Norco Hills Road (ref. Exhibit “A” – Location Map and Exhibit “B” – APN Map).

The property is developed with a 3,610 square-foot, two-story home (1,734 sq.ft on the first floor and 1,876 sq.ft. on the second floor) with an attached 648 square-foot garage (ref. Exhibit “C” – Aerial and Site Photos). There are no detached accessory building on the property other than a small jacuzzi and palapa.

Most of the site is flat (an average grade of 4% or less) except at the rear of the property which consists of a Landscape Maintenance District (LMD) slope area. The approved drainage pattern for the property is from the back to the street. The site is surrounded by property in the Norco Hills Specific Plan (NHSP), Amendment No.1 area on all sides except on the south side, which are developed with residential homes. To the south, the property backs onto Norco Hills Road, which is also the border street between residential properties in the City of Corona.

PROJECT DESCRIPTION: As noted, the accessory building being proposed is for an 825 square-foot workshop (ref. Exhibit “D” – Application, Exhibit “E” – Site Plan, Exhibit “F” – Floor Plan, and Exhibit “G” – Building Elevations).

The proposal is a metal building, but is proposed to be sprayed with stucco flex on the outside and painted with colors to match the existing house. The building is proposed with six inch roof overhangs on all sides, a 4:12 pitched roof, a wall height of 8 feet, and a total building height of 14 feet (as measured from the finished grade to the peak).

The building is proposed at the rear of the property over 80 feet behind the existing home, a minimum of 57 feet away from the rear property line, and 7.5 and 39.5 feet from the side property lines. Access to the building is proposed from the east side of the existing house.

ANALYSIS: Residential accessory buildings that exceed 240 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 building was analyzed under the category of “All Other Accessory Buildings” which is discussed below:

ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR ALL OTHER ACCESSORY BUILDINGS – MANDATORY REQUIREMENTS		DOES THE PROJECT MEET THESE STANDARDS?
Land Use:	A workshop building is a permitted ancillary use in the Norco Hills Specific Plan, Amendment No.1 area.	YES
Maximum height:	Eight feet at roof eave with the same or lesser roof pitch as the primary dwelling. The maximum allowed height at the building peak is 14 feet. <i>(Building height for an accessory building is the vertical distance measured from finished floor to the highest point of the roof measured from the front (primary entry whether for vehicle or person) of the building.)</i>	YES The wall height (where the wall meets the roof) is proposed at 8 feet and the height of the building is proposed at 14 feet measured the roof peak. The proposed roof pitch does not exceed the roof pitch of the existing house (justified by the fact that the existing roof is a hip roof design and the house is two-story).
Maximum allowed size:	The lesser of 864 square feet or one-third the square footage of the primary dwelling footprint	YES (the building is proposed at 825 square feet)
Maximum allowed lot coverage:	Cannot exceed the maximum allowed lot coverage for all buildings that require a building permit, including all accessory buildings, based on the underlying zone of the property in question. In the NSHP, Amendment No.1 area, the maximum lot coverage for all permanent structures, including residential and accessory, shall not be more than 40% of the total lot area. Accessory structures shall not cover more than 15 % of the total lot area.	YES (15% total lot coverage is being proposed and 4% accessory building structure lot coverage is proposed)

Setbacks:	All portions of a proposed accessory building must meet the graduated setback requirement based on the height of any portion of the building per Exhibit 18.68.20-1 of Chapter 18.68. Accessory buildings on lots that have a recorded primary animal-keeping area (PAKA) are not subject to this setback requirement.	YES There is no PAKA on the property so the graduated setback applies. A minimum 5 foot setback is required from the wall and a minimum 14 foot setback is required to the peak of the structure. The building either meets or exceeds the minimum setback requirements on all sides.
Washroom	The maximum allowed size for a washroom/restroom is 50 square feet consisting only of a one basin sink and toilet.	N/A (not proposed)
Wall articulation	Any side of a building that exceeds 20 feet shall be required to include doors and/or windows for articulation.	YES (ref. Exhibit "G" for the building elevations)
Interior walls	No interior wall separations are allowed with the exception of the washroom/restroom.	YES (ref. Exhibit "F" for the Floor Plan)
Exterior Design and materials	Exterior wall finishes shall include materials, style, and colors of the primary dwelling (e.g., brick, siding, stucco, etc.); or can consist of materials, features, and colors typical of a barn vernacular, for approval by the Architectural Review Subcommittee (ARC) pursuant to the requirements of Chapter 18.41 (Architectural Review) prior to proceeding to the Planning Commission for its review.	TO BE DETERMINED BY THE PLANNING COMMISSION The Architectural Review Board reviewed the architecture and had no recommendations for changes.
Open animal keeping area buffer	A five-foot buffer shall be maintained around the required open animal area where the open animal area is adjacent to a property line or an existing or proposed structure	YES (ref. Exhibit "E" for the site plan)
Septic/Sewer	For any RV dump, interior floor drainage, and/or restroom proposed within an accessory building on a property that is on a septic system, the applicant shall provide a septic system analysis by a septic system engineer that the existing system can accommodate the proposed additional capacity. If the existing system cannot support the additional capacity then the proposed building cannot include an RV dump, interior floor drainage, or restroom without prior connection (including fees) to the City sewer system.	N/A

ACCESSORY BUILDING ANALYSIS: APPLICATION	WHAT IS THE IMPACT?
---	----------------------------

INFORMATION AND OTHER DISCRETIONARY REVIEW.		
Grading:	How many cubic yards of soil will need to be moved in the preparation of a pad site?	LESS THAN SIGNIFICANT Minimal (less than 60 cubic yards) soil will be moved since the buildings will be placed on relatively flat land. Moving 60 cubic yards or more will require a grading permit.
Drainage:	What is the existing drainage pattern and how will the building impact that flow.	LESS THAN SIGNIFICANT With the new building, the drainage will emulate the approved drainage pattern for the property.
Animal Keeping Area:	<ol style="list-style-type: none"> 1. Rectangular in shape, minimum 24 feet on any side. 2. Equal to 576 square feet per animal unit allowed (five animal units allowed) 	<p>TO BE DETERMINED BY THE PLANNING COMMISSION</p> <p>A minimum of 2,880 square feet is required and is provided behind the existing house and north of the proposed building (where noted on the attached site plan). Access to the subject building does not have to cross the designated open animal keeping area. In addition to the required area, the required minimum five-foot setback to a property lines and structure is also being provided. The Planning Commission can use this information to determine if the proposed building will impact the animal keeping potential of the lot.</p>
View:	Does the location for size of the proposed building negatively impact the view of adjoining properties?	<p>TO BE DETERMINED BY THE PLANNING COMMISSION</p> <p>The Planning Commission will have to determine if the proposed building will negatively impact the view of adjoining properties (ref Exhibit "H" View Analysis).</p>

PROJECT REVIEWS:

Architectural Review Sub-Committee (ARC): The ARC had no concerns over the architecture.

IMPACT ANALYSIS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

Staff has determined that this project can be except from CEQA review per Class 32 – In-fill Development Projects. There are categories of projects identified in CEQA (categorical exemptions) for which if a project meets the definition criteria it is exempt from CEQA review. One of those categories is “In-Fill Development.” Most of the City’s properties developed with residential uses meet the definition criteria of this category: 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. For a residential project that could be anticipated to create significant impacts relating to noise, traffic, air quality, water quality, public safety, etc. then it might not be exempt from CEQA and would have to have a full Initial Study analysis which would likely result in the adoption of a Negative Declaration once mitigation measures for the impacts have been identified for approval with the project.

Notices were mailed to surrounding property owners within a 300-foot radius (with at least 25 properties notified as required by the accessory building ordinance). No written comments were received at the time this report was written.

Along with the review of standard requirements, the Planning Commission will have to determine if the design of the building is acceptable as determined by the ARC, if the proposed building will impact the animal keeping potential of the lot, and if the building will impact the view of adjoining properties. A resolution of approval has been attached should the Planning Commission determine to approve the project.

- Attachments:
- Resolution 2020-25
 - Exhibit “A” – Location Map
 - Exhibit “B” – APN MAP
 - Exhibit “C” – Aerial and Site Photos
 - Exhibit “D” – Application
 - Exhibit “E” – Site Plan
 - Exhibit “F” – Floor Plan
 - Exhibit “G” – Building Elevation
 - Exhibit “H” – View Analysis

RESOLUTION 2020-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, AN ACCESSORY BUILDING USE PERMIT TO ALLOW AN 825 SQUARE-FOOT WORKSHOP AT 448 CARSON LANE, LOCATED WITHIN THE NORCO HILLS SPECIFIC PLAN, AMENDMENT NO.1 AREA. SITE PLAN 2020-01.

WHEREAS, WILLIAM AND DORIS DAVEY submitted an application for an Accessory Building Use Permit to the City of Norco, California under the provisions of Chapter 18.68, Title 18 of the Norco Municipal Code, on property located at 448 Carson Lane (APN 123-481-003).

WHEREAS, at the time set; at 7 p.m. on July 29, 2020 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place set, said Planning Commission considered the aforesaid application and received both oral and written testimony pertaining to said application; and

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

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

I. FINDINGS:

A. The requested accessory building use permit is consistent with the General Plan and zoning requirements of the zone in which the property in question is located including the protection of adequate open animal areas on lots where the keeping of large animals is permitted.

B. The requested accessory building use permit will not have an adverse effect on the public convenience or general welfare of persons residing or working in the neighborhood thereof and will not adversely affect adjoining land uses including runoff and drainage impacts and architectural compatibility.

C. 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 July 29, 2020 that the application for Accessory Building Use Permit application is approved, subject to the conditions provided in Chapter 18.68 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based Exhibit "E" – Site Plan, Exhibit "F" – Floor Plan and Exhibit "G" – Building Elevations dated May 13, 2020 and incorporated herein by reference and on file with the Planning Department. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Department for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit. All mandatory requirements of the NMC are applicable as they pertain to accessory buildings.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Department for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of the buildings shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. The building shall complement the existing house in color or in the colors as approved by the Planning Commission.
9. A home occupation business shall not be permitted from the subject buildings.
10. Any restrictions or conditions required by the approving body or other approving body on appeal in the granting of an accessory building use permit under the provisions of Chapter 18.68 must be complied with. If such conditions or requirements are not met, the Planning Commission shall hold a hearing in the manner as set forth in Chapter 18.46 (Revocation and Expiration of Permits and Variances).
11. Building permits for this accessory building are issued within the confines of this approval. Any violation of a condition resulting in a revocation of this approval may result in an order to remove the accessory building at the owner's expense.
12. A copy of the approved site plan, together with the conditions, if any required by the approving body, shall be recorded with the Riverside County Recorder's Office prior to the issuance of a building permit.
13. Prior to the issuance of a building permit the applicant shall provide a grading and drainage impact analysis, signed and stamped by a certified engineer, for approval by the Engineering Division.

##

Resolution 2020-25
Page 4
July, 29, 2020

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 29, 2020.

, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held July 29, 2020 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

123-48
123-53

I.R.A. 015-007

POR. SE 17 T. 35. R. 6W
CITY OF NORCO CORONA

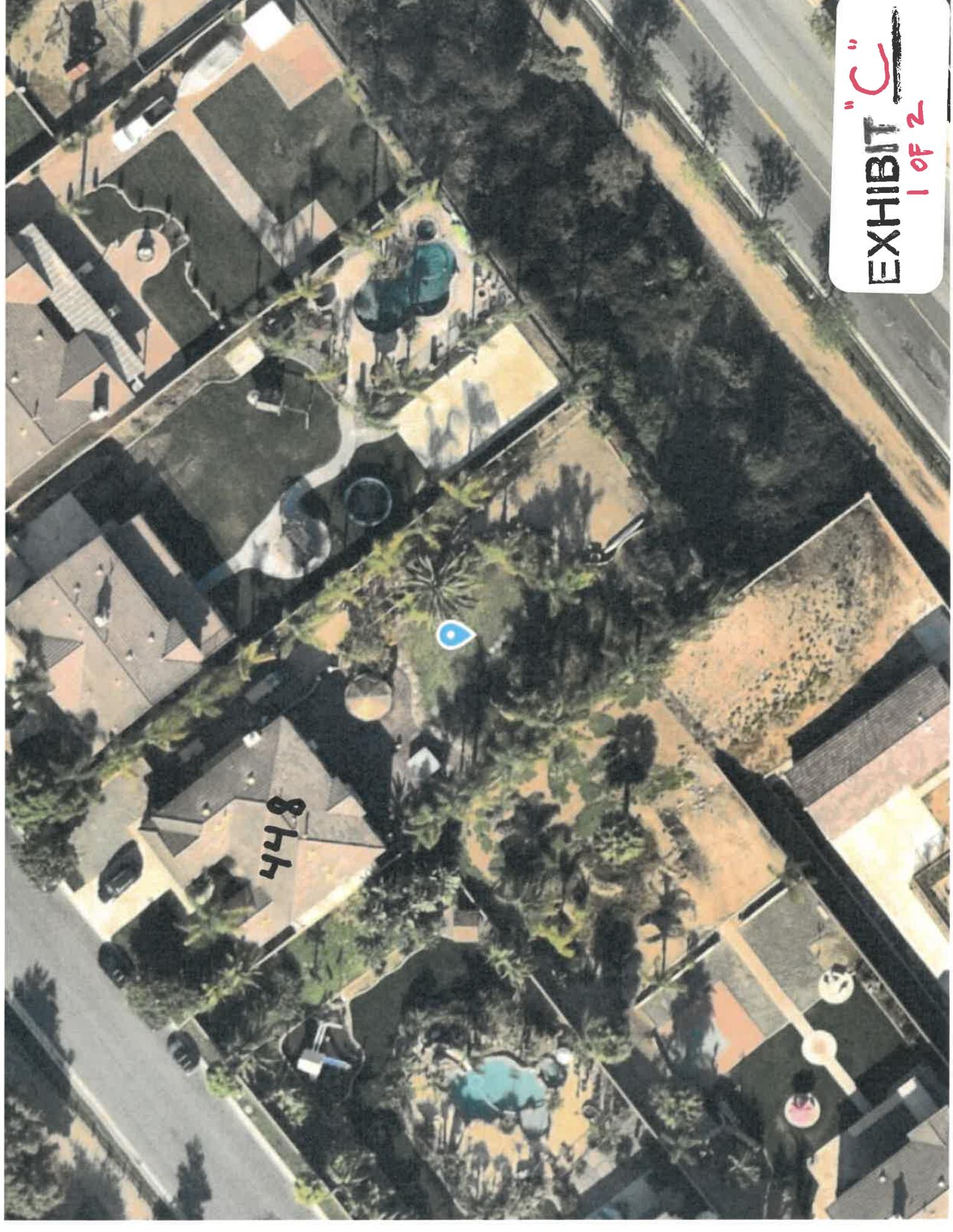
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



MB 295/46-53 TR NO 28626
Mar. 2001

ASSESSOR'S MAP BK123 PG. 48
Riverside County, Calif.

"B"
EXHIBIT



844



EXHIBIT "C"
1 of 2



Exhibit "C"
2 of 2
Site Plan 2020-01



CITY OF NORCO

UNIFORM APPLICATION

File No: SP 2000 21
 Related Files:
 Date Filed: 3/16/20
 Fees Paid: 13,395-

GENERAL INFORMATION:

Project Location: <u>448 CARSON LN</u> <u>NORCO</u>	
Property Owner: <u>WILLIAM & DORIS CHAVEY</u>	Applicant:
Address: <u>448 CARSON LANE, NORCO</u>	Address:
Telephone: <u>?</u>	Telephone:
Fax:	Fax:
Email:	Email:
Engineer:	Architect:
Address:	Address:
Telephone:	Telephone:
Fax:	Fax:
Email:	Email:
General Plan: <u>R</u>	Site Acreage: <u>.52.50</u>
Zoning: <u>NH1</u>	Assessor's Parcel Number: <u>123-491-003</u>
Description of Proposal: <u>Work Shop with small wash room</u>	

REQUESTED REVIEW:

<input type="checkbox"/> Conditional Use Permit (includes major, minor, and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input checked="" type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model homes sales complex, wall and fence plan review, and accessory building use permit)	<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 certify 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: <u>[Signature]</u>	Applicant: <u>[Signature]</u>
Date: <u>4-29-2020</u>	Date: <u>4-29-2020</u>

EXHIBIT D

DISCRETIONARY PROJECT REVIEW (ADDITIONAL INFORMATION)

Please note that the approval of an accessory building is at the discretion of the Planning Commission and is not the automatic right of the applicant. Please refer to the requirements above when answering the attached questions as needed. A proposed accessory building not designed to park large vehicles or shelter large animals needs to minimally meet the non-discretionary requirements listed above before it can be considered for approval by the Planning Commission. To assist the Planning Commission in its discretionary review the applicant needs to provide the attached additional information (answer all questions not shaded).

INSPECTIONS (ADDITIONAL INFORMATION)

Please note that in addition to required building permit and grading permit inspections all buildings approved with an Accessory Building Use Permit shall be subject to immediate inspection by City Officials upon a 24-hour notice to the resident to ensure that no unauthorized use is occurring pursuant to the approved permit.

RECORDATION (ADDITIONAL INFORMATION)

Please note that the approved site plan, together with the conditions, if any required by the approving body, shall be recorded with the Riverside County Recorder's Office prior to the issuance of a building permit.

1. Property size: What is the square-footage of the property in question? 21,877
(Correct and scaled dimensions of the property need to be shown on the site plan)
2. Lot coverage: What is the proposed building coverage as a percentage of the flat pad portion of the lot in question for all existing and proposed buildings (including pools and a five-foot coping area around the pools)? 15%
(All existing and proposed buildings, including pools and coping areas, need to be correctly located and scaled correctly on the site plan)
(The flat pad of the lot is a total of all portions of the lot that are at 4% grade or less)

OFFICE USE: Does the proposed building meet lot coverage allowances?

YES NO

3. Building use: What are the proposed uses of the building? Shop
4. Building size: What is the square footage of the proposed building? 825

OFFICE USE: Does the proposed building meet the size limitation for the proposed use?

YES NO

5. Building height: What is the proposed building height at roof eave? 8'
What is the proposed building height at the highest point? 14'

OFFICE USE: Does the proposed building height meet the height limitation for the proposed use?

YES NO

6. Building setbacks: What are the proposed building setbacks of the proposed structure to property lines and nearest buildings? See ATTACHED site PLAN

(All proposed building setbacks to property lines and nearest existing buildings, including pools and coping areas, need to be correctly labeled and scaled on the site plan)

OFFICE USE: Does the proposed building meet setback and building separation requirements?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
---	---	-----------------------------

7. Building floor plan:

- Is a restroom or washroom proposed? YES NO
- Are any interior wall separations proposed? YES NO *(only for restroom)*

OFFICE USE: Is the proposed building designed in accordance with the type of building requested?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
--	---	-----------------------------

8. Grading: How many cubic yards of soil will need to be moved in the preparation of a pad site for the construction of the proposed building? 2

Is the area of the subject site where the building is proposed flat (4% grade or less)? YES NO

If not, will the building pad require cutting into an existing slope, or? YES NO

Will fill material be needed to create the building pad? YES NO

What is the differential between the finished building pad and the site elevation measured two feet from the building on all sides? _____

Will the location of the building or the required grading affect existing drainage and run-off patterns with the potential to create drainage impacts to neighboring properties? YES NO

If yes, what on-site retaining features are being proposed so as not to increase amount, or rate of flow, of run-off to adjoining properties from existing conditions (prior to the proposed building)?

If no, explain why there would be no impact. *Neighboring property is at a higher elevation - good drainage to street.*

(All proposed grading including any proposed cut and fill material needs to be shown on the site plan including the areas where cut or fill will occur. The site plan needs to show existing drainage patterns prior to the building and if those patterns will change after the building is constructed. If those patterns will change, the proposed drainage pattern post construction also needs to be shown on the site plan including any on-site retaining facilities that the City determines is needed. The applicant may be required to provide a cubic-feet-per-second (CFS) change analysis to determine if on-site retaining will be needed).

OFFICE USE: Does the proposed building and related grading avoid creating potential run-off and drainage impacts to adjoining properties?

YES NO

9. Drainage and run-off: What is the existing drainage pattern on-site prior to construction of the proposed accessory building (show on site plan)?

During a storm event or irrigation run-off does your property currently take run-off from neighboring properties?

YES NO

If so, indicate where and from what properties on the site plan.

If not, indicate on the site plan where run-off from neighboring properties drains to.

Is your property located in a 100-year or 500-year flood zone as shown on the Flood Insurance Rate Maps (FIRM) by the Federal Emergency Management Agency (FEMA)? (Maps located at City Hall)

YES NO

If so, indicate which zone, and location of the zone on the site plan, and indicate what mitigation measures will be needed to address the impact of being in that zone. _____

How will the existing drainage flow and run-off patterns be changed after construction of the accessory building (show on site plan)? *there will be no change.*

What will be the change in flow rate of storm run-off from the proposed building? _____

OFFICE USE: Does the proposed building and site design protect adjacent properties from a significant increase in run-off and/or significant changes to existing drainage conditions?

YES NO

10. Animal-keeping area: Does the location of the structure preserve adequate open animal area on the property (as defined in the zoning requirements)?

YES NO

Is there an open animal area equal to 576 square feet X allowed number of animal units? YES NO

Is there a 5-foot buffer between the open animal area and property lines and buildings? YES NO

Does vehicular access to the accessory building have to cross the open animal area? YES NO

OFFICE USE: Does the proposed building preserve an adequate open animal area including any required buffer areas?

To Be Determined By The Planning Commission YES NO

11. Architecture: Does the design of the building incorporate the materials, style, and colors of the primary residence; or do the materials, features, and colors establish a barn vernacular? YES NO

If yes, what are the exterior wall finishes of the primary dwelling that have been incorporated into the design of the building; or what are the design features of a barn vernacular that have been incorporated?

Shop will be painted the same colors as the house.

If yes, what is/are the colors of the primary dwelling and what will the color of the proposed building be?

cream with dark brown trim.

OFFICE USE: Is the design of the proposed building compatible in design with the primary dwelling?

To Be Determined By The Planning Commission YES NO

12. View: Does the location or size of the proposed building negatively impact the view of adjoining properties? YES NO

If yes, what views will be impacted? _____

CARSON LANE

SITE PLAN

OWNER:

WILLIAM DAVEY

ADDRESS:

448 CARSON LN.

NORCO, 92860

TELEPHONE: 714-585-3372

EMAIL: onlyinnorco@yahoo.com

SCALE: 1" = 20'

ZONING: NHSP AMENDMENT 1 AREA

LOT SIZE: 21,877 SQ. Ft.

EX FIRST FLOOR: 1734 SQ. Ft.

EX GARAGE: 648 SQ. Ft.

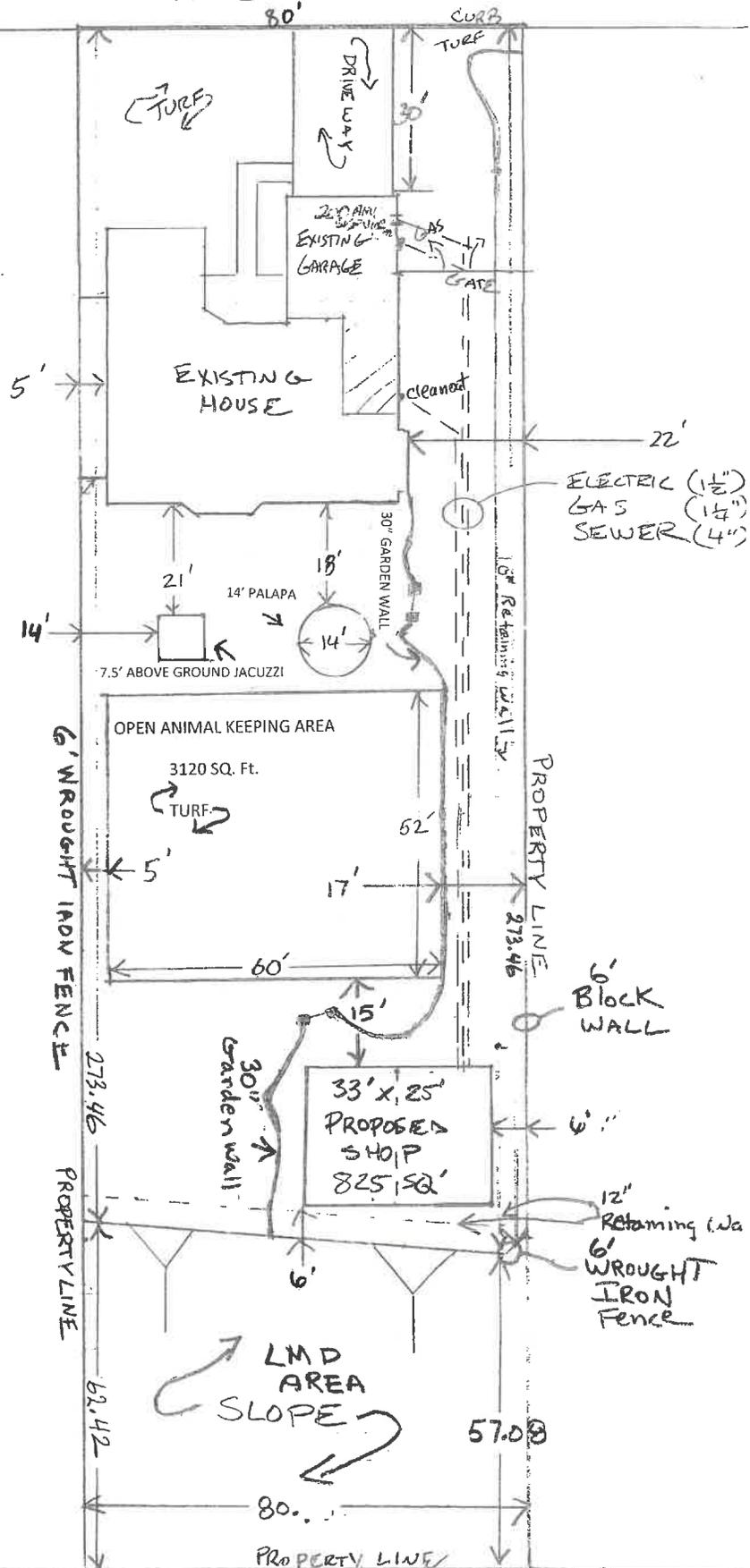
EX PORCH: 98 SQ. Ft.

PROPOSED WORKSHOP: 825 SQ. Ft.

TOTAL: 3305 SQ. Ft.

LOT COVERAGE: 15%

ACCESSORY BUILDING COVERAGE: 4%



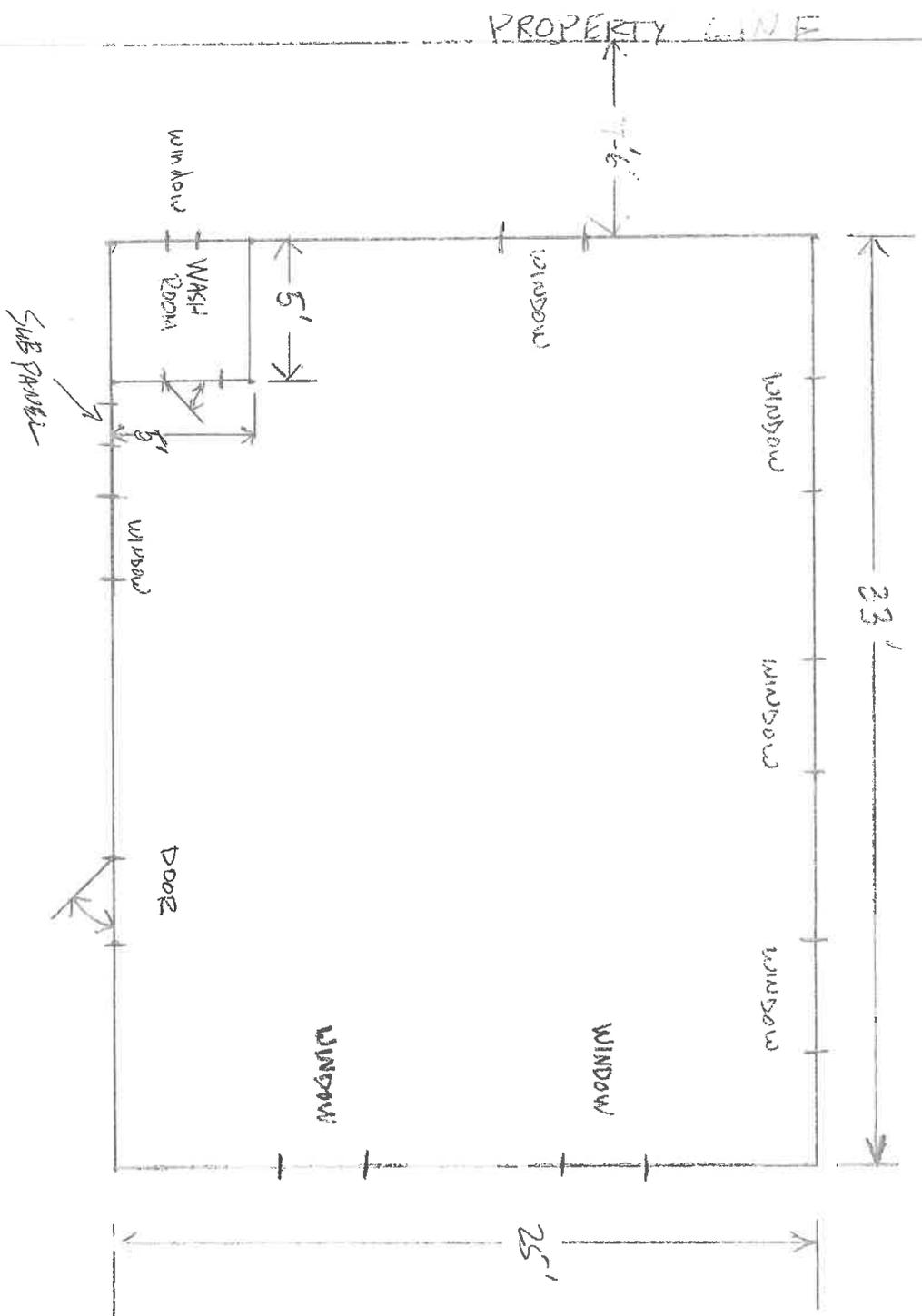
RECEIVED

MAY 13 2020

BUILDING & SAFETY

NORCO HILLS ROAD

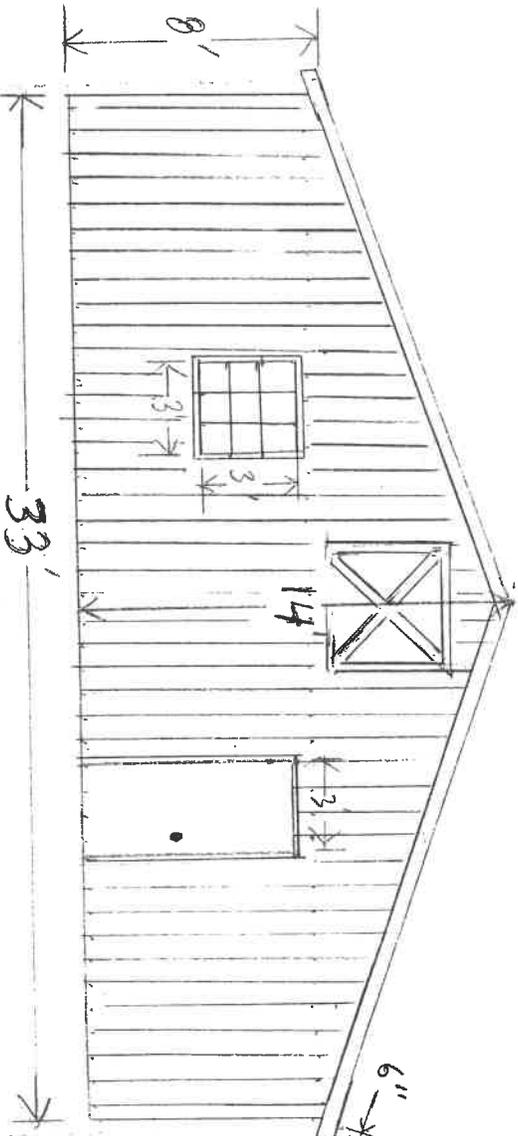
EXHIBIT 'E'



SCALE 1/4" = 1'

EXHIBIT "F"
5/13/20

- FRONT -

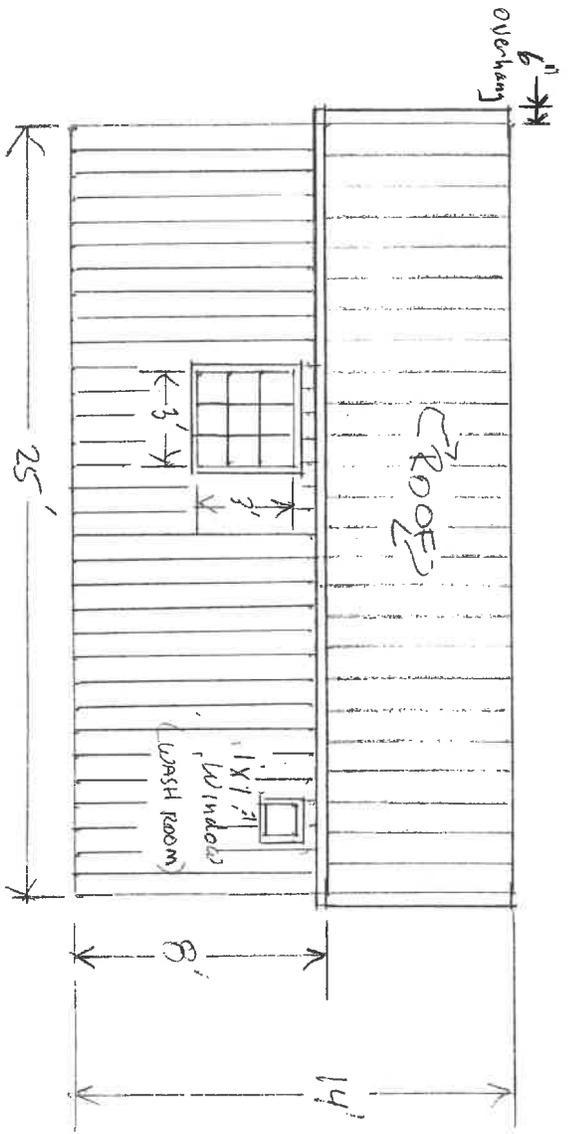


SCALE: 1/4" = 1'

Roof PITCH: 35 %
4:12

6" →
6" FASCIA

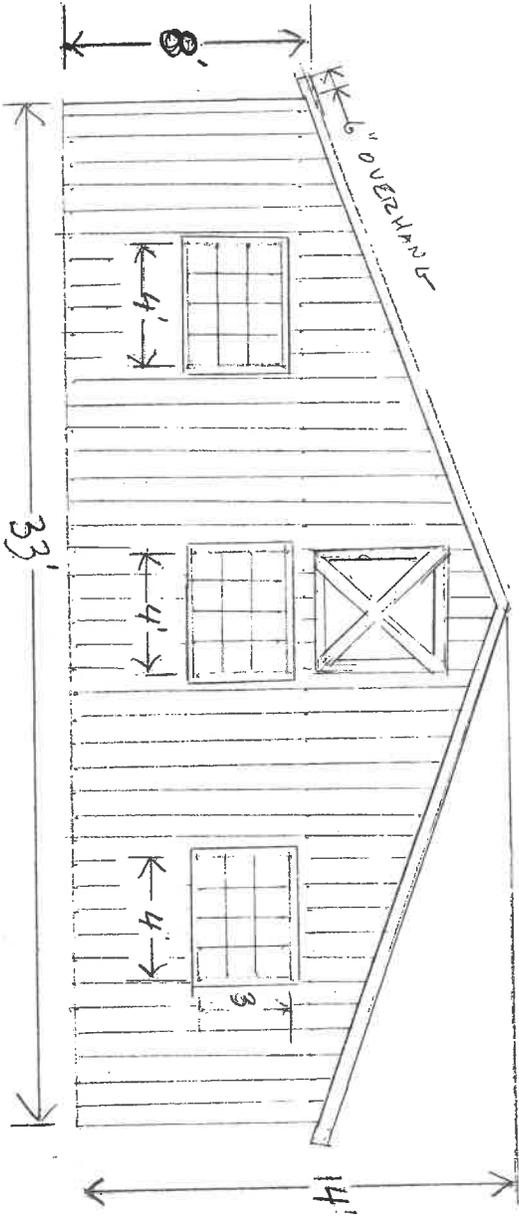
EXHIBIT "G"
S/13/20
1 OF 4



LEFT SIDE

SCALE 1/4" = 1'

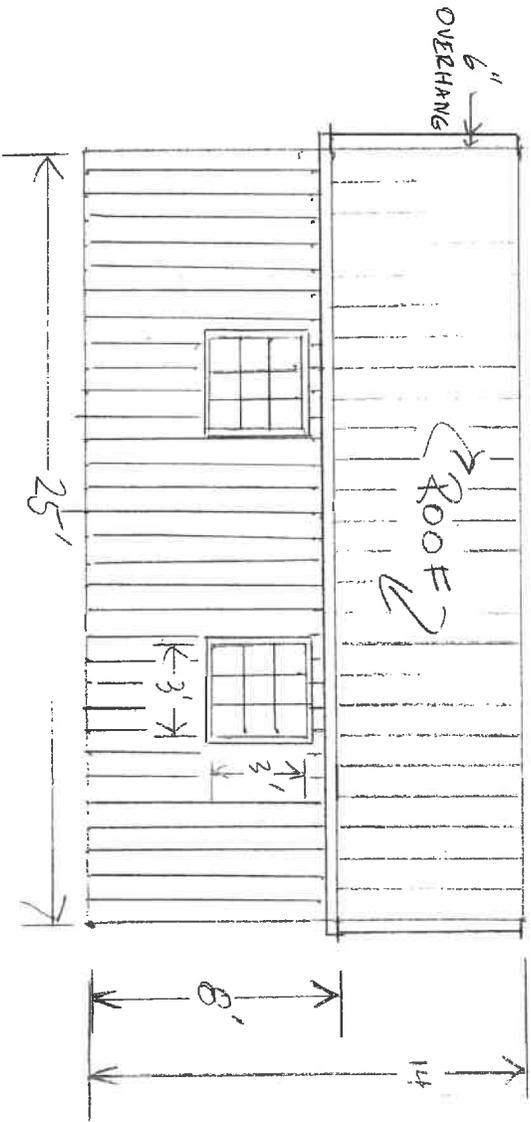
EXHIBIT "G"
 S/13/20
 2 of 4



REAR

SCALE 1/4" = 1'

EXHIBIT "G"
 3 of 4
 5/13/20



RIGHT SIDE

SCALE 1/4" = 1'

EXHIBIT "G"

4 OF 4

5/13/20

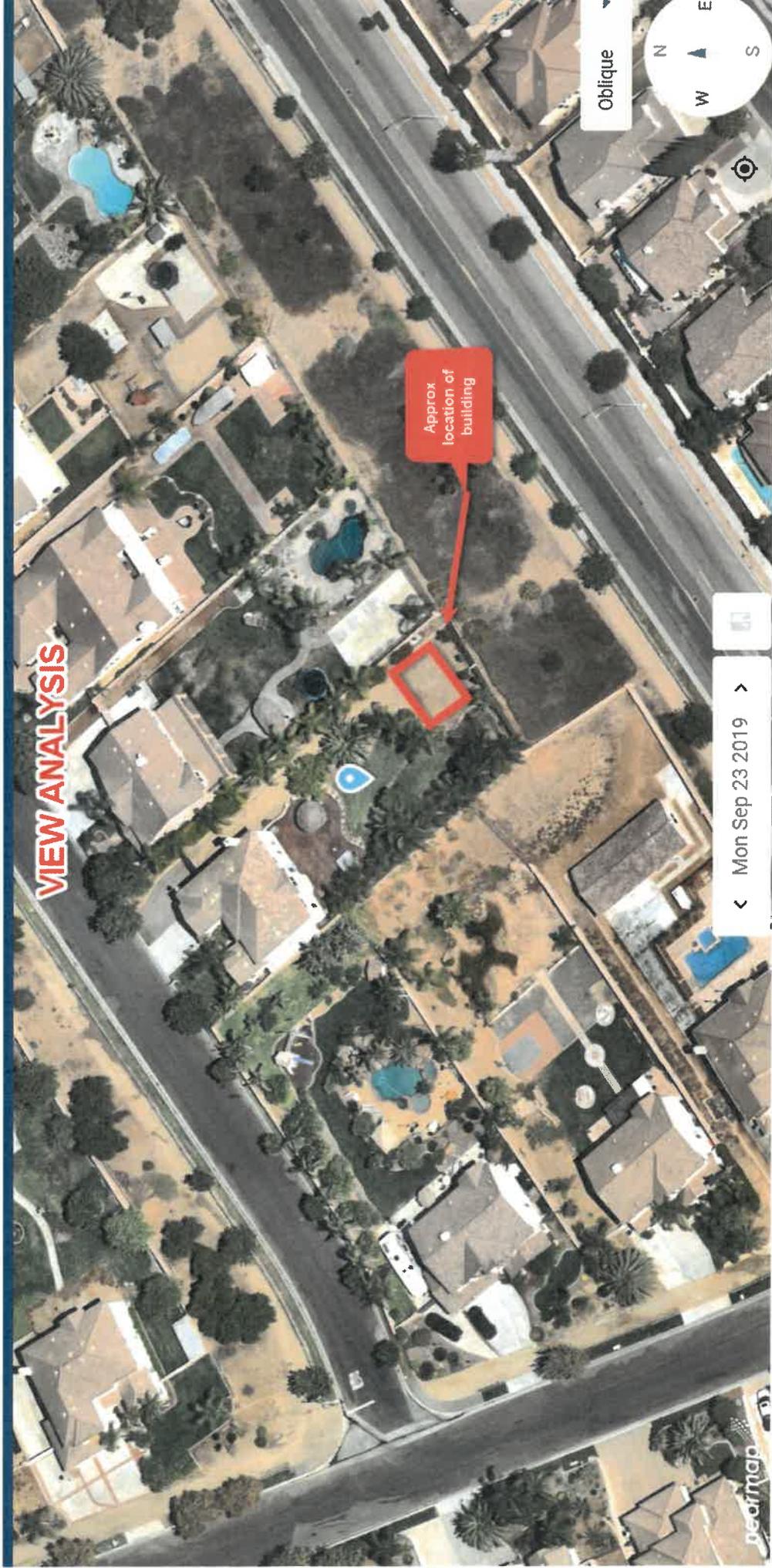


EXHIBIT "H"

.CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 29, 2020

SUBJECT: **Site Plan 2020-03 (Dietrich):** A request for approval of an Accessory Building Use Permit to allow a 735 square-foot garage and 613 square-foot animal keeping barn at 390 Cavaletti Lane, located within the Norco Ridge Ranch Specific Plan

RECOMMENDATION: Determine if approval of Site Plan 2020-03 is warranted.

SUMMARY: The accessory building requested for approval is a large vehicle parking building/garage and an animal keeping barn. The garage has been analyzed in accordance to the criteria for “Large Vehicle Parking Building” and the barn has been analyzed in accordance to the criteria for “Animal-Keeping Shelters for Large Animals” under Chapter 18.68 – “Accessory Building Use Permit”.

PROPERTY DESCRIPTION: The project site is a rectangular-shaped parcel consisting of about .60 acres/26,035 square feet, having a frontage on the south side of Cavaletti Lane of 80 feet, and a maximum depth of 326.75 feet (ref. Exhibit “A” – Location Map and Exhibit “B” – APN Map). The property has a recorded Primary Animal Keeping Area (PAKA) of 2,160 square feet.

The property is developed with a 2,660 square-foot, single story home with an attached 656 square-foot garage, front porch and rear patio (ref. Exhibit “C” – Aerial and Site Photos). The site is adjacent to properties in the NRRSP developed with residential uses, except on the south side which is a hillside area.

The property is not completely flat (an average grade of 4% or less) being that there is a slope at the rear of the property, but consists of a flat pad of approximately 16,864 square feet. The approved drainage pattern for the property is from the back to the street.

PROJECT DESCRIPTION: As noted, the accessory buildings being proposed is for a 735 square-foot large vehicle parking garage and a separate 613 square-foot large animal keeping barn (ref. Exhibit “D” – Application, Exhibit “E” – Site Plan, Floor Plans and Building Elevations).

Both are metal buildings with composite wall panels that are powder coated and grey in color to match the existing house. Both buildings are proposed with wall height of about 9 feet 1 inch, a 3:12 roof pitch and a building height of 12 feet 6 inches.

Both buildings are proposed behind the existing home with setbacks as noted on the attached site plan, but will not be in the PAKA. Both buildings will be in front of the PAKA and required 15-foot access way to the PAKA is provided in between both buildings.

ANALYSIS: Residential accessory buildings that exceed 240 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 garage was analyzed under the category of “Large Vehicle Parking Buildings” category discussed below:

ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR LARGE VEHICLE PARKING BUILDING– MANDATORY REQUIREMENTS		DOES THE PROJECT MEET THESE STANDARDS?
Land Use:	A large vehicle building/garage is a permitted ancillary use in the NRRSP	YES
Maximum height:	16 feet at roof eave with the same or lesser roof pitch as the primary dwelling. The maximum allowed height at the peak shall be 18 feet. <i>(Building height for an accessory building is the vertical distance measured from finished floor to the highest point of the roof measured from the front (primary entry whether for vehicle or person) of the building.)</i>	YES The wall height (where the wall meets the roof) is proposed at 9’1’ feet and the height of the building is proposed at 12 feet 6 inches measured to the peak. The proposed roof pitch does not exceed the roof pitch of the existing house.
Maximum allowed size:	Maximum allowed size: 1,000 square feet	YES The building is 735 square feet.
Maximum allowed lot coverage:	Cannot exceed the maximum allowed lot coverage for all buildings that require a building permit, including all accessory buildings, based on the underlying zone of the property in question. In the NRRSP, the maximum lot coverage for all permanent structures shall not be more than 40% of the total flat pad.	YES 32% coverage is being proposed for all structures.
Setbacks:	All portions of a proposed accessory building must meet the graduated setback requirement based on the height of any portion of the building per Exhibit 18.68.20-1 of Chapter 18.68. Accessory buildings on lots that have a recorded primary animal-keeping	YES There is a recorded PAKA on the property so the graduated setback does not apply. A minimum 5

	area (PAKA) are not subject to this setback requirement.	foot setback is required from side and rear property lines
Washroom	The maximum allowed size for a washroom/restroom is 50 square feet consisting only of a one basin sink and toilet.	N/A not proposed
Wall articulation	Any side of a building that exceeds 20 feet shall be required to include doors and/or windows for articulation	YES (ref. Exhibit "E" for the Building Elevations).
Interior walls	No interior wall separations are allowed with the exception of the washroom/restroom.	YES (ref. Exhibit "E" for the Floor Plans)
Exterior Design and materials	Exterior wall finishes shall include materials, style, and colors of the primary dwelling (e.g., brick, siding, stucco, etc.); or can consist of materials, features, and colors typical of a barn vernacular, for approval by the Architectural Review Subcommittee (ARC) pursuant to the requirements of Chapter 18.41 (Architectural Review) prior to proceeding to the Planning Commission for its review.	TO BE DETERMINED BY THE PLANNING COMMISSION The Architectural Review Board reviewed the project and had no recommendations for changes.
Open animal keeping area buffer	A five-foot buffer shall be maintained around the required open animal area where the open animal area is adjacent to a property line or an existing or proposed structure	N/A Does not apply because there is a recorded PAKA on the property.
Septic/Sewer	For any RV dump, interior floor drainage, and/or restroom proposed within an accessory building on a property that is on a septic system, the applicant shall provide a septic system analysis by a septic system engineer that the existing system can accommodate the proposed additional capacity. If the existing system cannot support the additional capacity then the proposed building cannot include an RV dump, interior floor drainage, or restroom without prior connection (including fees) to the City sewer system.	N/A

The proposed barn was analyzed under the category of "Animal-Keeping Shelters for Large Animals" discussed below.

ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR ANIMAL-KEEPING SHELTERS FOR LARGE ANIMALS – MANDATORY REQUIREMENTS		DOES THE PROJECT MEET THESE STANDARDS?
Land Use:	A barn for large animals is a permitted ancillary use is a permitted ancillary use in the NRRSP	YES
Maximum	Tent feet at roof eave with the same or lesser roof	YES

height:	<p>pitch as the primary dwelling. The maximum allowed height at the building peak is 18 feet.</p> <p><i>(Building height for an accessory building is the vertical distance measured from finished floor to the highest point of the roof measured from the front (primary entry whether for vehicle or person) of the building.)</i></p>	<p>The wall height (where the wall meets the roof) is proposed at 9'1' feet and the height of the building is proposed at 12 feet 6 inches measured to the peak. The proposed roof pitch does not exceed the roof pitch of the existing house.</p>
Maximum allowed size:	<p>Equal to the allowed number of animal units (AUs) on the subject property multiplied by 225 square feet, plus an additional 225 square feet for every five AUs allowed for tack and feed storage.</p>	<p>YES Six large animal units are allowed so a barn of 1,575 square feet would be allowed. The proposed bar is 613 square feet.</p>
Maximum allowed lot coverage:	<p>Cannot exceed the maximum allowed lot coverage for all buildings that require a building permit, including all accessory buildings, based on the underlying zone of the property in question. In the NRRSP, the maximum lot coverage for all permanent structures shall not be more than 40% of the total flat pad.</p>	<p>YES 32% coverage is being proposed for all structures</p>
Setbacks:	<p>All portions of a proposed accessory building must meet the graduated setback requirement based on the height of any portion of the building per Exhibit 18.68.20-1 of Chapter 18.68. Accessory buildings on lots that have a recorded primary animal-keeping area (PAKA) are not subject to this setback requirement.</p>	<p>YES There is a recorded PAKA on the property so the graduated setback does not apply. A minimum 5 foot setback is required from side and rear property lines.</p>
Washroom	<p>The maximum allowed size for a washroom/restroom is 50 square feet consisting only of a one basin sink and toilet.</p>	<p>N/A not proposed</p>
Wall articulation	<p>Any side of a building that exceeds 20 feet shall be required to include doors and/or windows for function.</p>	<p>YES (ref. Exhibit "E" for the Building Elevations).</p>
Interior walls	<p>The only allowed interior wall separations are for stall enclosures, the separate tack and feed rooms, and for the washroom/restroom.</p>	<p>YES (ref. Exhibit "E" for the floor plan)</p>
Exterior design and materials	<p>No roll-up garage doors are allowed. 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.</p>	<p>YES No roll up doors are proposed and the barn is completely open on two sides but secured with pipe fencing. No windows are proposed.</p>

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 10 feet measured from the floor.	WILL BE A CONDITION OF APPROVAL FOR THE PROJECT IN CASE ELECTRICAL IS ADDED
Septic/Sewer	For any interior floor drainage and/or restroom proposed within an accessory building on a property that is on a septic system, the applicant shall provide a septic system analysis by a septic system engineer that the existing system can accommodate the proposed additional capacity. If the existing system cannot support the additional capacity then the proposed building cannot include interior floor drainage or a restroom without prior connection (including fees) to the City sewer system.	N/A

ACCESSORY BUILDING ANALYSIS: APPLICATION INFORMATION AND OTHER DISCRETIONARY REVIEW.		WHAT IS THE IMPACT?
Grading:	How many cubic yards of soil will need to be moved in the preparation of a pad site?	LESS THAN SIGNIFICANT Minimal (less than 60 cubic yards) soil has been or will be moved since the buildings are/will be placed on relatively flat land. Moving 60 cubic yards or more will require a grading permit.
Drainage:	What is the existing drainage pattern and how will the building impact that flow.	LESS THAN SIGNIFICANT With the subject buildings, the drainage must and will emulate existing drainage pattern.
Animal Keeping Area:	<ol style="list-style-type: none"> 1. Rectangular in shape, minimum 24 feet on any side. 2. Equal to 576 square feet per animal unit allowed (seven animal units allowed) 	N/A Does not apply because there is a recorded PAKA on the property.
View:	Does the location for size of the proposed building negatively impact the view of adjoining properties?	TO BE DETERMINED BY THE PLANNING COMMISSION The Planning Commission will have to determine if the proposed buildings will negatively impact the view of adjoining properties (ref. Exhibit "C" View Analysis).

PROJECT REVIEWS:

Architectural Review Sub-Committee (ARC): The ARC had no concerns over the architecture.

IMPACT ANALYSIS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

Staff has determined that this project can be except from CEQA review. There are categories of projects identified in CEQA (categorical exemptions) for which if a project meets the definition criteria it is exempt from CEQA review. One of those categories is "In-Fill Development." Most of the City's properties developed with residential uses meet the definition criteria of this category: 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. For a residential project that could be anticipated to create significant impacts relating to noise, traffic, air quality, water quality, public safety, etc. then it might not be exempt from CEQA and would have to have a full Initial Study analysis which would likely result in the adoption of a Negative Declaration once mitigation measures for the impacts have been identified for approval with the project.

Notices were mailed to surrounding property owners within a 300-foot radius (with at least 25 properties notified as required by the accessory building ordinance). No written comments were received.

Along with the review of standard requirements, the Planning Commission will have to determine if the design of the building is acceptable as determined by the ARC, if the proposed building will impact the animal keeping potential of the lot, and if the building will impact the view of adjoining properties. A resolution of approval has been attached should the Planning Commission determine to approve the project.

Attachments: Resolution 2020-28
 Exhibit "A" – Location Map
 Exhibit "B" – APN MAP
 Exhibit "C" – Aerial and Site Photos and View Analysis
 Exhibit "D" – Application
 Exhibit "E" – Site Plan, Floor Plan and Building Elevations

RESOLUTION 2020-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, AN ACCESSORY BUILDING USE PERMIT TO ALLOW A 735 SQUARE-FOOT GARAGE AND 613 SQUARE-FOOT ANIMAL KEEPING BARN AT 390 CAVALETTI LANE, LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN. SITE PLAN 2020-03.

WHEREAS, TREVOR DIETRICH submitted an application for an Accessory Building Use Permit to the City of Norco, California under the provisions of Chapter 18.68, Title 18 of the Norco Municipal Code, on property located at 390 Cavaletti Lane (APN 123-600-008).

WHEREAS, at the time set; at 7 p.m. on July 29, 2020 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place set, said Planning Commission considered the aforesaid application and received both oral and written testimony pertaining to said application; and

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

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

I. FINDINGS:

A. The requested accessory building use permit is consistent with the General Plan and zoning requirements of the zone in which the property in question is located including the protection of adequate open animal areas on lots where the keeping of large animals is permitted.

B. The requested accessory building use permit will not have an adverse effect on the public convenience or general welfare of persons residing or working in the neighborhood thereof and will not adversely affect adjoining land uses including runoff and drainage impacts and architectural compatibility.

C. 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 July 29, 2020 that the application for Accessory Building Use Permit application is approved, subject to the conditions provided in Chapter 18.68 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based Exhibit "E" – Site Plan, Floor Plan and Building Elevations dated received June 25, 2020 and incorporated herein by reference and on file with the Planning Department. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Department for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit. All mandatory requirements of the NMC are applicable as they pertain to accessory buildings.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Department for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of the buildings shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. The building shall complement the existing house in color or in the colors as approved by the Planning Commission.
9. A home occupation business shall not be permitted from the subject buildings.
10. Any restrictions or conditions required by the approving body or other approving body on appeal in the granting of an accessory building use permit under the provisions of Chapter 18.68 must be complied with. If such conditions or requirements are not met, the Planning Commission shall hold a hearing in the manner as set forth in Chapter 18.46 (Revocation and Expiration of Permits and Variances).
11. Building permits for this accessory building are issued within the confines of this approval. Any violation of a condition resulting in a revocation of this approval may result in an order to remove the accessory building at the owner's expense.
12. A copy of the approved site plan, together with the conditions, if any required by the approving body, shall be recorded with the Riverside County Recorder's Office prior to the issuance of a building permit.
13. Prior to the issuance of a building permit the applicant shall provide a grading and drainage impact analysis, signed and stamped by a certified engineer, for approval by the Engineering Division.

##

Resolution 2020-28
Page 4
July, 29, 2020

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 29, 2020.

, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held July 29, 2020 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Site Plan 2020-03

APPLICANT: Trevor Dietrich

LOCATION: 390 Cavaletti Lane

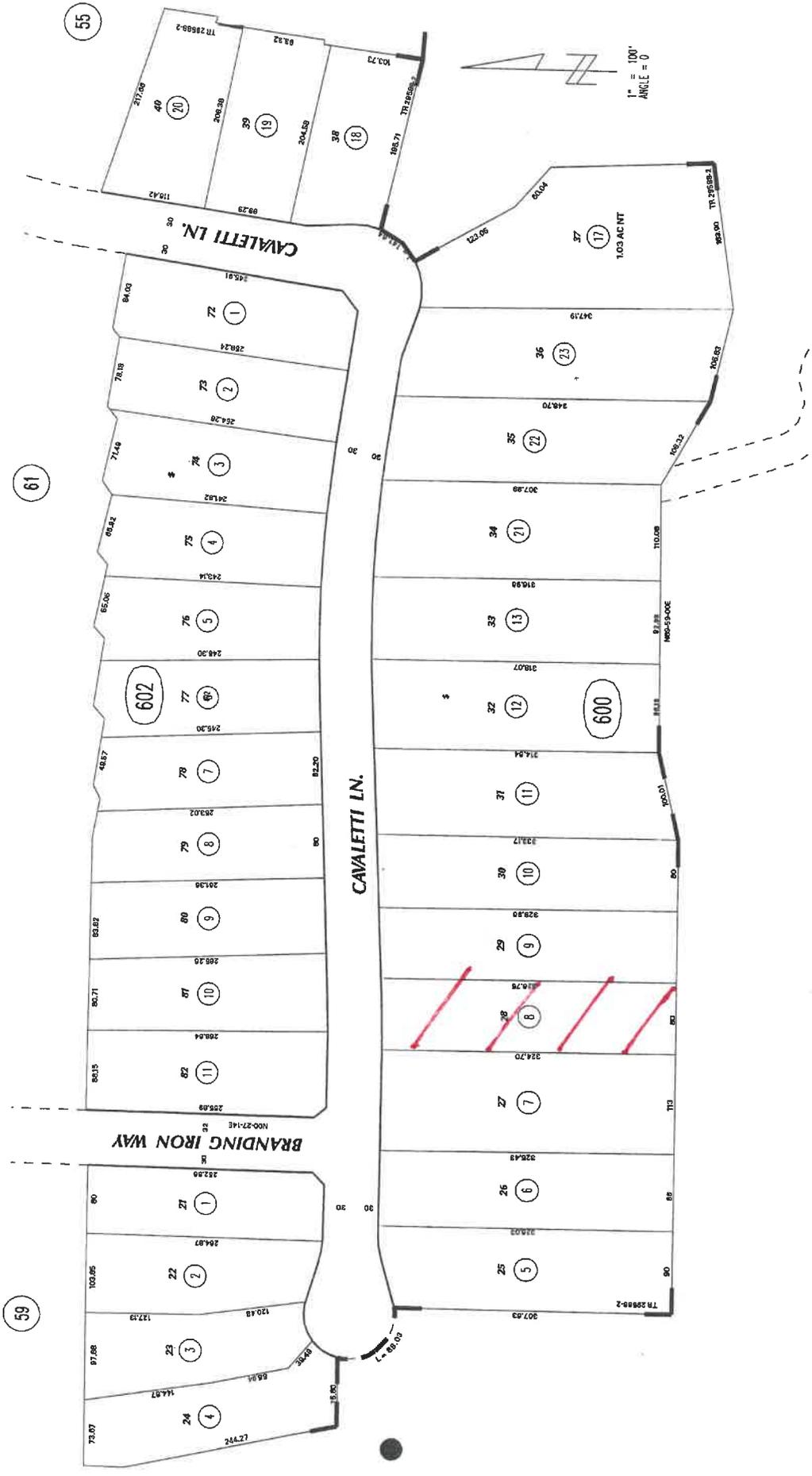
Exhibit "A"

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA. THE ASSESSOR'S MAPS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. NW 8 T. 35., R. 6W
CITY OF NORCO

123-60
123-08

T.R.A. 015-002*



ASSESSOR'S MAP BK123 PG.60
Riverside County, Calif.

MB 341/25-36 TRACT MAP NO. 29588-2

08

ADD

May 2004

EXHIBIT "B"

AERIAL



VIEW ANALYSIS



EXHIBIT "C"
Site plan 2020-03 (1 of 2)



EXHIBIT "C"
Site plan 2020-03 (2 of 2)

Site Plan



CITY OF NORCO

UNIFORM APPLICATION

File No.: 2020-03
Related Files: _____
Date Filed: 3-24-20
Fees Paid: \$3395

GENERAL INFORMATION:

Project Location: <u>3910 Cavaletti Lane</u>	
Property Owner: <u>Trevor Dietrich</u>	Applicant: <u>Trevor Dietrich</u>
Address: <u>3910 Cavaletti Lane</u> <u>Norco, CA 92860</u>	Address: <u>3910 Cavaletti Lane</u> <u>Norco, CA 92860</u>
Telephone: _____	Telephone: _____
Fax: _____ Email: <u>0120</u>	Fax: _____ Email: _____
Engineer: _____	Architect: <u>Andresen Architecture</u> <u>(Doug Andresen)</u>
Address: _____	Address: <u>7087 Orange Way</u> <u>Fontana, CA 92335</u>
Telephone: _____	Telephone: <u>(909) 355-1688</u>
Fax: _____ Email: _____	Fax: _____ Email: <u>doug.andresen@221firm.com</u>
General Plan: _____	Site Acreage: <u>.60</u>
Zoning: <u>A-1-20</u>	Assessor's Parcel Number: <u>123-1000-008</u>
Description of Proposal: <u>Proposed Detached 3-Car Garage (935 SF)</u> <u>& Covered Horse Stalls (613 SF).</u>	

REQUESTED REVIEW:

<input type="checkbox"/> Conditional Use Permit (includes major, minor, and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input checked="" type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model homes sales complex, wall and fence plan review, and accessory building use permit)	<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 certify that as applicant for this proposal, I have familiarized myself with the relevant provisions of the Norco Municipal Code; and I have read the foregoing application and know the contents of the application to be true to the best of my knowledge (if applicant is not same as property owner, owner shall authorize applicant to represent his/her interest in the above referenced application by signing below).

Owner: _____	Applicant: _____
Date: <u>3/25/20</u>	Date: <u>3/25/20</u>

EXHIBIT "D"

DISCRETIONARY PROJECT REVIEW (ADDITIONAL INFORMATION)

Please note that the approval of an accessory building is at the discretion of the Planning Commission and is not the automatic right of the applicant. A proposed accessory building to park large recreational or agricultural vehicles needs to minimally meet the non-discretionary requirements listed above before it can be considered for approval by the Planning Commission. To assist the Planning Commission in its discretionary review the applicant needs to provide the attached additional information. Please refer to the requirements above when answering the attached questions as needed (answer all non-shaded questions).

INSPECTIONS (ADDITIONAL INFORMATION)

Please note that in addition to required building permit and grading permit inspections all buildings approved with an Accessory Building Use Permit shall be subject to immediate inspection by City Officials upon a 24-hour notice to the resident to ensure that no unauthorized use is occurring pursuant to the approved permit.

RECORDATION (ADDITIONAL INFORMATION)

Please note that the approved site plan, together with the conditions, if any required by the approving body, shall be recorded with the Riverside County Recorder's Office prior to the issuance of a building permit.

1. Property size: What is the square-footage of the property in question? 210,035 SF
(Correct and scaled dimensions of the property need to be shown on the site plan)
2. Lot coverage: What is the proposed building coverage as a percentage of the flat pad portion of the lot in question for all existing and proposed buildings (including pools and a five-foot coping area around the pools)? 32%
(All existing and proposed buildings, including pools and coping areas, need to be correctly located and scaled correctly on the site plan)
(The flat pad of the lot is a total of all portions of the lot that are at 4% grade or less)

OFFICE USE: Does the proposed building meet lot coverage allowances? YES NO

3. Building use: What are the proposed uses of the building?
New Detached 3-Car Garage & covered Horse stalls

4. Building size: What is the square footage of the proposed building? 735 SF Garage (113 SF stalls covered)

OFFICE USE: Does the proposed building meet the size limitation for the proposed use? YES NO

5. Building height: What is the proposed building height at roof eave? 9'-0"
What is the proposed building height at the highest point? 12'-7"

OFFICE USE: Does the proposed building height meet the height limitation for the proposed use? YES NO

6. Building setbacks: What are the proposed building setbacks of the proposed structure to property lines and nearest buildings? 5 ft. side yard setbacks / over 100 ft. Rear yard setback / 15 ft. between buildings.

(All proposed building setbacks to property lines and nearest existing buildings, including pools and coping areas, need to be correctly labeled and scaled on the site plan)

OFFICE USE: Does the proposed building meet setback and building separation requirements?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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7. Building floor plan:

Is a restroom or washroom proposed?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are any interior wall separations proposed? (Barn has one interior wall)

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

OFFICE USE: Is the proposed building designed in accordance with the type of building requested?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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8. Grading: How many cubic yards of soil will need to be moved in the preparation of a pad site for the construction of the proposed building? 5 C.Y.

Is the area of the subject site where the building is proposed flat (4% grade or less)?

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If not, will the building pad require cutting into an existing slope, or?

YES	NO
<input type="checkbox"/>	<input type="checkbox"/>

Will fill material be needed to create the building pad?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

What is the differential between the finished building pad and the site elevation measured two feet from the building on all sides? 6 inches.

Will the location of the building or the required grading affect existing drainage and run-off patterns with the potential to create drainage impacts to neighboring properties?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, what on-site retaining features are being proposed so as not to increase amount, or rate of flow, of run-off to adjoining properties from existing conditions (prior to the proposed building)?

If no, explain why there would be no impact. Proposed project will not increase or change any run-off to adjoining properties.

(All proposed grading including any proposed cut and fill material needs to be shown on the site plan including the areas where cut or fill will occur. The site plan needs to show existing drainage patterns prior

to the building and if those patterns will change after the building is constructed. If those patterns will change, the proposed drainage pattern post construction also needs to be shown on the site plan including any on-site retaining facilities that the City determines is needed. The applicant may be required to provide a cubic-feet-per-second (CFS) change analysis to determine if on-site retaining will be needed).

OFFICE USE: Does the proposed building and related grading avoid creating potential run-off and drainage impacts to adjoining properties? ✓ YES NO

9. **Drainage and run-off:** What is the existing drainage pattern on-site prior to construction of the proposed accessory building (show on site plan)?

During a storm event or irrigation run-off does your property currently take run-off from neighboring properties? YES NO

If so, indicate where and from what properties on the site plan.
If not, indicate on the site plan where run-off from neighboring properties drains to.

Is your property located in a 100-year or 500-year flood zone as shown on the Flood Insurance Rate Maps (FIRM) by the Federal Emergency Management Agency (FEMA)? (Maps located at City Hall)

YES NO

If so, indicate which zone, and location of the zone on the site plan, and indicate what mitigation measures will be needed to address the impact of being in that zone. _____

How will the existing drainage flow and run-off patterns be changed after construction of the accessory building (show on site plan)?

Will the increased run-off from the proposed building discharge onto adjacent properties? No.

OFFICE USE: Does the proposed building and site design protect adjacent properties from a significant increase in run-off and/or significant changes to existing drainage? ✓ YES NO

10. **Animal-keeping area:** Does the location of the structure preserve adequate open animal area on the property (as defined in the zoning requirements)?

Is there an open animal area equal to 576 square feet X allowed number of animal units? YES NO

YES NO

6

Is there a 5-foot buffer between the open animal area and property lines and buildings?

YES NO

Does vehicular access to the accessory building have to cross the open animal area?

YES NO

OFFICE USE: Does the proposed building preserve an adequate open animal area including any required buffer areas?

THERE IS A RECORDED PAKA ON THE PROPERTY

YES NO

11. Architecture: Does the design of the building incorporate the materials, style, and colors of the primary residence; or do the materials, features, and colors establish a barn vernacular?

YES NO

If yes, what are the exterior wall finishes of the primary dwelling that have been incorporated into the design of the building; or what are the design features of a barn vernacular that have been incorporated?

Exterior of Detached Garage will have similar paint scheme to match Main / Trim color of existing single-family residence.

If yes, what is/are the colors of the primary dwelling and what will the color of the proposed building be?

Dark and Light gray w/ white trim

OFFICE USE: Is the design of the proposed building compatible in design with the primary dwelling?

T.B.D BY THE PLANNING COMMISSION

YES NO

12. View: Does the location or size of the proposed building negatively impact the view of adjoining properties?

YES NO

If yes, what views will be impacted?

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 29, 2020

SUBJECT: **Site Plan 2020-04 (Lucas):** A request for approval of an Accessory Building Use Permit to allow a 320 square-foot patio at 270 Haflinger Rd, located within the Norco Ridge Ranch Specific Plan.

RECOMMENDATION: Determine if approval of Site Plan 2020-04 is warranted.

SUMMARY: The accessory building requested for approval is a patio. The patio has been analyzed in accordance to the criteria for “All Other Accessory Buildings” under Chapter 18.68 – “Accessory Building Use Permit”. Construction of the patio began without permits, which has resulted in a code case on the property. Approval of the building by the Planning Commission is required first before a building permit can be issued.

PROPERTY DESCRIPTION: The project site is an irregular-shaped parcel consisting of about .62 acres/26,963 square feet, having a frontage on the south side of Haflinger Rd of 92.34 feet, and a maximum depth of 269.25 feet (ref. Exhibit “A” – Location Map and Exhibit “B” – APN Map). The property has a recorded Primary Animal Keeping Area (PAKA) of 4,318 square feet.

The property is developed with a 4,187 square-foot, two-story home with an attached 693 square-foot garage, front porch, attached rear patio and balcony, and a pool (ref. Exhibit “C” – Aerial and Site Photos). The site is surrounded by properties in the NRRSP developed with residential uses on all sides.

The property is mostly flat (an average grade of 4% or less). There is a Landscape Maintenance District (LMD) slope at the rear of the property, and the flat pad is approximately 22,557 square feet. The approved drainage pattern for the property is from the back to the street.

PROJECT DESCRIPTION: As noted, the accessory building being proposed is a 320 square-foot patio (ref. Exhibit “D” – Application, Exhibit “E” – Site Plan, Floor Plan Building Elevations and Photos).

The patio is proposed to be wood frame construction with a stucco exterior and color to complement the existing house. The building is proposed with wall height of about 8 feet, a peak roof, and a building height of 11 feet 7 inches. A picture of a patio that has a similar look has been included on the front page of Exhibit E. The patio includes a 35 square-foot bathroom.

The patio is proposed behind the existing home by the pool, and will not be in the PAKA nor will it obstruct the 15-foot access way to the PAKA.

ANALYSIS: Residential accessory buildings that exceed 240 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 building was analyzed under the category of “All Other Accessory Buildings” which is discussed below:

ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR – ALL OTHER ACCESSORY BUILDINGS MANDATORY REQUIREMENTS		DOES THE PROJECT MEET THESE STANDARDS?
Land Use:	A patio is a permitted ancillary use in the NRRSP	YES
Maximum height:	Eight feet at roof eave with the same or lesser roof pitch as the primary dwelling. The maximum allowed height at the building peak is 14 feet. <i>(Building height for an accessory building is the vertical distance measured from finished floor to the highest point of the roof measured from the front (primary entry whether for vehicle or person) of the building.)</i>	YES The wall height (where the wall meets the roof) is proposed at 8 feet and the height of the building is proposed at 11 feet 7 inches measured to the peak. The proposed roof pitch does not exceed the roof pitch of the existing house.
Maximum allowed size:	The lesser of 864 square feet or one-third the square footage of the primary dwelling footprint	YES The footprint of the house is 3,385 square feet and a third is 1,128 square feet. The patio building is 320 square feet.
Maximum allowed lot coverage:	Cannot exceed the maximum allowed lot coverage for all buildings that require a building permit, including all accessory buildings, based on the underlying zone of the property in question. In the NRRSP, the maximum lot coverage for all permanent structures shall not be more than 40% of the total flat pad.	YES 16.4% coverage is being proposed for all structures.
Setbacks:	All portions of a proposed accessory building must meet the graduated setback requirement based on the height of any portion of the building per Exhibit	YES There is a recorded PAKA on the property so the

	18.68.20-1 of Chapter 18.68. Accessory buildings on lots that have a recorded primary animal-keeping area (PAKA) are not subject to this setback requirement.	graduated setback does not apply. A minimum 5 foot setback is required from side and rear property lines and the proposed setbacks exceed the minimum on all sides.
Washroom	The maximum allowed size for a washroom/restroom is 50 square feet consisting only of a one basin sink and toilet.	YES A 35 square-foot bathroom is proposed
Wall articulation	Any side of a building that exceeds 20 feet shall be required to include doors and/or windows for articulation	YES No side of the building exceeds 20 feet, but there are windows and/or opening on all sides (ref. Exhibit "E" for the Building Elevations).
Interior walls	No interior wall separations are allowed with the exception of the washroom/restroom.	YES (ref. Exhibit "E" for the Floor Plans)
Exterior Design and materials	Exterior wall finishes shall include materials, style, and colors of the primary dwelling (e.g., brick, siding, stucco, etc.); or can consist of materials, features, and colors typical of a barn vernacular, for approval by the Architectural Review Subcommittee (ARC) pursuant to the requirements of Chapter 18.41 (Architectural Review) prior to proceeding to the Planning Commission for its review.	TO BE DETERMINED BY THE PLANNING COMMISSION The Architectural Review Board reviewed the project and had no recommendations for changes.
Open animal keeping area buffer	A five-foot buffer shall be maintained around the required open animal area where the open animal area is adjacent to a property line or an existing or proposed structure	N/A Does not apply because there is a recorded PAKA on the property.
Septic/Sewer	For any RV dump, interior floor drainage, and/or restroom proposed within an accessory building on a property that is on a septic system, the applicant shall provide a septic system analysis by a septic system engineer that the existing system can accommodate the proposed additional capacity. If the existing system cannot support the additional capacity then the proposed building cannot include an RV dump, interior floor drainage, or restroom without prior connection (including fees) to the City sewer system.	N/A

ACCESSORY BUILDING ANALYSIS: APPLICATION INFORMATION AND OTHER DISCRETIONARY REVIEW.		WHAT IS THE IMPACT?
Grading:	How many cubic yards of soil will need to be moved in	LESS THAN SIGNIFICANT

	the preparation of a pad site?	Minimal (less than 60 cubic yards) soil has been or will be moved since the buildings are/will be placed on relatively flat land. Moving 60 cubic yards or more will require a grading permit.
Drainage:	What is the existing drainage pattern and how will the building impact that flow.	LESS THAN SIGNIFICANT With the subject buildings, the drainage must and will emulate existing drainage pattern.
Animal Keeping Area:	1. Rectangular in shape, minimum 24 feet on any side. 2. Equal to 576 square feet per animal unit allowed (seven animal units allowed)	N/A Does not apply because there is a recorded PAKA on the property.
View:	Does the location for size of the proposed building negatively impact the view of adjoining properties?	TO BE DETERMINED BY THE PLANNING COMMISSION The Planning Commission will have to determine if the proposed buildings will negatively impact the view of adjoining properties (ref. Exhibit "C" View Analysis).

PROJECT REVIEWS:

Architectural Review Sub-Committee (ARC): The ARC had no concerns over the architecture.

IMPACT ANALYSIS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

Staff has determined that this project can be except from CEQA review. There are categories of projects identified in CEQA (categorical exemptions) for which if a project meets the definition criteria it is exempt from CEQA review. One of those categories is "In-Fill Development." Most of the City's properties developed with residential uses meet the definition criteria of this category: 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. For a residential project that could be anticipated to create significant impacts relating to noise, traffic, air quality, water quality, public safety, etc. then it might not be exempt from CEQA and would have to have a full Initial Study analysis which would likely result in the adoption of a Negative Declaration once mitigation measures for the impacts have been identified for approval with the project.

Notices were mailed to surrounding property owners within a 300-foot radius (with at least 25 properties notified as required by the accessory building ordinance). No written comments were received.

Along with the review of standard requirements, the Planning Commission will have to determine if the design of the building is acceptable as determined by the ARC, if the proposed building will impact the animal keeping potential of the lot, and if the building will impact the view of adjoining properties. A resolution of approval has been attached should the Planning Commission determine to approve the project.

Attachments: Resolution 2020-26
 Exhibit "A" – Location Map
 Exhibit "B" – APN MAP
 Exhibit "C" – Aerial Photo/View Analysis
 Exhibit "D" – Application
 Exhibit "E" – Site Plan, Floor Plan and Building Elevations and Photos

RESOLUTION 2020-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, AN ACCESSORY BUILDING USE PERMIT TO ALLOW A 320 SQUARE-FOOT PATIO AT 270 HAFLINGER RD, LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN. SITE PLAN 2020-04.

WHEREAS, JOHN LUCAS submitted an application for an Accessory Building Use Permit to the City of Norco, California under the provisions of Chapter 18.68, Title 18 of the Norco Municipal Code, on property located at 270 Haflinger Road (APN 123-520-014).

WHEREAS, at the time set; at 7 p.m. on July 29, 2020 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place set, said Planning Commission considered the aforesaid application and received both oral and written testimony pertaining to said application; and

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

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

I. FINDINGS:

A. The requested accessory building use permit is consistent with the General Plan and zoning requirements of the zone in which the property in question is located including the protection of adequate open animal areas on lots where the keeping of large animals is permitted.

B. The requested accessory building use permit will not have an adverse effect on the public convenience or general welfare of persons residing or working in the neighborhood thereof and will not adversely affect adjoining land uses including runoff and drainage impacts and architectural compatibility.

C. 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 July 29, 2020 that the application for Accessory Building Use Permit application is approved, subject to the conditions provided in Chapter 18.68 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based Exhibit "E" – Site Plan, Floor Plan and Building Elevations dated March 26, 2020 and incorporated herein by reference and on file with the Planning Department. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Department for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit. All mandatory requirements of the NMC are applicable as they pertain to accessory buildings.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Department for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of the buildings shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.

7. The applicant shall obtain a building permit for the subject building within 60 days of this approval. An extension of this time shall be granted at the discretion of the Community Development Director.
8. 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.
9. The building shall complement the existing house in color or in the colors as approved by the Planning Commission.
10. A home occupation business shall not be permitted from the subject building.
11. Any restrictions or conditions required by the approving body or other approving body on appeal in the granting of an accessory building use permit under the provisions of Chapter 18.68 must be complied with. If such conditions or requirements are not met, the Planning Commission shall hold a hearing in the manner as set forth in Chapter 18.46 (Revocation and Expiration of Permits and Variances).
12. Building permits for this accessory building are issued within the confines of this approval. Any violation of a condition resulting in a revocation of this approval may result in an order to remove the accessory building at the owner's expense.
13. A copy of the approved site plan, together with the conditions, if any required by the approving body, shall be recorded with the Riverside County Recorder's Office prior to the issuance of a building permit.
14. Prior to the issuance of a building permit the applicant shall provide a grading and drainage impact analysis, signed and stamped by a certified engineer, for approval by the Engineering Division.

##

Resolution 2020-25
Page 4
July, 29, 2020

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 29, 2020.

, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

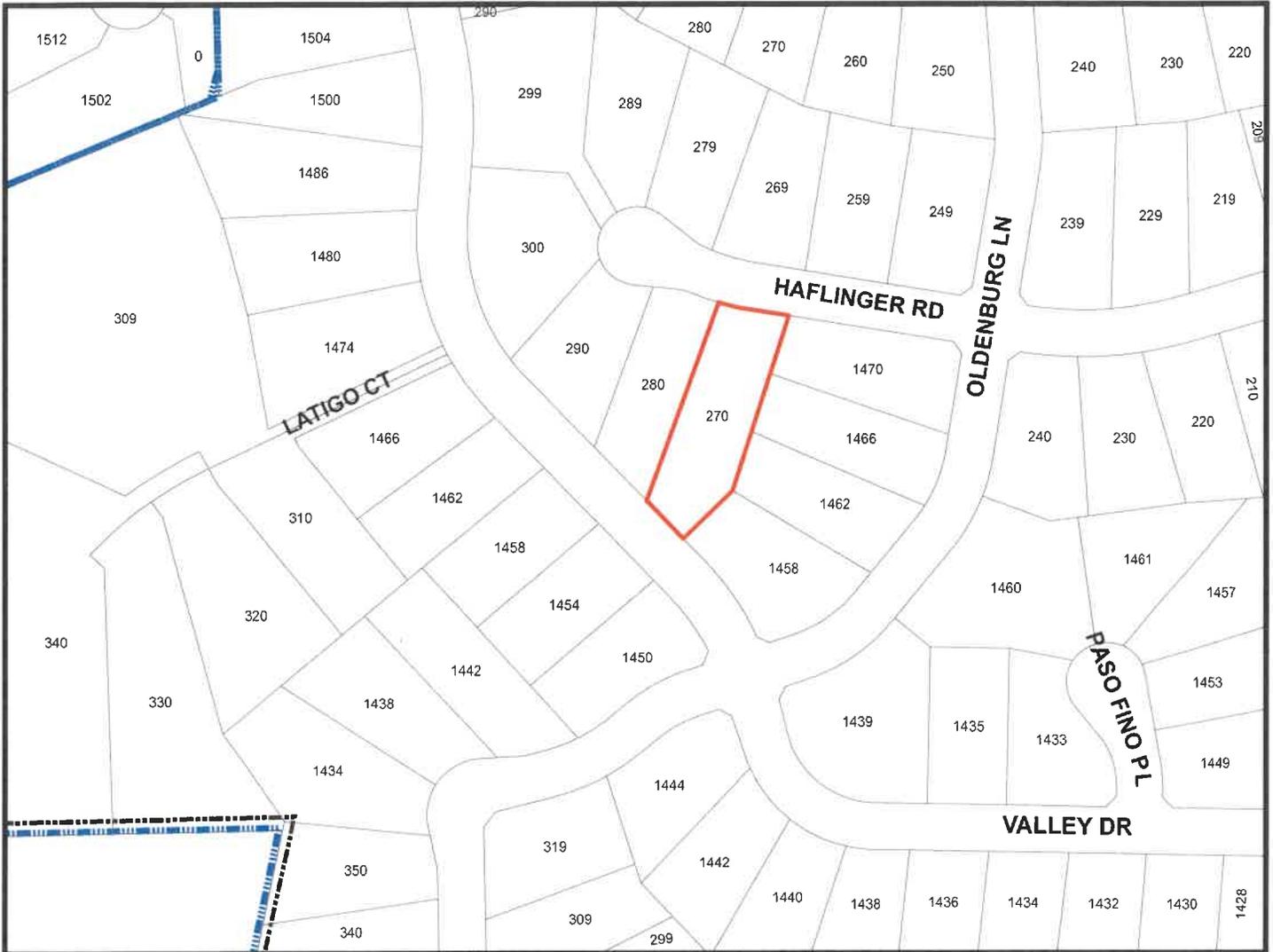
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held July 29, 2020 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale

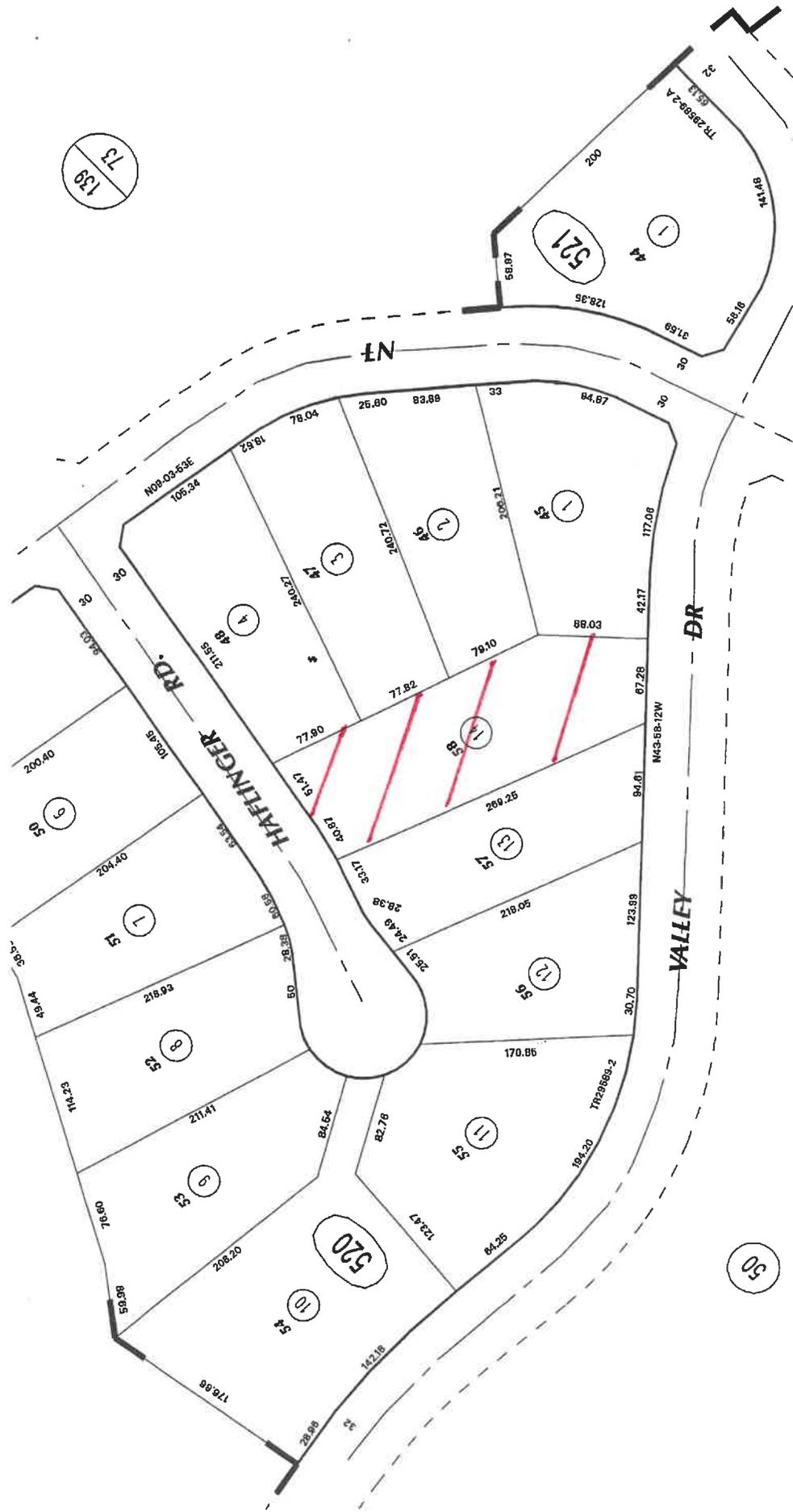


PROJECT: Site Plan 2020-04

APPLICANT: John Lucas

LOCATION: 270 Haflinger Rd

Exhibit "A"



139
73

EXHIBIT "B"

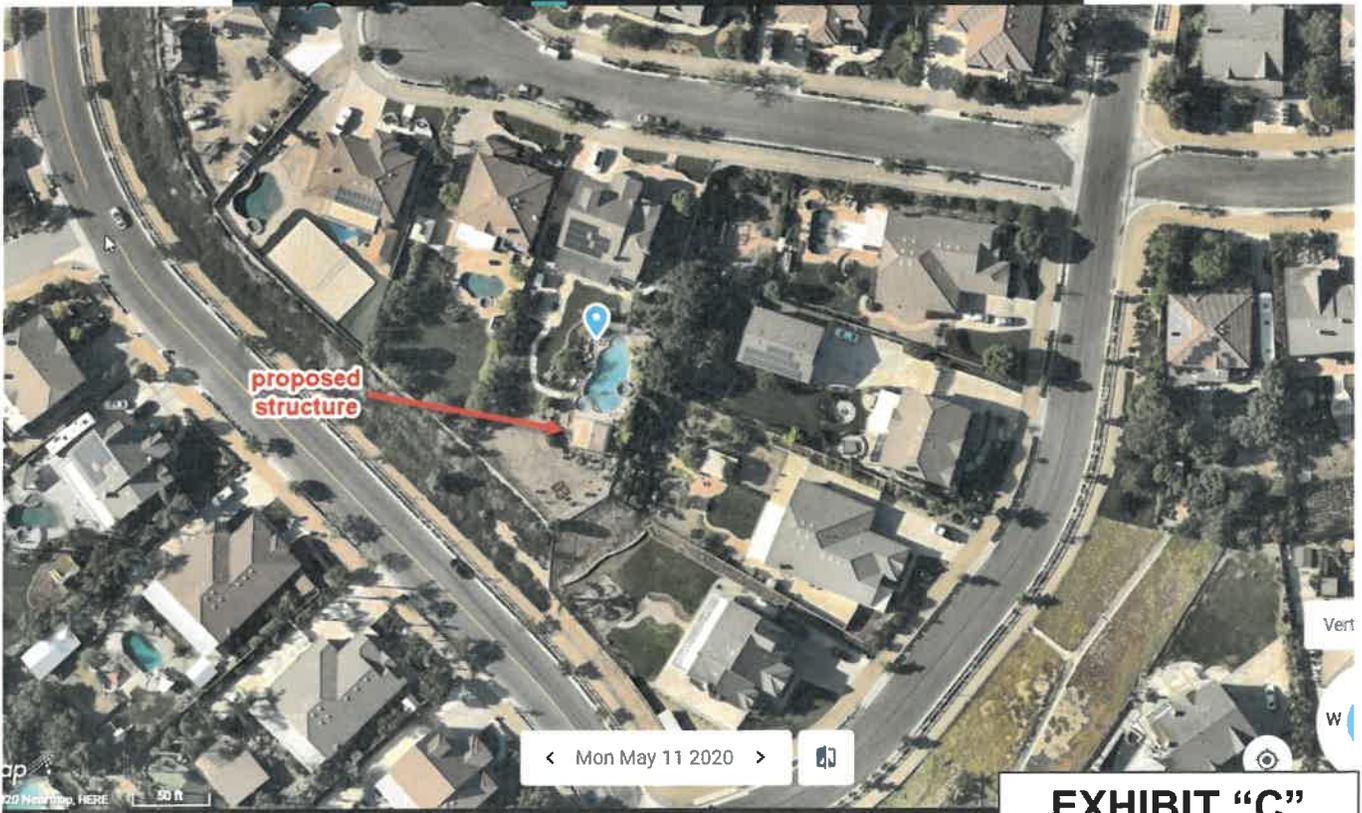
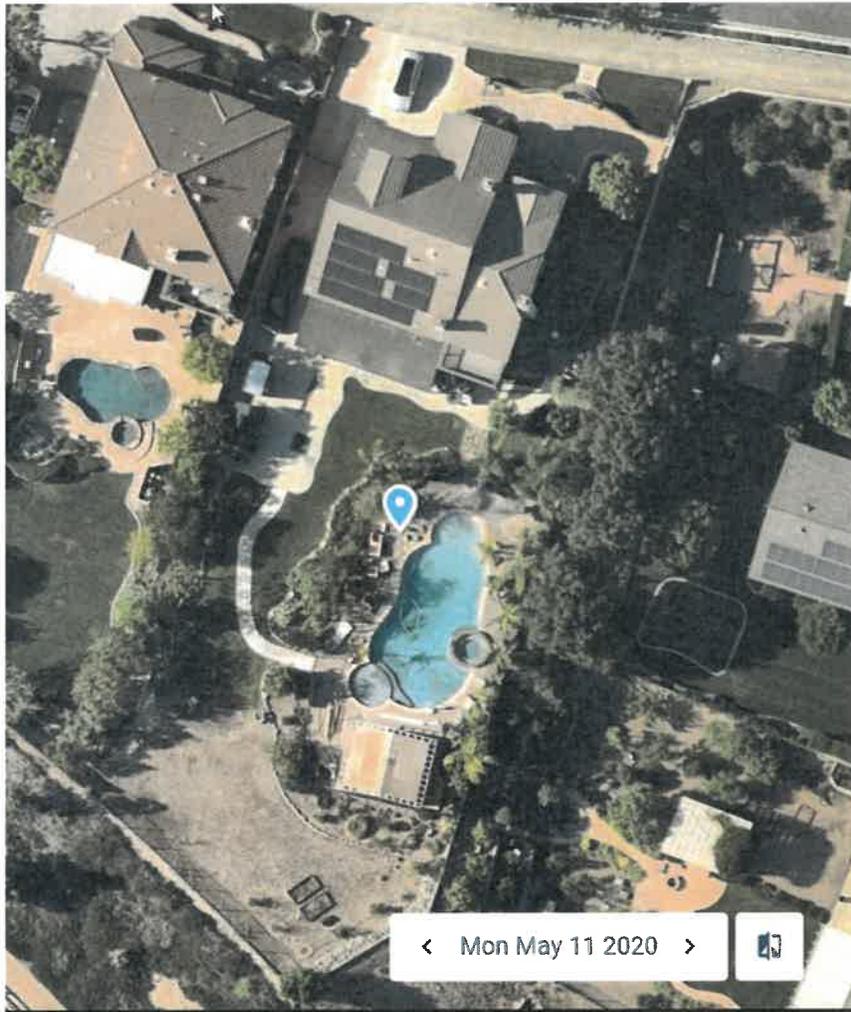


EXHIBIT "C"
Site Plan 2020-04



CITY OF NORCO

UNIFORM APPLICATION

File No.: 2020-04
Related Files:
Date Filed: 3/31/20
Fees Paid: \$ 2395

GENERAL INFORMATION:

Project Location:	
<u>270 HAFLINGER RD NORCO, CA 92860</u>	
Property Owner:	Applicant:
<u>JOHN LUCAS</u>	<u>SAME AS OWNER</u>
Address: <u>270 HAFLINGER RD</u>	Address: <u>OWNER BUILD</u>
<u>NORCO, CA 92860</u>	
Telephone: <u>111</u>	Telephone:
Fax:	Email:
Engineer:	Architect:
Address:	Address:
Telephone:	Telephone:
Fax:	Email:
General Plan:	Site Acreage: <u>.62</u>
Zoning:	Assessor's Parcel Number: <u>123520014</u>
Description of Proposal: <u>STUCCO PATIO IN POOL AREA</u>	

REQUESTED REVIEW:

<input type="checkbox"/> Conditional Use Permit (includes major, minor, and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model homes sales complex, wall and fence plan review, and accessory building use permit)	<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 certify that as applicant for this proposal, I have familiarized myself with the relevant provisions of the Norco Municipal Code; and I have read the foregoing application and know the contents of the application to be true to the best of my knowledge (if applicant is not same as property owner, owner shall authorize applicant to represent his/her interest in the above referenced application by signing below).

Owner:	Applicant:
Date: <u>3-26-20</u>	Date:

EXHIBIT "D"

DISCRETIONARY PROJECT REVIEW (ADDITIONAL INFORMATION)

Please note that the approval of an accessory building is at the discretion of the Planning Commission and is not the automatic right of the applicant. Please refer to the requirements above when answering the attached questions as needed. A proposed accessory building not designed to park large vehicles or shelter large animals needs to minimally meet the non-discretionary requirements listed above before it can be considered for approval by the Planning Commission. To assist the Planning Commission in its discretionary review the applicant needs to provide the attached additional information (answer all questions not shaded).

INSPECTIONS (ADDITIONAL INFORMATION)

Please note that in addition to required building permit and grading permit inspections all buildings approved with an Accessory Building Use Permit shall be subject to immediate inspection by City Officials upon a 24-hour notice to the resident to ensure that no unauthorized use is occurring pursuant to the approved permit.

RECORDATION (ADDITIONAL INFORMATION)

Please note that the approved site plan, together with the conditions, if any required by the approving body, shall be recorded with the Riverside County Recorder's Office prior to the issuance of a building permit.

1. Property size: What is the square-footage of the property in question? 24,943
(Correct and scaled dimensions of the property need to be shown on the site plan)
2. Lot coverage: What is the proposed building coverage as a percentage of the flat pad portion of the lot in question for all existing and proposed buildings (including pools and a five-foot coping area around the pools)? 14.4%
(All existing and proposed buildings, including pools and coping areas, need to be correctly located and scaled correctly on the site plan)
(The flat pad of the lot is a total of all portions of the lot that are at 4% grade or less)

OFFICE USE: Does the proposed building meet lot coverage allowances?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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3. Building use: What are the proposed uses of the building?
PATIO, SHADE COVERING IN POOL AREA
4. Building size: What is the square footage of the proposed building? 320

OFFICE USE: Does the proposed building meet the size limitation for the proposed use?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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5. Building height: What is the proposed building height at roof eave? 8'
What is the proposed building height at the highest point? 12'

OFFICE USE: Does the proposed building height meet the height limitation for the proposed use?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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6. Building setbacks: What are the proposed building setbacks of the proposed structure to property lines and nearest buildings? SEE SITE PLAN

(All proposed building setbacks to property lines and nearest existing buildings, including pools and coping areas, need to be correctly labeled and scaled on the site plan)

OFFICE USE: Does the proposed building meet setback and building separation requirements?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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7. Building floor plan:

Is a restroom or washroom proposed? *(FUTURE)* YES NO

Are any interior wall separations proposed? *FOR BATHROOM (FUTURE)* YES NO

OFFICE USE: Is the proposed building designed in accordance with the type of building requested?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
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8. Grading: How many cubic yards of soil will need to be moved in the preparation of a pad site for the construction of the proposed building? 0

Is the area of the subject site where the building is proposed flat (4% grade or less)? YES NO

If not, will the building pad require cutting into an existing slope, or? YES NO

Will fill material be needed to create the building pad? YES NO

What is the differential between the finished building pad and the site elevation measured two feet from the building on all sides? N/A

Will the location of the building or the required grading affect existing drainage and run-off patterns with the potential to create drainage impacts to neighboring properties? YES NO

If yes, what on-site retaining features are being proposed so as not to increase amount, or rate of flow, of run-off to adjoining properties from existing conditions (prior to the proposed building)?

If no, explain why there would be no impact. PROPOSED STRUCTURE IS BEING BUILT ON EXISTING POOL DECK THAT ALREADY HAS PROPER DRAINAGE. THE OPEN AIR PATIO WILL NOT AFFECT THE WAY THE WATER CURRENTLY DRAINS.

(All proposed grading including any proposed cut and fill material needs to be shown on the site plan including the areas where cut or fill will occur. The site plan needs to show existing drainage patterns prior to the building and if those patterns will change after the building is constructed. If those patterns will change, the proposed drainage pattern post construction also needs to be shown on the site plan including any on-site retaining facilities that the City determines is needed. The applicant may be required to provide a cubic-feet-per-second (CFS) change analysis to determine if on-site retaining will be needed).

OFFICE USE: Does the proposed building and related grading avoid creating potential run-off and drainage impacts to adjoining properties?

YES NO

9. Drainage and run-off: What is the existing drainage pattern on-site prior to construction of the proposed accessory building (show on site plan)? *ALL EXISTING ON SITE DRAINS CURRENTLY DRAIN NORTH TO THE STREET*
During a storm event or irrigation run-off does your property currently take run-off from neighboring properties?

YES NO

If so, indicate where and from what properties on the site plan.

If not, indicate on the site plan where run-off from neighboring properties drains to.

Is your property located in a 100-year or 500-year flood zone as shown on the Flood Insurance Rate Maps (FIRM) by the Federal Emergency Management Agency (FEMA)? (Maps located at City Hall)

YES NO

If so, indicate which zone, and location of the zone on the site plan, and indicate what mitigation measures will be needed to address the impact of being in that zone. _____

How will the existing drainage flow and run-off patterns be changed after construction of the accessory building (show on site plan)? *THERE WILL BE NO CHANGES TO RUN OFF AFTER CONSTRUCTION*

What will be the change in flow rate of storm run-off from the proposed building? _____

OFFICE USE: Does the proposed building and site design protect adjacent properties from a significant increase in run-off and/or significant changes to existing drainage conditions?

YES NO

10. Animal-keeping area: Does the location of the structure preserve adequate open animal area on the property (as defined in the zoning requirements)?

YES NO

Is there an open animal area equal to 576 square feet X allowed number of animal units?

N/A-THERE IS A RECORDED PAKA

~~YES~~

Is there a 5-foot buffer between the open animal area and property lines and buildings?

YES NO

Does vehicular access to the accessory building have to cross the open animal area?

YES NO

OFFICE USE: Does the proposed building preserve an adequate open animal area including any required buffer areas?

THERE IS A PAKA ON THE PROPERTY

YES NO

11. Architecture: Does the design of the building incorporate the materials, style, and colors of the primary residence; or do the materials, features, and colors establish a barn vernacular?

YES NO

If yes, what are the exterior wall finishes of the primary dwelling that have been incorporated into the design of the building; or what are the design features of a barn vernacular that have been incorporated?

PATIO WILL HAVE A STUCCO EXTERIOR SAME AS PRIMARY DWELLING WITH SIMILAR COLORS, TANS + BROWNS WITH DARK GREY ROOF

If yes, what is/are the colors of the primary dwelling and what will the color of the proposed building be?

OFFICE USE: Is the design of the proposed building compatible in design with the primary dwelling?

T.B.D. BY THE PLANNING COMMISSION

YES NO

12. View: Does the location or size of the proposed building negatively impact the view of adjoining properties?

YES NO

If yes, what views will be impacted? _____

