



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

**Wednesday October 14, 2020  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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**THE CITY COUNCIL CHAMBER WILL BE OPEN TO THE PUBLIC WITH  
MODIFICATIONS.**

**Safe distancing rules are in place and face coverings are required. Seating is limited.**

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

**ROLL CALL:** Patricia Hedges, Chair  
Danny Azevedo, Vice Chair  
Mark Askey, Commission Member  
Janette DeLap, Commission Member  
Phil Jaffarian, Commission Member

**PLEDGE OF ALLEGIANCE:** Member Mark Askey

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

1. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.

2. **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 2020-08 (Circle K Convenience Store):** A request for approval to allow the sale of liquor (distilled spirits) for off-site consumption in conjunction with an existing convenience store located at 1510 Fourth Street.
3. **BUSINESS ITEMS:**
    - A. **Site Plan 2020-07 (Carrillo/Molina):** A request for approval of an Accessory Building Use Permit to allow a 1,400 square-foot large vehicle parking building at 4625 Temescal Avenue (APN 153-131-012) located within the A-1-20 (Agricultural Low Density) Zone.
    - B. **Site Plan 2020-08 (Nichols):** A request for approval of an Accessory Building Use Permit to allow a 630 square-foot large vehicle parking building at 1152 First Street, located within the A-1-40 (Agricultural Low Density) Zone.
4. **PLANNING COMMISSION / STAFF COMMUNICATIONS:**
    - A. Oral Reports from Various Committees
    - B. Request for Items on Future Agenda (within the purview of the Commission)

**ADJOURNMENT:**

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

Staff reports are on file in the Planning Division.

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

The meeting is recorded.

# CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Alma Robles, Interim Planning Director

DATE: October 14, 2020

SUBJECT: **Conditional Use Permit 2020-08 (Singh for Circle K Convenience Store):** A request for approval to allow the sale of liquor (distilled spirits) for off-site consumption in conjunction with an existing convenience store located at 1510 Fourth Street within the C-G zone.

RECOMMENDATION: Adopt Resolution 2020-34 approving Conditional Use Permit 2020-08.

**SUMMARY:** The requested Conditional Use Permit (CUP) is for the sale of distilled spirits for off-site consumption, in conjunction with an ancillary to an existing Circle k convenience store that has an existing beer and wine license for off-site consumption. The convenience store is a permitted use in the C-G zone; with the sale of liquor allowed as an ancillary use with the approval of a Conditional Use permit.

**BACKGROUND/PROJECT DESCRIPTION:** The existing convenience store is located at 1510 Fourth Street (see Exhibit A – Location Map and Exhibit “B” – Aerial and Site Photos). The convenience store has been operating with the current beer and wine license issued from the Department of Alcohol Beverage Control, (ABC) under Type 20 since August 2, 2010, with no disciplinary actions or history of problems against the applicant. The sale of beer and wine does not require approval of a Conditional Use Permit. However, the sale of distilled spirits does, and an approval of a conditional use permit to allow this is now being requested with the subject application (see Exhibit C – Application). Staff did contact Norco Sheriff’s Department and they had no issues or comments in regards to the request.

This request is for the approval of the land use (off-site sale of liquor). The actual license is issued by ABC only after the land use is approved by the Planning Commission. If the land use is approved by the Planning Commission, the applicant will proceed onto the Department of ABC for approval of a Type 21 License on the property. A Type 21 License authorizes the sale of beer, wine, and distilled spirits for off-site consumption. No exterior building and site improvements are being proposed.

**PROPERTY DESCRIPTION:** The project site is developed with an approximately 2,590 square foot convenience store (Circle K) located on 0.43 acres of land on the southwest corner of Fourth Street and Sierra Avenue, (ref. Exhibit “C” – Existing Site Plan). The subject building is existing with ingress and egress from both Fourth Street and Sierra Avenue providing easy access and eliminating any traffic concerns. Surrounding properties to the north, south, and east are all residential uses in the A-1-20 zone. To the west of the subject site is an existing commercial development in the C-O (Commercial Office) zone.

**ANALYSIS: Land Use:** The existing convenience store is a permitted use in the C-G zone; however, the sale of distilled spirits requires approval of a conditional use permit.

Conditional Use Permit Analysis per 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 <a href="#">18.40.08</a> (CONTENT OF A SITE PLAN).	YES
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
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 (As applicable)

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 copies of all reports, notices and actions pertaining thereto.	YES
	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.	Planning Commission (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 <a href="#">18.40</a> (SITE PLAN REVIEW), and Chapter <a href="#">18.41</a> (ARCHITECTURAL REVIEW) if applicable.	N/A

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 existing store has been operating with the sale of beer and wine for off-site consumption for over 10 years without problems. The Planning Commission needs to determine if the proposed CUP to allow the sale of distilled spirits for off-site consumption can be operated in a manner that will not be adversely affect the immediate neighborhood.
2	The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.	The Planning Commission needs to determine if the proposed project meets the intent of the NMC, and if the proposed land use to upgrade from beer and wine to

		a full-line for off-site consumption will 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.	No new onsite improvements are proposed. The proposed use will operate within the confines of the existing store. The Planning Commission needs to determine that Findings 1 and 2 can be made so that this finding can be made as well.
4	The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.	The convenience store is an existing development with existing alcohol sales. The upgrade to a full-line of alcohol beverages should not affect any traffic impacts or cause any need to mitigate any potential impacts

**ENVIRONMENTAL REVIEW:** City staff has determined that the project is a Categorical Exempt from Environmental Assessment under CEQA pursuant to Class 1 – Existing Facilities.

- Attachments:
- Resolution 2020-34
  - Exhibit “A” – Location Map
  - Exhibit “B” – Aerial and Site Photos
  - Exhibit “C” – Application
  - Exhibit “D” – Existing Site Plan

## RESOLUTION 2020-34

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF LIQUOR (DISTILLED SPIRITS) FOR OFF-SITE CONSUMPTION FROM AN EXISTING CONVENIENCE STORE AT 1510 FOURTH STREET LOCATED IN THE COMMERCIAL GENERAL (C-G) ZONE. CONDITIONAL USE PERMIT 2020-08.**

WHEREAS, CALIFORNIA GURDISH PAL SINGH, initiated an application for a conditional use permit on property generally described as:

The Easterly 113 feet of the Northerly 165 feet of Lot 1 in Block 25 of Riverside Orange Heights Tract NO 2, as shown by Map on file in Book 7, page 54 of Maps, in the Office of the County Recorder of Riverside County,

More generally described as a rectangular-shaped area of about .38 acres, having a frontage on the south side of Fourth Street of about 113 feet, a frontage on the east side of Sierra Avenue of about 160 feet, and being further described as 1510 Fourth Street, (APN 127-200-008); and,

WHEREAS, said application for Conditional Use Permit 2020-08 has been duly submitted to said City of Norco Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on October 14, 2020, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act (CEQA) review per the City of Norco Environmental Guidelines (Class 1 – Existing Facilities).

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 Commercial Community, and the C-G

zoning of the site is consistent with that designation. Both the zoning and the General Plan designation are intended for the commercial use of this site. The nature of the proposed land use is conditionally permitted in the zone and subject to conditions. The use can be operated in a manner that would not adversely affect the immediate neighborhood.

- 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 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 use will operate within the confines of the existing development.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

## II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on October 14, 2020 that the aforesaid application for a conditional use permit is granted, subject to conditions, as provided for in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. 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.
2. 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 for beginning immediate revocation and/or termination proceedings of the approvals granted under authority of permit, bypassing City Code compliance procedures.

3. Litter shall be removed from the premises on a daily basis, including adjacent public sidewalks and all parking areas under the control of the licensee.

4. The property owner shall maintain the required trash enclosure, keep the trash bins inside the enclosure, and ensure that no debris is littering the trash enclosure area.

5. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.

6. Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 48 hours of notification.

7. Signs shall comply with all City of Norco sign ordinance requirements. No more than 25% of the total window area and clear doors shall bear advertising or signs of any type. Windows signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the right-of-way and entrance to the premises.

8. The exterior of the premises, including adjacent public right-of-way and all parking lots under the control of the licensee, shall be illuminated during the hours of darkness the business is open, at the public right-of-way or parking surface.

9. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director, or designee, as appropriate.

Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

10. No signs are authorized by approval of this conditional use permit. 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.

11. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations, and orders of the State Alcoholic Beverage Control Department, (ABC). Failure to comply with these

requirements shall constitute grounds for revocation of the Conditional Use Permit.

12. In the event security problems occur and at the request of the Sheriff's Department, the permittee, at his/her own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested and directed by the Sheriff's Department.

13. 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 undesirable activities or creating an increased demand for public services.

14. "No Trespassing" after-hours signage shall be posted on the rear of the existing.

15. The City maintains the option to investigate the premises for compliance with the Norco Municipal Code and these conditions of approval after a notice of the investigation has been provided to the operator of the business/premises except upon known violations which can be investigated immediately. The City maintains the option to open an investigation of CUP compliance at any time.

October 14, 2020

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PASSED AND ADOPTED by the Planning Commission at a regular meeting held October 14, 2020.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Alma Robles, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on October 14, 2020 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Alma Robles, Secretary  
Planning Commission  
City of Norco, California

# Location Map



Not to Scale



**PROJECT:** Conditional Use Permit 2020-08

**APPLICANT:** GurdishPal Singh

**LOCATION:** 1510 Fourth Street

## Exhibit "A"



EXHIBIT "B"  
1 of 2



EXHIBIT "B"  
2 of 2



# CITY OF NORCO

## UNIFORM APPLICATION

File No: 2020-08  
 Related Files: \_\_\_\_\_  
 Date Filed: 8-12-20  
 Fees Paid: 4944.00

### GENERAL INFORMATION:

Project Location: <u>1510 4th St Norco CA 92860</u>	
Property Owner: <u>Donna Sorensen</u>	Applicant: _____
<u>Clo BRET A. TIANO</u>	<u>GURDISH PAL SINGH</u>
Address: <u>P.O. Box 196</u>	Address: <u>1510-4th St Norco</u>
<u>CARDIFF CA 92007</u>	<u>CA 92860</u>
Telephone: _____	Telephone: _____
Fax: _____ E-mail: _____	Fax: _____ E-mail: _____
Engineer: _____	Architect: _____
Address: _____	Address: _____
Telephone: _____	Telephone: _____
Fax: _____ E-mail: _____	Fax: _____ E-mail: _____
General Plan: _____	Site Acreage: _____
Zoning: _____	Assessor's Parcel Number: _____
Description of Proposal: <u>APPLY FOR FULL LIQUOR LICENSE. CURRENTLY I HAVE BEER AND WINE LICENSE. I WANT TO UPGRADE TO FULL LIQUOR LICENSE.</u>	

### REQUESTED REVIEW:

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

### APPLICATION CERTIFICATION:

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

Owner: _____	Applicant: _____
Date: <u>7/29/2020</u>	Date: <u>7/29/2020</u>

EXHIBIT "C"



# CITY OF NORCO

## CONDITIONAL USE PERMIT JUSTIFICATION FOR APPROVAL

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

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

Our store is a Convenience Store where people simply come in and pick up, then take it home. Nothing in the community will be affected with this permit.

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

The land around us is not that which people gather. Again the Convenience Store is for picking things up on the way home, not to be consumed in our vicinity.

3. Explain how the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area.

This is not Applicable.

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

There may be just a 5% to 10% increase in our sales, with an added on item which (will) not increase traffic at our location, just increase the sales from traffic that already exists.

**FORM "I"**

**ENVIRONMENTAL INFORMATION FORM**

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

DATE FILED: 07/29/2020

GENERAL INFORMATION

1. Name and address of developer or project sponsor:

1510 4th St Norco CA 92860

2. Address of project: 1510 4th St Norco CA 92860

3. Assessor's Block and Lot Number:

1

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

GURDISH PAL SINGH

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

One

6. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

NA

7. Existing zoning district:

8. Proposed use of site (project for which this form is filed): UPGRADE TO FULL LIQUOR LICENSE.

PROJECT DESCRIPTION

9. Site size. 0.376

10. Square footage. 16,385 S.F.

11. Number of floors of construction. NA

12. Amount of off-street parking provided. 7 and 1 Handicap

13. Attach plans.

14. Proposed scheduling. 24 HOURS

15. Associated projects. NA

16. Anticipated incremental development. NA

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

NA

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

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

NA

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

NA

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

NA

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

Yes No

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

**ENVIRONMENTAL SETTING:**

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

**CERTIFICATION:**

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

Date: <i>7/29/2020</i>	Signature: <i>[Signature]</i>
	For:

## CITY OF NORCO STAFF REPORT

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

**FROM:** Alma Robles, Interim Planning Director

**DATE:** October 14, 2020

**SUBJECT:** **Site Plan 2020-07 (Carrillo/Molina):** A request for approval of an Accessory Building Use Permit to allow a 1,400 square-foot large vehicle parking building at 4625 Temescal Avenue (APN 153-131-012) located within the A-1-20 (Agricultural Low Density) Zone.

**RECOMMENDATION:** Determine if approval of Site Plan 2020-07 is warranted.

**SUMMARY:** The accessory building being proposed is a large vehicle parking building/garage of 1,000 square feet, with an additional allowed 400 square-feet for additional accessory use. The building has been analyzed in accordance to the criteria for “Large Vehicle Parking Building” under Chapter 18.68 – “Accessory Building Use Permit”.

**PROPERTY DESCRIPTION:** The project site is a rectangular shaped parcel consisting of about .65 acres/28,521 square feet, having a frontage on the west side of Temescal Avenue of 95 feet, and a maximum depth of 300.33 feet (ref. Exhibit “A” – Location Map and Exhibit “B” – APN Map).

The property is currently vacant, but plans are currently in plan check for the site to be developed with a 1,800 square-foot, single-story home with an attached 619 square-foot garage, and an attached 474 square-foot rear patio (ref. Exhibit “C” – Aerial and Site Photos).

Most of the site is flat (an average grade of 4% or less); however, there is a high point in the center so half of the property drains to the street and the other half towards the rear.

**PROJECT DESCRIPTION:** As noted, the accessory buildings being proposed is for a 1,400 square-foot large vehicle parking garage where there is 1,000 square feet for the RV garage plus 400 square feet for other use (ref. Exhibit “D” – Application, Exhibit “E” – Site Plan, Building Elevations, and Floor Plan).

The building is proposed with a wall height of 15 feet and total height of 18 feet for the first 1,000 square feet, and a wall height of 8 feet and a total building height of 14 feet for the 400 square foot portion of the building. The building is proposed to compliment the future home which will be under construction at some point (ref. Exhibit “F” – Future Home Elevation).

The building is proposed at the rear of the property approximately 166 feet behind the future home, a minimum of 5 feet away from the south side and rear property line. Access to the building is proposed from the west side of the future home.

**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 “Large Vehicle Parking Buildings” which is discussed below:

<b>ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR LARGE VEHICLE PARKING BUILDING– MANDATORY REQUIREMENTS</b>		<b>DOES THE PROJECT MEET THESE STANDARDS?</b>
Land Use:	A large vehicle parking building and additional space for other use are permitted ancillary uses in the A-1 Zone	<b>YES</b>
Maximum height:	For the large vehicle building: 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. For the other use: eight feet at the roof eave and maximum building height to the 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>	<b>YES</b> (The wall of large vehicle parking building is proposed at 15 feet to the eave, and a total building height of 18 feet measured to the peak. The “other space area” is proposed with a wall height of eight feet and a total building height of 13.5 feet measured to the peak.)
Maximum allowed size:	Maximum allowed size for a large vehicle garage: 1,000 square feet Maximum allowed additional square footage for other accessory building use: 400 square feet	<b>YES</b> (the building is proposed at 1,400 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 A-1 zone, the maximum lot coverage for all permanent structures shall not be more than 40% of the total flat pad.	<b>YES</b> (15.7% coverage is being 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	<b>YES</b> There is a recorded PAKA on the property so the graduated setback does

	on lots that have a recorded primary animal-keeping area (PAKA) are not subject to this setback requirement.	not apply. A minimum 5 foot setback is required.
Washroom	The maximum allowed size for a washroom/restroom is 50 square feet consisting only of a one basin sink and toilet.	<b>N/A</b> (not proposed)
Wall articulation	Any side of a building that exceeds 20 feet shall be required to include doors and/or windows for articulation.	<b>TO BE DETERMINED BY THE PLANNING COMMISSION</b> (The Planning Commission will need to determine if windows need to be added to the rear elevation – ref. Exhibit “E” – for the building elevations)
Interior walls	No interior wall separations are allowed with the exception of the washroom/restroom.	<b>TO BE DETERMINED BY THE PLANNING COMMISSION</b> (The Planning Commission will need to determine if the opening in between the two uses of the building meets the intent of the code – ref. Exhibit “E” 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 <a href="#">18.41</a> (Architectural Review) prior to proceeding to the Planning Commission for its review.	<b>TO BE DETERMINED BY THE PLANNING COMMISSION</b> 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	<b>N/A</b> 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	<b>N/A</b>

	an RV dump, interior floor drainage, or restroom without prior connection (including fees) to the City sewer system.	
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<b>ACCESSORY BUILDING ANALYSIS: APPLICATION INFORMATION AND OTHER DISCRETIONARY REVIEW.</b>		<b>WHAT IS THE IMPACT?</b>
Grading:	How many cubic yards of soil will need to be moved in the preparation of a pad site?	<b>LESS THAN SIGNIFICANT</b> 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.	<b>LESS THAN SIGNIFICANT</b> With the new building, drainage will be consistent with the approved drainage pattern for the property.
Animal Keeping Area:	<ol style="list-style-type: none"> <li>1. Rectangular in shape, minimum 24 feet on any side.</li> <li>2. Equal to 576 square feet per animal unit allowed (five animal units allowed)</li> </ol>	<b>N/A</b> 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?	<b>TO BE DETERMINED BY THE PLANNING COMMISSION</b> The Planning Commission will have to determine if the proposed building will negatively impact the view of adjoining properties (ref. Exhibit "G" 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 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



## **RESOLUTION 2020-36**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, AN ACCESSORY BUILDING USE PERMIT TO ALLOW A 1,400 SQUARE-FOOT LARGE VEHICLE PARKING BUILDING AT 4625 TEMESCAL AVENUE (APN 153-131-012) LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. SITE PLAN 2020-07.**

WHEREAS, CARRILLO DESIGN & ASSOCIATES ON BEHALF OF VICTORIANO MOLINA 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 4625 Temescal Avenue (APN 153-131-012).

WHEREAS, at the time set; at 7 p.m. on October 14, 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 October 14, 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, Building Elevations and Floor Plans dated August 18, 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. 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 buildings 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 these accessory buildings 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.
14. A 15-foot wide access way to the Primary Animal Keeping area shall be maintained and provide at all times

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 14, 2020.

---

Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Alma Robles, 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 October 14, 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Alma Robles, Secretary  
Planning Commission  
City of Norco, California



153-13  
9-6

TRA 015-007

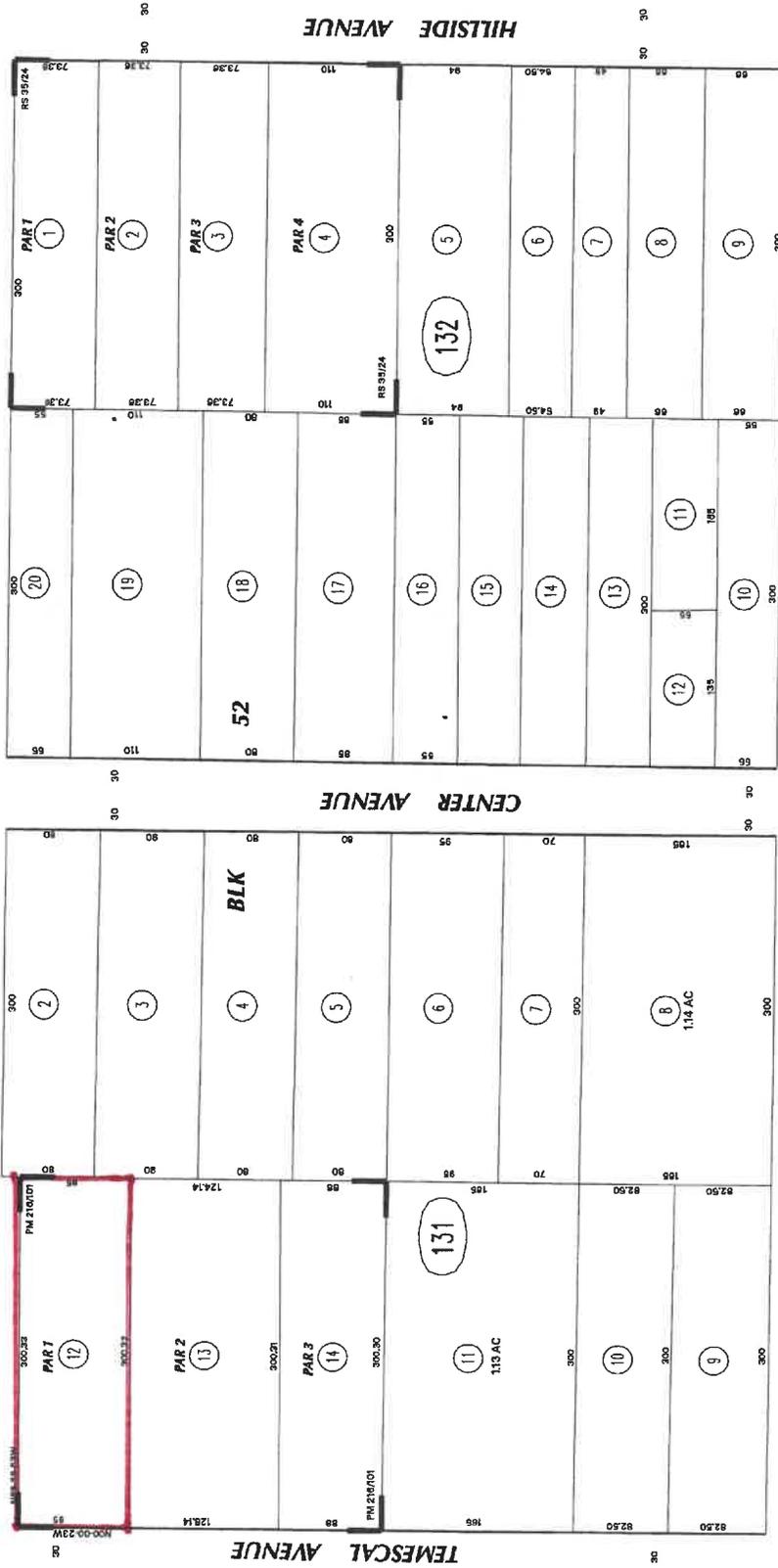
POR. PSEC 32 T. 2S., R. 6W  
CITY OF NORCO

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

JAN 30 2007

152  
07

12



15

ANGLE = 100°

16

SCALE 1/8" = 100'  
DATE 01/30/07  
BY 153-13

MB 11/56 NORCO FARMS TR NO 2  
RS 35/24  
PM 216/99-101 PARCEL MAP 31061

Jan 2007

14

AZA

ASSESSOR'S MAP BK153 PG.13  
Riverside County, Calif.

152  
10

152  
11

EXHIBIT "B"



**MOLINA'S RESIDENCE – RV GARAGE**  
**TEMESCAL AVE, NORCO CA 92860**  
**APN#: 153-131-012**



**AERIAL VIEW**



**EXHIBIT "C"**



TOP VIEW - LOT



NEIGHBORHOOD AREA



STREET VIEW – FRONT



STREET VIEW – RIGHT SIDE



STREET VIEW – RIGHT SIDE



REAR TO FRONT PROPERTY VIEW



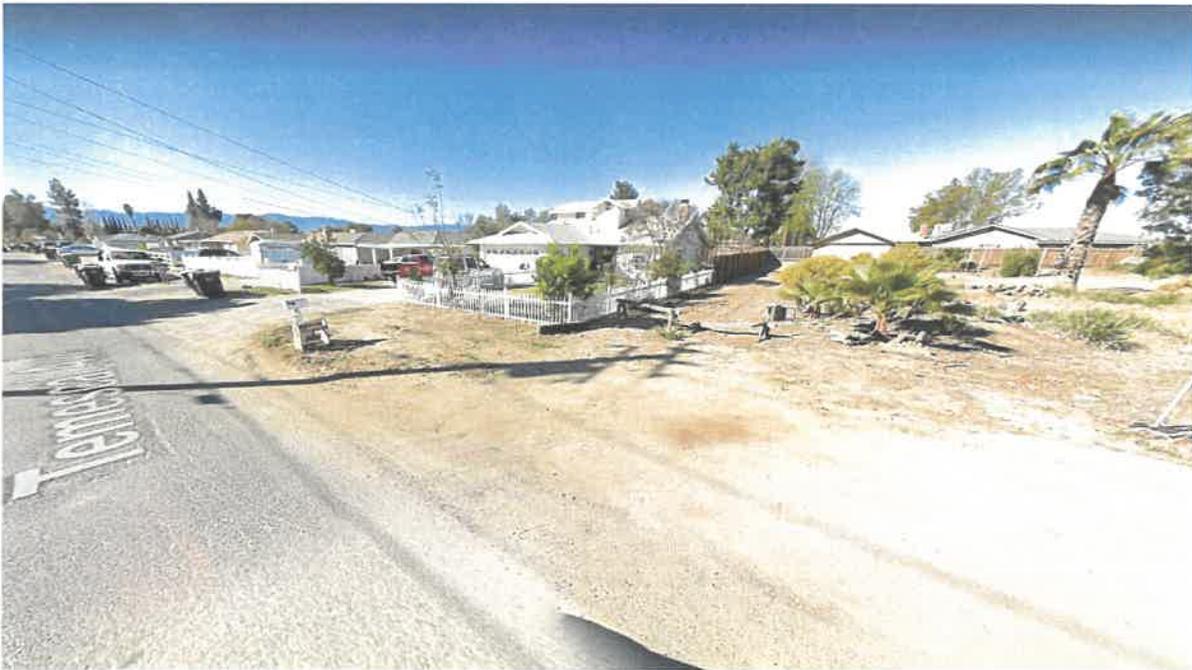
FRONT TO REAR PROPERTY VIEW



NEIGHBOR AT RIGHT SIDE OF PROPERTY



NEIGHBOR AT LEFT SIDE OF PROPERTY



NEIGHBOR AT FRONT OF PROPERTY



# CITY OF NORCO

## UNIFORM APPLICATION

File No.: 2020-07  
 Related Files:  
 Date Filed: 8/18/20  
 Fees Paid: 3473.00

### GENERAL INFORMATION:

Project Location: <u>4625 TEMESCAL AVE. NORCO CA. 92860</u>	
Property Owner: <u>VICTORIANO MOLINA</u>	Applicant: <u>CARRILLO DESIGN &amp; ASSOC. INC</u>
Address: <u>4575 TEMESCAL AVE</u> <u>NORCO, CA. 92860</u>	Address: <u>1881 COMMERCENTER DR #206</u> <u>SAN BERNARDINO, CA 92408</u>
Telephone:	Telephone: <u>(951) 207-8906</u>
Fax:	Fax: <u>CARRILLODESIGNINC@GMAIL.COM</u>
Engineer:	Architect: <u>SAME AS APPLICANT</u>
Address:	Address:
Telephone:	Telephone:
Fax:                      Email:	Fax:                      Email:
General Plan:	Site Acreage: <u>0.05</u>
Zoning: <u>R-1-20 (Agricultural - Low Density)</u>	Assessor's Parcel Number: <u>153-131-012</u>
Description of Proposal: <u>PROPOSED DETACHED RV GARAGE OF 1000SF W/ ATTACHED 2-CAR GARAGE OF 400SF (ACCESSORY STRUCTURE) AT REAR OF PROPERTY.</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>8/17/2020</u>	Date: <u>8/17/2020</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. 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? 28,521.85 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)? 15.7%  
(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? U-DETACHED GARAGE
4. Building size: What is the square footage of the proposed building? 1,400 SF

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? 15 FT/8FT  
What is the proposed building height at the highest point? 18 FT

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? 5FT REAR, 5FT SIDE & 166 FT TO BUILDING

(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
-------------------------------------------------------------------------------------------	-----------------------------------------	-----------------------------

7. Building floor plan:

- Is a restroom or washroom proposed?  YES  NO
- Are any interior wall separations proposed?  YES  NO

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

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? 50 cu.yd.

- 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? ± 1 FOOT

- 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. TYPICAL DRAINAGE PATTERN TO STREET 5% SLOPE AWAY FROM BUILDING AT GROUND & 2% SLOPE AWAY FROM BUILDING AT CONCRETE AREAS.

(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)? NO (Proposed Area)

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?  
*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 SIDING FINISH

If yes, what is/are the colors of the primary dwelling and what will the color of the proposed building be?  
WHITE WALLS FINISH, DARK GRAY ROOF SHINGLES FINISH  
SAME AS PROPOSED BUILDING

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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**View Analysis**

4625 Temescal Ave

© 2020 Google

Google Earth

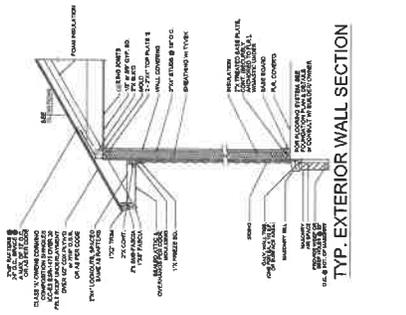
EXHIBIT "G"

# HOUSE PLAN GALLERY, INC.

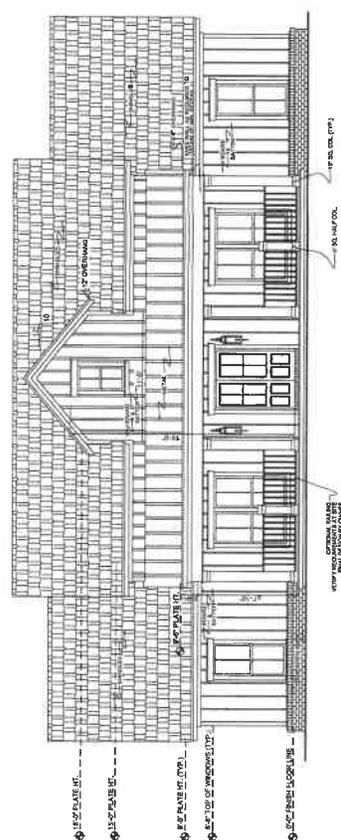
6559 HWY. 98 WEST, HATTIESBURG, MS 39402  
 EMAIL: HOUSEPLAN.GALLERY@COMCAST.NET W FAX: (601) 264-4483

DATE: 07/03/18  
 DRAWN BY: J.R.P.  
 CHECKED BY: G.S.M.  
 PLAN NUMBER: 1800-9  
 ELEVATIONS  
 SHEET NUMBER

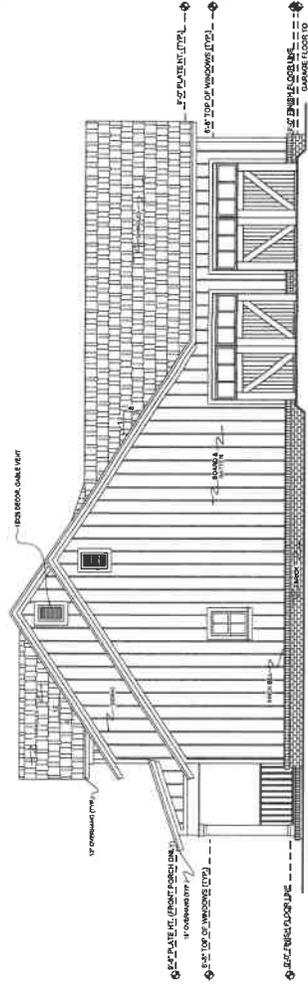
4



- NOTES**
1. OWNER TO SELECT ALL DOOR & WINDOW STYLES.
  2. VERIFY ALL STEPS REQUIRED @ SITE.
  3. ALL GROUND LINES ARE APPROX.
  4. VERIFY ALL EXTERIOR MATERIALS WITH OWNER PRIOR TO CONSTRUCTION.
  5. REFER TO TYPICAL WALL FRAMING SECTION FOR FRAMING STYLE.



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

EXHIBIT "F"

ELEVATIONS FOR MAIN DWELLING

## CITY OF NORCO STAFF REPORT

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

**FROM:** Alma Robles, Interim Planning Director

**DATE:** October 14, 2020

**SUBJECT:** **Site Plan 2020-08 (Nichols):** A request for approval of an Accessory Building Use Permit to allow a 630 square-foot large vehicle parking building at 1152 First Street, located within the A-1-40 (Agricultural Low Density) Zone.

**RECOMMENDATION:** Determine if approval of Site Plan 2020-08 is warranted.

**SUMMARY:** This is a request for approval is a large vehicle parking building/Recreational Vehicle (RV garage). The garage has been analyzed in accordance to the criteria for “Large Vehicle Parking Building” under Chapter 18.68 – “Accessory Building Use Permit”. The building was constructed without permits, which has resulted in a code case on the property. Approval of the buildings by the Planning Commission is required first before a building permit can be issued.

**PROPERTY DESCRIPTION:** The project site is a semi rectangular-shaped parcel consisting of about 1.8 acres/79,685 square feet, having a frontage on the south side of First Street of 149.18 feet, and a maximum depth of 562.39 feet (ref. Exhibit “A” – Location Map and Exhibit “B” – APN Map). The property has a recorded Primary Animal Keeping Area (PAKA) of 3,375 square feet at the extreme rear of the property.

The property is developed with a 2,502 square-foot home with garage-, a pool, and several detached structures, including the subject building (ref. Exhibit “C” – Aerial and Site Photos). The site is surrounded by properties in the A-1-40 zone developed with residential uses, except on the south side which is in the Norco Hills Specific Plan Area, but also developed with a residential use.

The property is mostly flat (an average grade of 4% or less) and the existing drainage pattern for the property is towards the rear of the property.

**PROJECT DESCRIPTION:** As noted, the accessory building being proposed is a 630 square-foot large RV garage (ref. Exhibit “D” – Application, Exhibit “E” – Site Plan, and Exhibit “F” – Building Elevations/Pictures of Actual Building).

The subject building is metal with an intended barn like vernacular and barn red in color. The building has a wall height of about 14 feet and a total building height of 15 feet measured to the roof peak.

The building is located on the side of the existing pool, five feet away from the west property line, and proposed to remain in its current location. The building will not be in the PAKA and the required 15-foot access way to the PAKA is still provided.

**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 RV garage was analyzed under the category of “Large Vehicle Parking Buildings” category discussed below:

<b>ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR LARGE VEHICLE PARKING BUILDING– MANDATORY REQUIREMENTS</b>		<b>DOES THE PROJECT MEET THESE STANDARDS?</b>
Land Use:	A large vehicle building/garage is a permitted ancillary use in the A-1 Zone	<b>YES</b>
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>	<b>YES</b> The wall height (where the wall meets the roof) is proposed at 14 feet and the height of the building is proposed at 15 feet 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	<b>YES</b> The building is 630 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 A-1 zone, the maximum lot coverage for all permanent structures shall not be more than 40% of the total flat pad.	<b>YES</b> 14% 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 area (PAKA) are not subject to this setback requirement.	<b>YES</b> 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
Washroom	The maximum allowed size for a washroom/restroom is 50 square feet consisting only of a one basin sink and toilet.	<b>N/A</b> not proposed
Wall articulation	Any side of a building that exceeds 20 feet shall be required to include doors and/or windows for articulation	<b>YES (as conditioned)</b> The west side of the building would require doors and/or windows for articulation but does not. If approved, the project will be conditioned to require at least two false window on the west side of the building for articulation.
Interior walls	No interior wall separations are allowed with the exception of the washroom/restroom.	<b>YES</b> A floor plan was not provided but an inspection revealed there are no walls on the inside.
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 <u>18.41</u> (Architectural Review) prior to proceeding to the Planning Commission for its review.	<b>TO BE DETERMINED BY THE PLANNING COMMISSION</b> 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	<b>N/A</b> 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.	<b>N/A</b>

<b>INFORMATION AND OTHER DISCRETIONARY REVIEW.</b>		
Grading:	How many cubic yards of soil will need to be moved in the preparation of a pad site?	<b>LESS THAN SIGNIFICANT</b> Minimal (less than 60 cubic yards) soil has been or will be moved since the building is/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.	<b>LESS THAN SIGNIFICANT</b> With the subject buildings, the drainage must and will emulate existing drainage pattern.
Animal Keeping Area:	<ol style="list-style-type: none"> <li>1. Rectangular in shape, minimum 24 feet on any side.</li> <li>2. Equal to 576 square feet per animal unit allowed (seven animal units allowed)</li> </ol>	<b>N/A</b> 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?	<b>TO BE DETERMINED BY THE PLANNING COMMISSION</b> 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 2020-35  
                                 Exhibit "A" – Location Map  
                                 Exhibit "B" – APN MAP  
                                 Exhibit "C" – Aerial and Site Photos and View Analysis  
                                 Exhibit "D" – Application  
                                 Exhibit "E" – Site Plan  
                                 Exhibit "F" – Building Elevations/Pictures of Actual Building

## **RESOLUTION 2020-35**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, AN ACCESSORY BUILDING USE PERMIT TO ALLOW A 630 SQUARE-FOOT LARGE VEHICLE PARKING BUILDING AT 1152 FIRST STREET, LOCATED WITHIN THE A-1-40 (AGRICULTURAL LOW DENSITY) ZONE. SITE PLAN 2020-08.**

WHEREAS, BRYAN NICHOLS 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 1152 First Street (APN 125-322-011).

WHEREAS, at the time set; at 7 p.m. on October 14, 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 October 14, 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 and Exhibit "F" – Building Elevations/Pictures of Actual Building dated March 27, 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. The applicant shall obtain building permits for the subject building within 60 days of this approval. An extension of this time shall be granted at the discretion of the Planning Director.

7. This is not an approval to begin and or finish work/construction. No work/construction shall commence and or be completed until the applicant has obtained building permits and has paid all applicable fees for the subject building.
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 buildings 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 buildings.
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 these accessory buildings 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.
15. A 15-foot wide access way to the Primary Animal Keeping area shall be maintained and provide at all times.
16. At least two false windows shall be added to the west building elevation for articulation.

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 14, 2020.

---

Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Alma Robles, 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 October 14, 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Alma Robles, Secretary  
Planning Commission  
City of Norco, California

/adr

# Location Map



Not to Scale



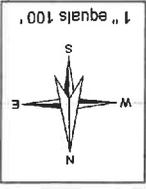
**PROJECT:** Site Plan 2020-08

**APPLICANT:** Bryan Nichols

**LOCATION:** 1152 First Street

## Exhibit "A"

125-32  
9-13

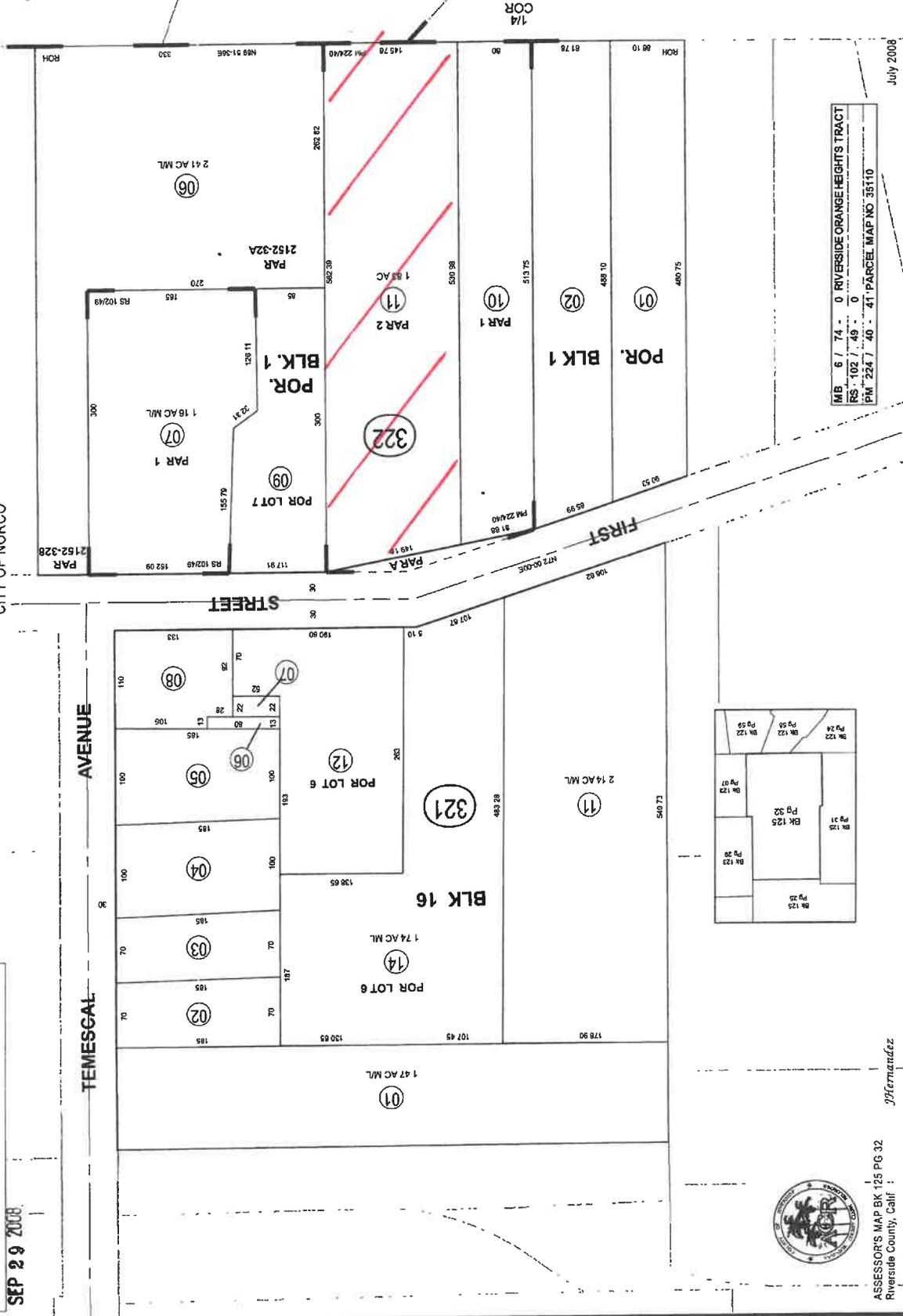


Date	Old Number	New Number
11/10/94	322.5	7.8
11/10/94	323.43	0
11/10/94	324.6	15.13
11/10/94	16.13	321.4
11/10/94	324.3	16.11

TRA 015-007

SEC. 18 T3SR6W  
CITY OF NORCO

SEP 29 2008  
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.



MR 6 / 74 - 0 RIVERSIDE ORANGE HEIGHTS TRACT  
RS - 102 / 49 - 0  
PM 222 / 40 - 41 PARCEL MAP NO 35110

July 2008

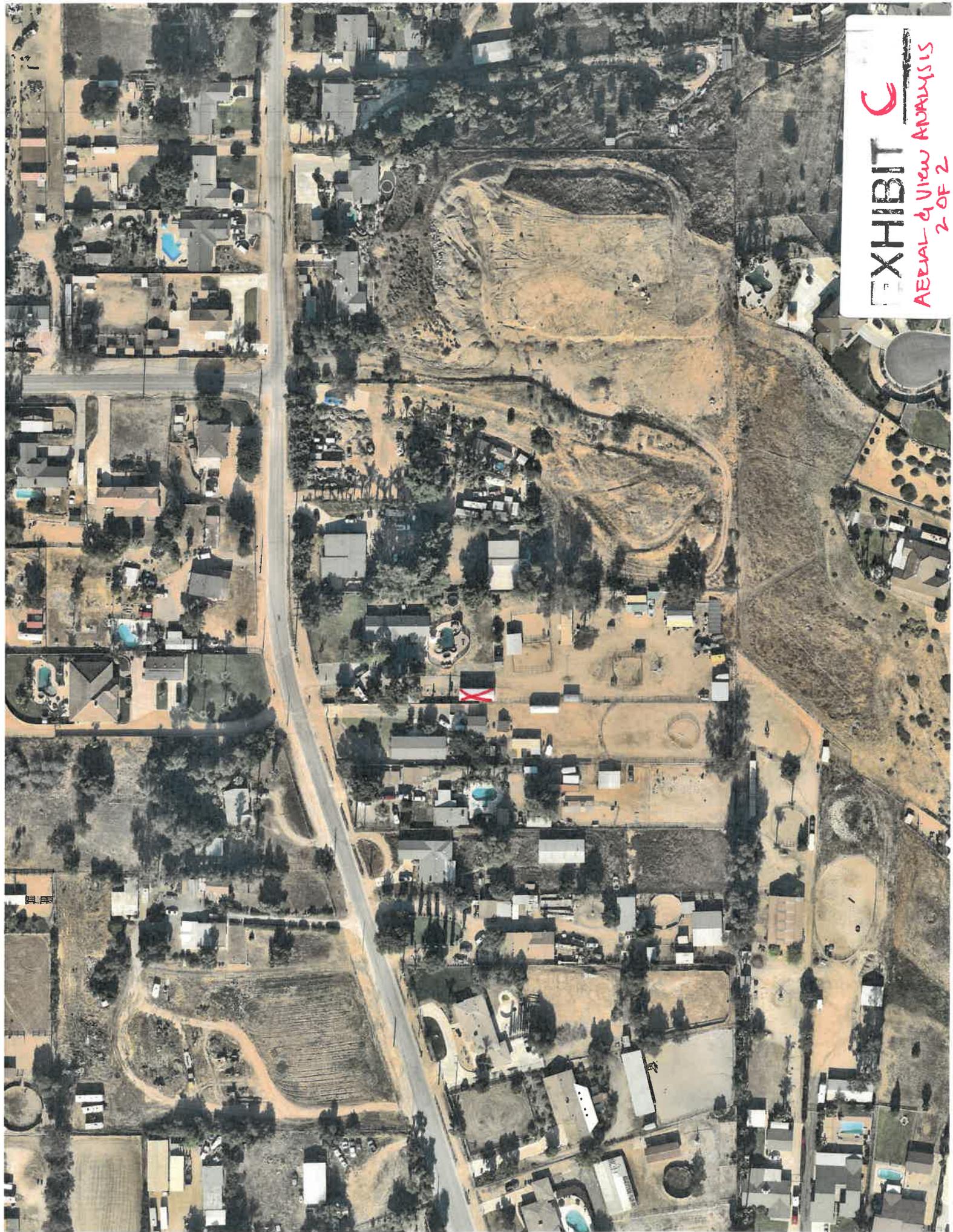


ASSESSOR'S MAP BK 125 PG 32  
Riverside County, Calif : JFernandez

EXHIBIT 3



EXHIBIT "C"  
1 OF 2



**EXHIBIT C**  
**AERIAL & VIEW ANALYSIS**  
**2 OF 2**



# CITY OF NORCO

## UNIFORM APPLICATION

File No.: 2020-048  
Related Files:  
Date Filed: 3/27/20  
Fees Paid: 3395-

### GENERAL INFORMATION:

Project Location: <u>1152 First St</u>	
Property Owner: <u>BT BRYAN NICHOLS</u>	Applicant: <u>SAME</u>
<u>1152 First St</u>	
Address: <u>Norco</u>	Address:
Telephone:	Telephone:
Fax:                                  Email:	Fax:                                  Email:
Engineer:	Architect:
Address:	Address:
Telephone:	Telephone:
Fax:                                  Email:	Fax:                                  Email:
General Plan:	Site Acreage:
Zoning:	Assessor's Parcel Number:
Description of Proposal: <u>630' RV Cover / 1</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>SAME</u>
Date: <u>6/02/2020</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. 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? 79,685  
(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%  
(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?  
RV STORAGE
4. Building size: What is the square footage of the proposed building? 630

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? 14'  
What is the proposed building height at the highest point? 15'

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 PLANS ATTACHED

(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  NO

7. Building floor plan:

Is a restroom or washroom proposed?  YES  NO

Are any interior wall separations proposed?  YES  NO

OFFICE USE: Is the proposed building designed in accordance with the type of building requested?  YES  NO

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? \_\_\_\_\_

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. WILL FOLLOW EXISTING DRAINAGE PATTERN

\_\_\_\_\_

\_\_\_\_\_

(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. *WE TAKE WATER @ FRONT OF PROPERTY*  
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)? *IT WILL ONLY HOLD WATER ON OUR PROPERTY*

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

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 AN EXISTING PAKA 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?  
NEW BUILDINGS TO MATCH ALL OUT BLDGS. & BARN

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

OFFICE USE: Is the design of the proposed building compatible in design with the primary dwelling? TO BE DETERMINED BY THE PC 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

## MINOR SITE PLAN REVIEW APPLICATION FOR RESIDENTIAL AND AGRICULTURAL LARGE VEHICLE PARKING ACCESSORY BUILDINGS SITE PLAN CHECKLIST

**SITE PLANS SHALL INCLUDE ALL OF THE FOLLOWING INFORMATION (UNLESS SAID INFORMATION IS NOT APPLICABLE TO THE SUBJECT APPLICATION):**

1. All plans shall display on one sheet not smaller than 11" x 17" and not to exceed 30" x 48" drawn to a scale from 1"=10' to 1"=60'. ARCHITECTURAL SCALES ARE NOT ACCEPTABLE.
2. Persons/firms responsible for project (names, addresses, and telephone numbers) such as property owners, developers, architects or engineers.
3. Site plan identification including property address, north arrow, date of preparation, property boundary lines\*, dedications for public use, street center line, and right-of-way lines.
4. General slope degree and direction\*, with direction of site drainage including roughly 50 feet beyond property lines showing where off-site drainage occurs\*. Proposed drainage systems and any proposed change to the existing drainage pattern needs to be included.
5. Existing structures/easements on-site: a) Buildings over 120 square feet; b) Fences and walls (indicate height and type); c) Easements (indicate purpose and dimensions).
6. Existing structures (greater than 120 square feet) off-site to approximately 50 feet beyond property lines. The latest available City aerial photo printouts can be used to satisfy this requirement\*.
7. Proposed buildings and structures: a) Location, dimensions, area and height; b) Building entrances and exits; c) Outdoor storage areas including trash, mechanical services, material storage, etc.; d) Locations, dimensions, height and type of screening materials of storage areas; and e) Proposed walls and fences including location, dimensions, height and materials.
8. Indicate on all proposals: lot number, dimensions, lot area (net square footage), flat pad area, pad elevation, building pads, the primary animal-keeping area (PAKA) if one exists, or the contiguous open animal area where a PAKA does not exist.
9. Proposed building setbacks and distance between buildings and structures.
10. Proposed on-site circulation pattern for vehicles, pedestrians, and equestrians (indicate location, dimensions, and directional arrows as needed).
11. Site plan summary (to appear as notes on site plan): a) Site acreage; b) Site zoning and land use (existing and proposed); c) Proposed buildings and structures (indicate type of construction, roof materials, total building and ground floor area of each building, and total building coverage (square feet and percentage)).

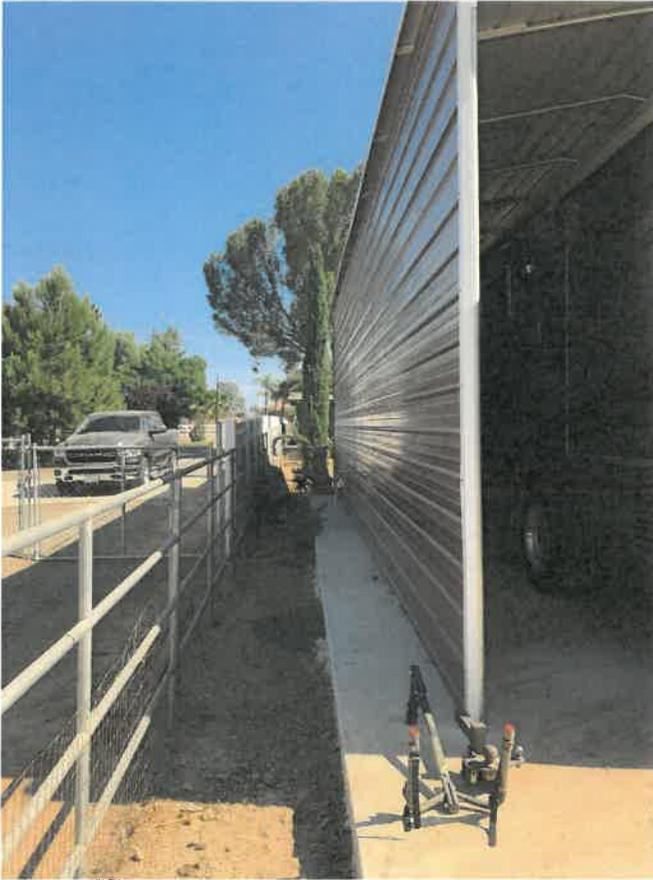
\* The City will assist in providing whatever background site and topographical data that may be available from City files. There is no guarantee that this information exists in City files, in which case the applicant would have to provide the information

NORTH & EAST  
ELEVATIONS



EXHIBIT "F"  
1 OF 2

**Building Elevations**



**West Elevation**



**South Elevation**