



AGENDA CITY OF NORCO

CITY COUNCIL
REGULAR MEETING

CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
MARCH 21, 2012

CALL TO ORDER: 6:00 p.m.

ROLL CALL: Mayor Kevin Bash
Mayor Pro Tem Kathy Azevedo
Council Member Berwin Hanna
Council Member Herb Higgins
Council Member Harvey C. Sullivan

THE CITY COUNCIL WILL RECESS TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS:

§54956.9 – Conference with Legal Counsel – Existing Litigation

Case Name: Sedrak vs. City of Norco
Case Number: RIC 10022513

Case Name: Norco Firefighters Association vs. City of Norco
Case Number: RIC 1114581

RECONVENE PUBLIC SESSION: 7:00 p.m.

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION (§54957.1)
City Attorney

PLEDGE OF ALLEGIANCE: Mayor Bash

INVOCATION: Grace Fellowship Church
Pastor Vernie Fletcher

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

1 CITY COUNCIL CONSENT CALENDAR ITEMS: *(All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Council, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Council or the audience request specific items be removed from the Consent Calendar. Items removed from the Consent Calendar will be separately considered under Item No.2 of the Agenda)*

- A. City Council Minutes:
Regular Meeting of March 7, 2012
Recommended Action: **Approve the City Council Minutes** (City Clerk)

- B. Recap of Actions Taken at the Planning Commission Regular Meeting of March 14, 2012. **Recommended Action: Receive and File** (Planning Director)
 - C. Procedural Step to Approve Ordinance after Reading of Title Only. **Recommended Action: Approval** (City Clerk)
 - D. Annual Resolution Making Findings and Continuing Existing Rates for Maintaining Flood control Channels within County Service Area CSA-152. **Recommended Action: Adopt Resolution 2012-___, making findings and continuing existing rates for maintaining flood control channels within County Service Area CSA-152.** (Deputy City Manager/Director of Finance)
2. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR:
3. LEGISLATIVE MATTERS: **(No new evidence will be heard from the public as the public hearing has been closed regarding all items listed.)**
- A. City-Initiated Proposal to Amend Title 18 of the Norco Municipal Code by Amending the Provisions of Chapter 18.39 Entitled "General Provisions – Non-Conforming Uses, Lots and Structures", to Establish Criteria for the Issuance of "Rebuild" Letters. **Recommended Action: Adopt Ordinance No. 940 for second reading.** (City Clerk)
 - B. Ordinance Approving Amendments to the Norco Municipal Code to Remove all Reference to the Norco Community Redevelopment Agency and its Authority and Functions Therein. **Recommended Action: Adopt Ordinance No. 941 for second reading.** (City Clerk)
4. CITY COUNCIL ACTION ITEMS:
- A. Report from the Ad Hoc Sign Code Working Group
On November 16, 2011, the City Council created the Ad Hoc Sign Code Working Group to review the current sign ordinance, specifically as it relates to commercially-zoned properties, and make recommendations on changes that would benefit business owners while still protecting the health and safety of the public. The composition of the committee included six members; two (2) appointed by the City Council, two (2) appointed by the Planning Commission, two (2) appointed by the Economic Development Advisory Council, and City staff. A full report, which provides detailed information on all of the recommendations, has been prepared by the Working Group for the City Council's review. The City Council is recommended to provide appropriate direction to the Planning Commission and/or City staff.
Recommended Action: Provide appropriate direction to Planning Commission and/or City staff. (Economic Development Specialist)

5. CONTINUED CITY COUNCIL PUBLIC HEARING:

- A. Proposal to Vacate a Triangular Portion of Public Right-of-Way on the Northwest Side of Bluff Street, Containing 1,239 Square Feet (0.03 Acres), More or Less, located Between River Road and Vine Street

A small triangular portion of Bluff Street right-of-way is being recommended to be vacated as it is not being used for street purposes. Interest has been expressed to purchase the property and will be addressed by City staff following the approval of the recommended right-of-way vacation and brought back to the City Council for further approval.

Recommended Action: Adopt Resolution No. 2012-___, vacating a triangular portion on the west side of Bluff Street and direct the City Clerk to record the vacation with the County Recorder. (Deputy Public Works Director/Senior Engineer)

6. CITY COUNCIL PUBLIC HEARING:

- A. General Plan Amendment 2008-01: 2008-2014 Housing Element Update, Amendment 1 with Implementing General Plan Amendments, Zone Changes and a Zone Code Amendment; (City of Norco): Review and Approval of the Final 2008-2014 Housing Element Update for Submittal to the Department of Housing and Community Development for Certification affecting the following locations:

- 18.6 acres generally located on the west side of Hamner Avenue, north of Fourth Street (APN's 129-230-033, -034, -036, and -037).
- 18.5 acres generally located at the southwest corner of Hamner Avenue and Third Street (APN's 126-050-002, -004 and 129-380-010).
- 13.4 acres generally located south of River Road and west of Corydon Avenue (APN's 121-180-014; 121-310-086, -087, and -090).
- 19.4 acres generally located on the east side of Norconian Drive and south of Norco Drive (APN's 130-240-021, and -023).
- 22.9 acres generally located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN's 129-200-011)
- 9.4 acres generally located on the east side of Mountain Avenue and north of First Street (APN's 126-240, -003, -004, -005, -006, -007).

General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update Amendment 1: This is an amendment to the City's current adopted 2008-2014 Housing Element update. The necessary implementation measures for the adopted Housing Element include General Plan Amendments, a Zone Code Amendment, and zone changes

which are described in the report. The draft Housing Element was approved by the Planning Commission on August 12, 2009 and by the City Council on September 2, 2009. That document was submitted to the California Department of Housing and Community Development (HCD) for its mandatory review toward the goal of certification. HCD responded with changes that needed to occur to make the document consistent with state housing laws before it could be certified.

This Amendment 1 addresses those comments received by HCD. The amendment also includes a modification to the sites that were originally identified to accommodate housing for the Housing Element Update because of changed circumstances. The general plan amendments, zone changes and a zone code amendment that are addressed in this staff report are the implementation measures associated with bringing the Housing Element into compliance with State law so that it can be certified.

The Planning Commission reviewed all of these proposed items on February 29, 2012 and recommended that the City Council approve the revision to the 2008-2014 Housing Element Update along with all of the implementing actions.

Recommended Actions:

Motion 1: Adopt Resolution 2012-__ approving the Final Draft 2008-2014 Housing Element Update as amended for certification by the California Department of Housing and Community Development (HCD).

Motion 2: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01A to amend the Land Use Element of the General Plan by adding a new land use category to be titled "Housing Development Overlay".

Motion 3: Adopt for First Reading Ordinance No. __ to approve Zone Code Amendment 2012-01 to establish the Housing Development Overlay (HDO) zone.

For the 18.6-acre site:

Motion 4: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01B.

Motion 5: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-01 (Specific Plan 85-1, Amendment 6) to apply the Housing Development Overlay zone.

For the 18.5-acre site:

Motion 6: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01C.

Motion 7: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-02.

For the 13.4-acre site:

Motion 8: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01D.

Motion 9: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-03.

For the 19.4-acre site:

Motion 10: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01E.

Motion 11: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-04.

For the 22.9-acre site:

Motion 12: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01F.

Motion 13: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-05 (Specific Plan 90-01, Amendment 10).

For the 9.4-acre site:

Motion 14: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01G.

Motion 15: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-06.
(Planning Director)

7. PUBLIC COMMENTS OR QUESTIONS - THIS IS THE TIME WHEN PERSONS IN THE AUDIENCE WISHING TO ADDRESS THE CITY COUNCIL REGARDING MATTERS NOT ON THE AGENDA MAY SPEAK. PLEASE BE SURE TO COMPLETE THE CARD IN THE BACK OF THE ROOM AND PRESENT IT TO THE CITY CLERK SO THAT YOU MAY BE RECOGNIZED.

8. OTHER MATTERS – CITY COUNCIL, CITY MANAGER AND STAFF:

- A. City Council Updates from Regional Boards and Commissions
- B. City Council Other Matters
- C. Staff Other Matters

9. ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office, (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 Office of the City Clerk. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be available for public inspection at the City Clerk's Counter in City Hall located at 2870 Clark Avenue.

/bj-80381



MINUTES
CITY OF NORCO
CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
MARCH 7, 2012

CALL TO ORDER: Mayor Bash called the meeting to order at 7:00 p.m.

ROLL CALL: Mayor Kevin Bash, **Present**
Mayor Pro Tem Kathy Azevedo, **Present**
Council Member Berwin Hanna, **Present**
Council Member Herb Higgins, **Present**
Council Member Harvey C. Sullivan, **Present**

PLEDGE OF ALLEGIANCE: Mayor Bash

INVOCATION: My Father's House Ministries
Pastor Mark Thomas

PRESENTATION: Certificate of Recognition
Norco Area Chamber of Commerce

Mayor Bash presented representatives of the Norco Area Chamber of Commerce with a Certificate of Recognition for their efforts in completing community cleanup Projects for Mr. Dick White and Myrror Emages.

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

1. CITY COUNCIL CONSENT CALENDAR ITEMS:

Mayor Pro Tem Azevedo pulled Item 1.F. and Council Member Sullivan pulled Item 1.H.

M/S Hanna/Sullivan to adopt the remaining items as recommended on the City Council Consent Calendar. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- A. City Council Minutes:
Regular Meeting of February 15, 2012
Special Meeting of February 15, 2012
Recommended Action: **Approve the City Council Minutes** (City Clerk)
- B. Recap of Actions Taken at the Planning Commission Special Meeting of February 29, 2012. **Recommended Action: Receive and File** (Planning Director)

Agenda Item 1.A.

- C. Procedural Step to Approve Ordinance after Reading of Title Only. **Recommended Action: Approval** (City Clerk)
- D. Resolution Confirming the Mayor's Appointments of Two Members to the Oversight Board as Required by ABx1 26. **Recommended Action: Based on Health & Safety Code Section 34179, Adopt Resolution No. 2012-15, confirming the Mayor's appointments of Kevin Bash, representing the City, and Andy Okoro, representing the employees of the Agency, to serve on the Oversight Board.** (City Clerk)
- E. 2012 Vacant Parcel Spring Weed Abatement Program. **Recommended Action: Adopt Resolution No. 2012-16, setting the Public Hearing for May 2, 2012.** (Fire Chief)
- F. Acceptance of Bids and Award of Contract for the City Wide Fiber Optics Project. **Recommended Action: Accept bids submitted for the installation of the fiber optics network and award a contract to John Griffin Construction, Inc. in the amount of \$498,046, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.** (IT Manager) **PULLED FOR DISCUSSION**
- G. Acceptance of the Second Street 12-inch Water Line Project as Complete. **Recommended Action: Accept the Second Street 12-inch Water Line Project as complete and authorize the City Clerk to file the Notice of completion with the County Recorder's Office.** (Deputy Public Works Director/Senior Engineer)
- H. Execution of a Cooperative Funding Agreement between the City of Norco and the Riverside County Flood Control and Water Conservation District to Design and Construct Master Planned Drainage Facilities **Recommended Action: Approve Project Nos. 2-0-00132, 2-0-00162, 2-0-000166, 2-0-00167, 2-0-00168 and 2-0-00327 Funding Agreement between the City of Norco and Riverside County Flood Control and Water Conservation District and authorize the City Manager to execute the Agreement.** (Public Works Director) **PULLED FOR DISCUSSION**
- I. Swap Meet Permit 2012-01 (Meisenbach): An application for a Monthly Antique Swap Meet on the Parking Lot of the "Vandermolen Center" for a Business located at 2816 Hamner Avenue within the C-G (Commercial General) Zone. **Recommended Action: Adopt Resolution No. 2012-17, approving Swap Meet Permit 2012-01 allowing the monthly operation of an antique swap meet at 2816 Hamner Avenue for a period of one year, with the ability to renew.** (Planning Director)

- J. Planning Information Letter 2012-03: Request for Exception to Nonconforming Land Use Requirements Allowing a "Rebuild Letter" to be Issued for Property Located at 732 Sixth Street Located within the C-4 (Commercial) Zone. **Recommended Action: Approval** (Planning Director)

- K. Approval to Implement Measures in the Continued Construction of the Silverlakes Project. **Recommended Action: Grant authority to the City Manager to implement measures to proceed with the next steps in the construction of City-owned water and sewer infrastructure on the Silverlakes property.** (City Manager)

2. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR:

- 1.F. Acceptance of Bids and Award of Contract for the City Wide Fiber Optics Project.

Mayor Pro Tem Azevedo asked if the funding for this project could be used for any other purposes. Deputy City Manager/Director of Finance **Okoro** responded that the funding is required to be used for general City infrastructure purposes and cannot be used to pay employees or other related purposes.

M/S Azevedo/Hanna to accept bids submitted for the installation of the fiber optics network and award a contract to **John Griffin Construction, Inc.** in the amount of \$498,046, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- 1.H. Execution of a Cooperative Funding Agreement between the City of Norco and the Riverside County Flood Control and Water Conservation District to Design and Construct Master Planned Drainage Facilities.

Council Member Sullivan complimented Public Works Director **Thompson** on the execution of this agreement.

M/S Sullivan/Higgins to approve Project Nos. 2-0-00132, 2-0-00162, 2-0-000166, 2-0-00167, 2-0-00168 and 2-0-00327 Funding Agreement between the City of Norco and Riverside County Flood Control and Water Conservation District and authorize the City Manager to execute the Agreement. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

3. CITY COUNCIL PUBLIC HEARINGS:

- A. City-Initiated Proposal to Amend Title 18 of the Norco Municipal Code by Amending the Provisions of Chapter 18.39 Entitled "General Provisions – Non-Conforming Uses, Lots and Structures", to Establish Criteria for the Issuance of "Rebuild" Letters

Requests for a rebuild letter currently must be approved by the City Council, with the most recent approval occurring on June 15, 2011. Rebuild letters have been approved allowing non-conforming structures to be rebuilt if damaged by more than 50% of the value of the structure. The City Attorney counseled that the Norco Municipal Code (the "NMC") does not make a provision for the issuance of rebuild letters and that a Code amendment should be done to provide for that provision if that was the desire of the City Council. The City Council directed the Planning Commission to recommend criteria under which a rebuild letter could be requested and approved, which could then be incorporated into the NMC. The Planning Commission has proposed a process that would eliminate the need for a rebuild letter and would allow a destroyed structure to automatically be restored provided that the building was legal and provided that needed building permits are obtained within six months of the destruction.

Recommended Action: Adopt Ordinance No. 940 for first reading.
(Planning Director)

Planning Director King presented the public hearing item.

Council Member Sullivan received confirmation from Planning Director King regarding the different criteria for houses and businesses.

Mayor Bash OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With on one wishing to speak, Mayor Bash **CLOSED** the public hearing.

M/S Azevedo/Higgins to adopt Ordinance No. 940 for first reading. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

B. Amendment to the City's Comprehensive Fee Resolution to Add a Conditional Use Permit Rooster Fee

This proposed Resolution recommends the addition of a Conditional Use Permit ("CUP) Rooster Fee to the City's Comprehensive Fee Schedule. The new fee is required as the City Council adopted Ordinance No. 938, which requires a CUP for keeping more than 16 roosters regardless of the lot size, and there is currently no fee in place relating to the Planning Division to fulfill that requirement in the City's Comprehensive Fee Schedule.

Recommended Action: Adopt Resolution No. 2012-18. (Planning Director)

Planning Director King presented the public hearing item stating the recommended fees.

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

James Hosley. Mr. Hosley spoke in opposition of the ordinance.

Pat Overstreet. Ms. Overstreet spoke in support of the ordinance..

Vern Showalter. Mr. Showalter spoke in support of the ordinance.

Mayor Bash CLOSED the public hearing.

Mayor Pro Tem Azevedo spoke in support of the ordinance and stated that the roosters were the threat to Norco's lifestyle.

Council Member Hanna spoke in support of the ordinance noting that it will be easier for Animal Control to inspect and control.

Council Member Higgins asked how inspections are completed.

In response, Planning Director King stated that the inspection would be completed by Animal Control staff following the sending of a notice to the homeowner. If a written complaint is received, the site would be inspected and no notification is given prior to the inspection. If the homeowner is not present, the property is noticed. If the property is deemed out of compliance, the matter would go back to the Planning Commission for its review. In response to other Council concerns, Director King stated that if an inspection is completed and there are more than 16 roosters, the individual(s) will need to make an effort to get a CUP.

M/S Hanna/Azevedo to adopt Resolution No. 2012-18. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS
NOES: SULLIVAN
ABSENT: NONE
ABSTAIN: NONE

- C. Proposal to Vacate a Triangular Portion of Public Right-of-Way on the Northwest Side of Bluff Street, Containing 1,239 Square Feet (0.03 Acres), More or Less, located Between River Road and Vine Street

Recommended Action: Continue the public hearing to March 21, 2012. (Deputy Public Works Director/Senior Engineer)

M/S Higgins/Sullivan to continue the public hearing to March 21, 2012. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

4. CITY COUNCIL ACTION ITEMS:

- A. Ordinance Approving Amendments to the Norco Municipal Code to Remove all Reference to the Norco Community Redevelopment Agency and its Authority and Functions Therein. Code Change 2012-01

The Norco Municipal Code ("NMC") includes references to the functions and authority of the Norco Community Redevelopment Agency (the "Norco CRA"). In accordance with ABx1 26, which dissolves all redevelopment agencies in California, as of February 1, 2012, the Norco CRA has been dissolved. Therefore, the NMC is required to be amended as part of the "winding down" process to remove all references to the function and authority of the Norco CRA.

Recommended Action: Adopt Ordinance No. 941 for first reading. (City Clerk)

M/S Higgins/Sullivan adopt Ordinance No. 941 for first reading. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- B. Consideration of a Resolution Concurring with the Mitigated Negative Declaration for the Santa Ana River Trail Master Plan, Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, and Approving the Project

The City of Norco has partnered with the City of Corona, Jurupa Community Services District (JCSD) and the County of Riverside to complete the Corona-Norco-Eastvale segment of the Santa Ana River Trail. Environmental documents have been completed and reviewed, public comment period has ended and it is now required for the partners to concur with the adoption of the Mitigated Negative Declaration for the SART Master Plan, making responsible agency findings pursuant to the California Environmental Quality Act, and approving the Project.

Recommended Action: Adopt Resolution No. 2012-19, concurring with the adoption of a Mitigated Negative Declaration (MND) for the Santa Ana River Trail (SART) Master Plan, making responsible agency findings pursuant to the California Environmental Quality Act (CEQA), and approving the Project. (Director of Parks, Recreation and Community Services)

Director Petree presented the City Council item. A presentation on the project was provided by Mr. Pete Dangermond for informational purposes.

Council Member Hanna commented on meetings he attended in prior years and asked about the equestrian crossings on State Route ("SR") 71.

Mr. Dangermond stated that the bicycle trail will be on the south side and the equestrian trail will be on the north side of SR 71. In response to Mayor Pro Tem Azevedo, Mr. Dangermond stated that normally, longer distance trails do not have hours of operation, but noted that caution needs to be taken on some of the trails.

Mayor Bash commented on the first funding of this project that took place in 1931.

Pat Overstreet. Ms. Overstreet spoke in favor of this project.

M/S Sullivan/Bash adopt Resolution No. 2012-19, concurring with the adoption of a Mitigated Negative Declaration (MND) for the Santa Ana River Trail (SART) Master Plan, making responsible agency findings pursuant to the California Environmental Quality Act (CEQA), and approving the Project. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

5. PUBLIC COMMENTS OR QUESTIONS:

Manuel Pavao. Mr. Pavao commented on a neighboring project that is creating a lot of noise and noted the run-around he has been given by the City and nothing is being done about his complaint. He stated that he will give the City to the 15th of March to take action or he will seek legal action.

Pamela Smith. Ms. Smith reminded everyone about the "State of the City" presentation that will take place March 20th at Nellie Weaver Hall at 7:00 p.m.. She also announced that she had tickets available for the NHA Casino Night, which will be held on April 14th.

Jodie Webber. Ms. Weber commented on the 2012 Scholarship Award Program open to all Corona-Norco Unified School District graduating seniors intending to pursue post-high school course of study at either a college/university or other post-secondary educational institution, sponsored by the Corona Norco Republican Women, Federated. The application can be downloaded from the website at <http://www.coronanorcorepublicanwomen.com/>. She also noted the existing rules and regulations for the Santa Ana River Trail already in place and available on the internet. She further asked when a financial update on the LMDs would be placed on the Council agenda.

6. OTHER MATTERS – CITY COUNCIL, CITY MANAGER AND STAFF:

A. City Council Updates from Regional Boards and Commissions

Council Member Hanna:

- Announced that a groundbreaking ceremony will be held on Friday in downtown Riverside regarding the 91 Freeway widening project.
- Complimented Council Member Sullivan and Mayor Pro Tem Azevedo on their press contacts made and aired regarding the manure-to-energy project.

Mayor Pro Tem Azevedo:

- Commented on the UNLOAD and UNITY Committees, noting her attendance at UNITY at which time students and teachers are given awards. She added that UNLOAD is still happening, noting that it is a "think tank" for drug and alcohol issues in the community.
- Announced that Assemblyman Jeff Miller is making himself available to Norco residents on March 16th at Sixth Street Deli at 7:30 a.m.
- Provided a WRCOG update on TUMF and other projects.

B. City Council Other Matters

Council Member Sullivan:

- Commented on the problem faced by Mr. Pavao and recommended that two Council Members meet with him. Mayor Bash stated that he would serve as the other Council representative.

Mayor Bash:

- Commented on the George Alan Ingalls Memorial Scholarship and the funding for it that has taken place.
- Commented on the "Mayor's meeting" that took place between the cities of Norco, Eastvale, Jurupa Valley and Corona.
- Noted that he and Council Member Sullivan attended the baseball season opening ceremonies.
- Stated his concerns regarding the proposed districts Riverside Community College District is preparing to approve and how those lines should be drawn.

C. Staff Other Matters -- **None**

7. **ADJOURNMENT:** There being no further business to come before the City Council, Mayor Bash adjourned the meeting at 8:20 p.m.

BRENDA K. JACOBS, CMC
CITY CLERK



RECAP OF ACTIONS TAKEN AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
MARCH 14, 2012

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Vice Chair Henderson, Commission Members Jaffarian, Leonard and Hedges
3. STAFF PRESENT: Planning Director King, Senior Planner Robles, Deputy Director of Public Works/Senior Engineer Askew and Deputy City Clerk Germain
4. PLEDGE OF ALLEGIANCE: Chair Wright
5. APPEAL NOTICE: Read by Staff
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None
7. APPROVAL OF MINUTES: Minutes of Regular Meeting on February 8, 2012 and Minutes of Special Meeting on February 29, 2012. **Recommended Action: Approval (Deputy City Clerk): Minutes for February 8, 2012 approved as amended 4-0-1 (Hedges abstained) and Minutes for February 29, 2012 approved 4-0-1(Jaffarian abstained)**
8. CONTINUED ITEM: **Resolution No. 2012-___**; Conditional Use Permit 2011-28 (McGreevey): A Request for Approval to Allow an Accessory Building Consisting of a Single-Story 1,497 Square-Foot Storage and Shop Building at 3067 Pacer Drive Located within the A-1-20 Zone. **Recommended Action: Approval (SP Robles) Continued from February 8, 2012: Approved 5-0. This action is final unless appealed to the City Council within 10 calendar days.**
9. PUBLIC HEARINGS
 - A. **Resolution 2012-___**: Conditional Use Permit 2012-02/Site Plan 2012-02 (Beacon Hill AG Church): A Request for Approval to Allow the Development of a Church with Associated Ancillary Uses/Mixed Use Commercial Project to be Completed in Three Phases on a Vacant Property Located near the Southwest Corner of Hamner Avenue and Norco Drive (APN 130-240-045) Located within the C-G (Commercial General) Zone. **Recommended Action: Approval (SP Robles): Approved 5-0. This action is final unless appealed to the City Council within 10 calendar days.**

Recap of Actions Taken Planning Commission Agenda

Page 2

March 14, 2012

- B. **Resolution 2012-___**: Zone Change 2012-07 (City of Norco) and **Resolution 2012-___**: Hospitality Specific Plan 1 (City of Norco): A Request for Approval to Change the Zoning from C-4 (Commercial) to H-D (Hospitality Development) Including the Adoption of a Specific Plan for Regulations on 2.42 Acres Located at 1417 Sixth Street. **Recommended Action: Approval (PD King): Denied 5-0**

- 10. BUSINESS ITEMS: **None**

- 11. CITY COUNCIL: **Received and Filed**
 - A. Recap of Actions Taken at the March 7, 2012 City Council Meeting.

 - B. City Council Minutes dated February 1, 2012 Regular Meeting and February 15, 2012 (Special Meeting)

- 12. PLANNING COMMISSION: Oral Reports from Various Committees: **Received and Filed**

- 13. STAFF: Current Work Program: **Received and Filed**

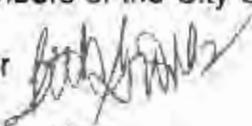
- 14. OTHER MATTERS: **None**
 - A. Follow-up on Items from Previous Meetings (Director King)

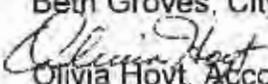
- 15. ADJOURNMENT: **8:51 p.m.**

/adr-80665

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: 
Olivia Hoyt, Accounting Supervisor

DATE: March 21, 2012

SUBJECT: Annual Resolution Making Findings and Continuing Existing Rates for Maintaining Flood Control Channels within County Service Area CSA-152

RECOMMENDATION: Adopt **Resolution 2012-___**, making findings and continuing existing rates for maintaining flood control channels within County Service Area CSA-152.

BACKGROUND/ANALYSIS: Riverside County requires an annual resolution authorizing the County to levy a County Service Area (CSA) parcel charge. The proceeds of the charge are used to maintain and operate the City's storm drains and flood control channels into the Santa Ana River. This service area assessment is exempt from the requirements of Prop. 218. Below is an excerpt from Prop. 218:

Section 5, Paragraph (a) of Proposition 218 reads as follows:

"Section 5. Effective Date. Pursuant to subdivision (a) of Section 10 of Article II, the provisions of this article shall become effective the day after the election unless otherwise provided. Beginning July 1, 2001, all existing, new, or increased assessments shall comply with this article. Notwithstanding the foregoing, the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process set forth in Section 4:

(a) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4..."

The City Attorney supports a "declaration of exemption" for Norco in this case because the assessment was established before November 6, 1996 and is used exclusively for flood control purposes, an exempt category under Section 5 (a).

FINANCIAL IMPACT: The City will receive an estimated \$60,000 from these parcel charges that will be used exclusively for drainage improvements and NPDES permit compliance. The annual charge per parcel is \$5.78.

/jk-80476

Attachment: Resolution No. 2012-___

Agenda Item 1.D.

RESOLUTION NO. 2012-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA MAKING FINDINGS AND CONTINUING EXISTING RATES FOR MAINTAINING FLOOD CONTROL CHANNELS WITHIN COUNTY SERVICE AREA CSA- 152

WHEREAS, the City of Norco is a co-permittee of Permit No. CSA-618033 with the County of Riverside and the incorporated cities therein; and

WHEREAS, the City must have a valid NPDES Permit in order to discharge runoff from properties within the boundaries of the City through its storm drain and flood control channels directly into the Santa Ana River or through Riverside County's channels into the Santa Ana River; and

WHEREAS, the City uses revenues from the CSA-152-Norco assessments solely for the purpose of maintaining and operating the City's storm drain and flood control system, including complying with the Permit.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Norco as follows:

SECTION 1: Based upon the facts set forth herein, the City Council finds that CSA-152-Norco charges are assessments that confer benefits upon each parcel of property subject to the assessments. Pursuant to Section 5(a) of Article XIID of the California Constitution, the CSA-152-Norco assessments are exempt from the procedures and approval process of Section 4 of Article XIID of the California Constitution because CSA-152-Norco assessments existed before November 6, 1996, and the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for the flood control and drainage system in the City.

SECTION 2: The City Council entered into an agreement with the County of Riverside on April 6, 1994 to participate in the County Service Area 152 to facilitate collection of funds in implementing the federally mandated NPDES program. A yearly rate of \$5.78 per benefit assessment unit was added to residents' property tax bill following a public hearing on May 18, 1994.

SECTION 3: The City Council elects to continue existing rates.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held March 21, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, City Clerk
City of Norco, California

I, BRENDA K JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on the 21st day of March, 2012 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Norco, California this 21st day of March, 2012.

Brenda K. Jacobs, City Clerk
City of Norco, California

/jk-80477

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Brenda K. Jacobs, City Clerk 

DATE: March 21, 2012

SUBJECT: **Ordinance No. 940, Second Reading.** City-Initiated Proposal to Amend Title 18 of the Norco Municipal Code by Amending the Provisions of Chapter 18.39 Entitled "General Provisions – Non-Conforming Uses, Lots and Structures", to Establish Criteria for the Issuance of "Rebuild" Letters

RECOMMENDATION: Adopt **Ordinance No. 940** for second reading.

SUMMARY: The first reading of Ordinance No. 940 was held on March 7, 2012 and was adopted by the City Council with a 5-0 vote. This Ordinance will amend Title 18 of the Norco Municipal Code by amending the provisions of Chapter 18.39 entitled "General Provisions – Non-Conforming Uses, Lots and Structures", to establish criteria for the Issuance of "Rebuild" Letters

/bj-80606

Attachment: Ordinance No. 940

ORDINANCE NO. 940

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING AN AMENDMENT TO TITLE 18, SECTIONS 18.39.10 WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO AMEND PROVISIONS THAT REGULATE A REBUILD OF A NON-CONFORMING STRUCTURE. ZONE CODE AMENDMENT 2011-05

WHEREAS, the City initiated Zone Code Amendment 2011-05, an amendment to Norco Municipal Code Title 18, amending Sections 18.39.10; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on July 13, 2011 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, said public hearing was closed and said item continued off-calendar for further review; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on January 11, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Zone Code Amendment was continued to the meeting of February 8, 2012; and

WHEREAS, based on findings of fact, the Planning Commission adopted Resolution 2012-04 recommending to the City Council that Zone Code Amendment 2011-05 be approved for reasons set forth in said Resolution; and

WHEREAS, hearing of said Zone Code Amendment was duly noticed and scheduled for public hearing by the City Council at its meeting of March 7, 2012 on or about 7 p.m. in the Council Chambers of the Norco City Hall, 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, said City Council held a public hearing and received oral and written testimony pertaining to said Zone Code Amendment; and

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

NOW, THEREFORE, the City Council of the City of Norco does hereby ordain as follows:

SECTION 1: Norco Municipal Code Title 18 "Zoning" is hereby amended as follows.

Section 18.39.10 Restoration of a Damaged Structure

If the destruction exceeds 50 percent, the non-conforming structure cannot be rebuilt and a non-conforming use shall not be resumed, *unless it meets the following criteria:*

- 1) *Building permits are approved for the reconstruction within six months of the destruction.*
- 2) *Building is in a residential zone or is a residential building in a commercial zone.*
- 3) *The continuation of any uses in the building destroyed shall only be for legal and legal non-conforming uses that existed prior to destruction.*
- 4) *The rebuilt structure shall not exceed the size of the structure destroyed and shall be built to current building code standards.*
- 5) *The structure to be replaced shall have been a legally-constructed structure per zoning and building codes as they existed when the structure was built, as ascertained by a history of building permits or City records as best as can be determined. If building permits or records do not exist for a destroyed structure in question the Building Official and/or Planning Director shall have the responsibility of determining if the structure was legally built or not and thereby be eligible (or not) for a rebuild permit.*

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase, hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held March 21, 2012.

Mayor of the City of Norco, California

ATTEST

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on March 7, 2012 and thereafter at a regular meeting of said City Council duly held on March 21, 2012, it was duly passed and adopted by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012.

Brenda K. Jacobs, City Clerk
City of Norco, California

/sk-80519

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager *Beth Groves*

PREPARED BY: Brenda K. Jacobs, City Clerk *Brenda K. Jacobs*

DATE: March 21, 2012

SUBJECT: **Ordinance No. 941, Second Reading.** Approving Amendments to the Norco Municipal Code to Remove all Reference to the Norco Community Redevelopment Agency and its Authority and Functions Therein.

RECOMMENDATION: Adopt **Ordinance No. 941** for second reading.

SUMMARY: The first reading of Ordinance No. 941 was held on March 7, 2012 and was adopted by the City Council with a 5-0 vote. This Ordinance amends the Norco Municipal Code to remove all reference to the Norco Community Redevelopment Agency and its authority and functions therein.

/bj-80607

Attachment: Ordinance No. 941

ORDINANCE NO. 941

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING AN AMENDMENT TO THE NORCO MUNICIPAL CODE TO REMOVE ALL REFERENCE TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY AND ITS AUTHORITY AND FUNCTIONSTHEREIN. CODE CHANGE 2012-01

WHEREAS, on January 2, 1980, the City Council adopted Ordinance No. 434, declaring the need for a redevelopment agency to function in the community; and

WHEREAS, the City Council of the City of Norco, California, declared itself to be the Norco Community Redevelopment Agency and found that such action will serve the public interest and promote the public safety and welfare in an effective manner. The City Council further declared that all rights, powers, duties, privileges and immunities vested by the Community Redevelopment Law in such agency shall be, and are, vested in this body; and

WHEREAS, ABx1 26, which dissolves all redevelopment agencies in California, including the Norco Community Redevelopment Agency effective February 1, 2012, was upheld by the California Supreme Court on December 29, 2011.; and

WHEREAS, amendments to specific Chapters and Sections of the NMC are required to remove all reference to the dissolved Norco Community Redevelopment Agency.

NOW, THEREFORE, the City Council of the City of Norco does hereby ordain as follows:

SECTION 1: Chapter 2.16 REDEVELOPMENT AGENCY shall be deleted in its entirety.

~~2.16.010 Findings—Authority.~~

~~It is found and declared, pursuant to Section 33101 of the Community Redevelopment Law, that there is a need for the redevelopment agency created by Section 33100 of said law to function in the city of Norco, and said agency is authorized to transact business and exercise its powers under the Community Redevelopment Law.~~

~~2.16.020 Declaration.~~

~~The city council of the city of Norco, California, declares itself to be the redevelopment agency to be known as Norco community redevelopment agency, and finds that such action will serve the public interest and promote the public safety and welfare in an effective manner. All rights, powers, duties, privileges and immunities vested by the Community Redevelopment Law in such agency shall be, and are, vested in this body.~~

SECTION 2: Chapter 4.04 NOTICE AND HEARING shall be amended as follows:

4.04.040 Hearing and Recommendation of Planning Commission.

The Planning Commission shall hold a public hearing on the proposed development agreement at the time and place specified in the notice of intention or in accordance with any continuance thereof granted by the Planning Commission at the scheduled hearing. The Planning Commission shall make its recommendation to the City Council in writing within thirty (30) days of the public hearing. The recommendation shall include whether or not the proposed development agreement:

- (a) Is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan or redevelopment plan;
- (b) Is compatible with the uses authorized in the district or planning area in which the real property is located;
- (c) Is in conformity with the public necessity, public convenience, general welfare, and good land use practices;
- (d) Will be beneficial to the health, safety, and general welfare consistent with the policy of the City with respect to development agreements as provided in Section 4.03.010.
- (e) Will adversely affect the orderly development of property in the City
- (f) Will have a positive fiscal impact on the City.

~~4.04.050 Recommendation of Redevelopment Agency.~~

~~Any proposed development agreement located within a redevelopment project area in the City shall be reviewed by the Redevelopment Agency. The Redevelopment Agency shall make its recommendation to the City Council, based upon whether the proposed agreement promotes the policies and purposes of the applicable redevelopment plan. The Redevelopment Agency shall not be required to hold a public hearing, and its recommendation may be made either in writing or by oral motion and the vote of the majority of the Agency members present in voting.~~

4.04.060 Hearing by City Council.

After the recommendation of the Planning Commission ~~(and Redevelopment Agency, if applicable)~~ or after the expiration of the time period specified in Section 4.04.040, the Director shall give notice of a public hearing before the City Council in the manner provided for in Sections 4.04.010 and 4.04.020.

4.04.070 Decision by City Council.

(a) After it completes the public hearing and considers the recommendation, if any, of the Planning Commission ~~and, if applicable, the Redevelopment Agency~~, the City Council may accept, modify or disapprove the proposed development agreement. It may, but need not, refer the matters not previously considered by the Planning Commission during its hearing back to the Planning Commission for report and recommendation. The Planning Commission shall not be required to hold a public hearing on matters referred back to it by the City Council

(b) The development agreement shall not be approved unless the City Council finds that the development agreement is consistent with the General Plan and any applicable specific plan. ~~or redevelopment plan.~~

SECTION 3: Chapter 5.10 FILMING PERMIT REGULATIONS shall be amended as follows:

5.10.060 Liability provisions.

A. **Liability Insurance.** Before a film permit is issued, a certificate of insurance will be required in an amount established by the City, naming the City of Norco and ~~the Redevelopment Agency of the City of Norco as coinsured parties~~ as insured party for protection against claims of third persons for personal injuries, wrongful deaths, and property damage. The City officers and employees shall be named as additional insureds. The certificate shall not be subject to cancellation or modification until after 30 days' written notice to the City Manager or his/her designee. A copy of the certificate will remain on file.

SECTION 4: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 5: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase, hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 6: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held March 21, 2012.

Mayor of the City of Norco, California

ATTEST

Brenda K. Jacobs, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on March 7, 2012 and thereafter at a regular meeting of said City Council duly held on March 21, 2012, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

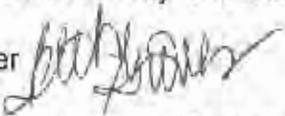
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012.

Brenda K. Jacobs, City Clerk
City of Norco, California

/bj-80281

CITY OF NORCO STAFF REPORT

TO: Mayor and Members of the Norco City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Roger Grody, Economic Development Specialist 

DATE: March 21, 2012

SUBJECT: Report of Ad Hoc Sign Code Working Group

RECOMMENDATION: Provide appropriate direction to Planning Commission and/or City staff.

SUMMARY: On November 16, 2011, the City Council created the Ad Hoc Sign Code Working Group to review the current sign ordinance, specifically as it relates to commercially-zoned properties, and make recommendations on changes that would benefit business owners while still protecting the health and safety of the public. The composition of the committee included two members appointed by the City Council (Mayor Kevin Bash and Council Member Harvey Sullivan); two members appointed by the Planning Commission (Patricia Hedges and Dave Henderson); two members appointed by the Economic Development Advisory Council (Patrick Malone and Bill Schwab); and City staff. At its initial meeting, the members appointed Patrick Malone as Chair of the Working Group. Following review of the recommendations for revision of the signage ordinance presented by the Ad Hoc Sign Code Working Group, the City Council is recommended to provide appropriate direction to the Planning Commission and/or City staff.

BACKGROUND/ANALYSIS: The Ad Hoc Sign Code Working Group (the "Working Group") met weekly from January 4 through February 22, 2012, with the goal of providing recommendations that would assist in the preparation of a Sign Code that better meets the needs of the community. The mission was not to rewrite the ordinance, but to suggest changes that would lead to signage regulations that are balanced, fair, easily applicable, and meet the needs of the business community without compromising the character of the community.

During its deliberations, the Working Group realized its recommendations would fall into two categories: 1) those that addressed the actual language of the ordinance; and 2) those that affected policies administered by staff. Among the recommendations pertaining to the specific language of the ordinance are:

- Articulate a clear purpose by changing the "Declaration of Need," or introduction to the sign ordinance;

- Create a more user-friendly ordinance by shortening its length, reorganizing its content, using more lay language, and possibly even inserting some illustrations in the Code or in an associated policy manual;
- Provide for new technologies, such as electronic LED signs;
- Allow for more creative expression on signs, in the spirit of public art;
- Consider applying different design standards in different zones/neighborhoods;
- Allow for two signs in lieu of a single massive sign with a multitude of business names on it, to reduce clutter and make it easier for passing motorists to identify local businesses;
- Rewrite the Code section on freeway signs to make it more flexible and understandable; and
- Provide reasonable regulations governing temporary signs in the public right-of-way.

In terms of policy issues—items that can be incorporated into staff review—the following recommendations are made by the Working Group:

- Require and enforce the maintenance of deteriorated signs;
- Give special consideration for signage that matches or complements a Western-themed business façade;
- Ensure that businesses whose signs are located below street level are not handicapped by applying the same maximum height standards to signs located at or above street level;
- Educate business owners and the general public on sign regulations, and provide technical assistance, possibly in partnership with the local Chamber of Commerce; and
- Aggressively enforce code violations. If the Code is fair, compliance should be mandatory.

A full report, which provides detailed information on all of the committee's recommendations, has been prepared by the Working Group for the City Council's review (attached). The City Council is recommended to provide appropriate direction to the Planning Commission and/or City staff.

FISCAL IMPACT: None.

/rg-80590

Attachment: Report to the Norco City Council

REPORT TO THE NORCO CITY COUNCIL RECOMMENDATIONS FOR REVISION OF THE SIGNAGE ORDINANCE

PRESENTED BY THE
AD HOC SIGN CODE WORKING GROUP



MEMBERS

CHAIR: PATRICK MALONE, EDAC
MAYOR KEVIN BASH
COUNCIL MEMBER HARVEY SULLIVAN
PATRICIA HEDGES, PLANNING COMMISSION
DAVE HENDERSON, PLANNING COMMISSION
BILL SCHWAB, EDAC

STAFF

BETH GROVES, CITY MANAGER
ROGER GRODY, ECONOMIC DEVELOPMENT SPECIALIST
ALMA ROBLES, SENIOR PLANNER
VINCENT ACUNA, PLANNING INTERN

MARCH 21, 2012

INTRODUCTION

The Ad Hoc Sign Code Working Group was established by the Norco City Council on November 16, 2011 to make recommendations on how to improve the City's current Sign Code. The mission of the committee is to assist in developing a fair, equitable and user-friendly document whose implementation and application will result in a more aesthetically pleasing streetscape without compromising the interests of local businesses. Fair and unambiguous regulation of signage is essential to the success of Norco's business community and, in turn, the City's long-term prosperity.

The composition of the Working Group consists of two City Council Members, Mayor Kevin Bash and Council Member Harvey Sullivan; two Planning Commissioners, Patricia Hedges and Dave Henderson; and two Members of the Economic Development Advisory Council (EDAC), Patrick Malone and Bill Schwab. At its initial meeting on January 4, 2012, the Working Group elected Patrick Malone as Chair. The committee received input from City Manager Beth Groves, Economic Development Specialist Roger Grody, Senior Planner Alma Robles, and Planning Intern Vincent Acuna.

The Working Group met weekly from January 4 through February 8, 2012 and the disparate backgrounds of the committee members resulted in a highly productive collaborative effort. Absences were extremely rare and most members had a perfect attendance record, demonstrating their commitment to the City and the issues at hand. Meetings included lively debates but also reflected a consistently high degree of mutual respect among all members. The Working Group evaluated approximately 100 signs in Norco and other cities in the Inland Empire and Orange County, studied sign ordinances from municipalities throughout Southern California and conferred with Norco Planning Department staff on current issues with the existing Sign Code.

In addition, the members invited a diverse group of guest speakers in an effort to gain a better understanding of the issues, community needs and possible signage solutions in the City. The Working Group heard testimony and/or received written comments from local businesspersons, sign professionals, City staff, and realtors, including the following:

- Norco Area Chamber of Commerce & Visitor's Center, represented by Sparky Panzer, Melissa Martin and Jason Martin; plus survey responses from various local business owners
- Ad-Art Signs, represented by Lori Volheim
- Quiel Bros. Signs, represented by Tammy Clark and Nancy Parker
- The Inland Gateway Association of Realtors (TIGAR), represented by Government Affairs Director Kathy Walker
- City of Norco Code Compliance, represented by Code Compliance Officer Ken Swank and Code Compliance Volunteer Officer Vern Showalter
- Norco Christian Church, represented by James Chastain

GENERAL PRINCIPLES

The Working Group recognizes that certain issues need to be incorporated into the Code language itself while others need to be addressed through more flexible Planning Department policies. In general, there was a consensus that the Sign Code needs to be more responsive to business interests, but that strict and fair enforcement measures protect the interests of everyone (i.e., businesses, residents and visitors).

It was also agreed that the Code should be written in a manner that makes it clear and concise for average people—including the business owners who are most affected—to read, understand and implement. The members acknowledge the need for precise, statutory language that can sustain legal challenges, but encourage innovation that makes ordinances like this less intimidating. Moreover, the Working Group's mission was not to rewrite the ordinance but to provide recommendations on language and policies that should be considered by the Planning Commission and City Council when addressing revisions to the current Sign Code.

SPECIFIC RECOMMENDATIONS

Based on the research, testimonies and document reviews, the Working Group has generated a series of recommendations that will make the revision of the City's Sign Code (Chapter 18.37 of the Norco Municipal Code) current, relevant and fair—now and in the future. Recommendations that can be codified in the ordinance itself are labeled as such ("Ordinance"), while those recommendations best addressed through Planning Department policy implementation are labeled accordingly ("Policy").

Goal #1: Articulate a Clear Purpose. The members believe that a "Declaration of Need," the opening preamble to the Sign Code, is critically important. It will identify the community's overall philosophy about signage and its ability to maintain and grow the business community. After researching a variety of different communities' Sign Codes, the committee agreed that the opening language appearing in the Rancho Cucamonga Municipal Code is the most relevant for Norco. It reads as follows [modified slightly from original source]:

- A. *The City recognizes the need for signs as a means to advertise and identify businesses within the community. The City finds that signage is an important design element of the physical environment. Provisions consistent with the goals and objectives of the community are necessary to ensure that the special character and image the community is striving for can be attained while serving business needs in the community.*
- B. *The City is striving to provide an economically stable and visually attractive community through high quality site planning, building designs, landscaping and signage. As a planned architectural feature, a sign can be pleasing and can harmonize with the physical character of the environment. Proper controls can achieve this goal and will make the City a more attractive place to live, work and shop.*

- C. *It is the purpose of this title to make the City attractive to residents and visitors, as well as commercial, industrial and professional businesses while maintaining economic stability and promoting economic development through an attractive signage program.*

Recommendation: Adopt the above-referenced language, or a variant of it, for Norco, replacing the current Section 18.37.02 of the Norco Municipal Code, currently entitled "Intent and Purpose." The members believe the proposed title, "Declaration of Need," is more descriptive and direct. **(Ordinance)**

Goal #2: Create a User-Friendly Document. Although the Working Group understands the need for technical, statutory language to be incorporated into a Municipal Code, it strongly encourages the chapter on signage to be user-friendly—so that an average small business owner can clearly understand it without consulting an attorney.

- **Organization:** The Sign Code should concisely state the need, purpose, and actions needed to attain a sign. Other supporting information should appear later in the document with "pointers" to policies that address specific sign circumstances.
- **Understandable Language:** The Sign Code should be written, as much as practicable, in lay person's terms. The public and affected property owners need to understand its provisions without assistance.
- **Illustrations:** The use of illustrations is recommended and may be an appropriate substitute or supplement to text in a Sign Code or, more likely, in a separate Design Standards Manual. They have been used occasionally in municipal ordinances, such as Yorba Linda's. The Working Group encourages the consideration of illustrations in an effort to shorten the Sign Code and make it more user-friendly, while acknowledging potential problems.
- **Brevity:** The document should be as concise as possible without compromising its comprehensive scope. The Working Group believes a 50-page Sign Code is no more effective than a five-page ordinance, and encourages the use of illustrations and other creative editing tools to reduce the overall word count.

Recommendations:

- Reorganize the existing document, placing the extensive section of definitions (which currently runs a full three pages) at the end instead of the beginning, where it distracts the reader and can appear intimidating. **(Ordinance)**
- In an effort to make the ordinance more user-friendly, it should be rewritten with as much relatable, lay terminology as possible while still ensuring the statutory document can sustain legal challenges. **(Ordinance)**

- Consider illustrations for a separate Design Standards Manual to clarify regulations, communicate architectural elements and make concepts more relatable to everyday life. The use of illustrations in ordinances is not unprecedented but could be problematic for legal and logistical (i.e. publishing) reasons. **(Ordinance/Policy)**
- Ensure that the Sign Code is not overly voluminous. **(Ordinance)**

Goal #3: Create a Durable, Timeless Document. Rewriting the Sign Code should be rare occurrence. The document must provide longevity, prove the test of time and be adaptable to changes in the community and technology.

- **Accommodate New Technologies:** Sign technology changes rapidly. The Sign Code must address new technologies currently in existence (e.g. LED electronic signs) as well as anticipate future technologies on the horizon. The ordinance should be open to new materials, products, techniques, and technologies, so long as they do not compromise the community's character.

Recommendation: Include provisions that address current and future electronic signage options so that staff can address new technologies as they emerge. **(Ordinance/Policy)**

- **Encourage Artistic Expression:** In general, there should be flexibility in the Code that encourages unique artistic expression and innovation, particularly in regard to Western themes consistent with the Horsetown USA brand. Creativity should be rewarded. In addition, curbside objects and sculptures (e.g. clocks, wagon wheels, Old West water towers) should be encouraged, as they enhance the environment in the same manner as public art. An example is the Jack In the Box sign on Sixth Street, where a pylon sign was transformed into a Western-themed monument.

Recommendations:

- A. Encourage, through Code language and flexible policies, greater latitude to incorporate artistic expressions into signage, particularly if it promotes the City's lifestyle and Western theme. **(Ordinance/Policy)**
- B. Special consideration should be given to signage that matches or complements the design of a building, particularly in regard to the City's Western character. **(Ordinance/Policy)**

Goal #4: Address Localized Needs. A Sign Code should recognize and address significant differences between neighborhoods, rather than employ a "one-size-fits-all" approach. If the Sign Code is to complement the character and image of the community, these geographic deviations must be taken into account.

- **Neighborhoods Matter:** The members believe it may be beneficial to adopt separate sign standards and/or policies for different commercially-zoned streets. The character of Sixth Street is totally distinct from the character of Hamner Avenue or River Road; to apply the same standards in these dramatically disparate zones may not be appropriate.

Recommendation: The Sign Code should take into account the City's various zoning districts, recognizing the differences between the G-4 commercial district lining Sixth Street, and the C-G district along Hamner Avenue and other commercially-zoned streets. The creation of these different districts is indicative of the intent to differentiate their respective aesthetic qualities.

(Ordinance/Policy)

Goal #5: Combat Clutter. The Working Group reached a strong consensus that multi-tenant shopping center signs with too many small panels for business names are counterproductive and inhibit business growth. They appear busy and cluttered, and often confusing. The result is decreased visibility for individual businesses, including frustration and safety issues for passing motorists.

Recommendations:

- A. Rather than having 10 names on a single marquee sign, it would be cleaner to have the name of the center or location (e.g. "Horsetown Center") more prominently displayed to allow passing motorists to read and identify with. Further simplifying matters, two smaller signs, each with fewer names (5 in this example), might be provided at a single center. Clutter would be reduced and visibility would be enhanced. The width of the lot would determine whether this is feasible for a particular site; the ordinance would have to call out specific standards for multiple signs. **(Ordinance/Policy)**
- B. Consider a provision for fixed panels to be replaced with LED technology. Electronic signs can rotate business names, which can be displayed in larger letters yet take up less space. In addition, businesses that depend on daytime traffic could be advertised during daylight hours, while evening-oriented businesses (e.g. bars, restaurants) could be more prominently displayed at night. **(Ordinance/Policy)**
- C. Sign maintenance was found to be lacking. Policies must be implemented that encourage and enforce the proper maintenance of signs. **(Policy)**
- D. In its evaluation of various signs, the Working Group determined that highly recognizable logos are effective, often carrying more weight than words. In this spirit, consideration should be given to a requirement that Western images be displayed on shopping center signs in appropriate districts, creating a consistent, uniform effect that furthers the branding of Horsetown USA. **(Ordinance/Policy)**

Goal #6: Address Specific Sign Issues: The Working Group studied a variety of sign types and arrived at specific recommendations related to the diverse range of signs currently found in the City of Norco.

- **Monument Signs:** Heights of monument signs should not be measured from the ground, but from street level, which make it more equitable to all businesses. For example, if a business happens to be situated below street level, it should not be handicapped by the stipulated maximum height limit, while a business located on an incline, or above street level, should not be unfairly rewarded by a higher effective height.

Recommendation: Ensure through ordinance language and policy provisions that below-street level sites are fairly compensated and that sites located above street level are not unduly benefitted. **(Ordinance/Policy)**

- **Elevated Signage:** Pole signs are deemed outdated and often unattractive, but the concept of encouraging additional height or elevation, particularly on streets with horse trails (e.g. Sixth St.), was determined by the Working Group to be desirable and often necessary for safety and effectiveness.

Recommendation: Elevated signage, particularly in areas where horse trails may obscure monument signs, should be allowed. However, the means of that elevation needs to be regulated so that the elevated signs are aesthetically pleasing and complement the character of the site or neighborhood. **(Ordinance/Policy)**

- **Freeway Signs:** Freeway signs are essential to attracting and maintaining a broad range of high-profile businesses. The Code section on freeway signs needs to be revised for clarity and flexibility. The Working Group believes the criteria for allowing freeway signs, which is currently very restrictive, should be reviewed.

Recommendations:

- A. Rewrite the entire section on freeway signs in language that is more understandable to residents, business owners and the public at-large. **(Ordinance)**
- B. Provide flexibility to accommodate all business owners with a reasonable expectation of freeway visibility, without detracting from the character of the community. **(Ordinance)**
- C. Review the current criteria for allowing freeway signs, ensuring flexibility. **(Ordinance/Policy)**

- **Temporary Signage in Public Right-of-Way:** Based on the presentation by the real estate industry, the Working Group recommends that the Sign Code address the issue of open house and other temporary signage (e.g. garage sales and related sign types) in the public right-of-way. The Working Group favors this except on horse trails. The committee also objects to practices that promote visual clutter.

Recommendation: Provide specific provisions for temporary signage in the public right-of-way, with strict limitations for **size**, materials, placement, and permitted time. The Working Group recommends allowing temporary signs only from 7:00 p.m. Friday evening through 8:00 a.m. Monday morning. All regulations should be strictly enforced, and any placement of signs in the horse trails should be absolutely prohibited. **(Ordinance)**

Goal #7: Enhance Visibility. During the committee's analysis, other issues, not specifically related to design specifications, arose that have a substantial impact on the visibility and effectiveness of individual signs.

- **Landscaping:** The Sign Code needs to address the issue of landscaping obscuring the visibility of permanent business signs. New landscaping plans must take into account existing or approved signage, and landscaping must be maintained **so** it does not compromise existing signage. Lines-of-site should be evaluated when considering landscaping and it may make **sense** for landscaping and signage plans to be reviewed concurrently.

Recommendation: Review lines-of-site to nearby signs for all landscaping plans and incorporate landscaping issues in the review of all signage proposals at the Planning Commission and City Council. **(Ordinance)**

- **Address Numbers:** The Working Group believes that highly visible street addresses are essential to public safety personnel, residents and shoppers (particularly out-of-town customers who are not familiar with the City), and can be as important as business names. Therefore, a requirement to clearly post business address street numbers should be codified. A large percentage of Norco shoppers live outside the City, exacerbating the problem of finding a specific business.

Recommendation: Although already required by the Fire Department, there should be a requirement to clearly and conspicuously label all signs with business addresses. This should be codified (reinforced in conjunction with the Fire Code) in the sign ordinance. **(Ordinance)**

Goal #8: Promote Community Education & Compliance. The following are policies that the Working Group strongly believes need to be addressed by policy, even though they are unrelated to the technical revision of the Sign Code.

Recommendations:

- A. **Education**—The Working Group believes a responsible party—the City, the Norco Area Chamber of Commerce & Visitors Center (NACC) or both—should be proactive in explaining signage regulations to the community, addressing both residents and businesses. The Working Group suggests workshops be offered to provide technical guidance and inform businesses and other stakeholders in the process and procedures to attain a compliant sign. In addition, a summary of sign regulations should be developed and distributed to all building permit applicants.
(Policy)
- B. **Code Compliance**—The ordinance should be written clearly and unambiguously and violations should be consistently enforced. If the Code is written fairly, compliance will not be a hardship to businesses. The Working Group acknowledges this is a challenging directive, given the current level of funding, but a lack of compliance can compromise even the best-written Sign Code.
(Policy)

SUMMARY

The Ad Hoc Sign Code Working Group has attempted to balance the needs of local businesspeople and the community at-large through the above recommendations. Maximum visibility is desired by most business owners; unfortunately a street with excessive signage can look so sloppy and uninviting to prospective shoppers that the signage is self-defeating. Given a choice, shoppers will choose to shop in environments that appear neat and clean, without excessive chaos, disorganization or visual pollution.

The most successful cities have struck a balance between unimpaired free enterprise and reasonable regulation that serves a legitimate public purpose. A Sign Code that is responsive to the business community—one that is agile, flexible and reasonable—is recommended, but the ordinance must also encourage and maintain the character and image that draws people to Norco in the first place.

The Working Group believes that flexible policies must be established to complement the more rigid language of the ordinance itself, thereby addressing special situations. A good Sign Code can be sustained for many years through prudent administrative interpretation by well-trained staff.

Respectively submitted,



Patrick Malone, Chair

/rg-80588

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Lori J. Askew  Deputy Director of Public Works/Senior Engineer

DATE: March 21, 2012

SUBJECT: Vacation of a Portion of Bluff Street Right-of-Way

RECOMMENDATION: Adopt **Resolution No. 2012-___**, vacating a triangular portion of right-of-way on the west side of Bluff Street and direct the City Clerk to record the vacation with the County Recorder.

SUMMARY: A small triangular portion of Bluff Street right-of-way is being recommended to be vacated as it is not being used for street purposes. Interest has been expressed to purchase the property and will be addressed following the approval of the recommended right-of-way vacation.

BACKGROUND/ANALYSIS: Bluff Street was originally dedicated for public use in 1887 with a 60 foot right-of-way as part of the Map of the Auburndale Colony and Townsite. In 1941 the United States of America went through condemnation proceedings for a portion of the map along the west side of Bluff Street, creating an irregular property line. The half street right-of-way along this west side varies from 30 feet to 62 feet. Bluff Street, just easterly of River Road is currently improved with one travel lane in each direction totaling 24' and no curb and gutter in this area. The City's Circulation Element lists Bluff Street as a local street, thus a 60 foot right-of-way.

This portion of right-of-way sits outside the 30 foot half street right-of-way and measures approximately 102 feet along Bluff Street, varying in width from 0 feet to 24 feet. The triangular site is contiguous to the 4193 Bluff Street property.

There has been interest expressed in purchasing the right-of-way following its vacation. Staff will bring back the necessary recommended actions to the Council at a later date if the purchase is pursued.

Staff has reviewed the legal description prepared and have determined it is located outside the necessary right-of-way of Bluff Street. On March 5, 2012, staff presented the proposed vacation to the Streets, Trails and Utilities Commission where they unanimously recommended the vacation proceed to Council.

FINANCIAL IMPACT: NA

/lja-80623

Attachments: Resolution No. 2012-___
Legal Description

Agenda Item 5.A.

RESOLUTION NO. 2012-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, VACATING A TRIANGULAR PORTION OF THE WEST SIDE OF BLUFF STREET

WHEREAS, Chapter 4 of the Streets and Highways Code, Section 8334 allows vacation of excess right-of-way of a street not required for street purposes; and

WHEREAS, Bluff Street was originally dedicated for public use in 1887 with a 60 foot right-of-way on the Map of the Auburndale Colony and Townsite; and

WHEREAS, in 1941, the United States of America condemned portions of Lots 3 to 8, inclusive, in Block 71 of said Map creating an irregular boundary and right of way; and

WHEREAS, in 1963, Kenneth Melvin and Georgia Willette Rycraft dedicated to the County of Riverside additional right-of-way at the north westerly intersection of River Road and Bluff Street; and

WHEREAS, staff has reviewed the City's Circulation Element which lists Bluff Street as a local street with a 60 foot right of way; and

WHEREAS, staff has reviewed the legal description of the triangular portion and has determined it is located outside the necessary right of way of Bluff Street.

NOW, THEREFORE, BE IT RESOLVED that the City council of the city of Norco does hereby find, determine, order and resolve as follows:

1. That the City of Norco no longer requires the described, as herein attached, portion of street right of way for street purposes; and
2. That it is the action of the City Council to vacate said excess right-of-way as herein described; and
3. The City Clerk shall cause the certified copy of this resolution to be recorded in the office of the County Recorder of Riverside County, California; and
4. The City Clerk shall certify to the passage of the adoption of this resolution and it shall thereupon and thereafter be in full force.

Resolution No. 2012-____

Page 2

March 21, 2012

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 21, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on October 5, 2011 by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

p

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012.

Brenda K. Jacobs, City Clerk
City of Norco, California

/lja-80624

EXHIBIT "A"

THAT PORTION OF LOTS 6 AND 7 OF BLOCK 71, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGES 20 THROUGH 21 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, IN THE CITY OF NORCO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

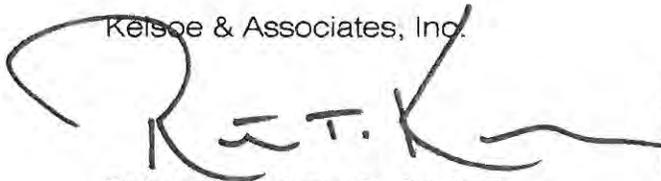
COMMENCING AT THE CENTERLINE INTERSECTION OF BLUFF STREET AND RIVER ROAD AS SHOWN BY MAP ON FILE IN BOOK 97, PAGES 80 THROUGH 91 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE; THENCE NORTH 43°07'56" EAST ALONG THE CENTERLINE OF BLUFF STREET A DISTANCE OF 374.37 FEET; THENCE NORTH 46°52'04" WEST A DISTANCE OF 39.95 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED NOVEMBER 6, 1963 AS INSTRUMENT NO. 117831 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE; THENCE NORTH 10°54'05" EAST ALONG THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE AFORESAID DEED A DISTANCE OF 41.74 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED APRIL 5, 1941 IN BOOK 494, PAGE 576 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE; THENCE NORTH 66°09'16" EAST ALONG THE AFORESAID SOUTHEASTERLY LINE A DISTANCE OF 72.27 FEET; THENCE SOUTH 46°30'22" WEST A DISTANCE OF 102.00 FEET TO THE POINT OF BEGINNING.

Containing 1,239 square feet (0.03 ac.), more or less.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared by:

Kelsoe & Associates, Inc.



Robert T. Kelsoe, PLS 6957
Exp. Date 9-30-13



LOT 6, BLK. 71
M.B. 6/20-21, S.B. CO.

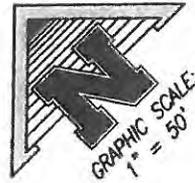
LOT 7, BLK. 71
M.B. 6/20-21, S.B. CO.

LOT 8, BLK. 71
M.B. 6/20-21, S.B. CO.

INST. NO. 540862 O.R.
REC. OCT. 6, 2008

EXIST. R/W PER INST. NO.
117831 O.R., REC. 11-6-1963

R=30.00
L=49.78
Tan=32.79
Delta=95°04'56"



LINE TABLE	
LINE	BEARING
L1	N10°54'05"E
L2	N46°52'04"W

EXHIBIT "B"

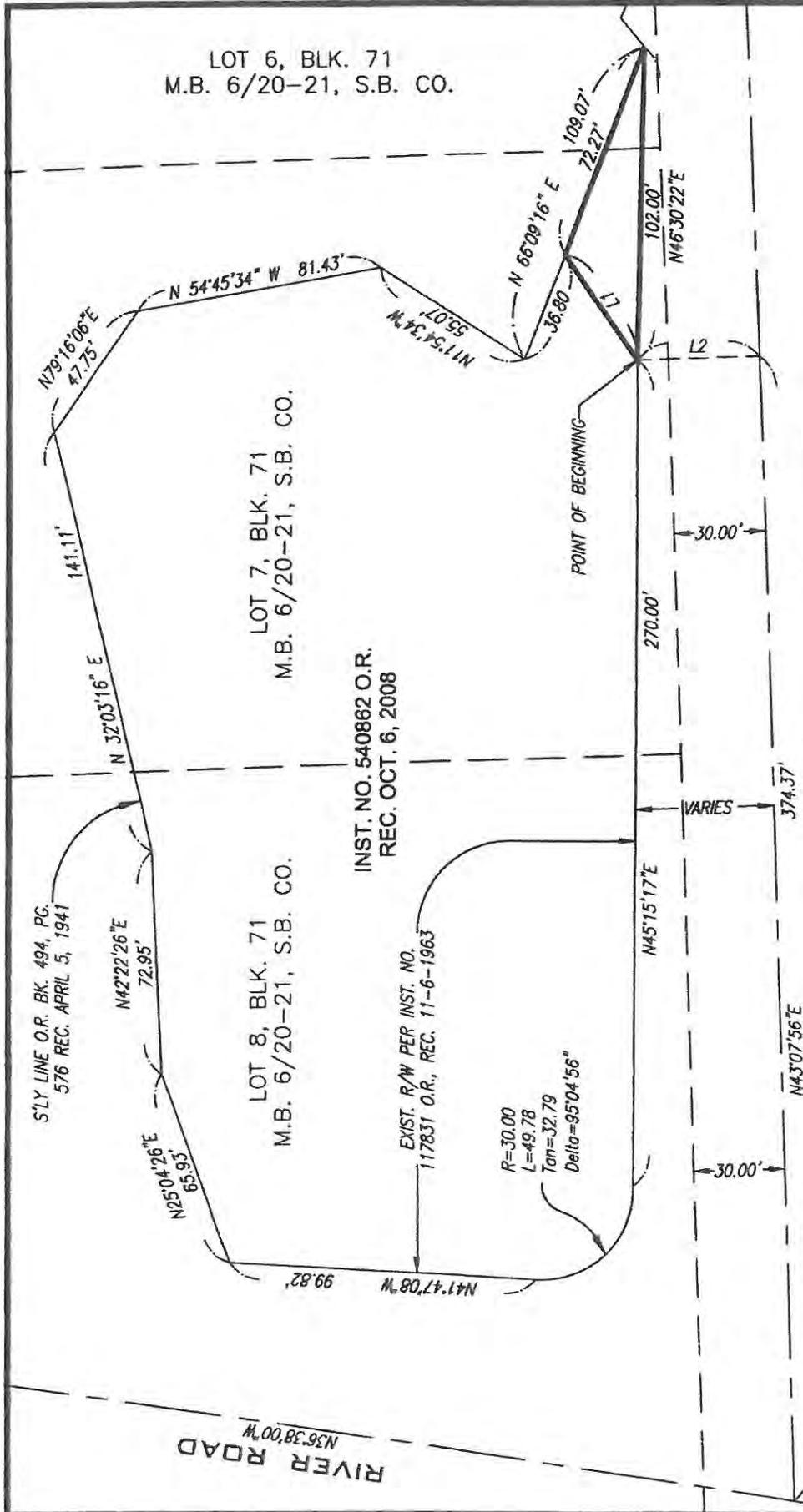
TO ACCOMPANY LEGAL DESCRIPTION BY ROBERT T. KELSEO, PLS 6957

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED EXHIBIT "A." IT IS NOT A PART OF THE WRITTEN DESCRIPTION CONTAINED THEREIN.

DATE: 2-3-2012
DRAWN BY: RTK
CHECKED BY: J.N.
12-2172



8754 KENDRA LANE, CORONA, CA 92880
(951)736-0755 • FAX (951)736-8421



CITY OF NORCO STAFF REPORT

TO: Mayor and Members of the City Council

FROM: Beth Groves, City Manager

PREPARED BY: Steve King, Planning Director 
Alexa Washburn, Vice President, Hogle-Ireland

DATE: March 21, 2012

SUBJECT: **General Plan Amendment 2008-01: 2008-2014 Housing Element Update, Amendment 1 with Implementing General Plan Amendments, Zone Changes and a Zone Code Amendment;** (City of Norco): Review and Approval of the Final 2008-2014 Housing Element Update for Submittal to the Department of Housing and Community Development for Certification affecting the following locations:

- 18.6 acres generally located on the west side of Hamner Avenue, north of Fourth Street (APN's 129-230-033, -034, -036, and -037).
- 18.5 acres generally located at the southwest corner of Hamner Avenue and Third Street (APN's 126-050-002, -004 and 129-380-010).
- 13.4 acres generally located south of River Road and west of Corydon Avenue (APN's 121-180-014; 121-310-086, -087, and -090).
- 19.4 acres generally located on the east side of Norconian Drive and south of Norco Drive (APN's 130-240-021, and -023).
- 22.9 acres generally located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN's 129-200-011).
- 9.4 acres generally located on the east side of Mountain Avenue and north of First Street (APN's 126-240, -003, -004, -005, -006, -007).

RECOMMENDATION: The Planning Commission recommended that the City Council adopt the Final Draft of the Housing Element 2008-2014 Update along with the implementation measures.

Staff concurs with the recommendations of the Planning Commission and recommends the following motions:

Motion 1: Adopt Resolution 2012-__ approving the Final Draft 2008-2014 Housing Element Update as amended for certification by the California Department of Housing and Community Development (HCD).

Motion 2: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01A to amend the Land Use Element of the General Plan by adding a new land use category to be titled "Housing Development Overlay".

Motion 3: Adopt for First Reading Ordinance No. __ to approve Zone Code Amendment 2012-01 to establish the Housing Development Overlay (HDO) zone.

For the 18.6 acre-site:

Motion 4: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01B; and

Motion 5: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-01 (Specific Plan 85-1, Amendment 6) to apply the Housing Development Overlay zone; and

For the 18.5 acre-site:

Motion 6: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01C; and

Motion 7: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-02; and

For the 13.4 acre-site:

Motion 8: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01D; and

Motion 9: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-03; and

For the 19.4 acre-site:

Motion 10: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01E.

Motion 11: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-04.

For the 22.9 acre-site:

Motion 12: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01F.

Motion 13: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-05 (Specific Plan 90-01, Amendment 10).

For the 9.4 acre-site:

Motion 14: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01G.

Motion 15: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-06.

SUMMARY: General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update Amendment 1: This is an amendment to the City's current adopted 2008-2014 Housing Element update. The necessary implementation measures for the adopted Housing Element include General Plan Amendments, a Zone Code Amendment, and zone changes which are described in the report. The draft Housing Element was approved by the Planning Commission on August 12, 2009 and by the City Council on September 2, 2009. That document was submitted to the California Department of Housing and Community Development (HCD) for its mandatory review toward the goal of certification. HCD responded with changes that needed to occur to make the document consistent with state housing laws before it could be certified.

This Amendment 1 addresses those comments received by HCD. The amendment also includes a modification to the sites that were originally identified to accommodate housing for the Housing Element Update because of changed circumstances. The general plan amendments, zone changes and a zone code amendment that are addressed in this staff report are the implementation measures associated with bringing the Housing Element into compliance with State law so that it can be certified.

The Planning Commission reviewed everything on February 29, 2012 and recommended that the City Council approve the revision to the 2008-2014 Housing Element Update along with all of the implementing actions.

BACKGROUND: The Housing Element is one of the seven State-mandated General Plan elements. The Housing Element is subject to detailed statutory requirements regarding its content and must be updated approximately every five years which is commonly referred to as a "planning period." Due to Senate Bill 375 the planning period for cities with a certified Housing Element is being expanded from five to eight years. For cities that do not have a certified Housing Element, the planning period is being shortened to every four years. The Housing Element is the only General Plan element subject to mandatory review by a State agency, the Department of Housing and Community Development (HCD).

State law requires that the City's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing" (Section 65583). In addition, the Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and temporary mobile homes for the elderly, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

Existing and projected housing needs are determined on a regional basis for all cities. The Southern California Association of Governments (SCAG) in concert with the Western Riverside Council of Governments (WRCOG) establishes the Regional Housing Needs Assessment (RHNA). These housing need numbers are then transected amongst jurisdictions based on various demographic data including population and housing supply. Known as the RHNA numbers, each jurisdiction is required to provide adequate sites with appropriate zoning to accommodate RHNA numbers allotted to it in order for the Housing Element to be certified as being compliant with state law. HCD is responsible for making that compliance determination.

The intent of the Legislature with the state housing goal is:

- To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.
- To assure that counties and cities prepare and implement housing elements which will move them toward attainment of the State housing goal.
- To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and RHNA numbers.

- To ensure that each local government cooperates with other local governments in order to address regional housing needs.

State law defines the Housing Element components that must be addressed and which are listed below:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

The Norco Housing Element establishes policies, procedures and incentives for the maintenance and expansion of the housing supply to adequately accommodate the City's RHNA numbers while maintaining the small plot agriculture/animal keeping/equestrian lifestyle of the community. The City is not required to construct these units; it is only mandated to provide opportunities (zoning) for the development.

The previous Housing Element was adopted in 2000, but was not certified by HCD. There was never direction to follow-up and address the concerns of HCD and the matter was dropped. Even though the Housing Element was not certified the City was still responsible for accommodating those RHNA numbers. As such those numbers were simply compounded forward and added to the current numbers now being assigned and addressed in the current planning period. Had the 2000 Housing Element been certified the City would not currently be responsible for those previous assigned RHNA numbers regardless of whether the housing was built or not. If the City is not able to obtain certification of this current 2008-2014 Housing Element, the RHNA numbers from the previous two review periods will be added to the next RHNA planning period for which data accumulation and needs projections have already started.

RHNA

HCD estimated the projected housing need for the entire SCAG region in the 2008-2014 planning period to be 699,368 units. Norco was assigned a RHNA number of 949 units distributed in the following income categories:

Table 1: RHNA 2008-2014

Income Category	Number of Units
Very Low Income	236
Low Income	162
Moderate Income	177
Above Moderate Income	374
Total Units	949

State law requires local governments to zone adequate sites within the first year after adoption of the housing element, to address any portion of the RHNA for which the jurisdiction did not identify or make available in the prior planning period. As stated, the 2000 Housing Element was not certified. Consequently, the City is required to plan for the current planning period (2008-2014) as well as for the previous 1998-2005 planning period. The 1998-2005 RHNA for Norco is shown in Table 2 and the combined for both periods is shown in Table 3.

Table 2: RHNA 1998-2005

Income Category	Number of Units
Very Low Income	197
Low Income	132
Moderate Income	230
Above Moderate Income	537
Total Units	1,096

Table 3: Combined RHNA 1998-2005 and 2008-2014

Income Category	Number of Units
Very Low Income	433
Low Income	294
Moderate Income	407
Above Moderate Income	911
Total Units	2,045

After applying credits for units built or approved between 2006-2008 and the previous planning period, the City now has a remaining combined RHNA of 1,006 units shown below.

Table 4: Remaining RHNA

	Income Category				Total
	VERY LOW	LOW	MODERATE	ABOVE MODERATE	
Combined RHNA for Both Planning Periods	433	294	407	911	2,045
Units Built or Approved in Previous Planning Period	5	37	0	1,080	1,122
Units Built or Approved Between 2006-2008	9	77	0	12	98
Remaining RHNA	419	180	407	0	1,006
Total Low/Very Low					599

Because the 2000 Housing Element did not receive certification from HCD, this housing element update must identify sites to accommodate the RHNA for the 1998-2005 planning period as well as the 2008-2014 planning period. Therefore, the City is required to provide opportunities (zoning) for 1,006 units for both planning periods.

HOUSING ELEMENT DOCUMENT DESCRIPTION: The Housing Element is formatted into seven sections. Section 1 is an introduction of the Housing Element, its purpose, its content, and State law governing its preparation. Sections 3 through 6 provide an overview of: 1) housing and population conditions in the City; 2) the housing needs of special needs groups; 3) governmental, market, infrastructure, and environmental factors that may constrain the provision of housing in the City; and 4) land, financial, and administrative resources available for the development and preservation of housing in Norco. Section 7 provides a review of the existing 2000 Housing Element, including recommendations for the continuation, modification, and/or removal of existing Housing Element objectives, policies, and programs for the current update. These sections have been used to develop the proposed objectives, policies, and programs set forth in Section 2, the City's 2008-2014 Housing Plan (ref. Exhibit "A" – City of Norco 2008-2014 Housing Element final draft).

ANALYSIS/EVALUATION: The 2008-2014 Housing Element update was prepared to address the requirements of the State, identifying sites that could accommodate the City's RHNA numbers from both the previous and current planning periods. In the Draft document that was approved by the Planning Commission and City Council sites were identified for ultimate re-zoning to accommodate the residential development in compliance with the RHNA. The draft update was approved with direction that it be submitted to HCD for review toward certification (ref. Exhibit "B" – PC Minutes Dated August 12, 2009 and Exhibit "C" – CC Minutes dated September 2, 2009).

The HCD review period is a mandatory 60-day review period. After the initial review the document was remanded with items that needed further clarification and/or revision before it could be certified. There were three rounds of document revisions, and HCD reviews and comments in an attempt to find a balance between the state housing requirements and the City's small plot agricultural/animal-keeping/equestrian lifestyle which is unique to Norco (ref. Exhibit "F" – Letter from HCD dated December 10, 2009; Exhibit "G" – Letter from HCD dated May 19, 2010; Exhibit "H" – Letter from HCD dated April 29, 2011). The result of all these negotiations was a letter from HCD stating that with the most recent revisions, along with the implementing zone changes, the Housing Element can now be certified (Exhibit "I" – Letter from HCD dated January 17, 2012). The implementation for the zone changes is the creation of the Housing Development Overlay zone and the application of the Overlay to the identified sites.

HOUSING DEVELOPMENT OVERLAY ZONE

In the time period from when the Housing Element was adopted by the City Council to the last review by HCD the one-year time period to zone for un-accommodated units from the previous 1998-2005 planning period has passed. Thus, rezoning has to occur concurrently with the adoption of the 2008-2014 Housing Element for the Housing Element to be certified. One of the requirements to be compliant with state law is that 50% of the RHNA numbers for low and very-low incomes have to be accommodated on parcels designated exclusively for residential uses at a minimum density of 20 dwelling units per acre. Taking into account both planning periods this translates into 300 units (50% of 599) that have to be accommodated on sites exclusively for residential uses. The remaining acreage of the six identified sites can then be developed as mixed-use, residential, or non-residential.

Another state requirement for zoning that is designed to accommodate lower income households is that the zoning allow for density bonuses. What has been proposed is that the density bonus be allowed if a development incorporates equestrian facilities into the overall design of the project. The current draft of the HDO zone has been reviewed by HCD for consistency with state requirements and HCD is satisfied that it will meet the law (ref. Exhibit "D" – Draft Housing Development Overlay Zone). Again, the City does not have to build the housing units; it only has to make provisions for their development through zoning. Once the Housing Element is certified those RHNA numbers upon which it was based are accounted for and are not considered in future housing element updates regardless of whether the housing was built or not.

The affordability factor for lower income households is met through the provision of higher densities (minimum 20du/ac). When the redevelopment agency (RDA) still existed there was an RDA requirement that 20% of funds expended per year had to be put towards the development of housing for low and very low income households which were usually accomplished with subsidies to developers in exchange for the dedication of specific units for low and very low incomes. RDA was one of the measures used by cities to accomplish state and housing element goals. With the RDA gone the City is not released from its responsibility to provide zoning to accommodate affordable housing but there is no longer the requirement to have to target specific units to low and very low income households anymore.

IDENTIFIED SITES

When the draft Housing Element update was originally approved by the Planning Commission and City Council there were seven sites identified to implement zoning to accommodate the City's RHNA numbers. All of the sites are still valid in the final draft document with the exception of two. Site 1 was the vacant commercial zoning located at the intersection of Second Street and River Road. That site has an approved site plan for development of a commercial center with the remainder property having been owned by the RDA.

The proponent of the center has expressed interest in revising the layout of the approved shopping center which would require the exchange of properties between

what is owned by the proponent and what was owned by the RDA. Since the RDA is gone there is no way to proceed until the Oversight Committee being set up by the County determines how property can be disposed of. The other site, Site 7, included property owned by H&H Properties in the Gateway Specific Plan on which the Alere Group submitted its application for the warehousing distribution project. That application was submitted while the first draft Housing Element was being reviewed by HCD.

Because of these two scenarios, Sites 2 and 7 were eliminated with the units having to be replaced elsewhere. A new site consisting of approximately 9 acres has been identified on the east side of Mountain Avenue north of the South Norco flood channel (north of First Street). The new site consists of five parcels, one developed, three partially developed, and one vacant parcel. With the revised 2008-2014 Housing Element Update there are now six sites instead of the original seven.

SIX PROPOSED SITES FOR THE HDO ZONE (ref. Exhibit "E" – Location Map)

Site 1: 18.6 acres on north of Fourth Street and west of Hamner Avenue.

Site 2: 18.5 acres on the southeast corner of Third Street and Hamner Avenue.

Site 3: 13.4 acres on the south of River Road and west of Corydon Avenue.

Site 4: 19.4 acres on the east side of Norconian Drive north of Fifth Street.

Site 5: 22.9 acres on the southwest corner of Fifth Street and Horseless Carriage Drive.

Site 6: 9.4 acres on the east side Mountain Avenue north of First Street.

Based on the sites and their analysis, and based on a density of 20 units per acres over 50% of the each site, the identified sites have the capacity to accommodate 1,078 housing units which exceeds the RHNA number (1,006) for the past and present planning periods.

CHANGES TO THE FINAL DRAFT HOUSING ELEMENT UPDATE

The changes that have occurred since the original draft Housing Element update was approved by the Planning Commission and City Council are summarized as follows:

- Provisions were added to the six sites to accommodate at least 50% of the identified remaining lower income housing needs on sites that would be exclusively residential where multi-family housing is allowed by right, without a Conditional Use Permit (CUP) or Planned Unit Development (PUD) or other discretionary review (project review and approval with conditions would still be a part of the process);
- A new zoning designation (HDO) has been prepared and is proposed on properties to accommodate the City's RHNA numbers to implement the Housing Element;
- Estimates of residential capacity have been calculated for each site to accommodate multi-family uses and the City's RHNA numbers; and

- An analysis of existing uses on the six sites identified for housing has been added including to what extent the current uses may impede additional residential development (Section 6.22);
- A description of development trends, market conditions and regulatory incentives and standards to facilitate redevelopment or reuse of underutilized sites (Section 6.22) has been added;
- Sufficient capacity for emergency shelters, as required by state law, has been demonstrated within the M-1 zone describing the suitability of the M-1 Zone for shelters (Section 5.11);
- It has been demonstrated that Farmwork Housing is in compliance with the Health & Safety Code Requirement that agricultural employee housing must be permitted by right, without a CUP, in a single-family zone for less than six persons in agricultural zones with no more than 12 units or 36 beds (Section 5.11);
- An analysis of cumulative fees for a typical single-family and multi-family development and their impact on development of affordable housing including incentives to reduce fees/costs has been included (Section 5.1.4);
- The section on Housing for Persons with Disabilities has been revised to include a more detailed analysis of 1) how the City provides a reasonable accommodation; 2) maximum concentration requirements for residential care facilities; 3) any site planning and/or parking requirements that may constrain housing for persons with disabilities (Section 5.15);
- A more detailed analysis of the energy conservation opportunities and City policies and programs prompting energy conservation and maintenance of housing for all income groups has been provided (Section 4.7);
- Actions to assist in the development of extremely low-income housing have been added (i.e. prioritize funding for extremely low-income households); and
- Several actions that needed to be more specific in terms of actions to alleviate constraints to the development of affordable housing necessary steps to implement the action with specific dates tied to each step, and funding sources to implement action, were revised.

FINAL CHANGES: Since the first draft of the 2008-2014 Housing Element Update was approved by the City Council and reviewed by HCD the Governor has abolished the RDA. Because of that there are references to RDA programs and funding that have to be removed before submittal to HCD for certification. The revised document attached herewith still has those references in it. Additionally there were a few minor errors in Assessor Parcel Number references and a typo in one of the tables that have yet to be finished. Once the City Council has approved the Housing Element Update (as revised) those final changes will be incorporated before submittal to HCD for the certification.

CONCLUSION: The final draft of the Housing Element update includes all of the changes required by HCD during its three reviews. Those changes have been revised and tempered through negotiations with HCD to maintain the City's overall goal for a small plot agricultural/animal-keeping/equestrian community. HCD has reviewed this final draft along with the proposed Housing Development Overlay zone and is ready to certify the Housing Element when both have been adopted. Notices were mailed out to all properties within 300 feet of each of the six sites and one letter of opposition was received and it is attached.

/adr,sk,aw-80473

Attachments: Resolution 2012-__ (2008-2014 Housing Element Update)
Resolution 2012-__ (GPA 2012-01A)
Resolution 2012-__ (GPA 2012-01B)
Resolution 2012-__ (GPA 2012-01C)
Resolution 2012-__ (GPA 2012-01D)
Resolution 2012-__ (GPA 2012-01E)
Resolution 2012-__ (GPA 2012-01F)
Resolution 2012-__ (GPA 2012-01G)
Ordinance __ - ZCA 2012-11
Ordinance __ - ZC 2012-01
Ordinance __ - ZC 2012-02
Ordinance __ - ZC 2012-03
Ordinance __ - ZC 2012-04
Ordinance __ - ZC 2012-05
Ordinance __ - ZC 2012-06
Exhibit "A" - City of Norco 2008-2014 Housing Element final draft
Exhibit "B" - PC Minutes Dated August 12, 2009
Exhibit "C" - CC Minutes dated September 2, 2009
Exhibit "D" - Draft Housing Development Overlay Zone
Exhibit "E" - Location Map
Exhibit "F" - Letter from HCD dated December 10, 2009
Exhibit "G" - Letter from HCD dated May 19, 2010
Exhibit "H" - Letter from HCD dated April 29, 2011
Exhibit "I" - Letter from HCD dated January 17, 2012
Exhibit "J" - Letter of Opposition

RESOLUTION NO. 2012-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT 2008-01 AMENDMENT NO. 1, REVISING THE CITY OF NORCO 2008-2014 HOUSING ELEMENT UPDATE, AND DIRECTING THAT THE REVISED HOUSING ELEMENT BE SUBMITTED TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR CERTIFICATION. GENERAL PLAN AMENDMENT 2008-01, AMENDMENT NO. 1

WHEREAS, the CITY OF NORCO initiated General Plan Amendment 2008-01, Amendment No. 1 to amend the 2008-2014 Housing Element of the City of Norco General Plan in response to comments received by HCD; and

WHEREAS, said application has been duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing at a special meeting on February 29, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-08 recommending to the City Council that General Plan Amendment 2008-01, Amendment No. 1 be submitted to HCD for certification; and

WHEREAS, said application has been duly submitted to said City Council Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the requested project will not have a significant effect on the environment.

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

I. FINDINGS:

A. The proposed general plan amendment to update the Housing Element is a requirement of the state.

B. The proposed general plan amendment is necessary for the development of housing opportunities in the City of Norco.

C. The City of Norco, acting as Lead Agency, has revised the initial study previously approved under General Plan Amendment 2008-01 to analyze the environmental impacts associated with this amendment, and has determined that a revised Negative Declaration be issued.

II DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, at a regular meeting held on March 21, 2012 does hereby approve General Plan Amendment 2008-01, Amendment No. 1 and directing that it be submitted to HCD for certification of the City of Norco 2008-2014 Housing Element Update.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 21, 2012.

Mayor of the City of Norco, California

ATTEST

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on March 21, 2012 by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80629

RESOLUTION NO. 2012__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 2012-01A TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN BY ADDING A NEW LAND USE CATEGORY TO BE TITLED "HOUSING AND DEVELOPMENT OVERLAY." GENERAL PLAN AMENDMENT 2012-01A

WHEREAS, the CITY OF NORCO initiated General Plan Amendment 2012-01A, an amendment to Norco General Plan Land Use Element, to add a new land use category entitled "Housing and Development Overlay (HDO)"; and

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

WHEREAS, the General Plan Amendment was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-09 recommending to the City Council that General Plan Amendment 2012-01A be approved; and

WHEREAS, said application has been duly submitted to said City Council Commission for decision at a public hearing for which proper notice was given, and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the requested project will not have a significant effect on the environment

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

I. FINDINGS:

- A. The proposed General Plan Amendment is consistent with, and not contrary to, the Norco General Plan or the Zoning Code since the project establishes a new land use category that will make provision for properties to be identified with an HDO.
- B. The proposed General Plan Amendment to establish the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update.
- C. The General Plan Amendment will establish the land use category to which new zoning and new zoning regulations will have to be created.
- D. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED that the City Council for the City of Norco, California at a regular meeting held on March 21, 2012 does hereby approve General Plan Amendment 2012-01A, thereby amending the Norco General Plan Land Use Element by adding the "Housing and Development Overlay" (HDO) land use category.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 21, 2012.

Mayor of the City of Norco, California

ATTEST

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on March 21, 2012 by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80630

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING AN AMENDMENT TO TITLE 18 BY ADDING CHAPTER 18.63 WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED ESTABLISHING A NEW ZONE WITH CORRESPONDING DEVELOPMENT REQUIREMENTS ENTITLED THE "HOUSING DEVELOPMENT OVERLAY (HDO) ZONE". ZONE CODE AMENDMENT 2012-01

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2012-01, an amendment to Norco Municipal Code Title 18 (Zoning Code), adding Chapter 18.63 to establish the Housing Development Overlay (HDO) Zone with related development standards; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-10 recommending to the City Council that Zone Code Amendment 2012-01 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

NOW, THEREFORE, the City Council of the City of Norco does hereby ordain as follows:

SECTION 1: Norco Municipal Code Chapter 18.63 is hereby established to read as follows:

Chapter 18.63

HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

Sections:

- 18.63.02** *Intent and Purpose.*
- 18.63.04** *Applicability.*
- 18.63.06** *Uses.*
- 18.63.08** *Density Bonus*
- 18.63.10** *Existing Development.*
- 18.63.12** *HDO Specific Plan Requirement.*
- 18.63.14** *Establishment of HDO Zone*

18.63.02 Intent and Purpose.

The Housing Development Overlay (HDO) zone is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element. The HDO zone will apply to specific properties within the City as shown on the official City of Norco Zoning Map and will require a HDO Site Plan to guide development on each site. The HDO zone is intended to facilitate the development of affordable housing within a mixed-use context while taking into account the community's small plot agricultural/animal-keeping/equestrian lifestyle.

18.63.04 Applicability.

The regulations and general rules set forth in Chapter 18.47 (Amendments and Zone Changes) shall apply to the HDO zone. The regulations provide for a review of the proposed uses and the comprehensive development plans on existing lots. When the HDO zone is applied to a property through the zone change process, the property so zoned shall be so named and consecutively numbered with the underlying zone in parenthesis added as a suffix on the official zoning map. For example: HDO-1 (C-G) would be the first HDO zone with an underlying zoning of Commercial General (C-G).

Where a conflict occurs between the requirements of this chapter and other City requirements, this Chapter shall apply. Any proposed project including, but not limited to, the division of land, site plan or any grading wholly or partially within a HDO zone shall be subject to the provisions of this Chapter.

18.63.06 Establishment of an HDO Zone.

A HDO zone may be initiated upon motion by the Planning Commission, City Council, or at the request of the property owner in accordance with the procedures set forth in Chapter 18.47 (Amendments and Zone Changes).

18.63.08 Uses.

Upon approval of an HDO Site Plan, the following category of uses may be permitted:

(1) Residential Development:

(a) Residential development may include the development of single family homes, multi-family homes, condominiums, townhomes, courtyard housing and other similar forms of housing and shall be developed at a minimum density of 20 dwelling units per acre.

(b) At least fifty (50) percent of the City's lower income Regional Housing Needs Allocation (RHNA) must be accommodated on land designated exclusively for residential uses. To meet this State requirement, at least fifty (50) percent of the acreage identified within a HDO Site Plan area must be used for exclusively residential uses at a minimum density of 20 dwelling units per acre.

(c) Residential development up to a maximum 30 dwelling units per acre may be permitted if a density bonus is awarded as described in Section 18.63.10.

(2) Non-Housing Development:

(a) After the City's lower income Regional Housing Needs Allocation (RHNA) requirement has been met per requirements of 18.63.08.1(b), any remaining acreage may be identified for the development of mixed use, additional residential uses, and/or non-residential uses as permitted by the underlying zone.

When the HDO zone is applied to a property, mixed use development is permitted and residential development at a minimum 20 dwelling units per acre is required on acres specified in the HDO Site Plan. All parcels approved as a HDO zone must meet the requirements for residential development before non-residential uses, as permitted in the underlying zoning, are allowed. City staff reserves the right to review all non-residential uses for compatibility with the required residential densities and uses as part of the site plan review process.

If a project is proposed to be developed in phases, the required residential development must be developed prior to proposed mixed use and/or non-residential development.

18.63.10 Density Bonus.

To encourage and facilitate the development of affordable housing, a density bonus may be awarded to projects that provide equestrian facilities in conjunction with development of a HDO zone. If an applicant chooses to provide such facilities, a density bonus allowing residential development of up to a maximum thirty (30) dwelling units per acre may be awarded. A proposed density bonus will be evaluated by the Planning Commission as part of the HDO Site Plan review process.

The intent of the density bonus is to expand the animal-keeping lifestyle to all economic segments of the regional population. The inclusion of equestrian facilities will help preserve and maintain the equestrian character and rural nature of the City while accommodating the affordable housing needs of the community.

18.63.12 Existing Development.

Legal uses, lots, and structures existing prior to the adoption of the HDO zone for a property in question which are not consistent with the standards and requirements of the HDO zone shall be deemed non-conforming and subject to the provisions of Chapter 18.39 (General Provisions – Non-Conforming Uses, Lots, and Structures).

18.63.14 HDO Site Plan Requirement.

Any development in an HDO zone shall be subject to approval of an HDO Site Plan numbered consistently with the HDO zone and subject to the same review process as a Site Plan per Chapter 18.40 (Site Plan Review). To assure that the requirements of this chapter are properly met and HDO zoned

properties are comprehensively planned and affordable housing encouraged, a HDO Site Plan must be in effect prior to the approval of any subdivision of land, any grading of property that would require a grading permit, and any construction that would require a building permit, excepting therefrom any work done by the City or other public agency for the protection of public health, safety, or general welfare.

Consistent with Chapter 18.40 (Site Plan Review) a HDO Site Plan submittal shall depict and contain, but is not limited to, the following:

- (1) Lot Dimensions.*
- (2) All existing and proposed buildings and structures, including their location, size, height, proposed use, design and construction material.*
- (3) All existing and proposed yards and spaces between buildings and structures.*
- (4) All existing and proposed walls, fences and landscaping including the location, height, area, nature and type of design and material composition for the walls and fences and the type landscaping vegetation and irrigation system proposed for such.*
- (5) All existing and proposed off-street parking, including the location, number of parking spaces, dimensions of the entire parking area and individual parking spaces, the arrangement of spaces, internal circulation pattern for pedestrian, equestrian, and vehicular traffic, and the landscaping thereof.*
- (6) All existing and proposed access to the lot, including pedestrian, equestrian, and vehicular access; the points of ingress and egress to the lot, the width, location and description of the access areas and of the streets from which access and ingress is proposed.*
- (7) All existing and proposed loading, including the location, area dimensions, number of loading spaces and the internal vehicular traffic circulation on the site for loading vehicles.*
- (8) All existing and proposed lighting, including the location and general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof.*
- (9) All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements.*
- (10) All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed*

height and type of screening for such including the design and material composition thereof.

(11) All existing and proposed drainage and grading onsite and offsite, including the location of the drains, their type and dimensions.

(12) A land use plan is required to illustrate the proposed location of uses on each HDO site and must specifically demonstrate where the required residential uses will be located on the site, the proposed densities, housing product types, and the relationship to the other uses on the site.

(13) A detailed list with descriptions of individually uses permitted or conditionally permitted within the proposed HDO zone. When a use is not permitted by the underlying zone, including residential and/or mixed uses, development and design standards must be provided by the applicant. Proposed standards for residential and mixed uses should facilitate the development of housing to meet the required densities and to encourage a variety of housing types.

(14) Elevations and illustrative drawings of the proposed development.

(15) If applicable, a phasing plan must be submitted showing how project development will occur.

(16) Such other data as may be required by the Planning Director to enable the Planning Commission to make a proper review and take action thereon.

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases hereof irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest hereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

Ordinance No. ____
Page 7
March 21, 2012

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on April 4, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on March 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 2012, it was duly passed and adopted by the following vote of the City Council.

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on April 4, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80633

RESOLUTION NO. 2012-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 2012-01B TO AMEND THE LAND USE CATEGORY ON ABOUT 18.6 ACRES GENERALLY LOCATED ON THE WEST SIDE OF HAMNER AVENUE, NORTH OF FOURTH STREET (APN'S 129-230-033, -034, -036, AND -037) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) LAND USE.

WHEREAS, the City of Norco, California initiated General Plan Amendment 2012-01B on property generally identified as:

About 18.6 acres generally located on the west side of Hamner Avenue, north of Fourth Street (APN's 129-230-033, -034, -036, and -037).

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

WHEREAS, said General Plan Amendment was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-11 recommending to the City Council that General Plan Amendment 2012-01B be approved; and

WHEREAS, said application has been duly submitted to said City Council Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The proposed General Plan Amendment to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed General Plan Amendment to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested General Plan Amendment to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying land use will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted under the associated Zone Change 2012-01, which is consistent with this General Plan Amendment, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties to include an HDO.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED that the City Council for the City of Norco, California at a regular meeting held on March 21, 2012 does hereby approve General Plan Amendment 2012-01B, thereby applying the HDO land use category on said properties.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 21, 2012.

Mayor of the City of Norco, California

ATTEST

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on March 21, 2012 by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80634

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-01 TO AMEND THE ZONING ON ABOUT 18.6 ACRES GENERALLY LOCATED ON THE WEST SIDE OF HAMNER AVENUE, NORTH OF FOURTH STREET (APN'S 129-230-033, -034, -036, AND -037) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-01 on property generally identified as:

About 18.6 acres generally located on the west side of Hamner Avenue, north of Fourth Street (APN's 129-230-033,-034, -036, and -037).

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

WHEREAS, the Zone Change was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-11 recommending to the City Council that Zone Change 2012-01 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of zone to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested change of zone to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-01 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-01, for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases hereof irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest hereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on April 4, 2012.

Mayor of the City of Norco, California

ATTEST.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on March 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 2012, it was duly passed and adopted by the following vote of the City Council.

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on April 4, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80640

RESOLUTION NO. 2012-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 2012-01C TO AMEND THE LAND USE CATEGORY ON ABOUT 18.5 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HAMNER AVENUE AND THIRD STREET (APN'S 126-050-002, -004 AND 129-380-010) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) LAND USE.

WHEREAS, the City of Norco, California initiated General Plan Amendment 2012-01C on property generally identified as:

About 18.5 acres generally located at the southwest corner of Hamner Avenue and Third Street (APN's 126-050-002, -004 and 129-380-010).

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

WHEREAS, said General Plan Amendment was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-12 recommending to the City Council that General Plan Amendment 2012-01C be approved; and

WHEREAS, said application has been duly submitted to said City Council Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I FINDINGS:

- A. The proposed General Plan Amendment to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed General Plan Amendment to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested General Plan Amendment to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying land use will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted under the associated Zone Change 2012-02/Auto Mall Specific Plan Amendment No.6, which are consistent with this General Plan Amendment, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties to include an HDO.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED that the City Council for the City of Norco, California at a regular meeting held on March 21, 2012 does hereby approve General Plan Amendment 2012-01C, thereby applying the HDO land use category on said properties.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 21, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on March 21, 2012 by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80635

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-02 AND AUTO MALL SPECIFIC PLAN 85-01, AMENDMENT NO. 6 BE APPROVED TO AMEND THE ZONING ON ABOUT 18.5 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HAMNER AVENUE AND THIRD STREET (APN'S 126-050-002, -004 AND 129-380-010) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-02 and Auto Mall Specific Plan 85-01, Amendment No. 6 on property generally identified as:

About 18.5 acres generally located at the southwest corner of Hamner Avenue and Third Street (APN's 126-050-002, -004 and 129-380-010).

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

WHEREAS, the Zone Change/Specific Plan Amendment was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-12 recommending to the City Council that Zone Change 2012-02 and Specific Plan 85-01, Amendment No. 6 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of zone/Specific Plan Amendment to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change/Specific Plan Amendment to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested change of zone/Specific Plan Amendment to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-02 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-02

and Specific Plan 85-01, Amendment No. 6 , for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases hereof irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest hereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on April 4, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on March 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 2012, it was duly passed and adopted by the following vote of the City Council.

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on April 4, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80641

RESOLUTION NO. 2012-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 2012-01D TO AMEND THE LAND USE CATEGORY ON ABOUT 13.41 ACRES GENERALLY LOCATED SOUTH OF RIVER ROAD AND WEST OF CORYDON AVENUE (APN'S 121-180-014, 121-310-086, -087 AND -090) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) LAND USE

WHEREAS, the City of Norco, California initiated General Plan Amendment 2012-01D on property generally identified as:

About 13.41 acres generally located south of River Road and west of Corydon Avenue (APN's 121-180-014, 121-310-086, -087 and -090)

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

WHEREAS, said General Plan Amendment was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-13 recommending to the City Council that General Plan Amendment 2012-01D be approved; and

WHEREAS, said application has been duly submitted to said City Council Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The proposed General Plan Amendment to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed General Plan Amendment to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested General Plan Amendment to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying land use will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted under the associated Zone Change 2012-03 which is consistent with this General Plan Amendment, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties to include an HDO.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED that the City Council for the City of Norco, California at a regular meeting held on March 21, 2012 does hereby approve General Plan Amendment 2012-01D, thereby applying the HDO land use category on said properties.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 21, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on March 21, 2012 by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80636

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-03 TO AMEND THE ZONING ON ABOUT 13.41 ACRES GENERALLY LOCATED SOUTH OF RIVER ROAD AND WEST OF CORYDON AVENUE (APN'S 121-180-014, 121-310-086, -087 AND -090) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-03 on property generally identified as:

About 13.41 acres generally located south of River Road and west of Corydon Avenue (APN's 121-180-014, 121-310-086, -087 and -090)

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

WHEREAS, the Zone Change was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-13 recommending to the City Council that Zone Change 2012-03 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of zone to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested change of zone to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-03 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-03, for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases hereof irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest hereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

Ordinance No. 2012-__
Page 4
March 21, 2012

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on April 4, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on March 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 2012, it was duly passed and adopted by the following vote of the City Council.

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on April 4, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80643

RESOLUTION NO. 2012-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 2012-01E TO AMEND THE LAND USE CATEGORY ON ABOUT 19.4 ACRES GENERALLY LOCATED ON THE EAST SIDE OF NORCONIAN DRIVE AND SOUTH OF NORCO DRIVE (APN'S 130-240-021 AND -023) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) LAND USE

WHEREAS, the City of Norco, California initiated General Plan Amendment 2012-01E on property generally identified as:

About 19.4 acres generally located on the east side of Norconian Drive and south of Norco Drive (APN's 130-240-021 and -023); and

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

WHEREAS, said General Plan Amendment was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-14 recommending to the City Council that General Plan Amendment 2012-01E be approved; and

WHEREAS, said application has been duly submitted to said City Council Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I FINDINGS:

- A. The proposed General Plan Amendment to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed General Plan Amendment to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested General Plan Amendment to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying land use will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted under the associated Zone Change 2012-04 which is consistent with this General Plan Amendment, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties to include an HDO.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of

II DETERMINATION:

NOW THEREFORE, BE IT RESOLVED that the City Council for the City of Norco, California at a regular meeting held on March 21, 2012 does hereby approve General Plan Amendment 2012-01E, thereby applying the HDO land use category on said properties.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 21, 2012.

Mayor of the City of Norco, California

ATTEST

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on March 21, 2012 by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80637

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-04 TO AMEND THE ZONING ON ABOUT 19.4 ACRES GENERALLY LOCATED ON THE EAST SIDE OF NORCONIAN DRIVE AND SOUTH OF NORCO DRIVE (APN'S 130-240-021 AND -023) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-04 on property generally identified as:

About 19.4 acres generally located on the east side of Norconian Drive and south of Norco Drive (APN's 130-240-021 and -023).

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

WHEREAS, the Zone Change was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-14 recommending to the City Council that Zone Change 2012-04 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of zone to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested change of zone to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-04 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-04, for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases hereof irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest hereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on April 4, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on March 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 2012, it was duly passed and adopted by the following vote of the City Council.

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on April 4, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80644

RESOLUTION NO. 2012-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 2012-01F TO AMEND THE LAND USE CATEGORY AND ZONING ON ABOUT 22.9 ACRES GENERALLY LOCATED ON THE SOUTHWEST CORNER OF FIFTH STREET AND HORSELESS CARRIAGE DRIVE (APN 129-200-011) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) LAND USE

WHEREAS, the City of Norco, California initiated General Plan Amendment 2012-01F on property generally identified as:

About 22.9 acres generally located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN 129-200-011); and

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

WHEREAS, said General Plan Amendment was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-15 recommending to the City Council that General Plan Amendment 2012-01F be approved; and

WHEREAS, said application has been duly submitted to said City Council Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The proposed General Plan Amendment to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed General Plan Amendment to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested General Plan Amendment to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying land use will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted under the associated Zone Change 2012-05, which is consistent with this General Plan Amendment, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties to include an HDO.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED that the City Council for the City of Norco, California at a regular meeting held on March 21, 2012 does hereby approve General Plan Amendment 2012-01E, thereby applying the HDO land use category on said properties.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 21, 2012.

Mayor of the City of Norco, California

ATTEST

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on March 21, 2012 by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80638

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-05 TO AMEND THE ZONING ON ABOUT 22.9 ACRES GENERALLY LOCATED ON THE SOUTHWEST CORNER OF FIFTH STREET AND HORSELESS CARRIAGE DRIVE (APNS 129-200-011) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-05 on property generally identified as:

About 22.9 acres generally located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN 129-200-011).

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

WHEREAS, the Zone Change was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-15 recommending to the City Council that Zone Change 2012-05 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of zone to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested change of zone to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-05 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-05, for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases hereof irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest hereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

Ordinance No. 2012-__
Page 4
March 21, 2012

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on April 4, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on March 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 2012, it was duly passed and adopted by the following vote of the City Council.

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on April 4, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80646

RESOLUTION NO. 2012-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 2012-01G TO AMEND THE LAND USE CATEGORY ON ABOUT 9.4 ACRES GENERALLY LOCATED ON THE EAST SIDE OF MOUNTAIN AVENUE AND NORTH OF FIRST STREET (APN'S 126-240-003, -004, -005, -006, AND -007) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) LAND USE

WHEREAS, the City of Norco, California initiated General Plan Amendment 2012-01G on property generally identified as:

About 9.4 acres generally located on the east side of Mountain Avenue and north of First Street (APN's 126-240-003, -004, -005, -006, and -007); and

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

WHEREAS, said General Plan Amendment was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-16 recommending to the City Council that General Plan Amendment 2012-01G be approved; and

WHEREAS, said application has been duly submitted to said City Council Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The proposed General Plan Amendment to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed General Plan Amendment to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested General Plan Amendment to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying land use will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted under the associated Zone Change 2012-06/Gateway Specific Plan Amendment No. 10, which are consistent with this General Plan Amendment, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties to include an HDO.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED that the City Council for the City of Norco, California at a regular meeting held on March 21, 2012 does hereby approve General Plan Amendment 2012-01G, thereby applying the HDO land use category on said properties.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 21, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on March 21, 2012 by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 21, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80639

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-06 AND GATEWAY SPECIFIC PLAN 90-01, AMENDMENT NO. 10, TO AMEND THE ZONING ON ABOUT 9.4 ACRES GENERALLY LOCATED ON THE EAST SIDE OF MOUNTAIN AVENUE AND NORTH OF FIRST STREET (APN'S 126-240-003, -004, -005, -006, AND -007) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-06 and Gateway Specific Plan 90-01, Amendment No. 10 on property generally identified as:

About 9.4 acres generally located on the east side of Mountain Avenue and north of First Street (APN's 126-240-003, -004, -005, -006, and -007).

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

WHEREAS, the Zone Change/Specific Plan Amendment was scheduled for public hearing at a special meeting on February 29, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2012-16 recommending to the City Council that Zone Change 2012-06 and Gateway Specific Plan 90-01, Amendment No. 10 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of Zone/Specific Plan Amendment to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change/Specific Plan Amendment to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested change of Zone/Specific Plan Amendment to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-06 and Gateway Specific Plan 90-01, Amendment No. 10 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-06

and Gateway Specific Plan 90-01, Amendment No. 10, for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases hereof irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest hereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

Ordinance No. 2012-__
Page 4
March 21, 2012

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on April 4, 2012.

Mayor of the City of Norco, California

ATTEST:

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on March 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 2012, it was duly passed and adopted by the following vote of the City Council.

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on April 4, 2012.

Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80647

City of Norco
2008 Housing Element

Prepared for:
City of Norco
2870 Clark Avenue
Norco, CA 92860

Prepared by:
Hogle-Ireland, Inc.
2860 Michelle Drive, Suite 100
Irvine, CA 92606

November 2011

Exhibit "A"

[This page intentionally left blank]



Table of Contents

1.	INTRODUCTION	1
1.1	Purpose of the Housing Element.....	1
1.2	State Policy and Authority.....	1
1.3	Consistency with State Planning Law.....	1
1.4	Consistency with the Norco General Plan.....	3
1.5	New State Legislation.....	4
1.6	Public Participation.....	4
2.	HOUSING PLAN	7
3.	QUANTIFIED OBJECTIVES	21
4.	HOUSING NEEDS	23
4.1	Population Characteristics.....	23
4.2	Housing Needs Summary.....	23
4.3	Community Profile.....	24
4.4	Housing Costs.....	33
4.5	Households with Special Needs.....	37
4.6	Housing Needs.....	44
4.7	Opportunities for Energy Conservation.....	46
5.	HOUSING CONSTRAINTS ANALYSIS	49
5.1	Governmental Constraints.....	49
5.2	Housing for Persons with Disabilities.....	66
5.3	Non-Governmental Constraints.....	68
6.	HOUSING RESOURCES	73
6.1	Regional Housing Needs Allocation (RHNA).....	73
6.2	Availability of Sites for Housing.....	75
6.3	Resources.....	91
7.	PROGRESS REPORT	95
7.1	Analysis of the Housing Element Goals Established in 2000.....	95
8.	DEFINITIONS	119
9.	APPENDIX A	125

List of Tables

Table 3-1: Quantified Objectives.....	21
Table 4-1: Housing Assistance Needs of Income Groups by Tenure.....	24
Table 4-2: Historical and Projected Population Growth.....	25
Table 4-3: Census Population by Age in Years 2005-2007.....	26
Table 4-4: Race and Ethnicity in Years 2000 and 2005-2007.....	26
Table 4-5: Employment by Industry in Years 2005-2007.....	27
Table 4-6: Household Types in Years 2005-2007.....	28
Table 4-7: Household Size by Tenure from Years 2005-2007.....	28
Table 4-8: Household and Family Income from Years 2005-2007.....	29
Table 4-9: Overpaying Housing Units by Tenure for Years 2005-2007.....	30
Table 4-10: Overpayment by Income Level in Year 2000.....	30
Table 4-11: Housing Type.....	31
Table 4-12: Age of Housing Stock.....	32
Table 4-13: Housing Prices in Year 2005-2007.....	33
Table 4-14: Owner Occupied Housing Expenses in Year 2007.....	34
Table 4-15: Riverside County Fair Market Rents in Year 2008.....	35
Table 4-16: Housing Affordability by Income Group for Riverside County.....	36
Table 4-17: Housing Assistance Needs of Lower Income Renter and Owner Households.....	38
Table 4-18: Persons with Disabilities in Years 2005-2007.....	39
Table 4-19: Large Households by Tenure in Year 2000.....	41
Table 4-20: Female Headed Households in Year 2000.....	41
Table 4-21: Affordable Senior Housing Units.....	44
Table 4-22: RHNA 2008-2014.....	45
Table 4-23: RHNA 1998-2005.....	46
Table 4-24: Combined RHNA 1998-2005 and 2008-2014.....	46
Table 5-1: Residential Land Use Zones.....	50
Table 5-2: Summary of Residential Zoning Regulations.....	53
Table 5-3: Residential Parking Requirements.....	55
Table 5-4: Planning Division Fee Schedule.....	60
Table 5-5: Development Impact Fees.....	62
Table 5-6: Countywide Development Impact Fees.....	63



Table 5-7: Development Fees for a Typical Unit.....	64
Table 5-8: Disposition of Conventional Home Purchase Loan Applications.....	71
Table 6-1: Regional Housing Needs Allocation 2008-2014.....	73
Table 6-2: Regional Housing Needs Allocation 1998-2005.....	73
Table 6-3: Combined RHNA 1998-2005 and 2008-2014.....	74
Table 6-4: Remaining RHNA.....	74
Table 6-5: Site 1 - Hamner Avenue and Fourth Street.....	81
Table 6-6: Site 2 - Hamner Avenue and Third Street.....	82
Table 6-7: Site 3 - River Road and Corydon Avenue.....	83
Table 6-8: Site 4 - Beacon Hill.....	84
Table 6-9: Site 5 - Fifth Street and Horseless Carriage Drive.....	85
Table 6-10: Site 6 - Mountain Avenue.....	87
Table 6-11: Residential Unit Capacity on HDO Zoned Sites.....	90
Table 6-12: Funds Expended.....	94
Table 6-13: Tax Increment Projections.....	94



[This page intentionally left blank]



1. Introduction

The Housing Element is an important tool for the City of Norco. It identifies the housing needs of the region and the City, as well as recommends ways to meet these housing needs while balancing other community objectives and available resources. Norco was incorporated to preserve an animal-keeping/small plot agricultural lifestyle. Hence, maintaining residential lots that will accommodate and encourage animal keeping and agriculture at a family scale is of the utmost importance to the City. The preservation of large residential lots allows Norco residents to enjoy small plot agriculture and animal-keeping.

The goal of preserving an animal-keeping/small plot agricultural lifestyle by its nature modifies the different varieties and types of housing units normally available to a city in an urban setting. The intent of the goal is to protect this unique lifestyle from development pressures and land use incompatibility issues that generally come with an increase in land use intensity on adjacent lots. It is not the intent of the Housing Element or the City General Plan to preclude any citizen an opportunity to live in the community. The goals and policies of the Housing Element are designed to work in conjunction with the Land Use Element to achieve an overall housing goal of providing housing opportunities for all citizens at all income levels.

It is important that City policies and requirements be established and maintained such that animal-keeping and agricultural land uses remain in perpetuity for all new residents to the City. It is the City's responsibility to protect and maintain these important values. The City has an overall goal of maintaining an animal-keeping/small-plot agricultural lifestyle, which is expressed in the City's General Plan and each of the General Plan Elements. The Housing Element balances the need to accommodate affordable housing with the City's overall goal of maintaining the already established animal-keeping/small-plot agricultural lifestyle.

1.1 Purpose of the Housing Element

The purpose of the Housing Element of the Norco General Plan is to ensure the City establishes policies, procedures and incentives in its land use planning and redevelopment activities that will result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Norco. It institutes policies that will guide City decision-making, and establishes an action program to implement housing goals through 2014.

1.2 State Policy and Authority

In accordance with State Government Code Article 10.6 (65580), the legislature has declared that the attainment of decent housing and the provision of a suitable living environment to meet the needs of all economic segments of the population are of the highest priority. The legislature also recognizes that to meet this statewide goal, cooperation between government and the private sector is necessary, and that local and State governments have a responsibility to utilize the powers vested in them to facilitate the development and improvement of housing.

1.3 Consistency with State Planning Law

The Housing Element is one of the seven mandatory elements of the General Plan. State law requires inclusion of a Housing Element in the General Plan in recognition of the role that land

use planning plays in the production of affordable housing. The Housing Element will guide city decision-making through an action program including policies, procedures, and incentives for maintaining and expanding the housing supply in the City of Norco for all income groups. The Housing Element considered the other required elements of the General Plan as well. Updates to the Housing Element and/or other General Plan elements shall continue to maintain internal consistency between all General Plan elements. Norco's General Plan currently consists of seven Elements:

1. Land Use
2. Circulation
3. Conservation
4. Seismic/Public Safety
5. Noise
6. Housing
7. Open Space

The California Legislature has declared that a decent home and suitable living environment for every resident is the primary housing goal for the State. Specifically, Section 65580 of the California Government Codes sets forth the Legislature's findings as follow:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs.

Section 65581 of the California Government Code reflects the Legislative intent for mandating that each city and county prepare a Housing Element:

- a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.
- b. To assure that counties and cities will prepare and implement housing elements which, along with Federal and State programs, will move toward attainment of the State housing goals.
- c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided

such a determination is compatible with the State housing goal and regional housing needs.

- d. To ensure that each local government cooperates with other local governments in order to address regional housing needs.

In order to achieve these ends, the California Government Code makes certain provisions of the Housing Element mandatory. These provisions include:

- Identification and analysis of existing and projected housing needs, resources and constraints.
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement and development of housing.
- Identification of adequate sites for housing.
- Adequate provision for existing and projected needs of all economic segments of the community.

Specific requirements for data collection and analysis necessary to prepare the Housing Element are set forth in Government Code Section 65583 and are discussed later in this document. The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development (HCD) and that the Department's findings be incorporated prior to adoption, or that specified findings be made in response to the Department's comments.

As a mandatory component of the General Plan, the Housing Element should be reviewed on an annual basis in order to monitor progress in implementation of the programs identified to meet the housing needs of the community. However, the Housing Element must be revised every five years as indicated in State statute.

1.4 Consistency with the Norco General Plan

The Housing Element is one of seven elements of the Norco General Plan. The goals, policies, standards and proposals within this element relate directly to, and are consistent with, all other elements. The City's Housing Element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its population. Through the regulation of the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents, policies contained in General Plan elements directly affect the quality of life for all Norco citizens.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. For example, the acreage designated for commercial and office uses creates employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. The element also provides policies for essential infrastructure to all developed housing units along with mitigating the effects of growth in the City.

The Housing Element utilizes the most current data available. All figures represented in the Housing Element are consistent with existing and projected population, employment and housing figures presented by county, State, national and non-profit agencies.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

1.5 New State Legislation

The Housing Element addresses new State legislation, which mandates that the following reforms be included in the Housing Element update to facilitate and expedite the construction of affordable housing:

- **Emergency shelters** – California Senate Bill 2, Chapter 633 requires Norco to identify a zone or zones where transitional housing and emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit.
- **Extremely low-income** – State housing element law requires the quantification of the existing and projected housing needs for all income levels. This quantification shall also include extremely low-income households. An extremely low-income household is defined as 0-30 percent of the Area Median Income for Riverside County.
- **Reasonable Accommodation** – As part of the governmental constraints analysis, the City must analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints to help meet the housing needs for persons with disabilities established in the Federal Fair Housing Act. The Housing Element discusses establishing reasonable accommodation procedures such as modifications to processes, materials, and procedures to enable an individual with a disability to fully participate in activities which will provide them equal housing opportunities.
- **Land Inventory and Analysis** – Assembly Bill 2348 (Chapter 724) amended housing element law to include more specific requirements for the content of the land inventory and analysis section. The land inventory must specifically include parcel-specific listing of available sites including the parcel number. The analysis must identify which sites in the inventory are available and suitable to accommodate affordable housing and must also demonstrate that the inventory can provide for a variety of housing types. The Housing Resources Section of the Housing Element provides a map of vacant and underutilized lands that could potentially be used to accommodate affordable housing in Norco.

1.6 Public Participation

California Government Code requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. In the preparation of the Housing Element Update, a number of organizations and agencies that provide housing, or housing related services, were contacted. Responses from these groups helped guide the Housing Needs Assessment portion of the Housing Element, as well as the housing plan. Responses from the community workshop were documented and a list was compiled that categorized the issues and concerns of City residents. This list was then



presented to City staff to determine which programs, policies, and implementation actions the City needed to incorporate into the Housing Element that would address community issues and concerns expressed during the community workshops.

Four workshops were held to inform City Council, Planning Commission, Economic Development Advisory Committee, Norco's residents, and interested stakeholders of the current Housing Element update process. The goal of these workshops was to receive any feedback related to the current and future housing needs of the City. The workshops were held February 27, 2008, September 24, 2008, October 2, 2008, and November 5, 2008. All workshops were advertised for the general public through City notices. For all workshops, notices were posted at City Hall and at other City facilities which serve as community focus points.

On September 24, 2008, the Planning Commission recommended that the draft Housing Element be submitted to HCD for the mandatory 60-day review period. On November 5, 2008, City Council voted unanimously to submit the draft Housing Element to HCD for the mandatory 60-day review. During the 60-day review period, the draft Housing Element was made available to interested parties.



[This page intentionally left blank]

2. Housing Plan

The Housing Plan includes goals, policies, and actions related to housing and are presented in this section. The policies are established to guide the development and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. While the City has a goal of preserving an animal-keeping/small-plot agricultural lifestyle, the City also strives to ensure that all residents have decent, safe, sanitary, and affordable housing regardless of income. This section includes goals that are intended to help accommodate and facilitate the development and maintenance of affordable housing. The specific goals, policies, and actions detailed in this section provide the framework for the City's overall housing program. Specific policies included in this element are intended to provide a wide variety of programs and tools to implement the City's General Plan goals. Actual programs will be implemented at the discretion of the City in order to meet established objectives.

Goal 1: Promote and maintain the City's small-plot agricultural and animal-keeping lifestyle while ensuring that all residents have decent, safe, sanitary, and affordable housing regardless of income.

Policy 1.1 **Animal-Keeping Policy:** Housing programs and subsequent projects and regulations will be evaluated on the basis of protecting and enhancing an animal-keeping lifestyle.

Action 1.1.1 All new single-family subdivisions shall have a minimum lot size of 20,000 square feet

Responsible Agency: City of Norco Planning Division
Timeframe: By the end of 2013

Action 1.1.2 All residential lots, with the exception of special redevelopment infill parcels for low and moderate-income families, shall have minimum lot depths of 200 feet to allow appropriate yard area for the keeping of large animals.

Responsible Agency: City of Norco Planning Division
Timeframe: By the end of 2013

The objective of the animal-keeping policy is to ensure that detached residential units constructed in the next five years will be built suitable for sustaining a family based agricultural lifestyle that also helps to maintain animal-keeping in the community. This policy is established to promote housing that is consistent with the Land Use Element.

Policy 1.2 **Agricultural Policy:** Housing programs and subsequent projects and regulations will be appraised on the basis of maintaining, and protecting, and enhancing the small-plot agricultural lifestyle.

Action 1.2.1 All residential lots shall have minimum lot depths of 200 feet to allow appropriate yard area for the practice of small plot agriculture. With the adoption of a specific plan, primary animal keeping areas can be established on each individual lot in place of requiring the standard 200 foot lot depth, so as to still encourage the small-plot agricultural lifestyle.

Responsible Agency: City of Norco Planning Division
Timeframe: By the end of 2013

The objective of the agricultural policy is to ensure that detached residential units constructed in the five years, will be built suitable to practice small plot agriculture and to maintain the semi-rural lifestyle, as identified in the Land Use Element.

Policy 1.3 **Public Service Policy:** Ensure that the level of public services to residential areas of the City is based on anticipated population projections with the goal of protecting the environment.

Action 1.3.1 All new residential construction shall include the necessary infrastructure to provide services concurrent with City standards, including a lateral connection to the City's sewer system for each single lot that is developed with a home.

Responsible Agency: City of Norco Engineering Division and Riverside County Health Department
Timeframe: Ongoing 2008-2014

Action 1.3.2 Any residential units not currently hooked up to the sewer system shall be required to install a lateral sewer line connection to the system upon sale of the property in question where a sewer main exists near the property. The Sewer Loan Program may be used to assist homeowners with connecting to the City's main sewer system. The Redevelopment Agency offers loans at either 3 percent or 5 percent interest (depending on income) to assist with the cost to install a lateral hook-up into the City's main sewer system. Monthly payments are made on the loan for a period of five years. Income qualified residents may also use a Redevelopment Agency Emergency Grant or Home Improvement Grant for sewer connection as part of a home improvement project.

Responsible Agency: City of Norco Engineering Division and Riverside County Health Department
Timeframe: Ongoing 2008-2014
Possible Funding Source: Sewer Loan Program, Redevelopment Agency funds

The objective of the public service policy is to have all residences in the City connected to the City sewer system, with the eventual elimination of all septic systems.



Goal 2: Remove or reduce constraints on the development of housing.

Policy 2.1 Land Use Policy: Remove or mitigate constraints to the maintenance, improvement, and development of affordable housing as is feasible and in conjunction with the Land Use Element of the General Plan, and the goals of the community.

Action 2.1.1 The City shall prioritize development processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors. Additionally, extremely low income households will be given priority over all other income groups.

Responsible Agency: City of Norco Planning Division

Timeframe: Ongoing 2008-2014

Action 2.1.2 Amend the Zoning Code to treat transitional and supportive housing as a residential use, subject only to those restrictions on residential uses contained in the same zone.

Responsible Agency: City of Norco Planning Division

Timeframe: Within one year of adoption of the Housing Element

Potential Funding Source: Departmental budget

Action 2.1.3 Amend the Heavy Commercial/Light Manufacturing (M-1) zone to permit emergency shelters by right, without a conditional use permit or any other discretionary action and will only be subject to those conditions and standards consistent with State law. There is currently a 23-acre vacant M-1 (Heavy Commercial/Light Industrial) site in the City that could accommodate an emergency shelter if one is proposed. This M-1 site, is an ideal location for an emergency shelter as the vacant M-1 land is located in the center of the City, within walking distance of City Hall, the Department of Social Services, the Department of Motor Vehicles and retail, restaurant and employment opportunities.

Responsible Agency: City of Norco Planning Division

Timeframe: Within one year of adoption of the Housing Element

Potential Funding Source: Departmental budget

Action 2.1.4 Continue to utilize the City's website to advertise programs, such as the Home Improvement Grant, Deferred Loan Program, Emergency Grant, First-time Homebuyer, and Infill Program that offer housing assistance opportunities for residents of Norco.

Responsible Agency: City of Norco Housing Division

Timeframe: Ongoing 2008-2014

Potential Funding Source: CDBG, RDA Set-Aside funds

Action 2.1.5 Amend the approval process for Second Dwelling Units by removing discretionary review and public hearing requirements in the Zoning Code

Responsible Agency: City of Norco Planning Department

Timeframe: Within one year of adoption of the Housing Element

Potential Funding Source: Departmental budget

- Action 2.1.6** The Zoning Code will be amended to include a definition of Single Room Occupancy (SRO) unit and to permit SROs in the Heavy Commercial/Light Manufacturing (M-1) zone.

Responsible Agency: City of Norco Planning Division

Timeframe: Revise Zoning Code by March 2010

Potential Funding Source: Departmental Budget

- Action 2.1.7** City staff will specifically review the development standards for the residential zones to identify standards that may constrain the development of affordable housing and housing for special groups such as disabled individuals. The City of Norco is flexible and is committed to working with developers to build affordable units, which may require modifications to constraining standards. The City will further review any standards identified in Chapter 5 of the Housing Element as a constraint and alter them as necessary to ensure that affordable housing can be developed. In the interim, staff will, on a case by case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for disabled residents. The City will also continue to provide development standard modifications, fast track processing for applications related to the creation of affordable housing and will offer fee modifications for projects including affordable units that are required to apply for variations to the existing development standards. Incentives for extremely low income housing will be encouraged to prioritize the development of units for this income group.

Responsible Agency: City of Norco Planning Division

Timeframe: Within one year of adoption of the Housing Element

Potential Funding Source: Departmental budget

- Action 2.1.8** To facilitate the development of affordable housing and accommodate the City's remaining RHNA of 599 lower income households, the City will establish and implement the Housing Development Overlay (HDO) zone on approximately 100 acres of underutilized and vacant land. The HDO zone requires and encourages the development of high density residential uses and allows for a mixture of residential and non-residential development. The application of the overlay zone will require residential development at a minimum density of 20 dwelling units per acre on 6 sites throughout the City and will allow for development up to 30 dwelling units per acre if a density bonus is utilized. A density bonus will be awarded to developments that provide equestrian facilities or parkland/open space beyond the requirements outlined in the City's zoning code.

On the six sites to be rezoned HDO, at least 50 percent of the City's remaining lower income RHNA need (299 units) will be accommodated on parcels designated specifically for residential uses. These sites will be selected from the parcel listings provided for each site in the Housing Resources section (Tables 6-5 through 6-10). Sites will have the capacity for at least 16 units and will be available for development in the planning period where water and sewer can be provided. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and rental multifamily residential development is allowed by right in accordance with subdivision (f) of Section 65589.5 of the Government Code.

Of the 100.3 acres identified to be rezoned approximately 98 acres are vacant with no development. To encourage the development of residential projects with affordable units, the City will meet with land owners to facilitate redevelopment on vacant sites and severely underutilized sites within the HDO zone. To further encourage development, the City may offer land owners a menu of incentives including: development fee modifications, fast track processing, density bonus incentives, reductions in development standards, and funding for off-site improvements, as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds. The City will also prioritize funding for projects that incorporate units for extremely low income households.

To ensure sufficient residential capacity to accommodate the identified regional need for lower-income households, is maintained within the HDO zone, the City will develop and implement a formal ongoing monitoring program. The program shall provide that where an approval of a development (residential, commercial or mixed-use) on an identified site results in a reduction of potential affordable units below the residential capacity assumed in Table 6-11, the City will identify and designate additional sites to rezone to ensure that no net loss occurs. This means that if any one of the identified sites is not developed in accordance with the development requirements outlined for the HDO zone, an alternative site or sites must be identified and rezoned to maintain the overall affordable unit capacity.

To implement the HDO zone the City will prepare and adopt a General Plan amendment and a Zoning Code amendment establishing the Housing Development Overlay zone. Following its adoption the six specific sites identified in the Housing Resources section of the Housing Element will be rezoned and included on the City's official zoning map. The adoption of the Zone Code amendment will occur prior to Housing Element certification and adoption. The City will report on the progress of this amendment in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year.

Responsible Agency: City of Norco Planning Division

Timeframe: Immediately prior to Housing Element adoption

Potential Funding Source: Departmental budget

Action 2.1.9 Parcels identified as part of the Housing Development Overlay zone range in size from approximately 0.5 acres to 5 acres and in some cases are narrow or shallow in size, which could be seen as an additional constraint to the development of housing. To encourage the development of residential and mixed-use projects, the City will establish a lot consolidation program, which offers incentives such as a reduction in development standards (i.e. lot size, parking, and open space requirements) to merge adjacent lots. The City, with assistance from Riverside County, may also offer to subsidize a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed use development on vacant and underutilized sites within the Gateway Specific Plan area. The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis.

Responsible Agency: City of Norco Planning Division

Timeframe: 2010-2011 to establish the program

Funding Source: General Fund with Redevelopment set-aside funds used to assist individual projects

Policy 2.2 **Infrastructure Policy:** Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.

Action 2.2.1 In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2008 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Norco.

Responsible Agency: City of Norco Planning Division

Timeframe: By June 2010

Potential Funding Source: General Fund

The intent of the land use and infrastructure policies is to meet the demand for affordable housing resulting from employment growth and the rising costs for housing in the southern California region. State legislation requires that localities zone sufficient sites for residential use to be affordable to all economic segments, consistent with the needs identified in the local General Plan and Housing Element. The City will continue to identify locations in the community where affordable and infill residential development can be accommodated.



Goal 3: Conserve the existing low income/affordable housing stock.

Policy 3.1 Conservation Policy: The City will establish measures to conserve and maintain the existing affordable housing stock.

Action 3.1.1 Continue to keep an inventory of affordable housing units and promote, through its Redevelopment Agency, the use of additional affordable housing assistance programs, as appropriate, for existing homes that are at risk of converting to market-rate.

Responsible Agency: City of Norco Housing Division and Redevelopment Agency

Timeframe: Ongoing 2008-2014

Potential Funding Source: Departmental Budget

Action 3.1.2 Utilize Redevelopment Set-Aside Housing funds if available, or other resources such as HOME funds, California Housing Finance Agency single-family and multi-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households.

Responsible Agency: City of Norco Redevelopment Agency

Timeframe: Ongoing 2008-2014

Potential Funding Source: Set-Aside funds, HOME funds, CDBG, CHFA funds, HUD, Local Lenders

Action 3.1.3 The Redevelopment Agency should facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.

Responsible Agency: City of Norco Redevelopment Agency

Timeframe: Ongoing 2008-2014

Potential Funding Source: Departmental budget

Action 3.1.4 The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.

Responsible Agency: City of Norco Redevelopment Agency

Timeframe: Ongoing 2008-2014

Potential Funding Source: Departmental budget

Action 3.1.5 Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage expansion of rental projects participating in the program.

Responsible Agency: City of Norco Redevelopment Agency

Timeframe: Ongoing 2008-2014

Potential Funding Source: HUD Section 8, Set-Aside fund

Objective: Target one project of a minimum 40 units for lower incomes



The objective for the conservation policy is to meet State redevelopment law requirements (Assembly Bill 987), which requires that a city track multi-family and single family developments that have been assisted with redevelopment funds, so that the City is able to identify when projects are at risk of converting to market-rate units. In accordance with the provisions of AB 987, the City maintains a worksheet, which is available to the public and updated annually, describing newly constructed and substantially rehabilitated housing units that were developed or otherwise assisted with Low- and Moderate-Income Housing Funds.

There are no affordable housing units that have been assisted through redevelopment programs that will be at risk of converting to market-rate in the five-year time frame of this housing element update. Three multi-unit developments have been assisted with redevelopment funds (Clark Terrace Phases I and II, and Heritage Park) and the affordability covenants for these project do not expire until the years 2035, 2041, and 2062, respectively.



Goal 4: Provide adequate housing in the City for all economic segments of the community.

Policy 4.1 Government Aid Policy: Seek any federal, state, and local funding to help provide and subsidize low-cost housing.

Action 4.1.1 Identify sites that could potentially serve as locations for the construction of infill housing in accordance with the Redevelopment Agency's Infill Housing Program, using the Agency's set-aside funds and CDBG funds as appropriate.

Responsible Agency: City of Norco Housing Division and Redevelopment Agency

Timeframe: Ongoing 2008-2014

Potential Funding Source: CDBG, Set-Aside funds

Objective: Identify a minimum five potential sites for infill development, target one site for infill development

Action 4.1.2 Seek additional opportunities to assist low and moderate-income households through the First Time Homebuyer Program, using the Redevelopment Agency's set-aside funds as appropriate.

Responsible Agency: City of Norco Housing Division and Redevelopment Agency

Timeframe: Ongoing 2008-2014

Potential Funding Source: CDBG, Set Aside funds

Objective: Strive for down payment assistance for 20 households over the planning period

The objective of the government aid policy is to seek as much funding as the City is qualified to receive to help it meet its low- and moderate-income household needs.

Policy 4.2 Public/Private Partnership Policy: Encourage public/private sector partnerships and cooperation in developing and implementing solutions to affordable housing, and special housing needs.

Action 4.2.1 Continue to seek additional opportunities to work with Habitat for Humanity, and other private or public agencies, for the development of low income housing units, especially through the Infill Housing Program.

Responsible Agency: City of Norco Housing Division and Redevelopment Agency

Timeframe: Ongoing 2008-2014

Potential Funding Source: CDBG, Set-Aside funds, Departmental budget

Objective: Target two homes to be assisted through Habitat for Humanity



Policy 4.3 **Services and Utilities Policy:** The City will encourage residential infill within existing neighborhoods to better utilize existing services and utilities and to reduce infrastructure development costs.

Action 4.3.1 Prioritize Redevelopment Set-Aside Housing funds if available, or other resources such as HOME funds, California Housing Finance Agency single-family and multi-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs for the development of rental projects that provide units with three or more bedrooms.

Responsible Agency: City of Norco Redevelopment Agency and City of Norco Planning Department

Timeframe: Ongoing 2008-2014

Potential Funding Source: Set-Aside fund, CHFA funds, HUD loans, HOPE funds, HOME funds

Objective: Promote the development of 20 rental units with three or more bedrooms

The objective of seeking public/private partnerships is to obtain as many opportunities as possible to meet the City's housing needs for all segments of the economic community.



Goal 5: Improve and conserve existing residential neighborhoods.

Policy 5.1 Preservation Policy: Seek methods of preserving and enhancing existing neighborhoods within the City through capital improvement planning and redevelopment programs.

Action 5.1.1 Continue to utilize the Redevelopment Agency's Deferred Loan Program to assist low and moderate income families to finance needed home improvements with low interest rate loans.

Responsible Agency: City of Norco Redevelopment Agency and Housing Division
Timeframe: Ongoing 2008-2014
Potential Funding Source: Set-Aside funds, CalHOME funds, CDBG funds
Objective: Strive to assist a minimum of 20 units

Action 5.1.2 Identify capital improvements citywide, including maintenance and improvement of streets and trails, to preserve and enhance the identity of each of the City's neighborhoods.

Responsible Agency: City of Norco Redevelopment Agency and Engineering Division
Timeframe: Ongoing 2008-2014
Potential Funding Source: Departmental budget

Action 5.1.3 The City shall adopt a density bonus ordinance that is in compliance with the State's density bonus law.

Responsible Agency: City of Norco Planning Division and Housing Division
Timeframe: Within one year of adoption of the Housing Element
Potential Funding Source: Departmental budget

Policy 5.2 Code Compliance Policy: Continue to pursue enforcement of the housing code, and the nuisance abatement program.

Action 5.2.1 Pursue the abatement of code violations and ensure that households that qualify for assistance are aware of the Redevelopment Agency's Home Improvement Program. This can be used to fund improvements in low income households where financing the improvements may be beyond the capacity of the household in violation.

Responsible Agency: City of Norco Housing Division, Planning Division, Building Division, and Redevelopment Agency
Timeframe: Ongoing 2008-2014
Potential Funding Source: Departmental budget

The objective of the code compliance policy is the timely abatement of code violations and the preservation of affordable housing units.



Goal 6: Provide quality housing for all residents of the community.

- Policy 6.1** Equal Housing Policy: Promote equal housing opportunities that do not discriminate against any person due to age, race, sex, marital status, ethnic background, income, or any other arbitrary factors.
- Action 6.1.1** Promote assistance in home repairs to senior citizens using the Home Improvement Grant for qualifying households.
- Responsible Agency: City of Norco Housing Division and Redevelopment Agency*
Timeframe: Ongoing 2008-2014
Potential Funding Source: Set-Aside funds, CalHOME funds, CDBG
Objective: Strive to assist a minimum 20 units
- Action 6.1.2** Promote housing assistance opportunities through the Home Improvement Grant and/or the Deferred Loan Program, for low and moderate-income households with special housing needs as a result of one or more members within that household being disabled and needing specific household aids.
- Responsible Agency: City of Norco Housing Division and Redevelopment Agency*
Timeframe: Ongoing 2008-2014
Potential Funding Source: Set-Aside funds, CalHOME funds, CDBG
Objective: Strive to assist a minimum 15 units
- Action 6.1.3** Establish reasonable accommodation procedures in the Zoning Code and as applicable, the Building Code, to provide disabled individuals or households equal housing opportunity through residential unit modifications intended to improve mobility and accessibility, and to provide the flexibility necessary for developing housing for individuals with disabilities.
- Responsible Agency: City of Norco Planning Division and Building Division*
Timeframe: Within one year of adoption of the Housing Element
Potential Funding Source: Departmental budget
- Action 6.1.4** Revise the definition of family in the Zoning Code to comply with federal and State housing laws. The definition shall not distinguish between related and unrelated persons and not impose numerical limitations on the number of persons that may constitute a family. The City will ensure that information about specific rights is available to all City residents by providing information on the City's website, at City Hall and in other public places.
- Responsible Agency: City of Norco Planning Division*
Timeframe: Within one year of adoption of the Housing Element
Potential Funding Source: Departmental budget
- Action 6.1.5** The City will continue to receive fair housing services through the County of Riverside's program for participating cities. The City will ensure that information about the Fair Housing Council of Riverside County, Inc., and its programs is available to all City



residents by providing information on the City's website, at City Hall and in other public places.

Responsible Agency: City of Norco Housing Division, Riverside County Fair Housing Council

Timeframe: Ongoing 2008-2014

Potential Funding Source: Departmental budget

Action 6.1.6 The City, in conjunction with the Riverside County Fair Housing Council, shall support efforts dedicated to working towards the elimination of the discrimination of housing. Information detailing fair housing practices will be made available at City Hall and on the City's website.

Responsible Agency: City of Norco Housing Division and Riverside County Fair Housing Council

Timeframe: Ongoing 2008-2014

Potential Funding Source: Departmental budget

The objective of the equal housing policy is to provide assistance to approximately 100 homes a year through the various housing programs.



Goal 7: Encourage energy conservation activities in all residential development.

Policy 7.1 Energy Conservation Policy: Encourage the use of active and passive solar energy systems in residential developments and enforce energy standards required by the State Energy Building Regulations for residential development.

Action 7.1.1 Coordinate with Southern California Edison to ensure that the public is informed of all available programs providing incentives for the installation of energy conserving measures.

*Responsible Agency: City of Norco Building Division
Timeframe: Ongoing 2008-2014
Potential Funding Source: General Fund*

Action 7.1.2 Homes that are rehabilitated through City programs will encourage the use of energy conservation devices including but not limited to lighting and water heater treatments.

*Responsible Agency: City of Norco Planning Division, Housing Division, and Building Division
Timeframe: Ongoing 2008-2014
Potential Funding Source: General Fund*

Action 7.1.3 The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with state regulations. The City will periodically distribute literature or post information on their website regarding energy conservation, including solar power, energy efficient insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. When possible the City will encourage energy conservation devices including, but not limited to lighting, water heater treatments, and solar energy systems for all new and existing residential projects. The City will encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures.

*Responsible Agency: City of Norco Planning Department and Building Department
Timeframe: Ongoing 2008-2014
Potential Funding Source: General fund, Departmental budget*

The intent of the energy conservation policy is to encourage new development to, when feasible, conserve resource conservation and be energy efficient. Various methods and strategies are available to low income households to reduce the consumption of non-renewable energy from programs offered by the County of Riverside Home Weatherization Program.



3. Quantified Objectives

State Housing Law requires that each jurisdiction establish the maximum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from July 1, 2008 to June 30, 2014.

It is important to note that while the Quantified Objectives of the RHNA are required to be part of the Housing Element and the City will strive to obtain these objectives, Norco cannot guarantee that these needs will be met given limited financial resources, land available for new construction and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the federal, state, and county programs that are used to support the needs of the very low-, low- and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

The Quantified Objectives assume optimum conditions for the production of housing. However, environmental, physical, and market conditions influence the timing, type, and cost of housing production in a community. Also, given the primary goal of Norco is to provide a small-plot agriculture/animal-keeping lifestyle, new development must conform to maintain this lifestyle. Below is an estimate of quantified objectives for the number of housing units, broken down by income category, over the 2008-2014 timeframe.

Table 3-1: Quantified Objectives

	Extremely Low	Very Low(d)	Low	Moderate	Above Moderate	Total
Construction (a)	20	20	22	44	30	154
Rehabilitation (b)	26	26	104	363	--	519
Conservation/ Preservation (c)	--	--	--	--	--	0
Total	46	46	126	425	30	673

Notes:

(a) Construction objectives represent projected new housing construction totals in the City of Norco 2007-2009 Implementation Plan.

(b) Includes any housing units rehabilitated through the Home Improvement Grant Program, Deferred Loan Program, Emergency Grant Program and First-Time Homebuyer Program.

(c) Since housing units in Norco do not have expiring affordability covenants in the upcoming planning period (refer to the Assisted Housing At-Risk of Conversion to Market Rate Housing Section), preserved housing unit objectives do not have to be quantified.

(d) In accordance with State law, the City has determined that approximately fifty percent of its very low-income units (92 units) are designated to accommodate the need of extremely low-income households.

[This page intentionally left blank]

4. Housing Needs

4.1 Population Characteristics

Data sources used in this needs assessment include the United States Census (1990 and 2000 Censuses), American Community Survey (ACS) 3-Year Estimates, California Department of Finance (DOF) 2008 Population and Housing Estimates, and various other sources. For demographic data, estimates are used to show changes in conditions since the 2000 U.S. Census. The ACS estimates are based on data collected over a 3-year time period. The estimates represent the average characteristics of population and housing between January 2005 and December 2007 and do not represent a single point in time.

Additional information has been drawn from the Comprehensive Housing Affordability Strategy (CHAS), which is drawn from Census 2000 data. CHAS data is based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data. Thus, the number of households in each category often deviates slightly from the 100 percent count due to extrapolations to the total household level. Because of this, interpretations of CHAS data should focus on proportions and percentages, rather than on precise numbers.

Most data contained in tables is derived from two Census data sources: Summary File 1 (SF-1) and Summary File 3 (SF-3). Summary File 1 contains the 100-percent data, which is the information compiled from the questions asked of all people and about every housing unit. Summary File 3 contains the sample data, which is the information compiled from the questions asked of a sample of all people and housing units. Summary File 3 data has a sampling error that occurs because only part of the population is contacted directly. Therefore, differences are likely to exist between the characteristics of the sampled population and the larger group from which the sample was chosen. As a result, tables using SF-1 data are likely to have different population and housing totals than tables using SF-3 data.

4.2 Housing Needs Summary

Table 4-1 below summarizes the housing assistance needs of all households (categorized by income percentage of the Riverside County Median Family Income) in Norco by household tenure (renter/owner), household type, and "housing problems." This count of households with "housing problems" includes those who: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30 percent of gross income; or 4) have a severe housing cost burden exceeding 50 percent of gross income.

Table 4-1: Housing Assistance Needs of Income Groups by Tenure

Household by Type, Income, & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	85	218	303
% with any housing problems	55.3	70.6	66.3
% cost burden >30%	50.6	66.1	61.7
% cost burden >50%	50.6	61.5	58.4
Very Low-Income (31-50% MFI)	166	214	380
% with any housing problems	92.8	58.4	73.4
% cost burden >30%	86.7	58.4	70.8
% cost burden >50%	38.6	58.4	49.7
Low-Income (51-80% MFI)	160	442	602
% with any housing problems	81.9	71.0	73.9
% cost burden >30%	53.8	71.0	66.4
% cost burden >50%	2.5	35.1	26.4
Moderate-Income (80-120% MFI)	638	4,113	4,751
% with any housing problems	11.6	27.8	25.6
% cost burden >30%	6.9	24.5	22.2
% cost burden >50%	0.6	5.8	5.1
Total Households	1,049	4,987	6,036
% with any housing problems	38.7	34.8	35.5

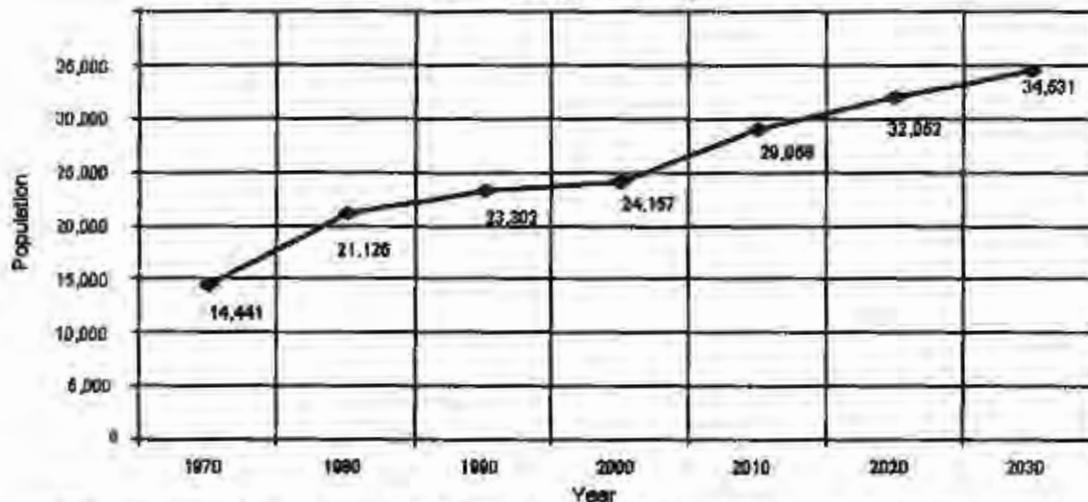
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook

According to the CHAS Databook, nearly 36 percent of all households in the City of Norco experienced some form of housing problem. The percentage of total households that experienced some type of housing problem was greater among renters than owners. This is because there are more single-family homes than multi-family units in the City. The statistics as identified in Table 4-1 indicate that housing cost burden is a contributing factor to housing problems.

4.3 Community Profile

According to the DOF 2008 Population and Housing Estimates, the population of Norco is 22,632 persons. Between 2000 and 2008, the City population increased by 3,302 residents; an increase of 14.5 percent. Norco represents 1.3 percent of the total population for Riverside County, which was estimated by the California Department of Finance to be 2,088,322 persons in January 2008.

Table 4-2: Historical and Projected Population Growth



Source: U.S. Census Bureau, January 2008 Estimate California State Department of Finance, Riverside County Center for Demographic Research

Unlike many cities in Riverside County, Norco has not seen significant population growth in the past 20 years. Reasons include amount of available land for new construction of houses, as well as above average median home prices. As table 4-2 indicates, population totals have gradually increased; the largest population increase occurring between 1970 and 1980. After 1980, the population was on pace to level off around the year 2000. However, future projections indicate another increase in population from 2000 to 2030.

In addition to the overall growth that has occurred in the City, the composition of the population also changed, which can affect the future housing needs of a community. The traditional assumption is that in many communities, young adults tend to prefer apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units, while adults provide the market for moderate- to high-end condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low- to moderate-cost apartments and condominiums, community residential settings, and mobile homes.

Riverside County as a whole can be characterized as having a young population (31.6 years old); with Norco having a higher median age (36.1 years old). In Norco, adults between the ages of 25 and 44 comprised 36.2 percent of the population. Although residents 65 years old and older make up approximately 8 percent of the total population, the large proportion of adults over 45 years of age is indicative of the aging baby boomer population that will likely change the demographic and economic dynamic of the City over the next 15 to 20 years.

Table 4-3: Census Population by Age in Years 2005-2007

Age Groups	2005-2007	
	Riverside County	Norco
	Percentage	Percentage
Under 5 years	7.8%	3.4%
5-19 years	23.4%	20.2%
20-24 years	7.7%	8.4%
25-34 years	15.8%	15.4%
35-44 years	14.2%	20.8%
45-64 years	19.7%	23.7%
65-74 years	5.5%	3.8%
75 + years	5.9%	4.3%
Total	100%	100%
Median Age	31.6	36.1

Source: 2005-2007 American Community Survey 3-Year Estimates

4.3.1 Race and Ethnicity

From 2005-2007, most residents in Norco were either White or Hispanic, constituting 70.2 percent and 33.1 percent of the population, respectively. The population characteristics in Norco have remained relatively unchanged since the 2000 Census. Since 2000, the White population declined 6.1 percent and the Hispanic population increased 37.7 percent.

Table 4-4: Race and Ethnicity in Years 2000 and 2005-2007

Race and Ethnicities	2000	2005-2007
White	82.4%	70.2%
African American	6.2%	7.7%
Asian	1.2%	2.2%
American Indian and Alaskan Native	0.7%	1.4%
Native Hawaiian and other Pacific Islander	0.1%	0.2%
Some Other Race	6.3%	16.0%
Two or More Races	3.1%	2.3%
Total	100%	100%
Hispanic or Latino ¹	22.9%	33.1%

Notes:

¹ Those reporting that they are of Hispanic origin may be of any race and are, therefore, included in one of the race categories.

Source: Census 2000 Summary File 3 (SF 3) - Sample Data, 2005-2007 American Community Survey 3-Year Estimates

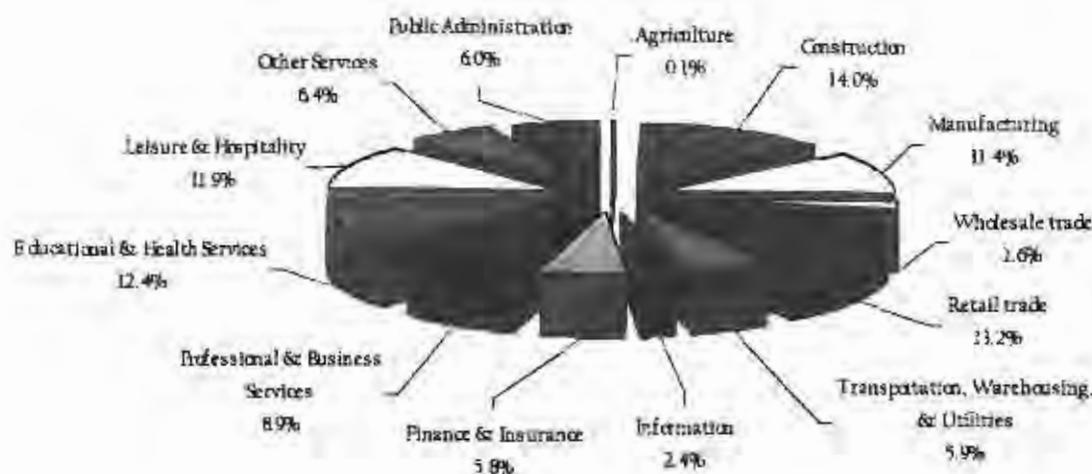
4.3.2 Employment Characteristics

Norco residents are employed in diverse industries, with the largest percentage (14.0 percent) of the population employed in the construction industry. Retail trade ranks second, with 13.2 percent. The retail sector is important to consider when assessing housing affordability as salaries tend to be lower, which decreases the amount of income

available for housing. The retail sector also generally does not offer health and other employment benefits, further increasing economic strain.

In Riverside County, the unemployment rate is expected to reach 13.9 percent in 2009. In 2009, the unemployment rate in Norco is expected to be 2.5 percent lower than that of Riverside County at the rate of 11.4 percent.

Table 4-5: Employment by Industry in Years 2005-2007



Source: 2005-2007 American Community Survey 3-Year Estimates

4.3.3 Household Characteristics

A household is defined by the Census as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes, dormitories, or rehabilitation facilities. Other households are unrelated people living together, such as roommates.

The 2005-2007 ACS estimated that Norco had 6,797 households. The distribution of households shows that the majority of households in Norco are comprised of families. Non-family households made up 21 percent of all family households.

Table 4-6: Household Types in Years 2005-2007

Household Type	Number
Families	
Married couples	4,480
Male-headed households	340
Female-headed households	519
Total	5,339
Non-Families	
Singles	1,091
Other	367
Total	1,458
Total Households	6,797
Average Household Size	3.30
Average Family Size	3.73

Source: 2005-2007 American Community Survey 3-Year Estimates

Household composition and size are often two interrelated factors. Communities with a large proportion of families with children tend to have a larger average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children. Household size remains higher than that of Riverside County. The County average household size was 3.10 according to the 2005-2007 ACS.

4.3.4 Tenure

Tenure in the housing industry typically refers to the occupancy of a housing unit based on whether the unit is owner-occupied or renter-occupied. Tenure preferences are primarily related to household income, composition, and age of the householder. The tenure distribution of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure with ownership housing showing a lower turnover rate than rental housing. Norco housing stock is predominantly owner-occupied as displayed in Table 4-7.

Table 4-7: Household Size by Tenure from Years 2005-2007

Tenure	Estimate	Percentage
Owner-occupied	5,547	81.6%
Renter-occupied	1,250	18.4%
Total	6,797	100%

Source: 2005-2007 American Community Survey 3-Year Estimates

The 2005-2007 ACS indicated the City had a total of 7,210 housing units out of which 6,797 were occupied. Of these occupied units, 5,547 housing units were owner-occupied and 1,250 housing units were renter-occupied. Table 4-7 shows the tenure of the City's occupied housing stock.

4.3.5 Household Income

The Census Bureau defines household and family incomes differently. Household income is often the combination of two income earners combining their income, while family income only takes households with two or more persons combining their income related through blood, marriage, or adoption.¹

Household income estimates for Norco by total households and families are found in Table 4-8. The 2005-2007 ACS 3-Year Estimates indicate that the City experiences higher household and family median incomes of \$81,182 and \$89,463 respectively, than the Riverside County medians of \$55,881 and \$62,430.

Table 4-8: Household and Family Income from Years 2005-2007

Income	Households	% of Total Households	Families	% of Total Families
\$0-\$14,999	269	4.0%	11	0.2
\$15,000-\$34,999	586	10.1%	267	5.0
\$35,000-\$49,999	1,164	17.1%	955	17.9
\$50,000-\$74,999	989	14.5%	828	15.5
\$75,000-\$99,999	1,150	17.0%	943	17.6
\$100,000-\$149,000	1,339	19.7%	1,219	22.8
\$150,000 +	1,200	17.6%	1,116	21.0
Total	6,797	100%	5,339	100%
Median Household Income- \$81,182		Median Family Income- \$89,463		

Source: 2005-2007 American Community Survey 3-Year Estimates

Lower income households may require housing with rents or payments lower than market rates. Often, payment assistance is needed from local, state, or federal government agencies to assist these households in securing adequate housing. The City's Redevelopment Agency (RDA) assists residents through the following programs: Norco First-Time Homebuyer Program, Home Improvement Program, and Sewer Connection/Rebate Programs. The City will continue to utilize available programs administered through the County (Mortgage Credit Certificate Program) and in conjunction with non-profit organizations (such as Habitat for Humanity) to provide residents with affordable housing. The City can also utilize federal programs (Community Development Block Grant, HUD 202 Grant) and State Programs (Home Mortgage Purchase Program, Low-Income Housing Tax Credits) to further implement affordable housing in the City.

4.3.6 Overpaying Households

Overpayment refers to renters and homeowners who must pay more than 30 percent of their gross incomes for shelter. A high cost of housing eventually causes fixed-income elderly and lower income families to use a disproportionate percentage of their income for housing.

¹ United States Census Bureau

State housing policy recognizes that cooperative participation of the private and public sectors are necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of decent housing and a suitable living environment for Californians of all economic levels.

Consistent with HUD's "threshold of overpayment" definition, California's housing administration has determined that, "Affordable housing costs with respect to very low-, low-, and moderate-income households shall not exceed 30 percent of gross household income" (Health and Safety Code, Section 50052.9). That is, when households must exceed 30 percent of their incomes for rent or mortgage payments, they are left with insufficient funds for other necessities, such as food, health care, clothing, and utilities.

Exceeding 30 percent of income for rent or mortgage may cause a series of related financial problems, and can result in a deterioration of housing stock, because costs associated with maintenance must be sacrificed for more immediate expenses (e.g. food, clothing, medical care, and utilities). Overpayment can also encourage overcrowding as a means to meet expenses. This in turn can lead to a variety of problems, from accelerating the rate of deterioration, to children's decreased performance in school, to code enforcement issues. HUD recognizes, however, that upper-income households are generally more able to secure housing within their budgets, and are more capable of paying a larger proportion of their income for housing. Therefore, housing overpayment estimates usually focus on lower income groups. Table 4-9 displays total housing units overpaying for housing based on tenure. The majority of households overpaying (71 percent) were owner occupied units.

Table 4-9: Overpaying Housing Units by Tenure for Years 2005-2007

Tenure	Total Overpaying
Renter	880
Owner	2,155
Total	3,035

Notes:

1. Does not include owner-occupied units without a mortgage.

2. Units not computed - 72

Source: 2005-2007 American Community Survey 3-Year Estimates

According to the CHAS Databook, 1,285 lower income households overpaid for housing in 2000. Out of this total, 303 extremely low-income households overpaid for housing. According to Table 4-10, 68 percent of owner-occupied households experienced more overpayment than renter households, the highest total occurring in low-income households.

Table 4-10: Overpayment by Income Level in Year 2000

Tenure by Household	Extremely Low-Income	Very Low-Income	Low-Income	Total Overpaying
Renter	85	166	160	411
Owner	218	214	442	874
Total	303	380	602	1,285

Source: HUD CHAS Databook

4.3.7 Housing Stock Characteristics

Before current housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified in the City. The following is an analysis of household type, age of housing stock, and other household characteristics that may affect access to and demand for housing and housing programs. This section details the various household characteristics in Norco.

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

In 2000, the Census estimated that the City of Norco had 6,220 occupied housing units. Between 2000 and 2008, the total amount of housing units increased 1,002 units, or 16 percent. The majority of housing units in Norco are single family detached units. Out of the total 1,002 units constructed between 2000 and 2008, 95 percent (958) of units added to the housing stock were single family detached units.

Table 4-11: Housing Type

Housing Type	2000		2008	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family				
Detached	5,849	94.0%	6,807	94.3%
Attached	136	2.2%	137	1.9%
Multi-Family				
2-4 Units	9	0.1%	9	0.1%
5+ Units	136	2.2%	177	2.5%
Mobile Homes	90	1.5%	92	1.2%
Other Unit Types	0	0.0%	N/A	N/A
Total Housing Units	6,220	100%	7,222	100%
Vacant Units	141	2.3%	163	2.3%

Source: Census 2000 Summary File 3 (SF 3) - Sample Data, January 2008 Estimate, CA State Dept. of Finance

Multi-family housing with 5 or more units constituted 2.5 percent of total units in 2008. Single-family attached and other multi-unit housing (2-4 units) round out the City's housing stock with 2.0 percent of total units in the City.

4.3.8 Vacancy Rate

For housing availability, the vacancy rate of a community's housing supply plays an important role to ensure that an appropriate number of units are available. If the vacancy rate is too high, this can have negative impacts on the community and the investment concerns of its citizens. If the vacancy rate is too low, it may be that there are not enough units in any one income category to meet existing market demands, and that a portion of the population may be denied housing opportunities. The 2008 DOF indicated a vacancy rate of 2.26 percent, which is far below the County's vacancy rate of

13.23. This low vacancy rates suggests that households may have difficulty finding housing within their price range, especially for ownership housing.

4.3.9 Condition of Housing Stock

Most of the City's current housing stock was constructed between 1960 and 1980 with 51 percent of all housing in the City constructed during that time period. Since 1980, housing construction has been relatively consistent with fewer than 1,000 homes built each decade after 1980.

Table 4-12: Age of Housing Stock

Year Built	Number of Units	Percent of Units
Before 1940	225	3.1%
1940 - 1949	286	4.0%
1950 - 1959	1,042	14.4%
1960 - 1969	1,029	14.2%
1970 - 1979	2,206	30.0%
1980 - 1989	1,092	15.1%
1990 - 1999	610	9.0%
2000 - 2007	720	10.0%
Total	7,210	100.0%

Source: 2005-2007 American Community Survey 1-Year Estimates

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation or replacement. Without proper maintenance, housing units deteriorate over time. Units that are older are likely to be in need of repairs (e.g. a new roof or plumbing). As a general rule of thumb, houses 40 years or older are considered aged and are more likely to generate major repairs. In addition, older homes may not be built to current housing standards for fire and earthquake safety. The units of general concern are those that were constructed in 1959 and before. The 2005-2007 ACS estimated Norco to have 1,553 units built prior to 1959, or 21.5 percent of the total housing stock.

The lack of certain infrastructure and utilities often serves as an indicator of substandard conditions. According to the 2005-2007 ACS, no units were lacking complete plumbing or kitchen facilities in the City.

Between 2000 and 2005, the City used redevelopment set-aside fund to assist approximately 563 households to repair or improve their homes. These households were assisted through the City's Deferred Loan Program, Housing Accessibility Program, Senior Home Repair Program, and Sewer Installation and Expansion Programs. Of these households, 584 were very low-income, 64 low-income, and 15 were moderate-income.²

4.3.10 Overcrowding

In response to higher housing prices, lower income households must often be satisfied with smaller, less adequate housing for their available income. This may result in overcrowding which places a strain on physical facilities and does not provide a healthy living environment.

² City of Norco Redevelopment Agency Implementation Plan 2005-2009

Overcrowding is defined by the Census as a unit occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.50 persons per room are considered severely overcrowded. Overcrowding is often reflective of one of three conditions:

1. Either a family or household is living in too small a dwelling.
2. Familial households includes extended family members (i.e. grandparents or grown children and their families living with parents, termed doubling); or
3. A family is renting living space to non-family members.

In Norco, overcrowding affects 358 units, or 6 percent, of all households. Of this total, 229 were owner-occupied units and 129 were renter-occupied units with 63 owner-occupied units and 73 renter-occupied units classified as severely overcrowded³. In comparison to Riverside County, Norco was significantly below the County percentage of 12.6 percent. Typically, very low-income rental households experience the most overcrowding. This is because the cost of rent for a unit that provides adequate bedrooms to meet the needs of the household may exceed the occupant's ability to pay.

4.4 Housing Costs

This section discusses new home prices and resale costs of existing housing, as well as the average rental prices in the City. The information provided was obtained from reliable real estate industry data sources, the 2000 Census, 2005-2007 ACS 3-Year Estimate, the Riverside County Center for Demographic Research, and data provided by the City. This section discusses new home prices and resale costs of existing housing, as well as the average rental prices in the City.

4.4.1 Ownership Housing

Table 4-13 lists the value of existing housing units in the City from 2005-2007. The 2005-2007 ACS estimates a median housing unit value of \$610,300 in Norco; \$215,200 above the County median of \$395,100 the same year. Table 4-13 indicates that 71 percent of the houses were valued at more than \$500,000. This is not atypical for Norco, considering housing values have been above the County average since the 1990 Census.⁴

Table 4-13: Housing Prices in Year 2005-2007

Price Range	Number of Units	Percent of Total
Less than \$50,000	83	1.6%
\$50,000 - \$99,999	0	0.0%
\$100,000 - \$149,999	58	1.0%
\$150,000 - \$199,999	88	1.6%
\$200,000 - \$299,999	200	3.6%
\$300,000 - \$499,999	1,154	20.8%
\$500,000 or more	3,964	71.4%
Total	5,547	100.0%
Median Value	\$610,300	

Source: 2005-2007 American Community Survey 3-Year Estimates

³ Census 2000 Summary File 3 (SF 3) - Sample Data

⁴ 1990 Census Median Home Value - \$202,000; 1990 Riverside County Median Home Value - \$138,800

As of August 2005, the median home price in Orange and Los Angeles Counties was \$627,750 and \$525,000 respectively, as compared to Riverside County where the median home price was \$418,500.⁵ In Norco, the median home price was well above the County average in 2006 with a median home price of \$625,000, which is a 202 percent increase from a median home value of \$207,000 in 2000. This can be attributed to the rise in housing costs in adjacent Orange and Los Angeles counties, which is a result of Norco's proximity to these counties, which has forced home prices to increase as well. However, housing prices have decreased in Norco. Between 2006 and 2007, the median housing value decreased 2.4 percent and further decreased 21 percent from 2007 to 2008 to a median home purchase price of \$469,250.⁶ Although a significant decrease in home values has occurred, the median housing value is still beyond the maximum affordable purchase price for all income categories, except for households that are above moderate-income.

Table 4-14 shows the monthly house payment calculated for the average priced existing and new home. This information is useful in determining the affordability of home purchases. In calculating the payments, 10 percent down and a 30-year fixed rate mortgage were assumed. The prevailing mortgage rate of 5.38 percent was used in the calculation.

Table 4-14: Owner Occupied Housing Expenses in Year 2007

Interest Rate	5.38%	5.38%	5.38%
Purchase Price	\$469,250.00	\$500,000.00	\$594,000.00
Down Payment	10%	10%	10%
Loan Amount	\$422,325.00	\$450,000.00	\$534,600.00
Monthly Principal and Interest	\$2,366.22	\$2,521.27	\$2,995.27
Required Monthly Income	\$9,111.50	\$9,665.25	\$11,358.08
Required Yearly Income	\$109,338.00	\$115,983.00	\$136,297.00

Source: Interest.com and DataQuick 2008

The costs of affording a new or existing home require an annual income that exceeds a low-income households' ability to pay as determined by HCD 2008 California Income Limits. Existing and new housing is only affordable to above moderate-income households in Norco based on housing expenses presented above. The Norco First-Time Homebuyers Program is designed to assist households that do not exceed 120 percent of the median area income for Riverside County in the purchase of a home. This program along with other programs administered through the City can be used to assist households in affording homes; however, high home prices kept many applicants from using the First-Time Homebuyers Program. With falling home prices the opportunity for more homes to become available to low- and moderate-income homebuyers could exist.

4.4.2 Renter Housing

According to the 2000 Census, 18 percent of Norco households lived in rental housing. The median rent was \$867 in 2000, a 17.6 percent increase from the 1990 median rent of \$714. In 2000, rents that exceeded \$750/month comprised 55 percent of all rental units,

⁵ DataQuick, August 2005.

⁶ DataQuick, May 2008.

and rents that exceeded \$1,000/month comprised 36 percent. In Norco, so far all multi-family developments have catered to seniors and are subsidized through the City Redevelopment Agency and Federal programs (Section 202 and Section 811 Supportive Housing funds). The three developments are:

- Clark Terrace Phase I (40 units)
- Clark Terrace Phase II (40 units)
- Heritage Park Apartments (86 units)

The three apartment complexes, offering one and two bedroom units, are restricted to seniors (55 years or older) earning less than 50 to 60 percent of the Riverside County Median Family Income of \$62,000. All rents must be based on the Fair Market Rents (FMR) established by the State and HUD. The FMRs are displayed in Table 4-15.

Table 4-15: Riverside County Fair Market Rents in Year 2008

Studio	One-Bed	Two-Bed	Three-Bed	Four-Bed
\$896	\$979	\$1,142	\$1,622	\$1,896

Source: HUD, Year 2008

A survey of homes in Norco for rent on Realtor.com revealed that home rental prices vary by size of the home, number of bedrooms, and location. Predominantly, three and four bedroom home rents range from \$2,500 to \$3,500 per month. Because four bedroom apartments do not exist in the City, many large families would need to rent a home to avoid overcrowded conditions.

4.4.3 Housing Affordability

HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of extremely low, very low, low, and moderate-income households.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities. Lower income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each multi-family income (MFI) range.

Income Group	Calculation of Affordable Housing Cost for Owner	Calculation of Affordable Housing Cost for Renters
Extremely Low (0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Lower (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Source: California Health and Safety Code Section 50052.5

Using these affordability thresholds, current housing affordability can be estimated for the various income groups based on the Riverside County Median Family Income (MFI).

Table 4-16: Housing Affordability by Income Group for Riverside County

Income Group	AMI adjusted by size		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Tax	Home	Rental
Extremely Low (0-30% MFI)	30% AMI							
One Person	\$13,020		\$326	\$326	\$50	\$80	\$34,366.91	\$276
Small Family	\$16,740		\$419	\$419	\$100	\$90	\$40,167.97	\$319
Four Person Family	\$18,600		\$465	\$465	\$125	\$95	\$43,068.50	\$340
Large Family	\$20,088		\$502	\$502	\$175	\$100	\$39,939.44	\$327
Very Low (30-50% MFI)	50% AMI							
One Person	\$21,700		\$543	\$543	\$85	\$115	\$60,208.01	\$458
Small Family	\$27,900		\$698	\$698	\$125	\$130	\$77,786.99	\$573
Four Person Family	\$31,000		\$775	\$775	\$175	\$140	\$80,863.31	\$600
Large Family	\$33,480		\$837	\$837	\$200	\$145	\$86,488.58	\$637
Lower (50-80% MFI)	60% AMI	70% AMI						
One Person	\$26,040	\$30,380	\$651	\$760	\$100	\$165	\$86,928.06	\$551
Small Family	\$33,480	\$39,060	\$837	\$977	\$150	\$190	\$111,890.21	\$687
Four Person Family	\$37,200	\$43,400	\$930	\$1,085	\$200	\$210	\$118,658.11	\$730
Large Family	\$40,176	\$46,872	\$1,004	\$1,172	\$250	\$220	\$123,369.28	\$754
Moderate (81-120% MFI)	110% AMI							
One Person	\$47,740		\$1,194	\$1,392	\$100	\$215	\$189,398.86	\$1,094
Small Family	\$61,200		\$1,530	\$1,785	\$150	\$260	\$241,710.97	\$1,380
Four Person Family	\$68,200		\$1,705	\$1,989	\$200	\$280	\$265,296.11	\$1,505
Large Family	\$73,656		\$1,841	\$2,148	\$250	\$300	\$280,964.84	\$1,591

Notes:

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 6.5%, 30-year mortgage, and monthly payment 30% of gross household income
4. Based on Riverside County MFI \$62,000 and 2008 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income

Table 4-16 identifies maximum affordable rents and purchase prices by income category for a one person household, a small family, a four person family, and a large family. Comparing housing costs and maximum affordable prices for low-income households shows that many households are being priced out of the Riverside County rental and ownership market. Given the median home prices presented in Table 4-13, single-family home ownership is beyond the reach of all low-income households. For home rental, most moderate-income households may be able to afford a condominium.

In 2008, the starting price for rental units in the City was around \$960 per month for a one-bedroom unit. Rental housing in the City can generally be considered affordable for those families annually earning 81 percent of the Riverside County Median Family Income (\$62,000) and above.

4.5 Households with Special Needs

There are segments of the population that because of unique living conditions require focused attention in the Housing Element so as to make sure their needs are being met in the housing market. Typically, market-driven housing developments are focused towards the largest and most profitable segment of the population, so it is important that the Housing Element address the overall ratio to which these special groups have a need for units within the market and how they are being accommodated in the housing mix. Disabled persons have two areas of concern, the first being access in the housing unit, the second being the additional costs associated with providing physical improvements and the ongoing maintenance costs of this type of household. Another segment of the population with specific needs different from the general population are senior citizens because of their general need for smaller and more affordable units or those who own homes and need help with the upkeep. Housing for large families can be a concern for low-income families because of the high cost of providing suitable housing that is larger than the average unit size. The result can be overcrowded living conditions which can affect the overall quality of life, both for the household, and for the community.

Another segment of the population with special needs are those with females as heads of households and/or single-parent households because oftentimes there are child care needs conflicting with the need for income and a generally lower level of income that occurs in this segment of the population. Due to Norco's emphasis on a small plot agricultural lifestyle, there is a segment of the population that works as farm and ranch hands; a few of which who live on the property in addition to a main dwelling. The housing needs for this segment of the population tend to be smaller. The last two housing categories that need to be addressed are transitory or temporary in nature and include emergency shelter for those temporarily displaced because of disasters, and temporary shelter from the elements for the homeless.

4.5.1 Special Needs Group Summary

Table 4-17 below summarizes the housing assistance needs of lower income households (less than 80 percent of MFI) for special needs groups in Norco by household tenure (renter/owner), household type (elderly, small/large families), and "housing problems." This count of households with "housing problems" includes those who: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30 percent of gross income; or 4) have a severe housing cost burden exceeding 50 percent of gross income.

Table 4-17. Housing Assistance Needs of Lower Income Renter and Owner Households

Household by Type, Income, & Housing Problem	Renters			Owners		
	Elderly	Small Families	Large Families	Elderly	Small Families	Large Families
Extremely Low Income (0-30% MFI)	8	24	4	80	39	24
% with any housing problems	50.0	83.3	100.0	81.3	64.1	100.0
% cost burden >30%	50.0	83.3	100.0	81.3	64.1	58.3
% cost burden >50%	50.0	83.3	100.0	81.3	64.1	58.3
Very Low Income (31-50% MFI)	58	29	45	89	80	10
% with any housing problems	93.1	86.2	100.0	33.7	81.3	100.0
% cost burden >30%	93.1	86.2	77.8	31.7	81.3	100.0
% cost burden >50%	32.8	51.7	33.3	33.7	81.3	100.0
Low Income (51-80% MFI)	8	70	60	125	174	85
% with any housing problems	50.0	78.6	100.0	28.0	80.5	100.0
% cost burden >30%	50.0	50.0	58.3	28.0	80.5	100.0
% cost burden >50%	0.0	0.0	0.0	8.0	43.1	64.7
Total Extremely Low, Very Low, and Low Income Households	74	123	109	294	293	119
% with any housing problems	62.0	81.3	100.0	44.2	78.4	100.0
Total Households (all income levels)	88	477	209	778	2778	883
% with any housing problems	70.5	27.0	61.7	32.0	31.9	43.9

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Database

Table 4-17 displays that renters experience more housing problems than special needs groups who are homeowners. The highest percentage of lower income households experiencing housing problems were large family renter and owner households. One-hundred percent of lower income large family renter and owner households experienced a housing problem. These percentages demonstrate that large family lower income households are at the greatest need for housing programs to assist them in rehabilitating their homes and providing rent that is affordable.

4.5.2 Disabled Household Needs

Access and affordability are the two major housing needs of disabled persons. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from the site. The California Administrative Code Title 24 sets forth access and adaptability requirements for persons with disabilities. These regulations apply to public buildings such as factory built housing and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp-ways, larger door widths, and restroom modifications, be designed to enable access to the handicapped. Such standards, however, are not mandatory for new single-family residential construction.

The disabled, like the elderly, have special needs with regard to location. There is typically a desire to be located near public facilities, and especially near public transportation facilities that provide service to those who rely on them. The needs for residents with mobility limitations are currently being met by the Riverside Transit Agency through a dial-a-ride service with specialized transportation vehicles for those who are not able to provide their own transportation or reach established boarding areas for the City bus routes.

Table 4-18: Persons with Disabilities in Years 2005-2007

Age	Estimate
16 to 64	1,274
65 and over	1,011
Total Estimate	2,285

Source: 2005-2007 American Community Survey 3-Year Estimates

Table 4-18 shows that 2,285 persons 16 years and older in the City of Norco have a disability. Out of the total disabled persons, 1,274 people between the ages of 16 and 64 had a disability and 1,011 people over age 65 had a disability.

There is no process in place that tracks how many housing units in the City are currently equipped to handle the needs of disabled citizens. The City, therefore, needs to have programs to ensure that all affected households have the means to be able to provide the necessary improvements on an as-needed basis. Through the Redevelopment Agency, the City offers assistance to qualifying low-income households to provide the necessary improvements that will make them accessible as needed.

4.5.3 Elderly

The special housing needs of the elderly are an important concern in Norco. This is especially the case since many retired persons are likely to be on fixed incomes and at greater risk of impaction, or housing overpayment if it is a low fixed-income household. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly typically need access to public facilities (e.g. medical and shopping) and public transit facilities.

In many instances, the elderly may prefer to stay in their own dwellings rather than relocate to a retirement community, and may require assistance with home repairs and manual house/yard work. In general, every effort should be made to maintain their dignity, self-respect, and quality of life.

Finding reliable means of transportation to medical appointments, senior centers, meal sites, and shopping remains a serious problem for seniors. Some seniors may lack private transportation due to physical or financial limitations. As stated previously, the Riverside Transit Agency provides a dial-a-ride shuttle service that can be used by the elderly for transportation as well as the City's dial-a-ride shuttle.

As reported in the 2005-2007 ACS, 2,082 City residents, or 9.2 percent of the total population, was 65 years or older. In terms of tenure, 709 owner-occupied and 112 renter-occupied units were headed by occupants 65 years old or older.⁷

In 2000, 41 percent of the elderly population was disabled. Despite the large number of seniors who have disabilities, 45 percent live alone, according to the Census. However, the vast majority of elderly own their home, estimated at 84 percent in 2000, an increase of two percent from 1990.⁸

Since January 1998, three senior apartment complexes have been constructed: Heritage Park and Clark Terrace Phase I and II. Heritage Park is an 86 unit, age-restricted (55 years or older), 1- and 2-bedroom senior apartment complex with a 55 year affordability covenant. The second complex includes the Clark Terrace Phase I and II Senior Apartments, each offering 40 age-restricted units with 50 year affordability covenants. Affordability covenants ensure that units remain affordable to low- and moderate-income levels. The Clark Terrace senior apartment complex was assisted with funding from the Norco Redevelopment Agency and Department of Housing and Urban Development (HUD) Section 202 and 811 Supportive Housing Funds. The Heritage Park senior apartment complex was assisted through the Redevelopment Agency and tax exempt financing.

Norco actively offers programs that assist seniors. The senior housing program assists senior residents by constructing or participating in private construction of affordable senior housing rental units. Between 2006 and 2007 the Norco Redevelopment Agency participated in the purchase, remodel, and rental of 86 units to senior residents over age 55 of low or very low-income. The Emergency Grant assists low-income seniors with emergency repairs to their home. The assistance is in the form of a one time \$5,000 grant. Between 2000 and 2004, 40 low-income senior residences have been assisted. It should be noted that in 2005, the Senior Home Repair Program became part of a new Home Improvement Program that offers a Home Improvement Grant for seniors up to \$10,000. The City will continue to offer assistance to seniors through these programs.

4.5.4 Large Family Household Needs

The 2000 Census reported 1,096 households in the City of Norco with five or more persons. Large family households require special consideration because they generally require larger dwellings with sufficient bedrooms to meet their housing needs, without overcrowding.

Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, because multi-family rental units are typically smaller than single-family units. Apartment complexes in the City offering three- and four-bedroom models do not currently exist. Large families in Norco, therefore, may satisfy their housing needs mostly through the rental and ownership of single-family units, for which there appears to be sufficient stock. However, as shown previously in the Housing Costs and Rents Section, the larger single-family rental stock is not affordable to the majority of lower income households.

⁷ Census 2000 Summary File 3 (SF 3) - Sample Data

⁸ Census 1990 and 2000 Summary File 3 (SF 3) - Sample Data

Table 4-19 reveals tenure of housing units by number of persons in the unit. The table shows that there are more owner-occupied units than renter-occupied units housing large families. Owner-occupied units account for 80 percent of the large households in the City, representing about 18 percent of all owner-occupied housing. Twenty percent of large households occupy rental units in the City. Since the overall number of rental units in Norco is low, as opposed to owner occupied units, the percentage of these units occupied by large households is relatively high.

Table 4-19: Large Households by Tenure in Year 2000

Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	467	108	575
Six	302	68	370
Seven or More	117	34	151
Total	886	210	1,096

Source: Census 2000 Summary File 3 (SF 3) - Sample Data

4.5.5 Females as Heads of Households

The primary concern in this segment of the population is households where, for one reason or another, there is only one parent, which creates conflicts between the economic needs of the home and the daycare needs of the family. Historically, females in this situation and without assistance, have earned less income than the rest of the population in general, restricting their ability to provide for both housing and daycare. According to the 2000 Census, there were 636 female-headed households in the City, of which 26 were with children and below the federally established poverty level; about 6.5 percent for Norco versus 15.1 percent for Riverside County. Federal poverty level is computed using factors such as family income and household size. The Federal poverty level differs from the Riverside County Median Family Income, which is determined by the State. With existing housing programs, female-headed households can be eligible to qualify for housing assistance based on income level.

Table 4-20: Female Headed Households in Year 2000

Household Type	Total Below Poverty Level	Percentage of Total Households ¹
Female Headed Households (no children under 18)	292	4.8%
Female Headed Households with children under 18	344	5.6%
Total	636	10.4%

¹Total households = 6,136 households

Source: Census 2000 Summary File 3 (SF 3) - Sample Data

4.5.6 Farm and Ranch Hand Housing Needs

State housing law requires housing elements to address groups with special housing needs including migrant farmworkers. According to the 2005-2007 ACS, approximately 16 people were classified as working in farming, forestry, and fishing occupations. The City does not have an additional breakdown of this number; however, the majority of these jobs are related to animal maintenance professions. The City currently has several residential zoning classifications that include the term "agriculture" in the name,

however these zones are intended to preserve residential homes on large lots and allow for animal keeping and do not include commercial agriculture practices. From looking at an aerial or zoning map of the City, it becomes apparent that Norco is a developed area with significant residential and commercial development and little vacant land, let alone land utilized for agricultural practices. Although Norco is centered on a rural atmosphere promoting the keeping of farm animals, such as horses, and "small-plot" agriculture such as family gardens, these are practiced at an individual level. Therefore, the City does not anticipate a need to provide farmworker housing and thus the need has been determined to be extremely low pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code). The City's A-1-20,000 residential zone does permit, by right, mobile homes and trailers to be occupied by persons employed in farming operations in the area. The establishment of these structures can be temporary or permanent and can not require compensation for the use of the space. The City's Zoning Code also allows for caretaker units to be constructed in specific residential zones which can provide units for any animal maintenance employees working in the area.

4.5.7 Homeless Housing Needs

The RHNA produced by SCAG defines homelessness as:

1. Persons who are living or staying in emergency shelters;
2. Persons who sleep outside, in a makeshift shelter, in cars, or transportation areas such as bus or train terminals;
3. Persons who are considered "at risk" (i.e., doubled up, in marginal circumstances, motel population with limited stay or general relief recipients whose payments have been canceled due to "no forwarding address").

Enumerating the homeless population is difficult because of the transient nature of this population as well as the existence of hidden homeless or persons that move around in housing situations (e.g. doubling up with another household). However, according to the 2007 County of Riverside Homeless Assessment, there were an estimated 4,508 homeless persons on any given day in Riverside County. This assessment estimated six homeless persons in the City of Norco.

There are numerous factors that contribute to homelessness in the City of Norco and Riverside County. Difficulties in obtaining employment, insufficient education, mental illness, and substance abuse are a few of the more traditional factors. During the past 15-20 years, new factors, however, are emerging that significantly contribute to homelessness.

The trends that are largely responsible for the rise in homelessness are a growing shortage of affordable housing, and a simultaneous growth in the population of low-income renters, which has correlated with high demand and shrinking supply. Each of these factors could potentially exacerbate any of the traditional conditions, but may increasingly become stand-alone causes of homelessness. The large numbers of homeless people, the rising cost of housing, and the number of people living in poverty combine to create a serious potential for homelessness.

Currently, the Norco Zoning Code does not address transitional and emergency housing. The City will amend the development standards for the M-1 (Heavy Commercial/Light

Manufacturing) zoning district to allow transitional housing and emergency shelters by right without a conditional use permit or other discretionary action. There is currently a 23-acre, vacant site in the M-1 zone that could accommodate an emergency shelter. This vacant site is located in the center of the City, south of Fifth Street and west of Horseless Carriage Drive. This is an ideal location for an emergency shelter as the site is located in walking distance of City Hall, the Department of Social Services, the Department of Motor Vehicles and retail, restaurant and employment opportunities.

Staff will amend the City of Norco Development Code, within one year of Housing Element adoption, to be in compliance with State law, detailing the conditions and requirements for operations of such housing and shelters. Although no homeless shelters exist in Norco, the Norco Redevelopment Agency does provide fair housing and tenant/landlord mediation services through the Fair Housing Council of Riverside County. The Redevelopment Agency also provides financial reimbursement to the Corona/Norco Settlement House for Norco clients served. The Corona-Norco Settlement House is a non-profit provider of assistance to individuals and families in crisis or with temporary financial needs in the Corona-Norco area.

Another means of assisting the homeless is through community outreach programs sponsored by non-profit organizations. King's Hall is a shelter for the homeless located at March Air Reserve Base approximately 20 miles from Norco. The shelter is run by the Path of Life Ministries and uses volunteers from around the County to maintain the shelter. King's Hall is a transitional housing program for homeless women with children, single men with children, complete families, and chronic homeless women.

4.5.8 Assisted Housing At-Risk of Conversion to Market Rate Housing

A review of the assisted housing inventory maintained by HUD and the City indicates that no affordable housing units are "at-risk" of converting from affordable to market-rate housing. This includes the three senior housing complexes (Clark Terrace Phase I, Clark Terrace Phase II and Heritage Park), and the 28 affordable housing units rehabilitated or assisted through the Norco Redevelopment Agency (RDA). The 166 senior housing units in the City have affordability covenant restrictions that ensure continued affordability. Both Clark Terrace complexes have a 40-year affordability covenant restriction, while the Heritage Park complex has a 55-year affordability covenant restriction. Ownership housing substantially rehabilitated or assisted through the First-Time Homebuyers Program and Infill Housing Program have an affordability covenant restriction of 30 years. The affordability covenant restrictions for RDA rehabilitated or assisted homes are not set to expire until 2024. A list displaying all covenant restricted housing units in the City is contained in Appendix A.

The City uses various funding sources, including Redevelopment Housing Set-Aside Funds, Community Development Block Grants, and Department of Housing and Urban Development (HUD) Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities funds to preserve and increase the supply of affordable housing in the City. Financial assistance is provided to both non-profit and for-profit housing developers.

Table 4-21: Affordable Senior Housing Units

Address	Total Subsidized Units	Subsidized Units by Bedroom Size		Covenant Date	Restrictions Expiration Date
		1 Bedroom	2 Bedroom		
Heritage Park 2665 Clark St.	86	64	22	5/22/2007	5/22/2062
Clark Terrace 2660 Clark St.	40	40	0	12/20/1995	12/20/2035
Clark Terrace Phase II 2680 Clark St.	40	40	0	7/26/2001	7/26/2041

As Table 4-21 displays, all senior housing has affordability covenant restrictions that will not expire in the upcoming planning period from July 1, 2008 to June 30, 2014. Therefore, no further analysis of costs and programs for preserving such units is necessary.

4.6 Housing Needs

The following is an analysis of current City housing conditions that presents the housing needs and concerns relative to various segments of the population. Several factors will influence the degree of demand, or 'need,' for new housing in Norco in coming years. The four major needs categories considered in this element include:

- Housing needs resulting from population growth, both in the City and the surrounding region;
- Housing needs resulting from the overcrowding of units;
- Housing needs that result when households pay more than they can afford for housing; and
- Housing needs of 'special needs groups' such as elderly, large families, female-headed households, households with a disabled person, farmworkers, and the homeless.

In terms of specific housing needs, assistance for first time homebuyers will become critical for the low and moderate-income population in achieving home ownership. Lower income groups will need the most assistance in meeting the increasingly higher cost burdens associated with owning a home. However, although new homes are for the most part above the financial attainment of lower income households, there are homeownership opportunities for above moderate-income households with the City's existing stock of older resale homes. In terms of rental households, there appears to be a need for additional rental resources with three bedrooms at rates affordable to lower income households.

4.6.1 Regional Housing Needs Assessment

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups. This effort is coordinated by the jurisdiction's Council of Governments (the City of Norco is in the Western Riverside Council of Governments) when preparing the Housing Element. This "fair share" allocation seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but for all households who might reasonably be expected to reside within the jurisdiction, particularly lower income households. This assumes the availability of a

variety and choice of housing accommodations appropriate to their needs, as well as certain mobility among households within the regional market.

4.6.2 Overview of the RHNA Process

The RHNA process begins with the State Department of Finance's projection of statewide housing demand for a five year period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions. Please note the current planning period was extended by State law, and encompasses eight years (2008-2014). The regions are represented by an agency typically termed a Council of Government (COG). In the six county southern California regions, which include Norco, the agency responsible for assigning these fair share targets to each jurisdiction is the Southern California Association of Governments (SCAG).

The new construction need must be allocated to four household income categories used in federal and State programs: Very Low; Low; Moderate; and Above Moderate Income, defined as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the Riverside County median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The 2008-2014 Regional Housing Needs Allocation for the City of Norco is:

Table 4-22: RHNA 2008-2014

Income Group	Number of Units	Percentage
Very Low	236	25%
Low	162	17%
Moderate	177	19%
Above Moderate	374	39%
Total	949	100%

Source: Regional Housing Needs Assessment, SCAG July 12, 2007

According to Housing Element Law Section 65583, local agencies shall calculate the subset of very low-income households that qualify as extremely low-income households (30 percent or less of the Riverside County median income) by presuming that 50 percent of the very low-income households qualify as extremely low-income households.⁹ The 2006 RHNA projected 236 very low-income households in the upcoming planning period. Therefore, it can be assumed 50 percent of the very low-income households may be extremely low-income households. As a result, 118 extremely low-income households are projected in Norco in the planning period. This Housing Element will describe policies and programs that the City can utilize towards implementing this housing needs allocation.

In addition to accommodating the City's RHNA for the 2008-2014 planning period, AB 1233 requires "communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to

⁹ California Government Code 65583

accommodate the RHNA not accommodated from the previous planning period." The Housing Element adopted in 2000 was not certified by HCD. Consequently, the City is required to plan for the current planning period (2008-2014) as well as for the previous 1998-2005 planning period. The 1998-2005 RHNA for Norco is shown in Table 4-23.

Table 4-23: RHNA 1998-2005

Income Group	Number of Units	Percentage
Very Low	197	18%
Low	132	12%
Moderate	230	21%
Above Moderate	537	49%
Total	1,096	100%

Source: Regional Housing Needs Assessment, SCAG

The combination of the two planning period allocations results in a final housing needs allocation as shown in Table 4-24. The total RHNA for Norco for the combined planning periods is 2,045 units. Of the total, approximately 21 percent of units shall be allocated for very low- and extremely low-income, 14 percent for low-income, 20 percent for moderate-income and the remaining 49 percent for above moderate-income housing.

Table 4-24: Combined RHNA 1998-2005 and 2008-2014

Income Group	Number of Units	Percentage
Very Low	433	21%
Low	294	14%
Moderate	407	20%
Above Moderate	911	45%
Total	2,045	100%

4.7 Opportunities for Energy Conservation

In 1974 the California State Legislature created the California Energy Commission to deal with the issue of energy conservation. The Commission adopted conservation standards for new buildings in 1977 and was directed by the Legislature to periodically improve the standards to account for state-of-the-art energy-efficient building design. Since 1977 the Commission has adopted revised energy standards for new residential buildings which have been placed in Title 24 of the California Administrative Code. The new standards apply to all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stories and hotels. The regulations specify energy-saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The primary uses of energy in urban areas are for transportation, lighting, water, heating and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban consumption. In relation to new residential development, and especially affordable housing, construction of energy-efficient buildings does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. Opportunities for additional energy conservation practices include the implementation of "mitigation measures" contained in environmental impact reports prepared on residential projects in the City of Norco. Mitigation measures to reduce energy consumption may be proposed in the appropriate section of environmental impact reports, prepared by or for the City of Norco. These mitigation measures may be adopted as conditions of project approval.

Some additional opportunities for energy conservation that the City may consider include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure on the northern portion of the sunniest area on the site.
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure of extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry room, power core, and garages along the north face of the building to serve as a buffer between heated spaces of the colder north face.
- Making the main entrance a small, enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from the prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.
- Locating window openings to the south and keeping east, west, and north windows small, recessed, and double-glazed.

These and any other potential state-of-the-art opportunities could be evaluated within the context of environmental impact reports and/or site plan review. Feasible site planning and/or building design energy conservation opportunities then could be incorporated into the project design. An evaluation of the potential for energy conservation could be incorporated into the permit and processing procedures of the City.

The City will also explore potential goals and policies to promote a menu of developer incentives which could be applied to projects that promote infill, higher density, and compact development patterns in the right locations. Other regulations could focus on use of energy efficient materials and equipment, reuse of building materials, and implementation of water management designs and drought tolerant landscaping. While "green" building materials, appliances, and fixtures may increase the costs of housing construction, the long-term benefits (in terms of affordability and environmental concerns) outweigh the initial development costs. The program may therefore include incentives to help developers or property owners mitigate the initial cost impacts. Furthermore, the State passed the Global Warming Solutions Act of 2006 (AB 32), which requires all local jurisdictions to reduce their carbon dioxide emissions to 1990 levels by 2020. The program's final policies will define how they contribute to the mandated reduction in carbon dioxide emissions.

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, historical rates of consumption can be reduced, thereby mitigating the



rising cost of supplying energy and need for new, costly energy supplies. Potentially, the social and economic hardships associated with any future rate increases and/ or shortages of conventional energy sources will be minimized.

5. Housing Constraints Analysis

This section of the Housing Element examines the constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the provision of housing. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and disabilities. The constraints analysis must also demonstrate local efforts to remove governmental constraints that hinder achievement of housing goals.

5.1 Governmental Constraints

Local policies and regulations can affect the availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can affect the maintenance, development, and improvement of housing.

State, Federal and Regional regulations, which the City has no control over, also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse impacts on housing cost and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that are under the control of the City.

Key Policies and Regulations Affecting Housing Costs	
City of Norco Controlled	Non-City Controlled
Zoning /Development Standards	MSHCP Requirements and Fees
Density / Open Space	TUMF Fees
Site Improvements	Environmental Impact Analysis
Impact Fees and Exactions	Building Codes
Permit Processing Time	Availability of Capital for New Construction
Parking	School Impact Fees

It is important to note that the City of Norco's intent is to find a balance between implementing community standards and quality for new residential development, and maintaining a development review process and appropriate regulations that do not unreasonably constrain new residential construction.

5.1.1 Land Use Controls

General Plans

Under State law, every city and county in California must prepare and adopt a General Plan. It serves as the blueprint for future development. The General Plan is the foundation of all land use controls in a jurisdiction and establishes policy guidelines for all development within the City.

The Norco General Plan goals and policies guide residential development that is consistent with the animal-keeping lifestyle the City was founded on. The Land Use Element has the most direct influence on residential development by specifying the amount, location, type, and density of

residential development. The Zoning Code reinforces the objectives of the Land Use Element by regulating development densities, housing types, and development standards in specific residential zones.

The Norco General Plan includes two residential land use designations: Residential Agricultural (RA) and Residential Low (RL). The City's Land Use Element also includes a Hillside Areas designation (HS). The HS designation serves as a "temporary" designation that will allow development when a specific plan is approved. Once the specific plan is approved, it replaces the HS land use designation. The Specific Plan land use designation is applied to projects with standards that may deviate from the typical zones.

Zoning Code

The Zoning Code (Title 18 of the City's Municipal Code) includes limits on unit density, building height, preservation of animal-keeping areas and lot coverage, as well as minimum requirements for on-site parking. Differences in development standards can affect the relative affordability of dwellings. Approximately 50 percent of the City is zoned for agricultural/residential uses that accommodate animal-keeping. A majority of the residential area is zoned A-1-20, which requires a minimum lot size of 20,000 square feet to accommodate animal-keeping. The A-1 zones are intended to provide animal-keeping residential areas. Table 5-1 identifies all zones that offer opportunities for residential uses within the City of Norco.

Table 5-1: Residential Land Use Zones

Zoning District		Approximate Total Acreage
A-E	Agricultural Estate	164
A-1	Agricultural Low Density	4,084
A-1-10	Min. lot size - 10 acres	
A-1-20	Min. lot size - 20,000 s.f.	
A-1-40	Min. lot size - 40,000 s.f.	
A-2*	Agricultural	0
A-2-5*		
A-2-10*		
R-1	Residential Single-Family	160
R-1-10	Min. lot size - 10,000 s.f.	
R-1-15*	Min. lot size - 15,000 s.f.	
R-1-20*	Min. lot size - 20,000 s.f.	
R-3*	Residential Multiple-Family	0
R-3-6*	Max. 6 du/ac	
R-3-8*	Max. 8 du/ac	
HS	Hillside (Agricultural/low density)	327
SP	Norco Hills SP (residential component) Norco Ridge Ranch SP Gateway SP (residential component)	730
Total Residential Acreage		5,465

Notes:

* These zones are in the Zoning Code; however, the City currently does not have any land with these zone designations

The City also provides opportunities for residential development in the PD (Planned Development) Overlay zone. However, residential developments within the PD Overlay zone are still limited to the

densities allowed in the underlying zoning designation. The form and type of residential development within this overlay zone is also required to be compatible with existing or potential development of surrounding neighborhoods. The PD Overlay zone would not be functional for providing affordable housing in an A-1 zone because of the density restriction, but there is no such restriction on a PD Overlay zone in a commercial zone, which could include a residential component.

Table 5-2 provides a summary for each zone that allow residential uses, along with development standards for each, including setbacks, lot coverage, and maximum building height. The table does not include standards for the SP zone since standards for each Specific Plan will be unique and specific to each project.



[This page intentionally left blank]



Table 5-2: Summary of Residential Zoning Regulations

Development Standard	A-E Zone	A-1 Zones	A-2 Zones	R-1 Zones	R-3 Zones	HS Zone
Residential Uses	1 Single-family Detached	1 Single-family Detached	1 Single-family Detached	1 Single-family Detached	Low-density multiple-family	1 Single-family Detached
Min. Dwelling Size 2 or fewer bedrooms More than 2 bedrooms	1,200 s.f. 1,500 s.f.	1,100 s.f. 1,300 s.f.	1,100 s.f. 1,300 s.f.	1,100 s.f. 1,300 s.f.	750 s.f. for any dwelling	1,100 s.f. 1,300 s.f.
Min. Lot Area	40,000 s.f.	A-1-10: 10 acres A-1-20: 20,000 s.f. A-1-40: 40,000 s.f.	5 acres	R-1-10: 10,000 s.f. R-1-15: 15,000 s.f. R-1-20: 20,000 s.f.	30,000 s.f.	20,000 s.f.
Min. Dimensions Width Depth	80 ft. 150 ft.	80 ft. 200 ft.	240 ft. 320 ft.	80 ft. 100 ft.	100 ft. 100 ft.	None
Min. Setbacks						
Front Yard	25 ft. from ROW	25 ft. from ROW	25 ft. from ROW	25 ft. from ROW	25 ft. from ROW	25 ft. from ROW
Side Yard (interior)	20 ft. aggregate, with 5 ft. min. on one side	20 ft. aggregate, with 5 ft. min. on one side*	20 ft. aggregate, with 5 ft. min. on one side	Lots < 10,000 s.f.: 5 ft. Lots > 10,000 s.f.: 20 ft. aggregate, with 5 ft. min. on one side	A distance equal to 1/2 of a dimension measured from the highest point of a grade along the perimeter of the building to the uppermost portion of the building	20 ft. aggregate, with 5 ft. min. on one side
Side Yard (street side)	20% of lot width up to 15 ft.	20% of lot width up to 15 ft.	20 ft.	20% of lot width up to 15 ft.	10 ft.	20% of lot width up to 15 ft.



Rear Yard	30 ft.	60 ft. before Ord. 753 100 ft. after Ord. 753	30 ft.	15 ft.	A distance equal to 1/2 of a dimension measured from the highest point of a grade along the perimeter of the building to the uppermost portion of the building	30 ft.
Max. Bldg Height Accessory structures	35 ft. or 2 stories 2 stories	35 ft. or 2 stories 2 stories	35 ft. or 2 stories	35 ft. or 2 stories 1 story	35 ft. or 2 stories, whichever is less	35 ft. for all structures
Max. Lot Coverage	40%	40% of the pad area	40%	50%	35%	15%

Notes

ROW - Right-of-Way

- Any residences built after the adoption of Ordinance 785 shall require a minimum 15 ft. setback on one side and a minimum 5 ft. setback on the opposite side.

Parking Requirements

City parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. However, some jurisdictions can impose excessive parking requirements, which can limit the overall production of housing. Parking is very expensive to provide and can consume valuable space that could have been otherwise used for additional housing or amenities such as common open space or private open space. Jurisdictions can implement greater parking requirements to avoid parking spillovers in adjacent neighborhoods. This is a common issue related to denser, multi-family residential uses that are adjacent to single-family areas.

The Zoning Code requires parking based on the number of dwellings on the property. Parking standards for residential uses in Norco are shown in Table 5-3. For single-family developments, the Zoning Code requires two enclosed parking spaces in a private garage. Multi-family developments require two roofed parking spaces for each dwelling unit. Senior housing requires parking to be provided at a ratio of not less than 0.75 parking spaces per dwelling unit with not less than 10 percent of the total number of required parking spaces being designed and designated as handicapped spaces.

Table 5-3: Residential Parking Requirements

Residential Type	Required Parking
Single-family Residential	2 enclosed parking spaces in a private garage
Multiple-family Residential	2 covered spaces for each unit

Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. For single-family homes, open space is reflected in setbacks, yard sizes, and lot coverage requirements. With the City of Norco, most open space is preserved with the standards for single-family, as identified in Table 5-2, Summary of Residential Zoning Regulations. The R-3 Zone has development standards that ensure open space will be provided.

In addition to the development standards identified in Table 5-2, the A-1 Zone also requires a Primary Animal Keeping Area (PAKA). This requirement ensures that enough open space is provided to maintain animal-keeping as the City's focus. For a pad area less than 20,000 square feet, the PAKA shall be a minimum of 2,728 square feet. For a pad area greater than 20,000 square feet, the PAKA shall be a minimum of 3,304 square feet. Non-animal related structures are not allowed in the PAKA.

Density Bonus

Although the City does not have a codified density bonus, the City is required to grant a density bonus to an applicant that proposes a residential development which meets the requirements of the State density bonus. To comply with State law the City must adopt an ordinance that specifies how the City intends to comply with the requirements of the State density bonus. Therefore, Action 5.1.3 has been included in the Housing Plan stating the City shall adopt a density bonus ordinance that is in compliance with State law within one year of adoption of the housing element.

Second Dwelling Unit Requirements

Currently, a Minor Site Plan review is required before permits can be issued to construct attached second units. As part of Action 2.1.5 in the Housing Plan, the Zoning Code will be revised for second unit applications to be considered without a public hearing.

The Zoning Code allows for attached second units to be constructed in any residential zone. Additional conditions are standard and do not impede the creation of second units, including:

- The lot upon which the second unit is to be established complies with the minimum lot requirements of the land use in which it is located
- Second units are allowed so long as one of the units (primary or second) is owner occupied and a covenant of restriction is recorded prior to issuance of a building permit
- Second units shall comply with all development requirements including, but not limited to, setbacks, height limitations, and total maximum lot coverage
- Second units shall be attached along a common residential wall and not separated by a breezeway or garden wall, or contained within the walls of the primary dwelling
- The second unit shall be architecturally compatible with the primary dwelling

Multi-family Housing

Low-density multi-family housing is permitted by right in the R-3 residential zone. The R-3 zone allows residential densities up to 6 dwelling units per acre or 8 dwelling units per acre.

Factory-built Housing and Mobile Homes

The Norco Zoning Code defines factory-built housing and mobile homes differently. Factory-built housing is defined as a residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site. Factory-built housing is permitted on all residential zoned properties. Conversely, mobile homes are defined as a structure transportable in one or more sections, designed and equipped to contain not more than one dwelling unit to be used with or without a foundation system. Mobile homes are permitted in all zones that permit residential uses. However, mobile home park developments are conditionally permitted in the R-3 zone. In addition, the temporary use of a mobile home is permitted in any residential zone provided a Conditional Use Permit is granted and the mobile home is for the exclusive use of two family members (62 years old or older) of the owner occupant of the main use dwelling on the same property. The Conditional Use Permit shall be granted for a maximum one year period and may be extended on a year to year basis.

Senior Citizen Housing

Housing for senior citizens (age 55 years or older) is conditionally permitted within any zone of the City as deemed appropriate by the Planning Commission. Senior citizen housing developments constructed should generally meet the development standards as required within the zone and be compatible with existing and planned development in the area in which it is located. In order to ensure the proper maintenance of senior citizen housing developments, covenants, conditions and restrictions (CC&R) are required prior to construction. The CC&Rs enforce age limitations, relocation when household survivor is not a senior citizen, maximum occupancy limitations, and long term project maintenance and repair. CC&Rs must be approved by the City Council.

Transitional and Supportive Housing

Transitional and supportive housing provides longer-term housing (typically six months to two years), coupled with supportive services, to individuals and families who are transitioning to permanent housing. In a supportive housing development, housing is coupled with supportive services such as job training and counseling programs. Currently, the City conditionally permits Rooming and Boarding Houses (including Parolee-Probationer Homes and Sober Living Homes) with less than six occupants. Rooming and boarding houses with six or more occupants are prohibited.

State law requires zoning to treat transitional and supportive housing as a proposed residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, if transitional housing is a multifamily use proposed in a multifamily zone, then zoning should treat the transitional housing the same as other multifamily uses proposed in the zone. As such, Action 2.1.2 in the Housing Plan amends the Zoning Code to treat transitional and supportive housing as a residential use, subject only to those restrictions on residential uses contained in the same zone.

Single-Room Occupancy Units

Consistent with Section 17958.1 of the California Health and Safety Code, a single room occupancy unit is a living unit which is rented to the same person for a period of more than 30 consecutive days at a rate at or below 30 percent of 50 percent of the monthly median income adjusted for a household size of one. Currently, the City does not have a definition for SRO units. As part of Action 2.1.6 in the Housing Plan, the Zoning Code will be amended to include a definition of SROs and to permit SROs in the Heavy Commercial/Light Manufacturing (M-1) zone.

Emergency Shelters

Emergency shelters provide short-term shelter for homeless persons. Emergency shelters must address statutory requirements pursuant to State law, requiring, among other things, the identification of at least one zone where emergency shelters are permitted without a CUP or other discretionary action.

To facilitate the development of emergency shelters, Action 2.1.3 directs the City to amend the Zoning Code to permit emergency shelters by right in the Heavy Commercial/Light Manufacturing (M-1) zone. The majority of land zoned M-1 is located near Hamner Avenue, the Gateway Specific Plan, and Lake Norconian. There is currently a 23-acre, vacant site in the M-1 zone that could accommodate an emergency shelter if one is proposed. This site is located in the center of the City, south of Fifth Street and west of Horseless Carriage Drive. This is an ideal location for an emergency shelter, as the site is located in walking distance of City Hall, the Department of Social Services, the Department of Motor Vehicles and retail, restaurant and employment opportunities. The development standards for emergency shelters will be consistent with State law and be clearly specified in the Zoning Code. These development standards include:

- The maximum number of beds/persons permitted to be served nightly
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone
- The size/location of exterior and interior onsite waiting and client intake areas
- The provision of onsite management

- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart
- The length of stay
- Lighting
- Security during hours that the emergency shelter is in operation

Farmworker Housing

As indicated in Section 4.5.6 "Farm and Ranch Hand Housing Needs," approximately 16 Norco residents held "Agriculture, Forestry, Fishing and Hunting, and Mining" occupations. These persons are most likely employed as farm hands or in plant nurseries, landscaping, or gardening companies. Large scale agricultural operations such as dairies have diminished in the City with agriculture operations being practiced more at the individual level in the form of raising livestock, primarily horses. The City currently allows for the construction of caretaker dwellings which can be used as a residence for full time farm hands. Caretaker dwellings may either be attached or detached dwellings secondary to the main dwelling unit and require a private garage to accommodate a minimum one parking space for each dwelling. Caretaker dwelling units are conditionally permitted in the A-E and A-1 zones.

Multiple Species Habitat Conservation Program (MSHCP)

In 2003, the Riverside County Board of Supervisors adopted the Riverside County Multiple Species Habitat Conservation Program (MSHCP), which is a criteria-driven Habitat Conservation Plan intended to create a network of permanent open space. The intent is to conserve a variety of natural communities that would ensure survival of numerous species of plants and animals. The City of Norco is within the MSHCP boundaries, with approximately 1,600 acres within the MSHCP Criteria Area plus additional land within the MSHCP Plan Area, thus additional constraints on the provision of affordable housing for land within the MSHCP Reserve area will likely occur. The MSHCP is a governmental constraint that is beyond the City's control, as it is a multi-jurisdictional program. The MSHCP may also create additional constraints due to the MSHCP fees, which are applied per dwelling unit. Specific fee amounts are listed under "Additional Development Fees."

The MSHCP will reduce the land area available for a variety of uses, including residential development, for land that is within the MSHCP Criteria Areas. Land within the MSHCP Criteria Areas is also subject to two processes known as the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) and Joint Project Review (JPR). Any development proposals for lands within the MSHCP Reserve area are subject to specialized review procedures which may create additional constraints to development of affordable housing.

5.1.2 Codes and Enforcements

Building and safety codes regulate new construction, alteration, and reconstruction of buildings, and are intended to protect occupants from unnecessary risk of fire, structural collapse, unsanitary conditions, and injury or loss of life. While building and safety codes are adopted for the purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, they have the potential to increase the cost of housing construction and/or maintenance. The City of Norco's building codes are based on regulations necessary to protect the public health, safety and welfare of its residents. The City has adopted into its Codes and Ordinances the 2007 California Building Code based on the 2006 International Building Code as published by the

International Code Council, which establish construction standards for all residential buildings.

5.1.3 On- and Off- Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent and affordable housing. Development in Norco requires site improvements that vary by size and location. These may include, but are not limited to, reservation of sites for parks, recreation facilities, fire stations, libraries or other public uses, grading, landscaping, irrigation, lighting, drainage, and vehicle, equestrian and pedestrian access including curb cuts and street improvements. Site improvements are required to ensure that there is adequate infrastructure and access to a site. Site improvements also make the project more compatible with surrounding neighborhoods.

Site improvements, particularly infrastructure, such as upgrades to major and local streets, curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting can be viewed as a constraint to the development of affordable housing. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, is added to the cost of new housing units, and eventually is passed on to the homebuyer or property owner. Norco is a unique jurisdiction in Riverside County, in that it is almost entirely built out and already has existing upgraded infrastructure and roadways throughout the City. To reduce the impact of potential infrastructure upgrades on the development of affordable units, sites identified in the Sites Inventory to accommodate very low- and low-income housing are located along existing major roadways that will not require further upgrades if a project is proposed. If affordable housing is proposed in a less dense area, the City will work with affordable housing developers to off set the cost of any necessary improvements using redevelopment set-aside funds, CDBG or HOME funds.

5.1.4 Fees and Exactions

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro-rata share of costs to provide services and infrastructure by individual developments is reasonable.

The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses redevelopment housing set-aside funds, HOME and CDBG funds, as well as other funding sources to gap-finance affordable housing development. The City's Planning Division Fees are shown in Table 5-4. Development Impact Fees, which are collected through the Building Division, are outlined in Table 5-5.

Table 5-4: Planning Division Fee Schedule
Effective October 1, 2008

PLANNING DIVISION	FEE
ABC Letter of Necessity	\$135.00
Additional Large Animal Units	\$68.00
Architectural & Photometric Review	\$300.00
Developer Appeal to Planning Commission	\$920.00
Resident Appeal to Planning Commission*	\$85.00
Developer Appeal to City Council	\$740.00
Resident Appeal to City Council*	\$288.00
* Appeal fee will be refunded if the decision is reversed on appeal	
Categorical Exemption	\$45.00
Commercial Vehicle Exemption Permit (if obtained with Home Occupation license)	\$0.00
Commercial Vehicle Exemption Permit (if obtained by itself)	\$60.00
Continuance (Fee plus postage and publishing costs)	\$800.00
Conditional Use Permit – Self Audit – Sale of Alcohol	\$120.00
Conditional Use Permit – Self Audit – All Others	\$60.00
Conditional Use Permit – Minor, plus animal-control costs (Resident)	\$1,162.00
Conditional Use Permit – Minor, plus animal-control costs (Developer)	\$2,615.00
Conditional Use Permit – Major	\$5,535.00
Conditional Use Permit Modification - Minor	\$2,305.00
Conditional Use Permit Modification – Major	\$2,355.00
Conditional Use Permit – Annual Inspection	\$45.00
C.C.& R. Review	\$2,155.00
Development Phasing Plan	\$855.00
Entertainment Permit	\$1,725.00
Fence/Wall Review (Subdivision)	\$350.00
General Plan Amendment	\$5,470.00
Initial Environmental Assessment	\$830.00
Informal Review by Planning Commission (with pre-application)	\$715.00
Informal Review by Planning Commission (no pre-application)	\$715.00
Landscape Plan Checks Review - Three Reviews & one field review	\$406.00
Additional Landscape Plan Check Review	\$100.00
Landscape Plan Checks Review - On Site Only	\$120.00
Large Family Day Care	\$1,135.00
Major Environmental Assessment (up to 110 hours)	\$12,930.00
Major Environmental Assessment (beyond 110 hours)	Cost of Service
Charge fully burdened hourly rate & out of pocket costs against deposit	
Mitigated Negative Declaration (up to 5 hours)	\$455.00
Mitigated Negative Declaration (beyond 5 hours)	Cost of Service
Charge fully burdened hourly rate & out of pocket costs against deposit	
Mitigation Plan One Time Monitoring (up to 5 hours)	\$455.00
Mitigation Plan One Time Monitoring (beyond 5 hours)	Cost of Service
Charge fully burdened hourly rate & out of pocket costs against deposit	
Model Home Complex Review	\$1,550.00
Planning Information Letter	\$110.00
Pre-Application Review, First Review	\$0.00
Pre-Application Subsequent Reviews	\$1,355.00
Relocation Permit	\$1,325.00
Sign Review - Monument & Pole Signs	\$355.00
Sign Review - Wall Signs	\$167.00

PLANNING DIVISION		FEE
Sign Review - Temporary Special Event Signs		\$83.00
Sign Review, Freeway-Oriented		\$1,655.00
Sign Program Review		\$780.00
Similar Use Finding - Planning Commission		\$800.00
Site Plan Review - Minor		\$2,205.00
Site Plan Review - Major		\$5,100.00
Site Plan Review Modification		\$2,520.00
Special Events - All Others		\$83.00
Special Events - Sidewalk Sales		\$27.00
Special Events - Non Profit Organizations		
Event on Private Property		\$0.00
Requires Closure of Public Right-Of-Way at the End of Dead-End Public Trails, Sidewalks or Streets		\$67.00
Requires the Closure of Public Right-Of-Way on or Through Public Trails, Sidewalks or Streets that Require a Traffic Plan/Detours		\$260.00
Special Events - All Others		
Event on Private Property		\$80.00
Requires Closure of Public Right-Of-Way at the End of Dead-End Public Trails, Sidewalks or Streets		\$148.00
Requires the Closure of Public Right-Of-Way on or Through Public Trails, Sidewalks or Streets that Require a Traffic Plan/Detours		\$341.00
Note: All Special Event applications would also include the cost of any street closure, traffic control, On-site patrol, additional fire protection standby, etc.		
Specific Plan Preparation (up to 136 hours)		\$14,580.00
Specific Plan Preparation (beyond 136 hours)		Cost of Service
Charge fully burdened staff rate and consultant costs against deposit		
Specific Plan Amendment (up to 136 hours)		\$11,525.00
Specific Plan Amendment (beyond 136 hours)		Cost of Service
Charge fully burdened staff rate and consultant costs against deposit		
Specific Plan Annexation - Delete Fee		\$0.00
Tentative Parcel Map - Single Family Residential (three plan checks included)		\$5,425.00
Tentative Parcel Map - Commercial (three plan checks included)		*\$5,210.00
*(fee plus \$200.00/lot)		
Tentative Parcel Map (additional plan checks per sheet)		\$305.00
Tentative Parcel Map Modification		\$2,570.00
Tentative Parcel Map Extension of Time (Planning Commission and City Council)		\$695.00
Tentative Tract Map (first three plan checks are included)		*\$10,515.00
* (fee plus \$170/lot over 5)		
Tentative Tract Map (additional plan check fees per sheet)		\$305.00
Tentative Tract Map Modification		\$2,570.00
Variance - Minor and Minor Modifications		\$2,125.00
Variance - Major and Major Modifications		\$2,785.00
Zone Change		\$2,975.00
Zoning and General Plan Map Copies (11" X 17" folded)		\$5.00
Zoning and General Plan Map Copies (wall map)		\$10.00

In comparison to surrounding jurisdictions the City of Norco's planning fees are lower than those implemented by City of Corona, City of Temecula, and the County of Riverside.

Table 5-5: Development Impact Fees
Effective May 21, 2009

Description	Single Family	Multi-Family
Building Permit (based on total valuation of project)	\$102.72/s.f. of SFD R-3 VA \$96.83/s.f. of SFD R-3 VB	\$93.92/s.f. \$89.32/s.f.
Fireplace	\$1,000.00 each	\$1,000.00 each
Garage (based on valuation)	\$39.63/s.f. of U VA \$37.72/s.f. of U VB	\$39.63/s.f. \$37.72/s.f.
Fire Sprinkler System	\$3.50/s.f. of total built area	\$3.50/s.f. of total built area
Air Conditioner	\$4.25/s.f. of SFD	\$4.25/s.f. of unit
Plan Check	65% of the Building Permit Fee	65% of the Building Permit Fee
Electrical Permit	\$15.00 + first 20 receptacles are \$0.75 each, all others are \$0.45, all fixtures are \$3.00	\$15.00 + first 20 receptacles are \$0.75 each, all others are \$0.45, all fixtures are \$3.00
Plumbing Permit	\$15.00 + \$6.00 for each fixture	\$15.00 + \$6.00 for each fixture
Mechanical Permit	\$15.00 + minimal fee based on size of units installed	\$15.00 + minimal fee based on size of units installed
Sewer Permit	\$50.00	\$50.00
Storm Drain Fee	\$0.02/s.f. roof area	\$0.02/s.f. roof area
Development Impact Fees		
Parks	\$11,742.00	\$6,192.00
Fire	\$1,036.00	\$1,683.00
General	\$515.00	\$515.00
Trails	\$729.00	Not applicable
Water	\$2,400.00 (1" meter only)	\$2,400.00 (1" meter only)
Streets	\$2,084.00	\$1,373.00
Storm Drain	\$1,560.00	\$162.00
Animal Control	\$146.00	\$146.00
Public Library	\$471.00	\$248.00
Public Meeting	\$1,312.00	\$691.00
Aquatics Center	\$251.00	\$132.00
Water Meter Only	\$610.00 (1" meter only)	\$610.00 (1" meter only)
Sewer Capacity Fee	\$2,120.00	\$1,060.00
Sewer Connection	\$255.00	\$255.00
SMIF	(valuation amount in dollars) x 0.0001 - Fee	(valuation amount in dollars) x 0.0001 - Fee
School Fees	\$4.22/s.f. (as of 12/16/09)	\$4.22/s.f. (as of 12/16/09)
Microfilm/imaging	\$0.50/page (8-1/2" x 11" and smaller) \$2.00/page (8-1/2" x 14" and over)	\$0.50/page (8-1/2" x 11" and smaller) \$2.00/page (8-1/2" x 14" and over)

Countywide Development Fees

In addition to the fees shown above, Table 5-6 provides additional development impact fees that are not controlled by the City, but may apply to development. These fees include:

- Riverside County Multiple Species Habitat Conservation Program (MSHCP), which is a criteria-driven Habitat Conservation Plan intended to create a network of permanent open space;

- Transportation Uniform Mitigation Fee (TUMF) fees, intended to fund the mitigation of cumulative regional transportation impacts resulting from future development;
- Stevens Kangaroo Rat Mitigation Fees, to replace and preserve habitat for the species that may be affected by new development;
- School Impact Fees, which are determined by district to maintain healthy schools throughout the County; and
- Area Wide Drainage Fees, which were established to maintain and upgrade the City's drainage system as new development occurs.

Table 5-6: Countywide Development Impact Fees

Fee Type	Fee Amount										
Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) Fees	Less than 8.1 dwelling units per acre - \$1,938.00 per dwelling unit Between 8.1 and 14.0 dwelling units per acre - \$1,241.00 per dwelling unit Greater than 14.0 dwelling units per acre - \$1,008.00 per dwelling unit										
Transportation Uniform Mitigation Fee (TUMF)	Single-Family Residential - \$8,873 per single-family residential unit Multi-Family Residential - \$6,231 per multi-family residential unit										
Kangaroo Rat Mitigation Fee	< 0.5 ac. - \$250 / lot > 0.5 ac. - \$500 / acre										
School Impact Fees	\$4.22 per square foot for each single-family and multiple-family dwelling										
Area Wide Drainage Fee	<table border="0"> <thead> <tr> <th><u>Lots < 1 acre</u></th> <th><u>Lots > 1 acre</u></th> </tr> </thead> <tbody> <tr> <td>Murrieta Valley - \$4,139.00 per acre</td> <td>Murrieta Valley - \$4,339.00 per lot</td> </tr> <tr> <td>Temecula Valley - \$2,291.00 per acre</td> <td>Temecula Valley - \$2,291.00 per lot</td> </tr> <tr> <td>Santa Gertrudis Valley - \$1,179.00 per acre</td> <td>Santa Gertrudis Valley - \$1,179.00 per lot</td> </tr> <tr> <td>Warm Springs Valley - \$677.00 per acre</td> <td>Warm Springs Valley - \$677.00 per lot</td> </tr> </tbody> </table>	<u>Lots < 1 acre</u>	<u>Lots > 1 acre</u>	Murrieta Valley - \$4,139.00 per acre	Murrieta Valley - \$4,339.00 per lot	Temecula Valley - \$2,291.00 per acre	Temecula Valley - \$2,291.00 per lot	Santa Gertrudis Valley - \$1,179.00 per acre	Santa Gertrudis Valley - \$1,179.00 per lot	Warm Springs Valley - \$677.00 per acre	Warm Springs Valley - \$677.00 per lot
<u>Lots < 1 acre</u>	<u>Lots > 1 acre</u>										
Murrieta Valley - \$4,139.00 per acre	Murrieta Valley - \$4,339.00 per lot										
Temecula Valley - \$2,291.00 per acre	Temecula Valley - \$2,291.00 per lot										
Santa Gertrudis Valley - \$1,179.00 per acre	Santa Gertrudis Valley - \$1,179.00 per lot										
Warm Springs Valley - \$677.00 per acre	Warm Springs Valley - \$677.00 per lot										

Many of the fees identified in Table 5-6 were not established by the City of Norco, but rather, for example, by the Riverside County Board of Supervisors or the school district. The City does not have the authority to waive or modify these fees; however, these fees are often examined and/or waived for affordable housing developments. For example, TUMF fees are not applied to affordable housing complexes and kangaroo rat fees are reduced for multi-family developments. These fees should not be viewed as a constraint, because they are required for all new development and are often not applied to affordable development. In addition, as mentioned previously, the City, when feasible, makes every attempt to reduce development costs for affordable housing projects by assisting with infrastructure improvements and purchasing land.

As the City of Norco has historically been developed with single family homes catering to the ranch lifestyle of the residents, the development impact fees assessed reflect a single family unit. More recently the City has begun to re-evaluate their fees as new multi-family projects are proposed within the City. While not all of the City-controlled development fees have been adjusted to reflect multiple units Table 5-7 presents an estimate of the development fees for a single family as compared to a multi-family unit constructed in the City.

Table 5-7: Development Fees for a Typical Unit

Development Fees	Single Family	Multi-Family
Estimated City DIF per unit	\$18,035	\$11,235
Estimated Building Permit fee per unit	\$3,213	\$2,635
Estimated non-City DIF fees per unit	\$23,141	\$18,121
Estimated Infrastructure Fees per unit	\$6,945	\$4,232
Total Estimated Fees	\$51,334	\$36,223
Estimated Construction Cost per unit	\$198,000	\$150,000
Total Estimated cost of Development	\$249,334	\$186,223
Estimated proportion of fee cost to overall development cost per unit	21%	20%

As shown in Table 5-7, the overall estimated development fees are lower for multifamily units as compared to single family homes; however the proportion of fees in relation to the development cost is comparable between single and multi-family units. Generally, the City's development fees are comparable to other local jurisdictions, such as the City of Corona and the County of Riverside, and are not considered to be a major constraint to the development of affordable or market rate housing. The City of Corona, for example, estimates development fees for both a multifamily and a single family unit to be approximately 23% of the total cost to develop a unit. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, when funds are available the City can use redevelopment housing set-aside funds, HOME and CDBG funds, as well as other funding sources to gap-finance affordable housing development. The City has also historically purchased land for the creation of affordable housing, when funds are available, to offset costs.

5.1.5 Processing and Permit Procedures

Development entitlement processing fees levied by cities for reviewing development applications may vary significantly, although by State law, such fees must reflect the actual costs incurred by the city in carrying out this function. The time allotted for processing each entitlement may also vary for each city and can significantly affect the carrying costs of the developer (e.g. land purchase option payments, legal fees, interest on pre-development loans, etc.).

Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1 percent and 1.8 percent to the cost of a dwelling unit for each month of delay. Processing times vary with the complexity of the project. Approval for single-family homes and other minor tenant improvements can usually be processed within two weeks after submittal to the City.

Multi-family development projects that exceed the density of the zone are subject to review and approval by both the Planning Commission and City Council. Both the Planning Commission and City Council, will determine if the nature of the proposed project will not pose a detriment to nearby properties and uses. The minimum

processing time, as well as the public hearing, can pose a constraint to the development of multi-family projects. As discussed earlier, a delay in the review process increases holding costs of the land which is then reflected in the housing cost. In addition, development standards and design guidelines that must be implemented to comply with the conditions of approval could increase the overall cost of constructing the project, which is then reflected in the housing cost.

Projects in the PD overlay zones or other projects requiring Conditional Use Permits, Zoning Amendments, or other discretionary actions necessitate a higher level of review, resulting in a longer processing timeline; usually 60 to 90 days. The City of Norco's development approval process is designed to accommodate, not hinder, appropriate development. As supported by reasonable processing times, and the relative facility of permit procedure, the City's processing and permit procedures are not meant to constrain the development of housing.

The Planning Division is the lead agency in processing residential development applications that involve more than one unit and coordinates the processing of these applications with other City departments and agencies. The time required to process a development entitlement application can have significant cost implications for affordable housing. Changes in zoning designations or standards may be typical of entitlement requests accompanying proposals for affordable housing. In Norco, zone change requests can be accommodated in as few as 90 days if no environmental impact report (EIR) is required. The table below provides more detailed information for the processing time of various requests.

<u>Application/Request</u>	<u>Processing Time</u>
Conditional Use Permit	10-12 weeks
Site Plan Review	10-12 weeks
Parcel Map/Subdivisions	12-16 weeks
Tentative Tract Map	16-20 weeks
Variance	6-8 weeks
Zoning Amendment or Zone Change	12-16 weeks
General Plan Amendment	12-16 weeks
Environmental Documentation	Approximately 1 year
Initial Study	30 days

Conditional use permits typically can be approved in approximately 10 weeks provided an EIR is not required. Subdivision parcel maps require 12 to 16 weeks for approval because they require Planning Commission and City Council review. Conditional Use Permits and Variances may be approved or denied at the discretion of the Planning Commission, and decisions of the Planning Commission are final unless appealed to the City Council. All other application must be reviewed by the Planning Commission and City Council.

Permit Types

Conditional Use Permits

The purpose of a conditional use permit is to review the location, site development, and/or conduct of certain land uses. A Conditional Use Permit may be granted at the discretion of the Planning Commission, and is not the automatic right of any applicant.

Site Plan Review

The purpose of a Site Plan Review is to provide for the development of property in accordance with the general purposes of the City's Codes, as well as determine compliance with the property development standards stated in the City's Zoning Code. It is further intended to provide for the review of those developmental qualities which are not subject to precise statement; all as a part of the City's desire to maintain its unique rural environment and atmosphere.

Variances

The purpose of the variance is to provide a discretionary permit process that allows for deviations from applicable standards of the Zoning Code, provided very specific findings can be made pursuant to State law. The variance procedure does not unduly burden housing development, as the City's discretion in granting variances is tied to the limitations established by State law.

5.2 Housing for Persons with Disabilities

State law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. The City has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities. There are also no additional requirements, standards or regulations that present constraints to the development of housing for disabled individuals.

In accordance with State law, Norco permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. State-licensed residential care facilities serving seven or more persons and convalescent centers are conditionally permitted in the A-1 and R-1 zones. The City does not have a definition or provide regulations for congregate care facilities.

Inclusion of an overly restrictive definition of a "family" in the zoning code may have the potential of discriminating against group homes or other housing for persons with disabilities on the basis of familial status. The Norco Municipal Code defines "family" as "an individual or two (2) or more persons related by blood or marriage, or a group of not more than five (5) persons, excluding servants, who are not related by blood, marriage, or adoption, living together as single housekeeping unit in a dwelling unit." The limitation of five persons may create a hindrance for group homes for persons with disabilities. However, State law protects the right of state-licensed residential care facilities to locate within residentially zoned land. As part of Action 6.1.4, the definition of "family" in the Zoning Code will be revised as to not distinguish between related and unrelated persons and will not impose limitations on the number of persons that may constitute a family.

The City has adopted the 2007 California Building Code, which is based on the 2006 International Building Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Americans with Disabilities Act

Building codes require that new residential construction and rehabilitation construction comply with the Federal Americans with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new development to be fully accessible to the physically disabled. Unlike the Uniform Building Code, enforcement of ADA requirements is not at the discretion of the City, but is mandated under Federal law. Compliance with building codes and ADA increases the cost of housing production, and can potentially delay the rehabilitation of older properties required to be brought up to current standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

Reasonable Accommodation

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

State law allows for a statutorily based four-part analysis to be used in evaluating requests for reasonable accommodation related to land use and zoning matters and can be incorporated into reasonable accommodation procedures. This analysis gives great weight to furthering the housing needs of people with disabilities and also considers the impact or effect of providing the requested accommodation on the City and its overall zoning scheme. Developers and providers of housing for people with disabilities must be ready to address each element of the following four-part analysis:

- The housing that is the subject of the request for reasonable accommodation is for people with disabilities as defined in federal or State fair housing laws
- The reasonable accommodation requested is necessary to make specific housing available to people with disabilities who are protected under fair housing laws
- The requested accommodation will not impose an undue financial or administrative burden on the local government
- The requested accommodation will not result in a fundamental alteration in the local zoning code

To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities the City will create and adopt a reasonable accommodation procedure and provide

notice to the public of the availability of an accommodation process at all counters where applications are made for a permit, license or other authorization for siting, funding, development or use of housing and on the City's website. The City has included Action 6.1.3 in the Housing Plan, which indicates that the City will revise its Zoning Code to include reasonable accommodation procedures. The City will also ensure that information on reasonable accommodation is available on the City's website, at City Hall and in other public locations.

5.3 Non-Governmental Constraints

The production and availability of housing may be constrained both by government regulations and by non-governmental factors, such as the costs of construction and interest rates on home mortgages.

5.3.1 Environmental Constraints

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints to residential development typically relate to the presences of sensitive biological resource habitat or geological hazards.

Natural resources within Norco include areas identified in the MSHCP and the hillside areas along the east side of the City, which are one of the primary undisturbed habitat areas. The Santa Ana River is also a natural resource that is primarily preserved in open space. The MSHCP identifies habitat corridors which will be preserved through the MSHCP to provide wildlife habitable areas. Preservation is ensured by requiring that requests for sites within MSHCP Criteria Areas go through additional discretionary processes called HANS and JPR to protect certain species and habitat. The HANS process is used by the County of Riverside to implement portions of the MSHCP by identifying and delineating conservation areas on specific properties. All completed HANS cases are sent to the Western Riverside County Regional Conservation Authority (RCA) for review. The RCA reviews the County's HANS determinations to ensure compliance with MSHCP Criteria and other MSHCP requirements.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 is used in California to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act prohibits new construction of homes within these zones unless a comprehensive geologic investigation shows that the fault does not pose a hazard to the proposed structure. The City of Norco is not located within an Alquist-Priolo Special Study Zone that would affect housing production. The entire City is within Zone II and the nearest faults – the Chino and Elsinore faults – have a relatively low level of seismic activity. There are no known “active” or “potentially active” faults present in the City of Norco.

In most cases, the City would be protected from extensive, serious flooding by the Santa Ana River because there is a slope gradient along the south bank of the river. However, the City's Safety Element indicates that flood hazards exist along the North and South Norco Channels. Although the channels have nominal drainage capacities that are adequate for moderate sized storms, both are inadequate in the event of a 100-year storm. Hence, a 100-year storm would affect the City in areas along the North and South Norco Channels. Flood hazards related to inundation do not affect the City, as it is not in a pathway of any major dams or reservoirs.

5.3.2 Infrastructure Constraints

The lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. A brief summary of the principal infrastructure systems serving the City follows:

Water

The City of Norco produces 40 percent of its water from five deep wells, four within the Temescal Basin and one lying north of the Santa Ana River within the Chino Basin. Water is also purchased from the Arlington Desalter, Chino Desalter Authority, and Western Municipal Water District.

Water monthly basic service charge is based on meter size. Additionally, there is a quantity water rate of \$1.29 per unit, or the current prevailing rate, per one hundred cubic feet (HCF) or 748 gallons per unit of water volume. The billed water amounts include both the monthly meter charges and water consumption charges combined. An additional pass through electricity pumping surcharge may be applicable, based on location, at varying rates and adjusted annually.

Sewer

The sewer collection system is maintained and operated by the City of Norco. Residential sewer service is a flat 30-day monthly rate of \$35, subject to change, per household. Homeowners are required to connect to the sewer upon failure of the septic system, or upon sale of the property. The following programs are:

- **CRA Sewer Loan Program:** This program assists households that do not exceed 100 percent of the median income for Riverside County.
- **City Sewer Loan Program:** This program assists households whose income exceeds the 100 percent limit of the CRA-funded program, but do not exceed 120 percent of the County median income.
- **CRA Home Improvement Grant/Loan Program:** This program assists households that do not exceed 120 percent of the County median income with a grant or loan to connect to the City sewer system.

5.3.3 Market Constraints

Recognizing that increasing development costs are precluding many families from owning homes, the City of Norco is a jurisdiction that is served by the Riverside County Housing Authority. The City has its own First Time Homebuyers Program that is intended to assist low- to moderate-income households to purchase their first home. However, high home prices in the City have made it difficult for applicants to purchase a home that would allow them a payment that falls within affordability guidelines.

Development Costs

The cost of construction is dependent primarily on the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant

pressure to complete a job for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Over the previous five years, construction costs rose approximately 16 percent per year. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such policies unilaterally impact construction in a region and therefore do not deter housing construction in any specific community.

For the average home, the cost of labor is generally two to three times the cost of materials and therefore represents a very important component of the total cost of construction. Most residential construction in Riverside County is performed with nonunion contractors; as a result, labor costs are responsive to changes in the residential market. The relative ease by which a skilled tradesperson can get a contractor's license further moderates the pressures that force labor costs to rise. Construction costs in Norco are about the same as in other parts of Southern California. For standard housing construction, costs may average \$100 to \$120 per square foot for single-family residences depending on the level of amenities provided, and \$150 per square foot for a standard two- to three-story multi-family residential structure, excluding parking.

A reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sale prices. Economy building techniques may reduce costs to \$75 to \$95 per square foot for such economy building techniques. In addition, prefabricated, factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units is increased, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are used for the provision of affordable housing.

Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home and the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions and there is very little a local government can do to affect these rates. Some local jurisdictions, such as the City of Norco, offer assistance to residents to make home buying more affordable. Norco has housing programs that are funded by the Redevelopment Agency, such as the First-time Homebuyer Program and Infill Housing Program. However, due to the very high cost of single-family housing the agency has made one (1) loan in the past nine years.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. HMDA data can be used to evaluate lender compliance with anti-discrimination laws and other consumer protection laws. The anti-discrimination laws include the Equal Credit Opportunity Act (ECOA) and the Fair Housing Act (FHA). These laws prohibit discrimination in home

mortgage lending, among other things, on several bases such as race, national origin, sex, and, age.

Table 5-8 presents the disposition of home purchase loan applications in 2005 by income of the applicants from HMDA data. The data is for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA) and for the purchase of single-family, duplexes, triplexes, and manufactured homes. Over 80% of the loan applications were received from above moderate-income households (earning greater than 120% of Median Family Income [MFI]). Moderate-income households (80 to 120% of MFI) and lower-income households (less than 80% MFI) accounted for approximately 8% and 2%, respectively (please note that there is a slight margin of error in the percentage calculations because the sum of the total applications for each income category does not equal the actual total count). The overall loan origination rate was 60% and this rate decreased as income decreased. These rates can be expected to decrease further as a recent national survey conducted by the Federal Reserve found that more than half of banks responding reported they had tightened their lending standards for subprime mortgages.

**Table 5-8: Disposition of Conventional Home Purchase Loan Applications
Riverside-San Bernardino-Ontario MSA**

Applicant Income	Total Applications	Percent Originated ¹	Percent Denied	Percent Other ²
Lower Income (<80% MFI)	6,146	41%	29%	30%
Moderate Income (80-120% MFI)	21,167	51%	23%	26%
Upper Income (>120% MFI)	228,441	53%	21%	26%
All	274,117 ³	52%	21%	27%

Source: Home Mortgage Disclosure Act (HMDA), 2006

Notes:

1. "Originated" refers to loans approved by the lender and accepted by the applicant
2. "Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.
3. The total applications for each income category do not sum to equal the total due to unavailability of income data for some applicants.

The recent increases in interest rates have also resulted in an increase in the number of foreclosures for households with sub-prime loans. In many cases, financing for these homes was made through the sub-prime credit market. Subprime loans are generally characterized by zero down payments and may require two loans. Subprime loans also tend to have higher interest rates and fees than prime loans and are more likely to include prepayment penalties.

Since summer 2008, there were a record number of foreclosures in California. Information obtained online indicated that approximately 15,022 Notices of Default were processed for single-family homes and condominiums in Riverside County. Notices of Default are recorded at county recorders offices and mark the first step of the formal foreclosure process. This marked a 161 percent increase in the total of Notices of Default processed from the first quarter of 2007.¹⁰ Based on information from RealtyTrac.com, approximately 154 properties in Norco were in pre-foreclosure; meaning either a Notice of Default or Lis Pendens (pending lawsuit) against the borrower/owner has been processed.¹¹

¹⁰ Dataquick News "Another Jump in California Foreclosure Activity" April 22, 2008.

(<http://www.dqnews.com/News/California/CA-Foreclosures/RRFor080422.aspx>)

¹¹ RealtyTrac.com: (<http://www.realtytrac.com/MapSearch/MapSearch/MapSearch.aspx?zipcode=norco,%20>)

[This page intentionally left blank]

6. Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Norco. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

6.1 Regional Housing Needs Allocation (RHNA)

Norco's Regional Housing Needs Allocation (RHNA) for the 2008-2014 planning period has been determined by SCAG to be 949 housing units, including 236 units for very low-income households, 162 units for low-income households, 177 units for moderate-income households, and 374 units for above moderate-income households.

Table 6-1: Regional Housing Needs Allocation 2008-2014

Income Group	Number of Units	Percentage
Very Low	236	25%
Low	162	17%
Moderate	177	19%
Above Moderate	374	39%
Total	949	100%

Source: Regional Housing Needs Assessment, SCAG July 12, 2007

In addition to accommodating the City's RHNA for the 2008-2014 planning period, AB 1233 requires "communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period." The Housing Element adopted in 2000 was not certified by HCD. Consequently, the City is required to plan for the current planning period (2008-2014) as well as for the previous 1998-2005 planning period. The 1998-2005 RHNA for Norco is shown in Table 6-2.

Table 6-2: Regional Housing Needs Allocation 1998-2005

Income Group	Number of Units	Percentage
Very Low	197	18%
Low	132	12%
Moderate	230	21%
Above Moderate	537	49%
Total	1,096	100%

Source: Regional Housing Needs Assessment, SCAG

The combined RHNA allocation for the two planning periods results in a total housing needs allocation of 2,045 units as shown in Table 6-3.

Table 6-3: Combined RHNA 1998-2005 and 2008-2014

Income Group	Number of Units	Percentage
Very Low	433	21%
Low	294	14%
Moderate	407	20%
Above Moderate	911	45%
Total	2,045	100%

6.1.1 Units Constructed

Since the RHNA process establishes January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2008-2014, jurisdictions may count toward the RHNA any new units built or approved since January 1, 2006. As Norco's 1998-2005 Housing Element was also not adopted, any units built or approved from 1998 to the present may be credited toward the City's combined remaining RHNA of 2,045.

The City has experienced a significant amount of construction since 1998 including 1,220 housing units. During the previous planning period, from 1998 to 2005, a total of 1,122 units were approved or constructed. Of these housing units, 42 units are restricted for lower income households and 1,080 can be credited toward the above moderate income category. In addition, from 2006 to 2008 an additional 98 units can be credited, including 86 for low and very low income and 12 for above moderate income. In total from 1998 to 2008 a total of 1,039 units can be credited towards the City's combined RHNA. After applying credits for units built or approved in between 2006-2008 and the previous planning period, the City has a remaining RHNA of 1,006 units. Of the remaining units, 419 are for very low income, 180 for low income and 407 for moderate income households. The City's above moderate income RHNA has been accommodated.

Table 6-4: Remaining RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Combined RHNA Total for Both Planning Periods	433	294	407	911	2,045
Units Built or Approved in Previous Planning Period	5	37	0	1,080	1,122
Units Built or Approved Between 2006-2008	9	77	0	12	98
Remaining RHNA	419	180	407	0	1,006

As the City of Norco is almost entirely built out, construction of housing will require a new approach to accommodate future growth. The existing residential zones require large minimum lot sizes and low maximum densities which makes it challenging to accommodate the fair share housing allocation. Infill development is likely to be the best strategy to meet the City's remaining RHNA allocation. In selecting infill sites, it is important to select vacant or underutilized sites where mixed use development with a residential component can be accommodated. The following sections will present potential sites to accommodate the remaining housing need.

6.2 Availability of Sites for Housing

State law requires that a community provide an adequate number of sites to allow for, and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under State law (California Government Code section 65583 c.1.), adequate sites are those with appropriate zoning and development standards, with services, and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels.

As Norco does not have a sufficient amount of residentially-zoned, undeveloped land to accommodate their remaining RHNA allocation, six sites have been identified in the Housing Resources Section to accommodate future housing through mixed use development. The six sites identified for potential mixed use projects are located at:

- Hamner Avenue and Fourth Street (Site 1)
- Hamner Avenue and Third Street (Site 2)
- River Road and Corydon Avenue (Site 3)
- Beacon Hill (Site 4)
- Southwest corner of Fifth Street and Horseless Carriage Drive (Site 5)
- Mountain Avenue (Site 6)

6.2.1 Potential Mixed Use Sites

Sites 1 through 6 contain parcels that are predominately zoned Commercial General (C-G), Heavy Commercial/Light Manufacturing (M-1), Specific Plan (SP), and Agricultural Low-Density Residential (A-1-20) and have the potential to accommodate mixed use residential projects. The City does not currently have a land use designation or zone that allows mixed use development. In order for mixed use development and high density residential to be allowed, a General Plan amendment and Zoning Code amendment will be adopted to establish the Housing Development Overlay (HDO) zone. When the HDO zone is applied to a property, mixed use development is permitted and residential development is required. All parcels approved as a HDO zone, must meet the requirements for residential development before non-residential uses, as permitted in the underlying zoning, are allowed.

The HDO zone requires residential development at a minimum of 20 dwelling units per acre and allows up to 30 dwelling units per acre if a density bonus is utilized. Specific development and design standards will be created for each site by a HDO Site Plan,



subject to the same review process as a Site Plan per Chapter 18.40 (Site Plan Review) of the Norco Municipal Code. To further encourage the development of housing that is affordable to lower income households the City will offer a density bonus, allowing up to 30 dwelling units per acre if a proposed HDO Site Plan includes equestrian facilities and/or parkland above the City's open space requirements. The following maps identify sites within the City that can potentially accommodate mixed use development with a residential component.

6.2.2 Vacant and Underutilized Sites

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate the jurisdiction's share of the region's projected growth. According to Norco's General Plan Land Use Element, "the City of Norco is approaching buildout, and very little land area remains in the sphere of influence where the City could annex large undeveloped areas."¹² Sites 1 through 5 in the Sites Inventory are currently vacant, but require rezoning in order to accommodate the type of development at densities appropriate for lower income housing. The one exception is Site 2, which has conceptual development plans proposing total of 192 units on 5.8 acres, at a density of 33 dwelling units per acre. Historically, a density of 33 dwelling units per acre has not been applied to multi-unit projects in Norco.

To calculate the number of potential residential units, a potential unit capacity of fifty percent has been applied to all six sites. This reflects that half the site would realistically be developed for residential uses and the other half developed for commercial or mixed uses. Each site rezoned HDO will accommodate residential densities of at least 20 dwelling units per acre, which is consistent with the HCD default density to accommodate lower income housing in a suburban jurisdiction. To further facilitate the development of higher density residential development at least 15 acres of HDO zoned land will be dedicated to exclusively residential uses. This will ensure that at least half (299 units) of the City's remaining, lower income RHNA is met on land zoned for exclusively residential uses. The City will enforce this requirement through the HDO site plan review process.

¹² Norco's General Plan Land Use Element, 2001



Site 2



Key Map

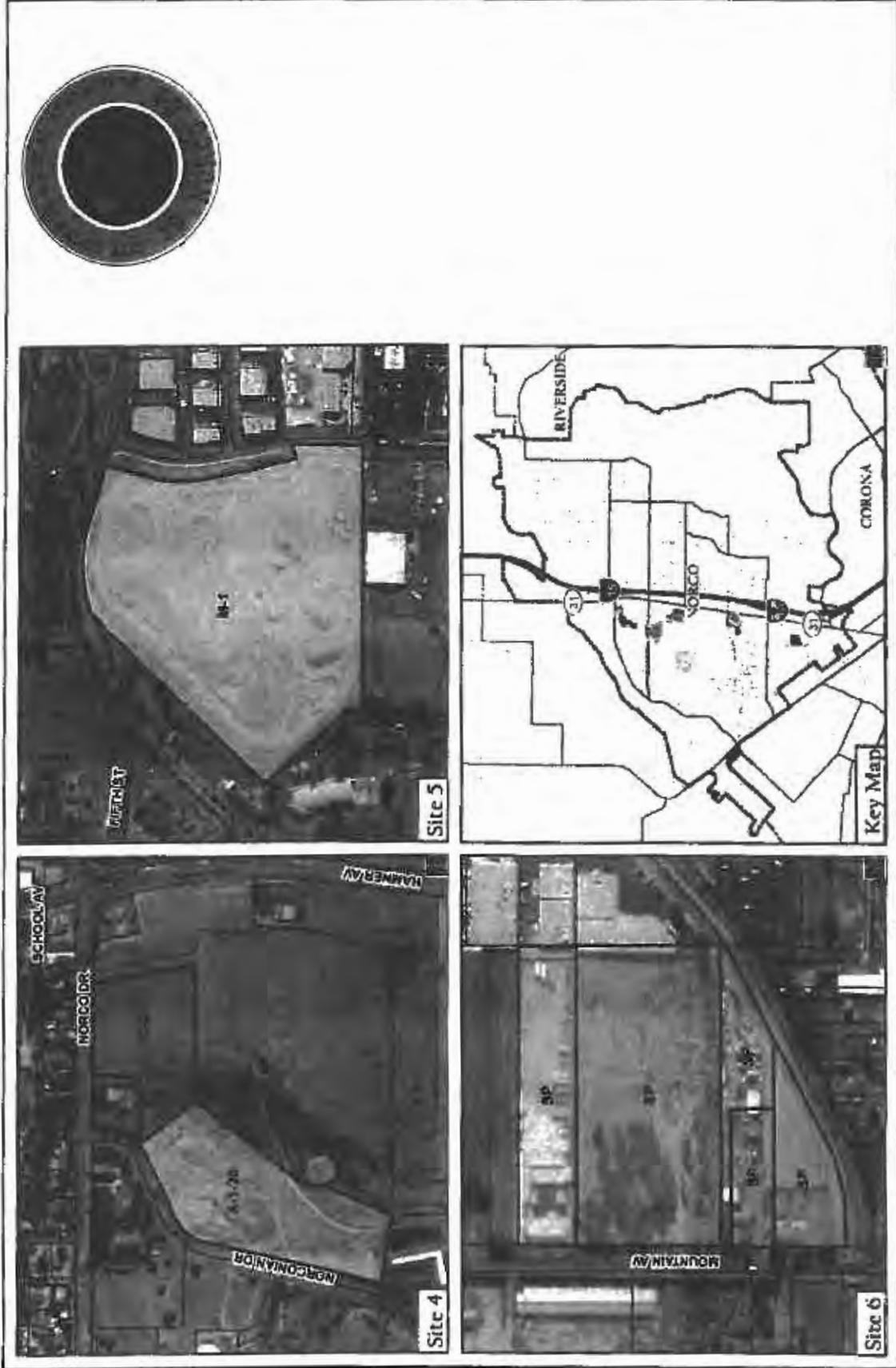


Site 1



Site 3

[This page intentionally left blank]



[This page intentionally left blank

Site 1: Hamner Avenue and Fourth Street

Located in the center of the City, west of Interstate-15, Site 1 is comprised of four vacant parcels totaling 16.2 acres. The site is generally located north of Fourth Street, west of Hamner Avenue, with Town and Country Drive to the north and no formal boundary on the west. There are single family homes located to the east across the Interstate, and a mix of commercial, office and business park uses surrounding the entire site. Currently, the site is zoned General Commercial. In November 2007, a developer purchased the site from Caltrans; however, to date no formal proposals have been presented to develop the site.

Prior to the adoption of the Housing Element the Housing Development Overlay zone will be applied to the site facilitating the development of a mix of residential and commercial uses. Assuming that fifty percent of the site will be developed as residential units at a minimum density of 20 dwelling units per acre approximately 186 units can be accommodated on site. It is likely that given the proposed density that this site is appropriate to accommodate a portion of the City's remaining very low, low and moderate income RHNA allocation of 1,006 units. Site 1 is entirely vacant and located in the center of the City along a prominent arterial roadway. This site is ideal for the development of affordable housing based on its proximity to City Hall, the DMV, a US Post Office, the Department of Social Services, and a number of retail businesses.

To encourage and facilitate the development of affordable housing on Site 1, the City has the ability to offer potential developers a menu of incentives including: development fee modifications, fast track processing, density bonus incentives, reductions in development standards, and funding for off-site improvements, as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds. The City will also prioritize funding for projects that incorporate units for extremely low income households. Table 6-5 provides detailed information on the parcels that are identified as part of Site 1.

Table 6-5: Site 1 - Hamner Avenue and Fourth Street

APN	General Plan	Zoning	Acres	Proposed Density	Potential Unit Capacity*	Status
129-230-033	Community Commercial	Commercial General	5.4	20 du/ac	54	Vacant
129-230-034	Community Commercial	Commercial General	4.4	20 du/ac	44	Vacant
129-230-135	Community Commercial	Commercial General	2.4	20 du/ac	24	Vacant
129-230-036	Community Commercial	Commercial General	6.4	20 du/ac	64	Vacant
Total			18.6		186	

Note: Development capacity for the site is assumed to be 50% residential.

Site 2: Hamner Avenue and Third Street

Located in the center of the City, along Hamner Avenue and 3rd Street, Site 2 is an 18.5 acre site with great potential for mixed use development. The site is loosely bordered by Third Street to the north, Hamner Avenue to the east, a flood control channel to the south, with no formal boundary on the west. The site is currently zoned Specific Plan with underlying Commercial General zoning.

Prior to the adoption of the Housing Element the Housing Development Overlay zone will be applied to the site facilitating the development of a mix of residential and commercial uses. Assuming that fifty percent of the site will be developed as residential units at proposed density of 20 dwelling units per acre approximately 185 units can be accommodated on site. It is likely that given the proposed density that this site is appropriate to accommodate a portion of the City's remaining very low, low and moderate income RHNA allocation of 1,006 units. Site 2 is currently vacant and located within the Norco Auto Mall Specific Plan. Consequently, any change to the zoning or land use designation for this site will require a Specific Plan amendment. This site is ideal for the development of affordable housing as it is located in walking distance to the Riverside Community College - Norco campus, employment opportunities at the auto dealerships as well as restaurants and other retail businesses.

To encourage and facilitate the development of affordable housing on Site 2, the City has the ability to offer potential developers a menu of incentives including: development fee modifications, fast track processing, density bonus incentives, reductions in development standards, and funding for off-site improvements, as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds. The City will also prioritize funding for projects that incorporate units for extremely low income households. Table 6-6 provides detailed information on the parcels that are identified as part of Site 2.

Table 6-6. Site 2 - Hamner Avenue and Third Street

APN	General Plan	Zoning	Acres	Proposed Density	Potential Unit Capacity*	Status
126-050-002	Specific Plan	SP (Underlying C-G Zoning)	7.9	20 du/ac	79	Vacant
126-050-004	Specific Plan	SP (Underlying C-G Zoning)	8.2	20 du/ac	82	Vacant
129-240-004	Specific Plan	SP (Underlying C-G Zoning)	2.4	20 du/ac	24	Vacant
Total			18.5		185	

Note: Development capacity for the site is assumed to be 50% residential.

Site 3: River Road and Corydon Avenue

Located in the western tip of the City, Site 3 includes two vacant parcels totaling 11.5 acres that will be developed as a mixed use. Site 3 is situated west of River Road, north of Corydon Avenue, and south and east of the City boundary with the City of Corona. The site is primarily surrounded by single family homes and is currently zoned General Commercial. Developers have approached the City about a joint venture for a mixed use housing/retail project at this location, but no formal proposals have been submitted. Informal discussions with the landowner have resulted in potential plans to accommodate 190 units of senior housing on approximately 5.8 acres, at a density of approximately 33 dwelling units per acre.

Prior to the adoption of the Housing Element the Housing Development Overlay zone will be applied to the site facilitating the development of a mix of residential and commercial uses. This site is ideal for the development of affordable housing as it is located adjacent to existing residential developments and along River Road which is a major access roadway for the City. To encourage and facilitate the development of affordable housing on Site 3, the City has the ability to offer the new land owners a menu of incentives including: development fee modifications, fast track processing, density bonus incentives, reductions in development standards, and funding for off-site improvements, as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds. The City will also prioritize funding for projects that incorporate units for extremely low income households. Table 6-7 provides detailed information on the parcels that are identified as part of Site 3.

Table 6-7: Site 3 – River Road and Corydon Avenue

APN	General Plan	Zoning	Acres	Proposed Density	Potential Unit Capacity*	Status
121-310-087	Community Commercial	Commercial General	8.3	33 du/ac	137	Vacant
121-310-090	Community Commercial	Commercial General	3.2	33 du/ac	53	Vacant
Total			11.5		190	

Note: Development capacity for the site is assumed to be 50% residential.

Site 4: Beacon Hill

Site 4 consists of two vacant, contiguous parcels totaling approximately 19.4 acres. Located in the northern portion of the City near Interstate-15, Site 4 is a sloped site not visible from the Hamner Avenue commercial corridor. The site is bordered by Norconian Drive on the west, Norco Drive on the north with no formal existing boundaries on the east or south. The two parcels are both irregularly shaped and surrounded primarily by single family homes and several established religious institutions. The northern most parcel fronting Norco Drive is currently zoned Commercial General while the southwestern parcel fronting Norconian Drive is zoned Agricultural Low Density (20,000 sq ft minimum lot size).

Prior to the adoption of the Housing Element the Housing Development Overlay zone will be applied to the site facilitating the development of a mix of residential and commercial uses. Assuming that fifty percent of the site will be developed as residential units at a maximum density of 20 dwelling units per acre approximately 194 units can be accommodated on site. It is likely that given the proposed density that this site is appropriate to accommodate a portion of the City's remaining very low, low and moderate income RHNA allocation of 1,006 units. This site is ideal for the development of affordable housing as it is located near several community parks, Highland Elementary School and along Hamner Avenue and Interstate-15 providing crucial access to jobs and services in the City and the region.

To encourage and facilitate the development of affordable housing on Site 4, the City has the ability to offer the new land owners a menu of incentives including: development fee modifications, fast track processing, density bonus incentives, reductions in development standards, and funding for off-site improvements, as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds. The City will also prioritize funding for projects that incorporate units for extremely low income households. Table 6.8 provides detailed information on the parcels that are identified as part of Site 4.

Table 6-8: Site 4 - Beacon Hill

APN	General Plan	Zoning	Acres	Proposed Density	Potential Unit Capacity*	Status
130-240-021	Community Commercial	Commercial General	7.2	20 du/ac	72	Vacant
130-240-023	Residential Agricultural	Agricultural - Low Density	12.2	20 du/ac	122	Vacant
Total			19.4		194	

Note: Development capacity for the site is assumed to be 50% residential.

Site 5: Fifth Street and Horseless Carriage Drive

Site 5 is a vacant, single 22.9 acre parcel, situated in the center of the City west of Interstate-15 and east of Lake Norconian. Located on the southwest corner of Fifth Street and Horseless Carriage Drive the site is currently zoned Heavy Commercial/Light Manufacturing (M-1) and is adjacent to the Naval Surface Warfare Center. The City in recent years identified the site as a transition area from industrial to commercial uses and has in light of the need for housing identified the site as ideal for mixed use development.

Prior to the adoption of the Housing Element the Housing Development Overlay zone will be applied to the site facilitating the development of a mix of residential and commercial uses. Assuming that fifty percent of the site will be developed as residential units at a maximum density of 20 dwelling units per acre approximately 229 units can be accommodated on site. It is likely that given the proposed density that this site is appropriate to accommodate a portion of the City's remaining very low, low and moderate income RHNA allocation of 1,006 units. This site is ideal for the development of affordable housing as there are a number of services and businesses in walking distance including the Department of Social Services, City Hall, the DMV, a US Post Office, as well as a number of retail businesses.

To encourage and facilitate the development of affordable housing on Site 5, the City has the ability to offer the new land owners a menu of incentives including: development fee modifications, fast track processing, density bonus incentives, reductions in development standards, and funding for off-site improvements, as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds. The City will also prioritize funding for projects that incorporate units for extremely low income households. Table 6-9 provides detailed information on the parcels that are identified as part of Site 5.

Table 6-9: Site 5 - Fifth Street and Horseless Carriage Drive

APN	General Plan	Zoning	Acres	Proposed Density	Potential Unit Capacity*	Status
129-020-011	Industrial	Commercial Transition Overlay	22.9	20 du/ac	229	Vacant
Total			22.9		229	

Note: Development capacity for the site is assumed to be 50% residential.

Site 6: Mountain Avenue

The final site identified in the sites inventory includes five vacant and underutilized parcels in the Gateway Specific Plan area along Mountain Avenue between Second and First Streets. The parcels identified as Site 6 are primarily owned by the Norco Egg Ranch whose distribution facilities are predominantly located northwest of the site. When the Egg Ranch was originally developed, the area was dominated by agricultural uses. However, through the years, the City has experienced significant growth, and the site is now surrounded by residential and commercial uses. Consequently, the Norco Egg Ranch has indicated to City Staff that they will be relocating their facilities to a less urban area, outside of the City. The property owners have also initiated talks with the City regarding the redevelopment of the site with mixed uses. A mix of uses would be most compatible with the existing residential uses on the west and north and will also help transition existing uses into the business parks located along Hamner to the east. All identified parcels are currently zoned for industrial development within the Gateway Specific Plan.

The total acreage of the site is approximately 9.4 acres with at least 5.0 acres of vacant, undeveloped land and 4.4 acres of underutilized land. The actual amount of vacant land is even greater as the southern most parcels contain older, ranch style, single family ranch-style homes on small portions of parcels with significant areas of open, undeveloped land. Prior to the adoption of the Housing Element the Housing Development Overlay zone will be applied to the site facilitating the development of a mix of residential and commercial uses. Assuming that fifty percent of the site will be developed as residential units at a maximum density of 20 dwelling units per acre approximately 94 units can be accommodated on site. It is likely that given the proposed density that this site is appropriate to accommodate a portion of the City's remaining very low, low and moderate income RHNA allocation of 1,005 units.

As Site 6 is the only site in the inventory that includes underutilized properties, information has been provided about any existing structures on the five identified parcels. A visual survey was performed and photos with written descriptions of the current conditions by parcel are provided in the following pages. This site offers great potential for redevelopment as many of the parcels contain older or abandoned single family homes which can be combined through the City's lot consolidation program, Action 2.1.10 in Housing Plan, to accommodate a larger development. Site 6 is also ideal for lower income housing, in that it is situated close to major roadways with transit options and several large commercial centers offering goods, services and employment opportunities.

To encourage and facilitate the development of affordable housing on Site 6, the City has the ability to offer land owners a menu of incentives including: development fee modifications, fast track processing, density bonus incentives, reductions in development standards, and funding for off-site improvements, as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds. The City will also prioritize funding for projects that incorporate units for extremely low income households. Table 6-10 provides detailed information on the parcels that are identified as part of Site 6. The aerial image below and the following parcel descriptions provide an overview of the uses on the entire site.

Site 6: Aerial Map of Vacant and Underutilized Sites

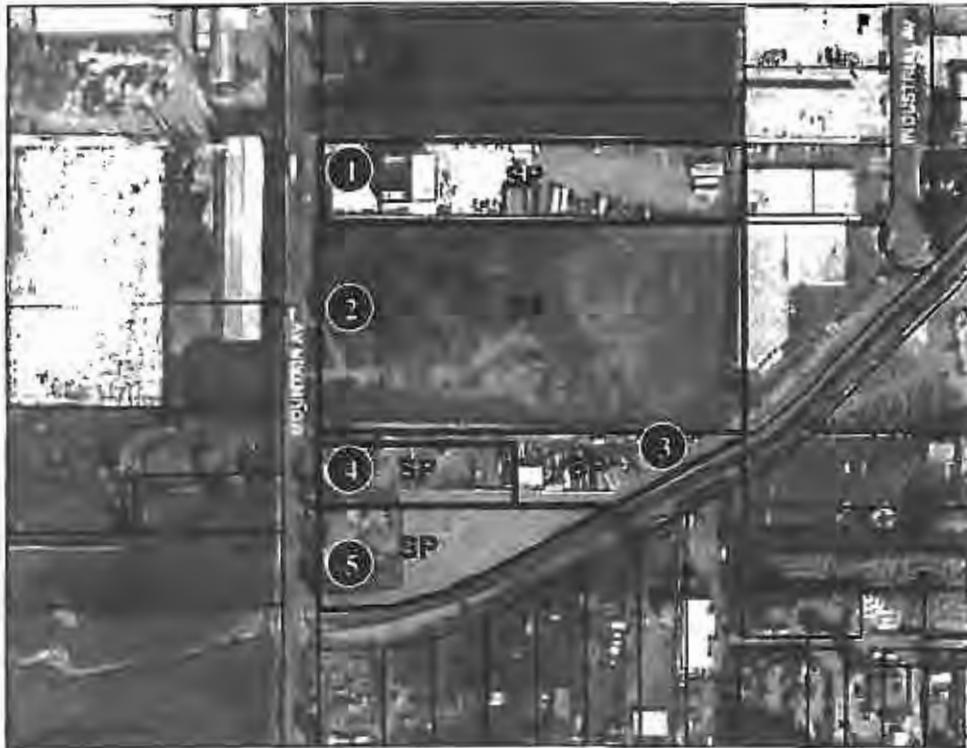


Table 6-10: Site 6 - Mountain Avenue

Parcel ID No.	APN	General Plan	Zoning	Acres	Proposed Density	Potential Unit Capacity**	Status
1	126-240-003	Specific Plan	Gateway Specific Plan	2.0	20 du/ac	20	Underutilized (Contractor office, storage yard)
2	126-240-004	Specific Plan	Gateway Specific Plan	5.0	20 du/ac	50	Vacant
3	126-240-005	Specific Plan	Gateway Specific Plan	0.6	20 du/ac	6	Underutilized/Marginal (Storage yard)
4	126-240-006	Specific Plan	Gateway Specific Plan	0.6	20 du/ac	6	Underutilized/Marginal (Single family ranch)
5	126-240-007	Specific Plan	Gateway Specific Plan	1.2	20 du/ac	12	Underutilized/Marginal (Single family ranch)
Total				9.4		94	



Parcel No. 1 (APN 126-240-003)

Parcel No. 1 is located in the southern half of Site 6 and totals approximately 2 acres. At the front of the parcel is a newly developed office building with a storage yard located in the rear. The storage yard located on the back half of the parcel is not paved and is not an approved use. It is likely, when this parcel is redeveloped into mixed use that the office building would remain and would be considered the primary non-residential use on the site. The remainder of the site would then be utilized for residential development.



Parcel No. 3 and 4 (APN 126-240-005 and 126-240-006)

At the southern end of Site 6 are Parcels 3 and 4, totaling 1.2 acres, and housing a mix of non-conforming uses. Located on Parcel 21 which is situated along Mountain Avenue is a non-conforming residential structure. Parcel 3 is situated east of, or behind, Parcel 4 and currently houses an informal, non-conforming junk/storage yard. Both uses are incompatible with the surrounding neighborhood. The parcels would be better utilized as a site for high density residential and mixed use development. Both parcels are considered to be underutilized and ready for redevelopment within the planning period.





Parcel No. 5 (APN 126-240-007)

Located at the southeastern end of Site 6 is Parcel 5, the final underutilized parcel included as an opportunity site. This parcel is approximately 1.2 acres in size with two, non-conforming, residential structures situated near Mountain Avenue. There is a significant amount of vacant land at the back of the parcel. Pending redevelopment, these single family homes could be relocated and the property could be redeveloped with mixed use and high density residential uses. This property is considered to be underutilized and ready for redevelopment within the planning period.



6.2.3 Comparison of Sites Inventory and RHNA (Summary)

As outlined in the previous section, the City has a total combined RHNA allocation of 2,045 units for the 1998-2005 and 2008-2014 planning periods. Table 6-4 reflects the actual number of units that were either approved or constructed between 1998 and 2008 that the City can credit towards their combined RHNA allocation. Since 1998, the City has either built or approved 14 very low income units, 114 low income units, and 1,080 above moderate income units, which more than accommodates their combined RHNA allocation of 911 above moderate income units. After crediting units built or approved, the City has a remaining RHNA need of 419 very low income units, 180 low income units, and 407 moderate income units, totaling 1,006 units. The remaining 1,006 units are accommodated as shown in the sites inventory by rezoning sites to allow for higher density projects to be developed. Table 6-11 provides detailed site information showing how the housing opportunity sites can accommodate the City's remaining RHNA allocation.

Table 6-11: Residential Unit Capacity on HDO Zoned Sites

Site	Acres	Proposed Density	Potential Unit Capacity
1: Hamner Avenue and Fourth Street	18.6	20 du/ac	186
2: Hamner Avenue and Third Street	18.5	20 du/ac	185
3: River Road and Corydon Avenue	11.5	33 du/ac	190
4: Beacon Hill	19.4	20 du/ac	194
6: Fifth Street and Horseless Carriage Drive	22.9	20 du/ac	229
7: Gateway Specific Plan	9.4	20 du/ac	94
Total Units Accommodated	100.3		1078

As shown in Table 6-11, the six identified sites are more than able to accommodate the City's remaining RHNA allocation of 1,006 units. The six sites combined are able to accommodate 1,078 units at a minimum density of 20 units per acre, which will be permitted and encouraged through the application of the Housing Development Overlay zone. It is possible as shown for Site 3 that higher densities may be permitted on a case by case basis or by right if a density bonus is utilized. The Housing Plan also includes a program, Action 2.1.9, ensuring that 50% of the remaining lower income RHNA (298 units) are accommodated on sites that are determined to be exclusively for residential uses.

In addition to the sites that been identified to accommodate housing, the City has implemented housing programs to address housing needs in the City. In the 2006 to 2007 Fiscal Year (FY), the City Housing Division assisted 421 households using Low-Mod Set-Aside Funds. The City offers rehabilitation funds to qualified residents to repair their homes along with deferred loans to assist persons with disabilities to make repairs to their homes. Through the various home improvement programs in FY 2006-2007, the City assisted 172 households. Also, the City's Infill Housing Program, managed by the City Housing Division, acquires vacant land and constructs housing to be sold to

qualifying low-income families. In FY 2006-2007, one affordable housing unit was purchased and sold to a low-income family, and since 2000, the Infill Housing Program acquired and sold four three-bedroom manufactured homes to low-income families. The City has made many efforts to address housing needs given the City's lack of unavailable land to construct new housing. These housing programs are discussed further in section 6.3 of this section.

6.2.4 Environmental Constraints

Potential environmental constraints to future development of sites identified include the Multiple Species Habitat Conservation Plan (MSHCP) and seismic and flooding hazards, which are addressed in the Non-Governmental Constraints Section of the Housing Element. Locations identified in the Sites Inventory were compared with all hazards maps included in the City's Safety Element, none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried have a commercial or residential land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are little additional constraints that would impede the development of new housing units in the future on the identified sites.

6.2.5 Infrastructure

The City's five year Capital Improvement Plan has identified expenditures of City funds used for public improvement projects, including infrastructure. The City understands that improvements can be achieved with a comprehensive approach that includes reviewing infrastructure plans for each application for discretionary approval of General Plan amendments, tentative parcel tract maps, or developments proposals that includes extension of an existing street or construction of a new street. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are reviewed on a case-by-case basis to ensure there is the capacity to service new developments. Infrastructure requirements and costs are discussed in the Non-Governmental Constraints Section of the Housing Element.

Improvements to the City's sewer system are of importance. Due to the rural development trend in Norco, many homes were built with septic tanks instead of being connected to the City sewer system. A concern with septic tanks is contamination of ground water from deteriorating septic tanks. The City has passed an ordinance requiring that new homes built must be connected to the City's sewer system and existing homes upon sell to a new owner must be connected to the City's sewer system if the home is within 200 feet of a sewer line. If new residential projects are constructed on the above mentioned sites, the project will be required to be connected to the City sewer system.

6.3 Resources

6.3.1 Financial Resources

A variety of federal, state, and local programs are available to create and/or maintain rental and purchase affordability for lower income households and for persons with

special needs. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. The following summarizes financial resources available to the City, private, and non-profit parties to preserve/create housing that is affordable.

Programs that may be of use in Norco are listed below. Information related to these programs will be updated annually and made available by the City of Norco.

Federal Programs

- **Community Development Block Grant Program (CDBG)** - This program is intended to enhance and preserve the City's affordable housing stock. Funds are awarded to the City on a formula basis for housing activities. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily households with incomes not exceeding 80 percent of the County median family income.
- **HOME Investment Partnership** - HOME funding is a flexible grant program which is awarded to Norco on a formula basis for housing activities which takes into account local market conditions, inadequate housing, poverty and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or home ownership through acquisition, construction, reconstruction and/or rehabilitation of affordable housing. Tenant-based rental assistance, property acquisition, site improvements, expenses related to the provision of affordable housing, and projects that serve a group identified as having special needs related to housing are also available.
- **Section 8 Rental Assistance Program** - This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.
- **Section 811/202 Program** - Non-profit organizations and consumer cooperatives are eligible to receive no interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and disabled persons. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

State Programs

- **California Housing Finance Agency (CHFA)** - CHFA sells tax exempt bonds for below market rate loans to first-time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase.
- **Low Income Housing Tax Credits** - Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing.
- **Multi-Family Housing Program (MHP)** - Deferred payment loans for new construction, rehabilitation, and preservation of rental housing. Administered by HCD.

Local Programs

- **Redevelopment Housing Set-Aside Funds** - Twenty percent of Agency tax increment funds are set-aside for affordable housing activities.

- **Mortgage Credit Certificate Program (MCC)** – Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies make certificates available.
- **Riverside County Mortgage Revenue Bond** – Bonds used to finance the development of multi-family housing for lower- and moderate-income households.
- **Norco First-Time Homebuyer Program** – Designed to assist households with an income that is less than 120 percent of the median area income for Riverside County in the purchase of a home. Applicants must be able to provide 3.5 percent of the purchase price of the home as a downpayment. The program provides up to \$80,000 or 15 percent of the purchase price, whichever is less, to qualified applicants to be used toward the purchase of a home.
- **Norco Infill Housing Program** – The Redevelopment Agency provides affordable housing by acquiring vacant or substandard lots in the City and constructing affordable housing units. The program also allows for the purchase of substandard units, which would then be upgraded and sold to qualified applicants.
- **Emergency Grant** – The Redevelopment Agency makes this grant available for specific emergency repairs and will fund up to \$5,000 to address immediate health and safety risks.
- **Home Improvement Grant** – This agency grant is available for exterior and/or interior repairs and improvements costing up to \$10,000 for homeowners that are over age 62, or households where the head of household or spouse are handicapped or disabled.
- **Deferred Loan Program** – This program is funded by the Redevelopment Agency. It is designed for exterior and interior repairs, and improvements that will cost more than the \$10,000 offered through the Home Improvement Grant. Deferred loans are available for up to \$40,000 at zero percent interest to income-eligible owner-occupants who are over age 62, or where the head of household or spouse are handicapped or disabled. Loans are available at 3 percent interest to other owner-occupants without age restriction, based on income eligibility.

Administrative Resources

- **City of Norco Planning Division** – The primary responsibility of the Planning Division is the long-range planning and physical development of the City to promote livability and appearance. The division ensures the City's viability through enforcement of land use, construction, health, safety, and environmental regulations. This involves land use and development standards, building codes, economic vitality, and adherence to the General Plan. It is also responsible for the administration of the General Plan and implementation of the Zoning Code and Specific Plans.
- **City of Norco Redevelopment Agency** – The Redevelopment Agency is responsible for the City's redevelopment, business, retention and attraction of commercial and industrial uses, and affordable housing activities. Redevelopment staff manages the CDBG, HOME, and Redevelopment Housing Set-Aside funds, including the filing of grant applications and administration of funds made available for City programs. The Agency is also responsible for projects involving affordable housing development through new construction and acquisition/rehabilitation. The table below displays funds expended between Fiscal Years (FY) 2000/2001 and 2006/2007. Additionally, Table 6-13 displays tax increment projections from the City's Redevelopment Project Areas for the next three fiscal years.

**Table 6-12: Funds Expended
(Fiscal Year 2000/01 through FY 2006/2007)**

Program	2000/2001	2002/2003	2003/2004	2005/2006	2006/2007
Home Improvement Program*	\$29,718	\$80,736	\$28,020	\$826,223	\$2,217,663
First-Time Homebuyers	\$134,700	\$22,500	\$0	\$0	\$0
Infill Housing Program	\$0	\$409,000	\$534,908	\$166,958	\$127,505
Senior Housing Program	\$716,000	\$3,770	\$0	\$0	\$5,100,000
Sewer Connection	\$25,565	\$3,805	\$0	\$15,815	\$24,766

*Includes the Deferred Loan, Housing Accessibility Program, Senior Home Repair Program, Emergency Grant and Home Improvement Grant.

**Table 6-13: Tax Increment Projections
(Fiscal Year 2007/08 through Fiscal Year 2009/10)**

Fiscal Year	Gross Tax Increment	Pass Through Payments	Agency Receipts Net of Pass Through	Low- and Mod-Income Housing Fund
2007/2008	\$12,372,797	\$4,949,119	\$7,423,678	\$2,474,559
2008/2009	\$12,819,202	\$5,127,681	\$7,691,521	\$2,563,840
2009/2010	\$13,278,989	\$5,311,596	\$7,967,393	\$2,655,791

7. Progress Report

State law establishes a five-year cycle regulating housing element updates. In compliance with the Southern California Association of Governments (SCAG) cycle, the Norco Housing Element was updated in 2000, and submitted for review and certification by the California Department of Housing and Community Development (HCD). At that time, HCD made the determination that the Housing Element did not meet compliance with State housing element law and consequently was not certified. However, the 2000 Housing Element was adopted by the City of Norco to remain compliant with State law that all Cities' General Plans must contain seven mandatory elements; a housing element being one of those seven mandatory elements. The City has made every attempt to address housing needs within the parameters of the overall General Plan and Element.

Pursuant to Government Code Section 65588 local governments shall review their Housing Element and evaluate the following:

1. The progress of the City or County in the implementation of the housing element;
2. The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
3. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

The City objective is to achieve through its Housing Element the following goals:

- Conserve and improve the condition of the existing affordable housing stock.
- Assist in the development of adequate housing to meet the needs of low and moderate-income households.
- Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to encourage the development of a variety of types of housing for all income groups.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing that is consistent with the Land Use Element.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- Encourage residential energy conservation.

State law requires that each Housing Element include a review of the progress made toward achieving the affordable housing goals of the previous Housing Element, and of the progress, effectiveness, and appropriateness of those previously adopted goals.

7.1 Analysis of the Housing Element Goals Established in 2000

The following table reviews the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City's housing goals since 2000. It should be noted that at the time of the previous Housing Element, City Departments were not referred to as City Divisions.



[This page intentionally left blank]

<p>Goal 1: Promote and maintain the City's small-plot agricultural and animal-keeping lifestyle.</p> <p>Policy 1.1 Animal-Keeping Policy Housing program and subsequent projects and regulations will be evaluated on the basis of protecting and enhancing an animal-keeping lifestyle</p>	<p>Accomplishments</p> <p>Progress: Since the previous Housing Element, newly created lots have all been required to consist of a minimum of 20,000 sq. ft.</p> <p>Effectiveness: The City's Zoning Code mandates that all new single family agricultural/residential lots have a minimum lot size of 20,000 sq. ft., and some residential zones require a minimum lot size greater than 20,000 sq. ft. Zones greater than 20,000 sq. ft. are:</p> <ul style="list-style-type: none"> • The Agricultural Estate (A-E) zone requires a minimum lot size of 40,000 sq. ft. • The Agricultural Low-Density (A-1) zone has three separate zones requiring minimum lot sizes of 10 acres, 20,000 sq. ft. and 40,000 sq. ft. • Residential lots in the Hillside (HS) zone require a minimum lot size of 20,000 sq. ft. <p>Appropriateness: To maintain the rural atmosphere of Norco, the Zoning Code set forth standards to require minimum lot sizes that are 20,000 sq. ft. or greater in most residential zones. The City will continue to maintain this rural atmosphere through requiring lot sizes that are approximately 20,000 sq. ft. or greater.</p> <p>Progress: Minimum lot depths are applied to all residential development to preserve the rural atmosphere of residential communities in the City.</p> <p>Effectiveness: Currently, all residential zones do not have a minimum lot depth of 200 feet. The A-1 zones require a minimum lot depth of 200 feet and the A-E zone requires a lot depth of 150 feet. The R-1 and Residential Multi-Family (R-3) zones require a minimum lot depth of 100 feet.</p> <p>Appropriateness: All newly created lots within the past five years have been created to have a minimum depth of 200 feet.</p>
<p>Program</p> <p>Action 1.1.1: All new residential areas shall be zoned with a minimum lots size of 0.5 acre, except multi-unit developments for senior citizens, and as otherwise permitted by special exception from the City Council.</p> <p>Timing: Next five years.</p> <p>Responsibility: Department of Community Development</p>	<p>Action 1.1.2: All residential lots shall have minimum lot depths of 200 feet to allow appropriate yard area for the keeping of large animals.</p> <p>Timing: Next five years.</p> <p>Responsibility: Department of Community Development</p>

Policy 1.7 Agricultural Policy Housing programs and subsequent projects and regulations will be appraised on the basis of maintaining, protecting, and enhancing the small-plot agricultural lifestyle

Program	Accomplishments
<p>Action 1.2.1: All residential lots, with the exception of special redevelopment infill parcels for low and moderate-income families, shall have minimum lot depths of 200 feet to allow appropriate yard area for the practice of small plot agriculture. With adoption of a specific plan, primary animal keeping areas can be established on each individual lot in place of requiring the standard 200 foot lot depth, so as to still encourage the small-plot agricultural lifestyle.</p> <p>Timing: Next five years.</p> <p>Responsibility: Department of Community Development.</p>	<p>Progress: As stated previously in Action 1.1.2, minimum lot depths are applied to all residential development and Specific Plans to preserve the rural atmosphere in the City.</p> <p>Effectiveness: All residential zones do not have a minimum lot depth of 200 feet. The A-1 zone requires a minimum lot depth of 200 feet and the A-E zone requires a lot depth of 150 feet. The R-1 and R-3 zones require a minimum lot depth of 100 feet. An Animal Keeping Overlay (AKO) and Primary Animal Keeping Area (PAKA) have been established for R-1 and A-1 zones respectively. Both the AKO and PAKA ensure that all residential lots within the A-1 zone and any applicable lots in the R-1 zone shall have an open space area designated for animal keeping. The AKO was established to allow animal keeping rights on R-1 property on a case-by-case basis.</p> <p>Appropriateness: The City will continue to require 20,000 sq. ft. minimum lots that allow animal keeping, and to maintain and facilitate a rural atmosphere in the City.</p>
<p>Policy 1.3 Public Service Policy Ensure that the level of public services to residential areas of the City is based on anticipated population projections with the goal of protecting the environment.</p> <p>Program</p> <p>Action 1.3.1: All new residential construction shall include the necessary infrastructure to provide services concurrent with City standards, including a lateral connection to the City's sewer system for each single lot that is developed with a home.</p> <p>Timing: Ongoing</p> <p>Responsibility: Engineering Department, Riverside County Health Department, Economic Development Agency.</p>	<p>Accomplishments</p> <p>Progress: All new residential construction must be connected to the City's sewer system.</p> <p>Effectiveness: New housing units constructed in the City must be connected to the City's sewer system. The City encourages existing households to utilize the City's sewer rebate/loan programs to assist households in connecting to the City's sewer system.</p> <p>Appropriateness: The City is ongoing in regulating that all new residential development be connected to the City's sewer system.</p>

<p>Action 1.3.2: Encourage existing housing units now using a septic system to hook up to the City's sewer system, possibly using the Deferred Loan Program to provide the necessary financing for qualified low- and moderate-income households.</p> <p>Timing: Ongoing</p> <p>Responsibility: Engineering Department, Riverside County Health Department, Economic Development Agency</p>	<p>Progress: The City offers two programs to reduce the number of housing units using a septic system. The Home Improvement Program (HIP) offers a Deferred Loan that can be used to assist households that do not exceed 80 percent of the median income for Riverside County. Second, the Sewer Connection Loan Program has three sewer connection/rebate programs:</p> <ol style="list-style-type: none"> 1) The CRA Sewer Loan Program offers assistance of a 3 percent interest loan for households that do not exceed 120 percent of the Riverside County median income 2) The City Sewer Loan Program assists households whose income exceeds the 120 percent limit of the CRA-funded program. 3) The Sewer Assessment Rebate Program offers reimbursement of homeowners of Low-Mod income for a 20-year tax assessment levied to construct the sewer lateral in the street. This bond expires in fiscal year 2008-09 and will be discontinued upon expiration of the bond. <p>Effectiveness: Since 2000, 74 households have been assisted through the HIP Deferred Loan Program; 30 households have been assisted through the City 5 percent sewer loan and Redevelopment Agency 3 percent Sewer Loan Program.</p> <p>Appropriateness: The City will continue to offer these programs to assist households using a septic system to connect to the City's sewer system.</p> <p>Progress: Ordinance 14.07.100 states that upon the transfer of property ownership, those properties that house septic tanks must be connected to the City's sewer system, provided the property is within 200 feet of a sanitary sewer.</p> <p>Effectiveness: Upon sale of the property, the residence must be connected to the City's sewer system. Additionally, various sewer connection/rebate programs (as mentioned in Action 1.3.2) can be used to assist lower income households to connect to the City's sewer system.</p> <p>Appropriateness: The City enforces this ordinance and advertises the various sewer connection/rebate programs that are available to assist homeowners in connecting to the City's sewer system.</p>
<p>Action 1.3.3: Any residential unit not currently hooked up to the sewer system shall be required to install a lateral sewer line connection to the system prior to the sale of the property in question where a sewer main exist near the property.</p> <p>Timing: Ongoing</p> <p>Responsibility: Engineering Department, Riverside County Health Department, Economic Development Agency.</p>	<p>Appropriateness: The City will continue to offer these programs to assist households using a septic system to connect to the City's sewer system.</p> <p>Progress: Ordinance 14.07.100 states that upon the transfer of property ownership, those properties that house septic tanks must be connected to the City's sewer system, provided the property is within 200 feet of a sanitary sewer.</p> <p>Effectiveness: Upon sale of the property, the residence must be connected to the City's sewer system. Additionally, various sewer connection/rebate programs (as mentioned in Action 1.3.2) can be used to assist lower income households to connect to the City's sewer system.</p> <p>Appropriateness: The City enforces this ordinance and advertises the various sewer connection/rebate programs that are available to assist homeowners in connecting to the City's sewer system.</p>

<p>Goal 2: Remove or reduce constraints on the development of housing.</p> <p>Policy 2.1 Job Generation Policy. The City will work towards the creation of jobs in the community that can support households by promoting the best use of limited industrial and commercial zones.</p>	
<p>Program</p> <p>Action 2.1.1: The City and the City's Planning Commission will evaluate and make recommendations on a case-by-case basis regarding what actions can be done to achieve the highest generation of high paying jobs for each commercial and industrial project. Timing: Ongoing Responsibility: Department of Community Development and Redevelopment Agency.</p>	<p>Accomplishments</p> <p>Progress: The Planning Commission takes into consideration how each development will affect job growth in the City, depending upon the size and use associated with the development.</p> <p>Effectiveness: The Redevelopment Agency has been proactive in attracting new businesses into the City. Since 2000, several light industrial and commercial developments have been constructed in the City. Most of the commercial development has been concentrated along Hamner Avenue, but development has expanded into Sixth Street. Additionally, The Corona-Norco Unified School District, California Rehabilitation Center, and Naval Surface Warfare Center employ approximately 1,000 employees each. These employers remain consistent job producers within Norco.</p> <p>Appropriateness: The Planning Commission, working with the Planning Division and the Redevelopment Agency, will continue to consider job production in evaluating discretionary applications for commercial and industrial projects.</p>

<p>Policy 2.2 Land Use Policies: The City will remove or mitigate constraints to the maintenance, improvement, and development of affordable housing as is feasible and in conjunction with the Land Use Element of the General Plan, and the goals of the community</p>	<p>Program</p> <p>Accomplishments</p> <p>Progress: The Redevelopment Agency allocates funding to the Infill Housing Program and First-Time Homebuyer Program. The Infill Housing Program provides affordable housing by acquiring vacant or substandard lots in the City and constructing affordable housing units on them. The Program also allows for purchase of substandard units, which are then upgraded and sold to qualified applicants. The First-Time Homebuyer Program is designed to assist households that do not exceed 120 percent of the median area income for Riverside County in the purchase of a home. This program applies to existing housing units.</p> <p>Effectiveness: Since 2000, the First-Time Homebuyer Program assisted two moderate-income level households. Since 2000, the Infill Housing Program acquired and re-sold four three-bedroom manufactured homes to low-income households.</p> <p>Appropriateness: The City continues to allocate funds to both these programs to ensure that housing is available for all income groups.</p> <p>Progress: The City offers various housing programs to assist in mitigating the impact of new housing costs to make them accessible to all income levels. The First-Time Homebuyer Program assists households that do not exceed 120 percent of the median area income for Riverside County with downpayment assistance in the purchase of a home. Applicants must be able to provide 3.5 percent of the purchase price of the home in addition to the assistance offered by the Program.</p> <p>Effectiveness: Due to high home prices in Norco, applicants have been unable to purchase a home with payments at affordable levels. Since 2000, two moderate-income level households have been assisted through the First-Time Homebuyer Program.</p> <p>Appropriateness: The City will continue to offer the First-Time Homebuyers Program; however, with new home prices remaining high, moderate-income households will have a greater opportunity to afford a home with Program assistance than lower income households.</p>
<p>Action 2.2.1: The City will promote the use of Redevelopment Agency Housing Funds for infill housing and first-time homebuyers on existing lots that do not meet the minimum lot size requirement of the underlying zone.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development and Redevelopment Agency.</p>	<p>Action 2.2.2: The City should maintain an impact mitigation program on housing development projects (A-1 and HS Zones) to help mitigate the cost of new single family housing in the City and the impact it has on the City's efforts to provide housing opportunities for all income levels.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development and Redevelopment Agency.</p>

<p>Policy 2.2 Land Use Policies: The City will remove or mitigate constraints to the maintenance, improvement, and development of affordable housing as is feasible and in conjunction with the Land Use Element of the General Plan, and the goals of the community.</p>	<p>Accomplishments</p> <p>Progress: The City Council is empowered to waive fees as an incentive to encourage projects that are borderline in terms of feasibility.</p> <p>Effectiveness: Since 2000, the City has not been requested to waive application or impact fees for development that includes affordable housing.</p> <p>Appropriateness: The City will continue utilizing this incentive on a case-by-case basis.</p> <p>Progress: The City publicizes the various programs that are available to assist households of all income levels in purchasing, renting, or maintaining a home. The City takes an aggressive approach to advertising its programs by using utility bill flyers, the internet, the quarterly City-published activities brochure, newsletters, meetings with senior citizen activist groups, and cable television. These programs have been successful in assisting households throughout Norco.</p> <p>Effectiveness: In 2006, the Home Improvement Program assisted 17 very low-, 28 low- and 41 moderate-income households; City staff continues to service an increase in the number of clients seeking assistance for home repairs. Additionally, the City's Sewer Connection/Rebate Programs assisted 118 very low-income households in covering the costs to connect their residence to a lateral sewer line. The City publicizes the following programs:</p> <ul style="list-style-type: none"> • The First-Time Homebuyer • Sewer Loan Program • Sewer Tax Rebate • Emergency Grant • Home Improvement Grant • Deferred Loan Program <p>Appropriateness: The City will continue to take an aggressive approach in advertising programs through different forms of media. Also, the availability of the internet has allowed these programs to be advertised to the public on the City of Norco website.</p>
<p>Program</p> <p>Action 2.2.3: The City Council will consider waiving application and impact fees, as can be accommodated, where such a waiver can be the difference in the feasibility for the development of housing projects that meet the City's needs for affordable housing opportunities.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development and Redevelopment Agency.</p>	<p>Program</p> <p>Action 2.2.4: The City will make widely available publications that describe the funding and assistance opportunities and availability of affordable housing in the City of Norco.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development and Redevelopment Agency.</p>

Policy 2.2 Land Use Policies: The City will remove or mitigate constraints to the maintenance, improvement, and development of affordable housing as is feasible and in conjunction with the Land Use Element of the General Plan, and the goals of the community.

Program

Accomplishments

Progress: The City, working with potential developers, has identified potential sites that could be considered for mixed-use projects, but none have submitted formal applications for entitlement. A mixed-use project would require a zone change that would need City Council approval. Sites that have been considered are:

- The northwest corner of River Road and Corydon Avenue
- The southwest corner of Third Street and Hamner Avenue
- North of Fourth Street and west of Hamner Avenue
- Beacon Hill
- Southwest corner of Fifth Street and Horseless Carriage Drive
- Parcels fronting Mountain Avenue in the Gateway Specific Plan

Effectiveness: Since 2000, no mixed-use projects have been constructed in Norco.

Appropriateness: The City will continue to pursue mixed-use development. Any mixed use project would require a zone change to establish a PD Overlay zone and conditional use permit. Density zone and conditions are determined on a project-by-project basis. Additionally, a General Plan Amendment would be required on sites that include residential zoning once the density has been determined.

Action 2.2.5: In underdeveloped commercial areas the City should investigate a mixed-use building concept that could allow the development of two story buildings wherein the top floor could be used for residential uses until such time as the market could support the conversion of the second story to commercial uses.

Timing: Ongoing

Responsibility: Department of Community Development and Redevelopment Agency.

Policy 2.2 Land Use Policies: The City will remove or mitigate constraints to the maintenance, improvement, and development of affordable housing as is feasible and in conjunction with the Land Use Element of the General Plan, and the goals of the community

Program	Accomplishments
<p>Action 2.2.6: No residential construction shall be allowed until mainline water and sewer utility infrastructure is available from the City; and not until mainline storm drain infrastructure is available from the City and/or County.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development and Redevelopment Agency.</p>	<p>Progress: All new residential construction must be connected to the City's sewer system.</p> <p>Effectiveness: New housing units in the City must be connected to the City's sewer system.</p> <p>Appropriateness: The City will continue regulating that all new residential development be connected to the City's sewer system.</p>

<p>Goal 3: Maintain low-income/affordable housing stock.</p> <p>Policy 3.1 Conservation Policies: The City will establish measures to conserve existing housing stock and maintain it within an affordability range for low- and moderate-income households</p> <p>Program</p>	<p>Accomplishments</p> <p>Progress: The Norco Redevelopment Agency keeps an inventory of affordable housing units, as well as the acquisition of land to be used for infill development, such as manufactured housing for low-income households.</p> <p>Effectiveness: In accordance with provisions of AB 987, the City maintains a database of affordable housing units in the City, which is updated annually. The report describes newly constructed and substantially rehabilitated housing units that were developed or assisted with Redevelopment Agency Housing Funds. Based on the most recent report from 2007, no affordable units are at-risk from converting from affordable to market-rate housing. The three senior housing complexes have the following affordability covenant restriction: Clark Terrace Phase I (40 years; expires 2035), Clark Terrace Phase II (40 years; expires 2041), Heritage Park (55 years; expires 2062). Ownership housing that is substantially rehabilitated or assisted through the City's Redevelopment Agency has a 30 year affordability covenant restriction with affordability covenants not expiring until 2024.</p>
<p>Action 3.1.1: The City should keep an inventory of affordable housing units and promote, through its Redevelopment Agency, the use of additional affordable housing assistance programs, as appropriate, for existing homes that have the potential to convert to non low-income status.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency and Department of Community Development.</p>	<p>Appropriateness: An inventory of affordable units will be kept up-to-date by the RDA to monitor affordable units that may be at-risk of converting to market-rate housing, as required by AB 987.</p> <p>Progress: The Infill Housing Program allows for the purchase of substandard housing units to be rehabilitated and sold to low-income households. The Program also acquires vacant and substandard lots for infill housing.</p> <p>Effectiveness: Since 2000, four three-bedroom manufactured homes have been constructed and sold to low-income families. These units will remain affordable for 30 years. The following homes, referenced by Accessor's Parcel Number, have been built since the year 2000:</p> <ul style="list-style-type: none"> • 133040018 (2004) • 122080035 (2004) • 122080032 (2004) • 131030070 (2007) <p>Appropriateness: The City will continue to rehabilitate vacant and substandard lots to construct housing available for low-income families.</p>

<p>Goal 4. Provide adequate housing in the City by location, type, price, and tenure for all segments of the population.</p>	
<p>Policy 4.J Government Aid Policy: The City will seek any Federal, State, and Local funding to help provide and subsidize low-cost housing.</p>	
<p>Program</p>	<p>Accomplishments</p>
<p>Action 4.1.1. Many Federal housing programs are intended toward the development to high-density housing projects for low- and moderate-income households. There are limited opportunities for high-density housing in Norco, therefore the City should continue to see whatever Federal funds can be used on projects that are consistent with the Land Use Element, and can help provide affordable housing units. Timing: Ongoing Responsibility: Redevelopment Agency</p>	<p>Progress: To maintain the rural atmosphere of the City, development has consisted of low to medium density development. The City has also identified potential sites for mixed use development that will consist of a low to medium density residential component.</p> <p>Effectiveness: As of January of 2000, 126 affordable senior housing units have been constructed in the City. Clark Terrace phase II (40 units) and Heritage Park (86 units) were funded through the City's Redevelopment Agency and Department of Housing and Urban Development Section 202 and 811 Supportive Housing Funds. Clark Terrace phase II has a 40 year affordability covenant and Heritage Park has a 50 year affordability covenant, which ensures affordability until 2041 and 2062 respectively.</p> <p>Appropriateness: Although the City is approaching build out, the City will continue to look for opportunities to develop at higher densities. Mixed-use development concepts are being examined as possible alternatives. However, the City's foremost goal will be to maintain and enhance the rural atmosphere of Norco and guide development to promote that rural atmosphere.</p> <p>Progress: The City is a member of State and regional organizations that discuss and propose legislation for affordable housing and other issues affecting California cities.</p> <p>Effectiveness: The City is an active participant in SCAG, the Western Riverside Council of Governments (WRCOG), and League of California Cities. These organizations provide an arena for legislation to be discussed.</p> <p>Appropriateness: The City will continue to be involved with these organizations.</p>
<p>Action 4.1.2. The City should actively support legislative actions that will continue existing housing grant programs and provide local government with the discretion necessary to serve local housing needs adequately. Timing: Ongoing Responsibility: Redevelopment Agency</p>	

<p>Goal 4: Provide adequate housing in the City by location, type, price, and tenure for all segments of the population.</p>	
<p>Policy 4.1 Government Aid Policy The City will seek any Federal, State, and Local funding to help provide and subsidize low-cost housing.</p>	
<p>Program</p>	<p>Accomplishments</p>
<p>Action 4.1.3: The City should find additional sites for the construction of infill housing in accordance with the Redevelopment Agency's Infill Housing Program using the Agency's set-aside funds and CDBG funds as appropriate.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency</p>	<p>Progress: The City has been actively involved in locating sites for their Infill Housing Program. The City's Infill Housing Program acquires vacant land to construct manufactured homes to sell to low-income households.</p> <p>Effectiveness: Since 2000, the Infill Housing Program acquired and sold four three-bedroom manufactured homes to low-income families.</p> <p>Appropriateness: The City will continue to allocate funds to the Infill Housing Program to assist in the acquisition of vacant or substandard lots to construct manufactured housing for very low- and low-income households.</p> <p>Progress: The City has assisted households through the First-Time Homebuyers Program, using RDA set-aside funds. The First-Time Homebuyers Program is available to any households that earn less than 120% of the County median income.</p> <p>Effectiveness: Due to high home prices in Norco, most applicants have been unable to purchase a home with payments within affordable levels. Since 2000, two moderate-income level households have been assisted through the Program.</p> <p>Appropriateness: The City will continue to allocate funding to the First-Time Homebuyers Program. However, if housing costs continue to rise, affordability ranges for low-income households will be limited.</p> <p>Progress: The City has addressed these types of households using the HIP Deferred Loan Program.</p> <p>Effectiveness: One overcrowded household was assisted in the Fall of 2007.</p> <p>Appropriateness: The City will continue to utilize the HIP Deferred Loan Program to assist overcrowded households.</p>
<p>Action 4.1.4: The City should seek additional opportunities to assist low and moderate-income households through the First-Time Homebuyer Program, using the Redevelopment Agency's set-aside funds as appropriate.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency</p>	
<p>Action 4.1.5: The City should investigate the establishment of a special low-interest loan program for home improvements specifically designed for room additions in low-income, large-family households residing in housing that is too small, and where the low-income prohibits moving to a larger home.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency</p>	

<p>Policy 4.2 Public/Private Partnership Policy The City will encourage public/private sector partnerships and cooperation in developing and implementing solutions to affordable housing, and special housing needs</p>	<p>Accomplishments</p> <p>Progress: In a partnership with Southern California Presbyterian Homes, the Redevelopment Agency constructed one senior apartment complex (Clark Terrace Phase II). Clark Terrace Phase II was completed in August 2002. Also, between 2000 and 2007, the City of Norco was involved in the Riverside-San Bernardino Housing Finance Agency (RSBHFA) Low-Income Homebuyer Program, which is a Joint Powers Authority (JPA) that assists households with up to 140% of the Riverside County area median income in leasing a home. After three years of making on-time lease payments, the title of the home is transferred from the JPA to the homebuyer/tenant.</p> <p>Effectiveness: All forty units of the Clark Terrace II senior complex were made available to low-income senior households. Full occupancy was achieved in December 2002. Since 2000, 30 households were assisted with homeownership in Norco through the RSBHFA. The RSBHFA is currently in the process of transferring the last remaining tenants to home ownership, and then the JPA will be dissolved.</p> <p>Appropriateness: The City will continue to pursue opportunities with private non-profit and for-profit agencies for the development of affordable housing.</p> <p>Progress: The City does not offer permit streamlining for private sector agencies involved in the production of affordable housing.</p> <p>Effectiveness: One home was constructed in a partnership with the City and Habitat for Humanity located at Alhambra Street in the City of Norco.</p> <p>Appropriateness: The City will continue to work with non-profit organizations, such as Habitat for Humanity in the production of affordable housing. The City may be considering implementing a permit streamlining process for development that includes affordable housing.</p>
<p>Program</p> <p>Action 4.2.1: The City should seek additional opportunities with private non-profit corporations, as feasible, for the development of housing that meets low and moderate-income household needs, and for those with special housing needs.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency</p>	<p>Action 4.2.2: The City should continue working and seek additional opportunities to work with Habitat for Humanity, and other private or public agencies, for the development of low-income housing units, especially through the Infill Housing Program. This program should include as feasible, a streamlined permit processing procedure so as to minimize time and expenditure for private sector agencies involved in the production of affordable housing.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency</p>



<p>Goal 5: Designate suitable sites for sound residential growth.</p> <p>Policy 5.1 Environmental Policy: The City will consider environmental hazards and restraints during the planning of residential projects in environmentally sensitive areas</p>	
<p>Program</p> <p>Action 5.1.1: No residential development should be permitted in the City's flood zones. Timing: Ongoing Responsibility: Department of Community Development</p>	<p>Accomplishments</p> <p>Progress: According to the Safety Element of Norco's General Plan, the City is not subject to serious flooding from the Santa Ana River. However, flood hazards still exist along the North and South Norco Channels. Areas along Sierra Avenue, which are zoned residential, were identified in the Safety Element as prone to flooding.</p> <p>Effectiveness: In most cases, the City would be protected from extensive, serious flooding by the Santa Ana River because there is a slope gradient along the south bank of the river. The North and South Norco Channels have nominal drainage capacities that are adequate for moderate sized storms; both are inadequate in the event of a 100-year storm. Hence, a 100-year flood storm would affect the City in areas along the North and South Channels. Flood hazards related to inundation do not affect the City, as it is not in a pathway of any major dams or reservoirs.</p> <p>Appropriateness: The City will permit residential construction in designated flood zones with a waiver requiring development provisions to mitigate flood hazard impacts, such as raised footings.</p> <p>Progress: Chapter 18.26 addresses Hillside (HS) zone development. The intent and purpose of this Chapter is to ensure that hillside areas are developed in a manner that will recognize the unique character and problems of hillside development, and minimize mass grading, and any other techniques adverse to Norco's rural character.</p> <p>Effectiveness: Section 18.26.18 of the Zoning Code sets forth the grading regulations in the HS zone. These regulations include maintaining a stable slope grade to prevent landslides, promote design considerations that include rock and soil exposure, and preserve the natural topography of the hillside.</p> <p>Appropriateness: The City will continue to regulate hillside development as pursuant to the City's Zoning Code to minimize the adverse affects of hillside grading and to preserve hillside areas.</p>
<p>Action 5.1.2: Residential development in the hillsides should be designed with the contours of the land so as to minimize the total amount of grading and to limit the amount of permanent grading scars such as retaining walls and manufactured slopes. In addition, project design should incorporate the natural land features such as rock outcrops. Timing: Ongoing Responsibility: Department of Community Development</p>	



<p>Action 5.1.3: Residential development along the river bluffs should only be permitted when stability of the soil has been ascertained, and the structures and accesses are located an appropriate distance from the face of the bluff.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: All land along the river bluff is developed. Consequently, no new residential development has been constructed along the river bluff.</p> <p>Effectiveness: The City Zoning Code sets forth regulations to maintain soil stability of hillsides to prevent landslides.</p> <p>Appropriateness: The City will continue to regulate development along the river bluffs to minimize damage to life and property caused by landslides.</p> <p>Progress: The City has worked cooperatively with the California Department of Transportation (Caltrans) to provide buffers between the Interstate 15 Freeway and residential neighborhoods to minimize freeway noise.</p>
<p>Action 5.1.4: Residential development along the freeway should incorporate appropriate landscape buffers and building setbacks to mitigate noise impacts.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Effectiveness: Currently, Caltrans has not constructed sound barrier walls along the east side of the freeway adjacent to residential properties. Natural topography, such as slopes, provides a reduction in freeway noise.</p> <p>Appropriateness: The City will continue to separate land uses that generate a high concentration of noise (industrial land uses) from land uses that are sensitive to noise (residential land uses). Also, the City will possibly adopt ordinances that restrict the location and operation of potential noise producers. The City will also continue to work with Caltrans to provide noise-reduction barriers between the freeway and adjacent residences.</p> <p>Progress: The City has not established any criteria for the conversion of vacant motels or commercial buildings into senior housing complexes.</p>
<p>Action 5.1.5: The City should establish criteria for the conversion of vacant motel/commercial buildings into senior housing complexes.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Effectiveness: Since 2000, no vacant motels or commercial buildings have been converted into senior housing complexes.</p> <p>Appropriateness: The City has used other methods to construct senior housing complexes, such as HUD Grants and partnerships with private developers. Therefore, the City is not establishing criteria for the conversion of vacant motels or commercial buildings into senior housing complexes.</p>

<p>Policy 5.2 Annexation Policy Logical annexation of adjacent unincorporated areas, including amendments to the City's sphere of influence boundary as necessary, will be encouraged when adequate service and proper land use plans have been developed, or when annexation is deemed critical to preserving the City's animal-keeping/small plot agricultural lifestyle.</p>	<p>Accomplishments Progress: Currently, the City has not annexed any areas. Effectiveness: Since 2000, no annexations have taken place in Norco. Appropriateness: The City will continue to analyze possible annexations that may enhance and/or support the City's animal-keeping/small-plot agricultural goals and lifestyle; however, the Sphere of Influence for the City is small and does not provide a lot of vacant land for new construction opportunities.</p>
<p>Program</p> <p>Action 5.2.1: Proposed annexation areas shall enhance and/or support the City's animal-keeping/small-plot agricultural goals and lifestyle.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development</p>	
<p>Policy 5.3 Services and Utilities Policy The City will encourage residential infill within existing neighborhoods to better utilize existing services and utilities and to reduce infrastructure development costs</p>	
<p>Program</p> <p>Action 5.3.1: The City should find additional sites for the construction of infill housing in accordance with the Redevelopment Agency's Infill Housing Program, using the Agency's set-aside funds and CDBG funds as appropriate.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Accomplishments Progress: The Infill Housing Program allows for the purchase of substandard housing units to be rehabilitated and sold to low-income households. The Program also acquires vacant and substandard lots for infill housing. Effectiveness: Since 2000, the Infill Housing Program acquired and sold four three-bedroom manufactured homes to low-income families. Appropriateness: The City will continue to rehabilitate vacant and substandard lots to construct housing available for low-income households.</p>

Policy 5.4 Regional Housing Need Assessment (SCAG) Policy: The City will monitor its compliance with the 2000 Regional Housing Needs Assessment (RHNA) and participate with the Southern California Association of Governments (SCAG) in future projections of housing needs for the community to the extent that the City's Land Use Element will allow.

Programs	Accomplishments
<p>Action 5.4.I: Compliance with the programs (Infill Housing, First-Time Homebuyer, and low-interest loan Programs) of this update of the Housing Element will help the City towards its goal of being in compliance with its fair share needs of the regional housing supply.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: The Infill Housing Program and First-Time Homebuyer Program have been utilized to fulfill compliance with fair share housing needs.</p> <p>Effectiveness: Since 2000, the RDA has used these programs to rehabilitate existing homes and add new affordable housing to Norco. Between 2000 and 2005, 169 low-income senior and affordable housing units were rehabilitated or constructed.</p> <p>Appropriateness: Norco will continue to utilize these programs to fulfill their fair share housing needs.</p>



<p>Goal 6: Improve and conserve existing residential neighborhoods.</p>	
<p>Policy 6.1 Preservation Policy: The City should seek methods of preserving and enhancing existing neighborhoods within the City through capital improvement planning and redevelopment programs</p>	
<p>Program</p>	<p>Accomplishments</p>
<p>Action 6.1.1: The City should ensure that all eligible citizens are aware of the Redevelopment Agency's Deferred Loan Program designed to assist low- and moderate-income families to finance needed home improvements with low interest rate loans. Timing: Ongoing Responsibility: Redevelopment Agency and Engineering Department</p>	<p>Progress: The City of Norco aggressively promotes their low- and moderate-income households programs. The City uses utility bill flyers, the quarterly City-published activities brochure, newsletters, meetings with senior citizen activist groups, and through cable television to promote and inform Norco residents about household assistance programs.</p> <p>Effectiveness: Since 2000, the original Deferred Loan Program has assisted a total of 26 households, out of this total, four very low-income, eight low-income, and 14 moderate-income households were assisted. In 2005, the Deferred Loan Program was consolidated into the Home Improvement Program (HIP). Since that time 150 households have been assisted</p> <p>Appropriateness: The RDA will continue to promote affordable housing programs to residents of Norco. The City of Norco website has contributed as another method of informing Norco residents about the various programs that are available for low- and moderate-income households.</p> <p>Progress: The City has not implemented a policy to eliminate non-conforming lots by offering an animal-keeping density bonus.</p> <p>Effectiveness: The City did not combine or dissolve non-conforming lots by implementing an animal keeping density bonus incentive to developers.</p> <p>Appropriateness: Currently, the City has not discussed implementing an animal-keeping density bonus to eliminate non-conforming lots.</p>
<p>Action 6.1.2: The City should investigate a policy encouraging the combination and dissolution of non-conforming lots, where infill development is not practicable, and possibly using animal-keeping density bonuses as an incentive. Timing: Ongoing Responsibility: Redevelopment Agency and Engineering Department</p>	

<p>Action 6.1.3: The City should identify existing non-conforming residential uses and preserve them as affordable housing units through the various redevelopment programs such as First-time Homebuyer.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency and Engineering Department</p>	<p>Progress: The First-Time Homebuyer Program currently preserves existing housing units. The RDA through the Infill Housing Program acquires non-conforming lots to construct infill affordable housing. The Program also allows for the purchasing of non-conforming residential units, which are then rehabilitated and sold to qualified applicants.</p> <p>Effectiveness: Since 2000, the First-Time Homebuyer Program assisted two moderate-income level households, and the Infill Housing Program acquired and sold four three-bedroom manufactured homes to low-income households.</p> <p>Appropriateness: The Infill Housing Program will continue to acquire vacant non-conforming lots and substandard units for rehabilitation and new construction of affordable housing.</p>
<p>Action 6.1.4: The City should identify capital improvements Citywide, including maintenance and improvement of streets and trails, to preserve and enhance the identity of each of the City's neighborhoods.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency and Engineering Department</p>	<p>Progress: The City's Budgeting and Finance Department produces an annual Five Year Capital Improvement Plan that serves as a guide to ensure that limited financial resources are allocated towards important City services and strategic priorities identified by the City Council and management.</p> <p>Effectiveness: In 2006, street medians were installed along Hammer Avenue. Equestrian trails have been improved with new trail fencing and paving materials to improve safety and aesthetics. Also, new equestrian trails have been added to form an extensive trail network. New irrigation systems have been installed to water trees and landscaping along trails and paths.</p> <p>Appropriateness: The City will continue to make capital improvements that enhance and preserve the rural atmosphere of the City's neighborhoods.</p>

<p>Policy 6.2 Code Compliance Policy: The City will continue to pursue enforcement of the housing code, and the nuisance abatement program.</p>	<p>Accomplishments</p> <p>Progress: The Building and Safety Division is proactive in investigating code violations and encouraging low-income households to apply for the Home Improvement Program (HIP) to assist low-income households in making minor repairs to their home. The HIP consists of three grant/loan programs:</p> <ol style="list-style-type: none"> 1) The Emergency Grant is used for specific emergency repairs that pose a safety or health risk. 2) The Home Improvement Grant offers a loan to assist seniors (62 years or older) and disabled households with exterior and interior repairs. 3) The Deferred Loan Program is used for improvements that will cost more than \$10,000 for low-income senior and disabled households. <p>Effectiveness: Since 2000, 91 very low-, 21 low-, and 41 moderate-income households have been assisted through the HIP.</p> <p>Appropriateness: The RDA will continue to allocate funding to the HIP to assist senior, disabled, and low-income households in making home repairs.</p> <p>Progress: Currently, the RDA acquires vacant lots for the development of infill housing to be sold to low-income families as part of the Infill Housing Program.</p> <p>Effectiveness: Since 2000, the Infill Housing Program acquired and sold four three-bedroom manufactured homes to low-income households.</p> <p>Appropriateness: The RDA will continue to acquire vacant land for the Infill Housing Program.</p>
<p>Programs</p> <p>Action 6.2.1: The City should aggressively pursue the abatement of code violations and ensure that households that qualify for assistance are aware of the Redevelopment Agency's Home Improvement Program. This can be used to fund improvements in low-income households where financing the improvements may be beyond the capacity of the household in violation.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development and Redevelopment Agency.</p>	<p>Action 6.2.2: The City should eliminate abandoned homes and develop vacant and/or distressed properties through the Redevelopment Agency Distressed Property Program where funding is available.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development and Redevelopment Agency.</p>



<p>Goal 7: Provide for a decent home and satisfying environment for all residents regardless of age, race, sex, marital status, ethnic background, income, or other arbitrary factors.</p> <p>Policy 71 Equal Housing Policy The City will promote equal housing opportunities and shall not discriminate against any person.</p>	
<p>Program</p>	<p>Accomplishments</p>
<p>Action 7.1.1: The City should promote assistance in home repairs to senior citizens using the Senior Home Repair Program for qualifying households.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency</p>	<p>Progress: The Senior Home Repair Program assists very low-income senior citizens with minor repairs to their home. The assistance is in the form of an annually renewing \$2,000 grant. In fiscal year 2005-2006, the Senior Home Repair Program was merged with Norco's Home Improvement Program.</p> <p>Effectiveness: Since 2000, 149 senior households have been assisted through the former Senior Home Repair Program and HIP.</p> <p>Appropriateness: The RDA will continue to allocate funds to the HIP.</p> <p>Progress: The Housing Accessibility Program assists very low-income disabled households with improvements to their homes. The assistance is in the form of a \$1,500 grant in order to make their home more accessible to their needs. In 2005, the Housing Accessibility Program was combined into the Home Improvement Program (HIP).</p> <p>Effectiveness: Between 2000 and 2004, four very low-income households were assisted through the Housing Accessibility Program. Due to the consolidation of the Housing Accessibility Program into the HIP, the number of actual disabled households assisted after 2004 was not recorded. However, between 2005 and 2007, a total of 290 households were assisted through the HIP.</p> <p>Appropriateness: The RDA will continue to allocate funds to the HIP.</p>
<p>Action 7.1.2: The City should promote housing assistance opportunities through the Housing Accessibility Program, for low and moderate-income households with special housing needs as a result of one or more members within that household being disabled and needing specific household aids.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency</p>	<p>Appropriateness: The RDA will continue to allocate funds to the HIP.</p>

<p>Action 7.1.3: The City should investigate the feasibility of establishing low-income rental assistance programs, especially as they can be applied to one-parent, and overcrowded households, to complement the mortgage assistance programs currently being used by the Redevelopment Agency. The objective of the equal housing policy is to provide assistance to approximately 100 homes a year through the various housing programs.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency</p>	<p>Progress: A low-income, overcrowded or one-parent household rental assistance program has not been implemented.</p> <p>Effectiveness: The City of Norco assisted one low-income overcrowded household through the Home Improvement Program.</p> <p>Appropriateness: Due to the low number of overcrowded households (6 percent) and one-parent households (10 percent) in Norco, the City does not plan to allocate separate funds for programs that assist overcrowded or one-parent households at this time. The Home Improvement Program is available for this purpose.</p>
<p>Action 7.1.4: The City should coordinate with other community groups in the City to ensure that the public is informed of all available programs.</p> <p>Timing: Ongoing</p> <p>Responsibility: Redevelopment Agency</p>	<p>Progress: The City of Norco and community groups work cooperatively to promote City programs. The City takes an aggressive approach to advertising its programs using utility bill flyers, the quarterly City-published activities brochure, newsletters, meetings with senior citizen activist groups, and cable television.</p> <p>Effectiveness: In the past several years, a dramatic increase in the number of clients seeking assistance for home repairs has occurred. The over-expenditure of budgeted funds for the HIP indicates that a maximum number of senior and disabled households are using this program for home repairs.</p> <p>Appropriateness: The City will continue to encourage use of the City's affordable housing programs through advertising.</p>

Goal 8. Encourage the conservation of energy in all residential development.	
Policy 8.1 Energy Conservation Policy: The City will encourage increased application of active and passive solar energy systems in residential developments, and shall enforce energy standards required by the State Energy Building Regulations for residential development.	
Program	Accomplishments
<p>Action 8.1.1: The City should coordinate with Southern California Edison to ensure that the public is informed of all available programs providing incentives for the installation of energy conserving measures.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development, and County of Riverside Community Action Department.</p>	<p>Progress: The City building division enforces development compliance with Title 24 Energy Conservation Standards.</p> <p>Effectiveness: The City continues to acquire funds from public and private sources, along with the City's general fund, to promote and educate the public about energy conservation. The City distributes brochures that educate the public about energy savings tips. Brochures are available at City Hall.</p> <p>Appropriateness: The City will continue to encourage use of Federal and State programs that assist homeowners in energy conservation activities.</p> <p>Progress: The Zoning Code permits solar panels to be placed on rooftops as long as they are hidden from ground level view. The City also enforces Title 24 Energy Conservation Standards.</p> <p>Effectiveness: The City continues to acquire funds from public and private sources, along with the City's general fund, to promote and educate the public about energy conservation. The City distributes brochures that educate the public about energy savings tips. Brochures are available at City Hall.</p> <p>Appropriateness: The City will continue to encourage use of Federal and State programs that assist homeowners in energy conservation activities. Also, Title 24 energy standards will continue to be applied to all new and remodeled residential construction.</p>
<p>Action 8.1.2: The City should make informational materials available to help applicants incorporate passive solar planning elements in subdivisions regarding lot and structure orientation, protecting solar access, and providing for the applicant of passive and active energy saving features.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development, and County of Riverside Community Action Department.</p>	<p>Progress: The City building division enforces development compliance with Title 24 Energy Conservation Standards.</p> <p>Effectiveness: The City continues to acquire funds from public and private sources, along with the City's general fund, to promote and educate the public about energy conservation. The City distributes brochures that educate the public about energy savings tips. Brochures are available at City Hall.</p> <p>Appropriateness: The City will continue to encourage use of Federal and State programs that assist homeowners in energy conservation activities. Also, Title 24 energy standards will continue to be applied to all new and remodeled residential construction.</p>



8. Definitions

Key housing-related terms and concepts, as well as agencies involved in housing in Norco are defined below:

Acre

A unit of land measure equal to 43,560 square feet.

Affordable Housing

Under State and federal statutes, housing which costs no more than 30 percent of gross household income is referred to as 'affordable' housing. Housing costs factored into this definition include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Assisted Housing

Assisted housing refers to units that are subsidized by federal, state, or local housing programs.

At-Risk Housing

Multi-family rental housing that may lose its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements is referred to as 'at-risk' housing.

California Department of Housing and Community Development (HCD)

HCD is responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census

The official United States decennial enumeration of the population conducted by the federal government.

Condominium

A building or group of buildings in which units are owned individually, but the structure, common areas, and facilities are owned by all owners on a proportional, undivided basis.

Community Development Block Grant

The CDBG program is administered by the U.S. Department of Housing and Urban Development (HUD). The program allots money to cities and counties for housing and community development activities.

Comprehensive Housing Affordability Strategy (CHAS)

The U.S. Department of Housing and Urban Development (HUD) received a special tabulation of 2000 Census data from the U.S. Census Bureau. The 2008 Housing Element draws additional information from the 2004 Comprehensive Housing Affordability Strategy (CHAS) data. This data is typically referred to as "CHAS data."

Density

Density is the number of dwelling units per unit of land. Density is usually expressed "per acre." As an example, a development with 100 units located on 20 acres has a density of 5.0 units per acre.

Density Bonus

Under State density bonus laws, a developer is commonly allowed additional residential units within a project beyond the maximum for which the parcel is otherwise permitted. Usually, a density bonus is permitted in exchange for the provision or preservation of affordable housing units at the same site or at another location.



Development Impact Fees

A fee or charge imposed on developers to pay a jurisdiction's costs of providing services to new development.

Dwelling, Multi-family

A building containing two or more dwelling units for the use of individual households is referred to as multi-family. Apartments and condominium buildings are examples of this dwelling unit type.

Dwelling, Single-family

A dwelling unit designed for occupancy by not more than one household is referred to as a single-family housing unit. Single-family detached units do not share a wall with other single-family units. Single-family attached units are attached to one or more other one-family dwellings by a common vertical wall.

Dwelling Unit

One or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of a household.

Element

A division or chapter of the General Plan.

Economic Segments

The term "economic segments" is intended to include all persons living in the City and includes all five income categories. Please see definition for "Income Category."

Emergency Shelter

Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

General Plan

A legal document that is adopted by the legislative body of a City or County. The General Plan sets forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design, and similar local concerns.

HCD

See definition for California Department of Housing and Community Development.

Home Mortgage Disclosure Act (HMDA)

The HMDA requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance, and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program

The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990 authorized a funding program for housing. The HOME program administered by HUD provides formula grants to states and localities to build, buy, and/or rehabilitate affordable rental or ownership housing or to provide direct rental assistance to low-income people.

Household

The U.S. Bureau of the Census defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income

The total income of all the persons living in a household.

HUD

See definition for U.S. Department of Housing and Urban Development.

Income Category

For planning purposes, the Department of Housing and Community Development has established income definitions based on the area mean income (AMI) within California counties. The table below presents HCD 2009 income categories applicable to Norco.

Income Category	Income Limit for a Four-Person Household (Year 2009)
Extremely Low	\$20,000
Very Low	\$33,300
Low	\$53,300
Moderate	\$64,500
Above Moderate	\$77,400

Note: Based on Riverside County area mean income of \$64,500 for four-person households in 2009

Source: Department of Housing and Community Development, 2009

Market Rate Housing

Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income

The midpoint income for each household size within a region that is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Parcel

The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Redevelopment Agency

California Community Redevelopment Law provides authority for cities to establish Redevelopment Agencies with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households.

Regional Housing Needs Assessment (RHNA)

The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand. The State distributes the total RHNA to each regional Council of Governments, which is SCAG for the southern California region. SCAG is responsible for allocating the quantified housing need to each city and/or county within the SCAG region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Rehabilitation

The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program

The tenant-based Section 8 program subsidizes a family's rent in a privately owned house or apartment. Local public housing authorities typically administer the program. The Section 8 program pays the difference between 30 percent of the household annual income and fair market rent charged by the landlord. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Southern California Association of Governments (SCAG)

The Southern California Association of Governments is a regional planning agency that encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment (RHNA), which determines a jurisdiction's share of regional housing growth.

Special Needs Groups

Special needs groups tend to have more difficulty in finding decent affordable housing due to their special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, disabled, large families, female-headed households, farmworkers, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, or other groups present in their community.

Subdivision

The division of a lot, tract, or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

SRO

A common acronym used to refer to "single room occupancies," which is a housing type that can be used for affordable housing. Tenants occupy a single room and share bathrooms, kitchens, and other living areas.

Supportive Housing

Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional Housing

Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future

point in time, which shall be no less than six months.

U.S. Department of Housing and Urban Development (HUD)

HUD is a cabinet-level department of the federal government responsible for housing, housing assistance, and urban development. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8 Rental Assistance.

Zoning

A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance/code specifying these regulations.



[This page intentionally left blank]



9. Appendix A

CITY OF NORCO REDEVELOPMENT AGENCY AB 987 AFFORDABLE HOUSING DATABASE

In accordance with the provisions of AB 987, passed by the California State Legislature, a worksheet describing newly constructed and substantially rehabilitated housing units that were developed or otherwise assisted with Low & Moderate Income Housing Funds, including units counted toward the Agency's inclusionary and replacement housing obligations, is posted below for public review. Please be aware that this is only a summary of affordable housing units assisted with Low & Moderate Income Housing Funds and is not a listing of currently available housing. Pursuant to AB 987, this database is updated annually.

Street Address	Assessor's Parcel Number	Total Subsidized Units	Subsidized Units by Bedroom Size				Year Constructed/Rehabilitated/Assisted	Covenant Document No. & Date	Restrictions Expiration Date
			1 BR	2 BR	3 BR	4 BR			
Heritage Park 2895 Clark St. Norco, CA 92860	129261001	86	84	22	0	0	2007	5/22/2007	5/22/2052
Clark Terrace I 2690 Clark St. Norco, CA 92860	129240008	40	40	0	0	0	1995	12/20/1995	12/20/2035
Clark Terrace II 2630 Clark Ave. Norco, CA 92860	129240011	40	40	0	0	0	2000	7/26/2001	7/26/2041
Disability Exemption - Units Notably Program									
Single-Family Home Norco, CA 92860	130162037	1	-	-	1	-	1994	#069298 2/17/1994	2/17/2024
Single-Family Home Norco, CA 92860	129240010	1	-	-	1	-	1998	#164322 4/28/1998	4/28/2028
Single-Family Home Norco, CA 92860	129081021	1	-	-	1	-	2001	#2001-100381 3/16/2001	3/16/2031
Single-Family Home Norco, CA 92860	133130011	1	1	-	-	-	1995	#302205 9/13/1995	9/13/2025
Single-Family Home Norco, CA 92860	125070016	1	-	-	1	-	1996	#245382 7/1/1996	7/1/2026
Single-Family Home Norco, CA 92860	131180027	1	-	-	-	1	1995	#218474 7/6/1995	7/6/2025
Single-Family Home Norco, CA 92860	127150021	1	-	-	1	-	1994	#449285 11/30/94	11/30/2024

Single-Family Home Norco, CA 92860	129272002	1	-	-	1	-	1998	#557311 2/24/1908	2/24/2028
Single-Family Home Norco, CA 92860	129281004	1	-	-	1	-	1995	#236976 6/22/1985	6/22/2025
Single-Family Home Norco, CA 92860	123060023	1	-	-	1	-	1997	#263042 8/8/1997	8/8/2027
Single-Family Home Norco, CA 92860	168020008	1	-	-	1	-	1994	#394346 10/13/1994	10/13/2024
Single-Family Home Norco, CA 92860	127342008	1	-	-	1	-	1999	#1989-330722 7/23/1999	7/23/2029
Single-Family Home Norco, CA 92860	125240003	1	-	-	1	-	1995	#327937 9/29/1995	9/29/2025
Single-Family Home Norco, CA 92860	131040021	1	-	-	1	-	1997	#115581 11/25/1997	11/25/2027
Single-Family Home Norco, CA 92860	125100042	1	-	-	1	-	2001	N/A 3/30/2001	3/30/2031
Single-Family Home Norco, CA 92860	153061002	1	-	-	1	-	1998	#283545 7/9/1998	7/9/2028
Single-Family Home Norco, CA 92860	125100024	1	-	-	1	-	1998	#48850 2/11/1998	2/11/2028
Single-Family Home Norco, CA 92860	131060017	1	-	-	1	-	1994	#410304 10/26/1994	10/26/2024
Single-Family Home Norco, CA 92860	127030009	1	-	-	1	-	1999	#199549 2/25/1999	2/25/2029
Chickadee Lane - 2007 Housing Plan									
Single-Family Home Norco, CA 92860	131030052	1	-	-	1	-	1994	#267797 6/30/1994	6/30/2024
Single-Family Home Norco, CA 92860	131030069	1	-	-	1	-	1995	#167142 5/24/1995	4/26/2025
Single-Family Home Norco, CA 92860	131060008	1	-	-	1	-	1994	#250769 6/21/1994	4/27/2024
Single-Family Home Norco, CA 92860	133040018	1	-	-	1	-	2004	#250774 6/21/2004	4/27/2034
Single-Family Home Norco, CA 92860	122080035	1	-	-	1	-	2004	N/A 4/16/2004	1/7/2034



Single-Family Home Norco, CA 92860	131030070	1	-	-	1	-	2007	N/A 4/14/2007	3/21/2037
Single-Family Home Norco, CA 92860	131030071	1	-	-	1	-	1994	#478955 12/27/1994	12/21/2024
Single-Family Home Norco, CA 92860	122060032	1	-	-	1	-	2004	N/A 2/5/2004	2/5/2034
Single-Family Home Norco, CA 92860	131040001	1	-	-	1	-	1996	#364953 8/28/1998	8/28/2023

Updated June 2008

- B. **Resolution No. 2009-14; General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update:** The project is an update of the City's Housing Element which is required by State law to address existing and future housing needs for the diverse economic needs of the community and to ensure that all residents have decent, safe, sanitary, and affordable housing.
Recommendation: Recommend Approval to City Council

PM King presented the staff report on file in the Planning Division. He turned the meeting over to the Hogle-Ireland project manager, Alexa Wyneken who presented a slide show which is on file in the Planning Division. She explained the steps the City must take within the next two years, to include amending the Commercial General designation, PD overlay zone, Gateway Specific Plan, zoning code changes to allow single-room occupancy units and transitional and supportive housing, and provision of emergency shelters in order to carry out the requirements of State law. 1998-2014 had to be covered in this review because the 2000 Housing Element was not certified by the State.

Member Newton thanked staff and the consultants on their hard work and asked about emergency shelters and whether there is a minimum or maximum square footage for these structures. Ms. Wyneken said there was not, but these are typically on 1-5 acres and she saw possible sites in our M-1 zone. There are performance specifics Norco can set as far as the amount of beds, parking, length of stay, etc. These shelters are strictly for homeless persons and not for catastrophic event victims.

In reference to the Negative Declaration, Member Newton asked how over 1,000 units with today's water shortage could not be a significant impact on water use.

PM King said these housing projects would have to come individually before the Commission. At this point, we are only working on policy, not actual construction. Also, the Code will be amended and those sections will be individually reviewed and go through public hearings.

Member Newton said while there was some mention of animal-keeping in the Housing Element, he did not have a good feeling about very-low and low-income apartments substantiating Norco's animal-keeping lifestyle.

Ms. Wyneken confirmed while the State recognizes Norco's unique animal-keeping lifestyle, they will not cut Norco any slack in keeping with State law.

Member Newton asked where apartment uses over businesses fit in. Ms. Wyneken said in most zones; they have to be affordable units mixed with subsidized units.

Member Wright asked if we are putting the nail in Norco by getting this certified. He asked if the numbers will go up in the next update. Ms. Wyneken said not necessarily as the required numbers actually went down this time.

There was discussion on what happens if a Housing Element is not certified. Ms. Wyneken said a city could be sued and/or state funding could be lost. PM King added that a developer could come in and challenge the City on our zoning code and challenge us legally that we are not in compliance with California law. Staff is trying to be proactive because the potential for lawsuits, most likely from housing advocacy groups, is always possible.

Member Wright asked about the City denying individual mixed-use projects and how that would affect Norco. PM King said that denials would just make the numbers on the next update even larger.

EDD Oulman said all seven sites have problems regarding location, size, and/or access. The trend is for mixed uses but with the negative change in the economy in the past year, he does not anticipate applications flooding in for these sites.

Member Hedges asked what a single-room occupancy (SRO) is and about income requirements. Ms. Wyneken said it is a unit rented for more than 30 days to the same person, typically without a kitchen or private bath. Page 30 in the draft housing element gives the income requirements.

Member Harris asked about 2006-07 not being addressed. Ms. Wyneken said the lapse there was by the State and that is why those years were not required to be covered in the Element.

Member Harris said essentially there was nothing enforceable in this document and he did not see that this is a high priority of the State.

Ms. Wyneken said the State is linking funding with the Housing Element. She confirmed that the owners of the seven sites would still be allowed to pursue the highest and best use for their properties, but this would allow them residential uses or mixed use development whereas they don't have that choice now.

Chair Jaffarian questioned the possibility of higher mandated figures if the City doesn't meet the assigned numbers within the period covered by this update.

Ms. Wyneken said different sites could be chosen next time but all the numbers have to be obtained or shown to be reasonably tried for. The time frame to get all the amendments passed is lengthy; but with a certified Element, it would be difficult for law suits to happen during the period of obtaining the amendments.

Member Newton asked if the prisoners are counted in the low-income figures and about using the Norconian Hotel for single-room occupancy use.

Ms. Wyneken said prisoners are not included in this count as they are for the population count. She said the State does not look favorably on this type of use on public lands, which is what the Norconian is on.

PM King said that we cannot use a building that would be cost-prohibitive to refurbish, to which EDD Oulman added that the hotel is not habitable in any sense and the state owns it anyway, not the City of Norco.

The public hearing was opened.

Dave Henderson suggested two-story buildings with the second floor being used for SROs and low and mod units for now if we can't get the professional uses in. He said the Commission should deny tilt-up concrete buildings and use only designs that the City of Norco wants.

There were no more public comments and the public hearing was closed.

Member Wright asked why there was a negative declaration for the Housing Element. PM King said at this time, it was for policy only. Each project will have to be reviewed on its own merit.

Member Hedges said she was in favor of passing this now before the government asks for more.

Member Harris was very disappointed in the lack of public input on the Housing Element and questioned if staff did enough to bring attention to it.

Member Newton said he needs to support this housing element but is wary of the low-income projects looking like obvious low-rent areas that are unkept. Staff noted that the Commission could make specific rulings about not hanging clothes on patio railings and other concerns.

MOTION: M/S Hedges/Newton to approve the Negative Declaration for General Plan Amendment 2008-01, indicating that the project will not have a significant impact on the environment.

AYES: Unanimous:

MOTION CARRIED

MOTION: M/S Hedges/Harris to recommend to the City Council adoption of the City of Norco 2008 Housing Element.

AYES: Unanimous

MOTION CARRIED

5. CITY COUNCIL PUBLIC HEARINGS:

- A. General Plan Amendment 2008-01 (City of Norco): Review of the City of Norco 2008 Housing Element

The Housing Element is one of the seven State mandated General Plan elements. The Housing Element is subject to detailed statutory requirements regarding its content and must be updated every five years. It is the only General Plan element subject to mandatory review by a State agency; the California Department of Housing and Community Development (HCD). The purpose of the Housing Element is to examine the housing needs of residents, create and guide housing policy in the City, and identify locations to accommodate the City's Regional Housing Need Assessment.

Recommended Action: (1) Approve a Negative Declaration for General Plan Amendment 2008-01, indicating that the project will not have a significant impact on the environment; and (2) Adopt the City of Norco 2008 Housing Element and direct that it be submitted to the California Department of Housing and Community Development. (Planning Manager)

Planning Manager King presented the Council item. Alexa Wyneken and Derek Bingham were in attendance representing Hogle-Ireland, which is the firm that assisted with the development of the Housing Element. Ms. Wyneken gave a presentation regarding the revised recommended update, which incorporates comments from HCD and the Planning Commission. She confirmed that the Planning Commission adopted the Housing Element in August 2009. Ms. Wyneken clarified Mayor Pro Tem Miller's question regarding the RHNA numbers, as they will escalate if there is not an adopted Housing Element, and also that those numbers may be appealed at a later date. After applying credits for units built or approved between 2006 and 2008 and the previous planning period, the City has a remaining RHNA of 1,006 units. She stated that seven sites have been identified and one site has changed in this update, that being the parcels fronting Mountain Avenue in the Gateway Specific Plan. Parcel 7 includes 22 parcels and is currently zoned Industrial. It is proposed to change that zoning designation in the future to mixed-use. Ms. Wyneken noted that the Housing Element needed to include information on Senate law SB2, which requires cities and counties to identify specific sites with by-right zoning to accommodate the community's need for homeless shelters, requires cities and counties to identify zones where special needs facilities and transitional housing are permitted either by right or with a conditional use permit, and prohibits a city or county from disapproving applications for shelters and special needs facilities unless specified findings are made. Ms. Wyneken concluded that the final step is for the Council to adopt the Housing Element and Negative Declaration.

Planning Manager King clarified that with regards to Site 7; those parcels were identified because they provide acreage and density, but it does not mean the City will get rid of the Norco Egg Ranch.

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

Pat Overstreet, 1231 Corona. Ms. Overstreet asked what the state requires when cities run out of parcels to build on. Ms. Wyneken stated that those cities are still assigned RHNA numbers and they then look at redevelopment and infill projects. Ms. Wyneken confirmed that all cities in California are required to adopt a certified Housing Element.

Mayor Azevedo CLOSED the public hearing.

M/S Miller/Hall to (1) Approve a Negative Declaration for General Plan Amendment 2008-01, indicating that the project will not have a significant impact on the environment; and (2) Adopt Resolution No. 2009-66 adopting the City of Norco 2008 Housing Element and that it be submitted to the California Department of Housing and Community Development. The motion was carried by the following roll call vote:

AYES: AZEVEDO, HALL, HANNA, MACGREGOR, MILLER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

DRAFT HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

Sections:

- 18.63.02 Intent and Purpose.*
- 18.63.04 Applicability.*
- 18.63.06 Uses.*
- 18.63.08 Density Bonus*
- 18.63.10 Existing Development.*
- 18.63.12 HDO Specific Plan Requirement.*
- 18.63.14 Establishment of HDO Zone*

18.63.02 Intent and Purpose.

The Housing Development Overlay (HDO) zone is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element. The HDO zone will apply to specific properties within the City as shown on the official City of Norco Zoning Map and will require a HDO Site Plan to guide development on each site. The HDO zone is intended to facilitate the development of affordable housing within a mixed-use context while taking into account the community's small plot agricultural/animal-keeping/equestrian lifestyle.

18.63.04 Applicability.

The regulations and general rules set forth in Chapter 18.47 (Amendments and Zone Changes) shall apply to the HDO zone. The regulations provide for a review of the proposed uses and the comprehensive development plans on existing lots. When the HDO zone is applied to a property through the zone change process, the property so zoned shall be so named and consecutively numbered with the underlying zone in parenthesis added as a suffix on the official zoning map. For example: HDO-1 (C-G) would be the first HDO zone with an underlying zoning of Commercial General (C-G).

Where a conflict occurs between the requirements of this chapter and other City requirements, this Chapter shall apply. Any proposed project including, but not limited to, the division of land, site plan or any grading wholly or partially within a HDO zone shall be subject to the provisions of this Chapter.

18.63.06 Establishment of an HDO Zone.

A HDO zone may be initiated upon motion by the Planning Commission, City Council, or at the request of the property owner in accordance with the procedures set forth in Chapter 18.47 (Amendments and Zone Changes).

18.63.08 Uses.

Upon approval of an HDO Site Plan, the following category of uses may be permitted.

(1) Residential Development:

- (a) Residential development may include the development of single family homes, multi-family homes, condominiums, townhomes, courtyard housing and other similar forms of housing and shall be developed at a minimum density of 20 dwelling units per acre.
- (b) At least fifty (50) percent of the City's lower income Regional Housing Needs Allocation (RHNA) must be accommodated on land designated exclusively for residential uses. To meet this State requirement, at least fifty (50) percent of the acreage identified within a HDO Site Plan area must be used for exclusively residential uses at a minimum density of 20 dwelling units per acre.
- (c) Residential development up to a maximum 30 dwelling units per acre may be permitted if a density bonus is awarded as described in Section 18.63.10.

(2) Non-Housing Development:

- (a) After the City's lower income Regional Housing Needs Allocation (RHNA) requirement has been met per requirements of 18.63.08.1(b), any remaining acreage may be identified for the development of mixed use, additional residential uses, and/or non-residential uses as permitted by the underlying zone.

When the HDO zone is applied to a property, mixed use development is permitted and residential development at a minimum 20 dwelling units per acre is required on acres specified in the HDO Site Plan. All parcels approved as a HDO zone, must meet the requirements for residential development before non-residential uses, as permitted in the underlying zoning, are allowed. City Staff reserves the right to review all non-residential uses for compatibility with the required residential densities and uses as part of the site plan review process.

If a project is proposed to be developed in phases, the required residential development must be developed prior to proposed mixed use and/or non-residential development.

18.63.10 Density Bonus.

To encourage and facilitate the development of affordable housing a density bonus may be awarded to projects that provide equestrian facilities in conjunction with development of a HDO zone. If an applicant chooses to provide such facilities a density bonus allowing residential development of up to a maximum thirty (30) dwelling units per acre may be awarded. A proposed density bonus will be evaluated by the Planning Commission as part of the HDO Site Plan review process.

The intent of the density bonus is to expand the animal-keeping lifestyle to all economic segments of the regional population. The inclusion of equestrian facilities will help preserve and maintain the equestrian character and rural nature of the City while accommodating the affordable housing needs of the community.

18.63.12 Existing Development.

Legal uses, lots, and structures existing prior to the adoption of the HDO zone for a property in question, which are not consistent with the standards and requirements of the HDO zone, shall be deemed non-conforming and subject to the provisions of Chapter 18.39 (General Provisions – Non-Conforming Uses, Lots, and Structures).

18.63.14 HDO Site Plan Requirement.

Any development in an HDO zone shall be subject to approval of an HDO Site Plan numbered consistently with the HDO zone and subject to the same review process as a Site Plan per Chapter 18.40 (Site Plan Review). To assure that the requirements of this chapter are properly met and HDO zoned properties are comprehensively planned and affordable housing encouraged, a HDO Site Plan must be in effect prior to the approval of any subdivision of land, any grading of property that would require a grading permit, and any construction that would require a building permit, excepting therefrom any work done by the City or other public agency for the protection of public health, safety, or general welfare.

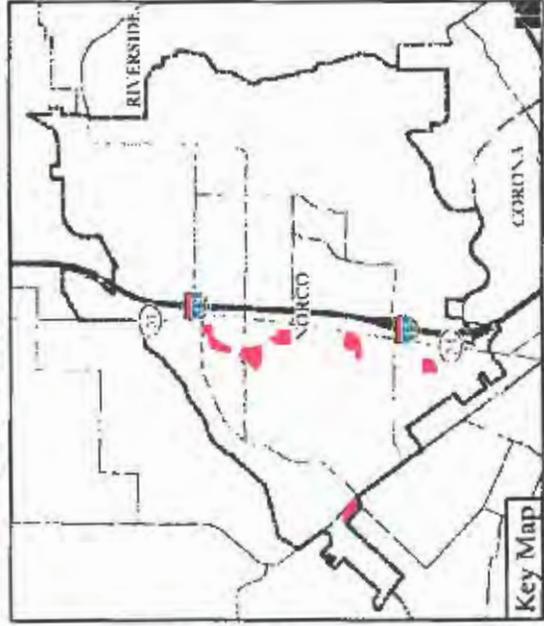
Consistent with Chapter 18.40 (Site Plan Review) a HDO Site Plan submittal shall depict and contain, but is not limited to, the following:

- (1) Lot Dimensions.
- (2) All existing and proposed buildings and structures, including their location, size, height, proposed use, design and construction material.
- (3) All existing and proposed yards and spaces between buildings and structures.
- (4) All existing and proposed walls, fences and landscaping including the location, height, area, nature and type of design and material composition for the walls and fences and the type landscaping vegetation and irrigation system proposed for such.
- (5) All existing and proposed off-street parking, including the location, number of parking spaces, dimensions of the entire parking area and individual parking spaces, the arrangement of spaces, internal circulation pattern for pedestrian, equestrian, and vehicular traffic, and the landscaping thereof.
- (6) All existing and proposed access to the lot, including pedestrian, equestrian, and vehicular access; the points of ingress and egress to the lot, the width, location and description of the access areas and of the streets from which access and ingress is proposed.

- (7) All existing and proposed loading, including the location, area dimensions, number of loading spaces and the internal vehicular traffic circulation on the site for loading vehicles.
- (8) All existing and proposed lighting, including the location and general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof.
- (9) All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements.
- (10) All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed height and type of screening for such including the design and material composition thereof.
- (11) All existing and proposed drainage and grading on site and offsite, including the location of the drains, their type and dimensions.
- (12) A land use plan is required to illustrate the proposed location of uses on each HDO site and must specifically demonstrate where the required residential uses will be located on the site, the proposed densities, housing product types, and the relationship to the other uses on the site.
- (13) A detailed list with descriptions of individually uses permitted or conditionally permitted within the proposed HDO zone. When a use is not permitted by the underlying zone, including residential and/or mixed uses, development and design standards must be provided by the applicant. Proposed standards for residential and mixed uses should facilitate the development of housing to meet the required densities and to encourage a variety of housing types.
- (14) Elevations and illustrative drawings of the proposed development.
- (15) If applicable, a phasing plan must be submitted showing how project development will occur.
- (16) Such other data as may be required by the Planning Director to enable the Planning Commission to make a proper review and take action thereon.



Site 2



Key Map



Site 1



Site 3



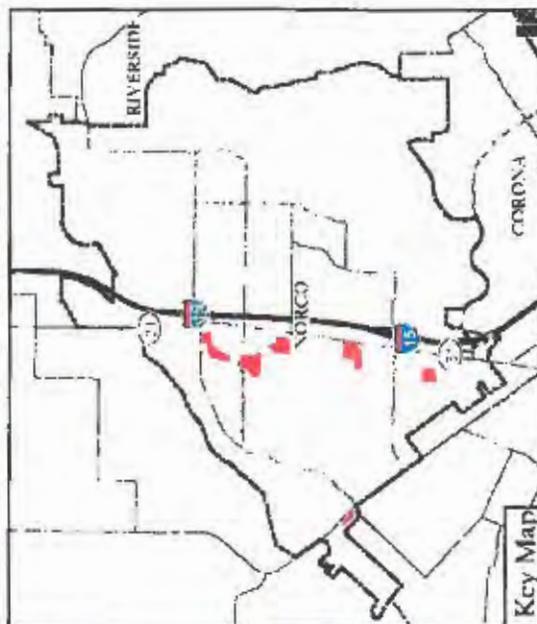
Site 4



Site 5



Site 6



Key Map



STATE OF CALIFORNIA BUSINESS TRANSPORTATION AND HOUSING AGENCY

ARNO LD SCHWARZENEGGER Governor

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952055
Sacramento, CA 95202-2055
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



December 10, 2009

Mr. Steve King
Planning Manager
City of Norco
2870 Clark Avenue
Norco, CA 92860

Dear Mr. King:

RE: Review of the City of Norco's Adopted Housing Element

Thank you for submitting Norco's housing element adopted on September 2, 2009 and received for review on September 15, 2009. Pursuant to Government Code Section 65585(h), the Department is required to review adopted housing elements and report the findings to the jurisdiction. A telephone conversation on December 8, 2009 with you and Ms. Alexa Wyneken, Hogle-Ireland, facilitated the review.

While the adopted element addresses many statutory requirements described in the Department's January 16, 2009 review, revisions are still necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include a complete analysis of identified sites to accommodate the City's regional housing need and must analyze potential governmental constraints. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

If you have any questions or would like assistance, please contact Janet Vyles, of our staff, at (916) 445-7412. We would be happy to provide any assistance needed to facilitate your efforts to bring the element into compliance.

Sincerely,

Cathy E. Creswell
Deputy Director

Enclosure

cc: Alexa Wyneken, Project Manager, Hogle-Ireland

EXHIBIT "F"

APPENDIX CITY OF NORCO

The following changes would bring Norco's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* at http://www.hcd.ca.gov/hpd/housing_element/?/index.php, and the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

The element now includes Tables 6-1 and 6-2 to identify the unaccommodated housing need by income level for the previous and current planning periods (page 73) indicating the City has a combined regional housing need of 599 units for lower-income households. To address the suitability of sites identified to accommodate this remaining need, the element should be revised as follows:

- Tables 6-5 through 6-11 must describe the General Plan designation and estimate the residential capacity for each site. Please note, for mixed-use sites, the capacity analysis should also account for the potential of non-residential uses, and any performance standards mandating a specified portion of a mixed-use site as non-residential (i.e., first floor, front space as commercial), and describe the methodology used to support residential capacity estimates.
- While the revised element identifies sites 1 through 7 with potential for residential mixed-use development, it appears all sites in the inventory will require a General Plan amendment and rezoning to allow residential mixed-use development. Therefore, the element must include a program to amend the General Plan and underlying zoning by a date certain early enough to facilitate development within the planning period. Please note where the City is relying on rezoning to demonstrate adequate sites, Government Code Section 65583.2(h) requires at least 50 percent of the identified remaining need must be accommodated on sites allowing exclusively residential uses. For additional information, refer to Finding B-1.

Where the element has *identified a shortfall of sites currently available* to meet the RHNA, pursuant to Government Code Sections 65583(a)(3) and 65583.2, a rezone program must make sites available for 100 percent of the remaining lower-income housing need, with sites zoned to permit owner-occupied and rental multifamily uses by-right, without a conditional use permit (CUP), planned unit development permit,

or other discretionary local government review or approval, during the planning period. In addition, the element must clearly demonstrate sufficient sites will be rezoned at a minimum of 20 dwelling units per acre and 16 dwelling units per site

- The element was not revised to include an analysis of the impact of existing uses on sites 1, 4 and 7. As noted in the prior review, the element must include an analysis of the extent to which current uses may impede additional residential development. For more information on addressing these statutory requirements, refer to the Department's previous review.

In addition, the revised element still does not include a description of development trends, market conditions and regulatory incentives and standards to facilitate

- redevelopment or reuse on underutilized sites. For more information on addressing these statutory requirements, refer to the Department's previous review.

Zoning for a Variety of Housing Types (Emergency Shelters): While the revised element now includes Actions 2.1.2 and 2.1.3 to revise the M-1 zone to permit emergency shelters without a CUP or other discretionary approval, it must demonstrate sufficient capacity within the identified zone to accommodate the need for emergency shelters and should describe the characteristics and suitability of the M-1 zone. For more information on addressing these statutory requirements, refer to the Department's previous review.

Housing for Agricultural Employees: The revised element did not address this finding. As noted in the previous review, the element should include an analysis demonstrating zoning in compliance with Health and Safety Codes 17021.5 and 17021.6 and, where appropriate, add a program to revise zoning consistent with the aforementioned codes. Specifically, Health and Safety Code 17021.5 and 17021.6 generally requires employee housing to be permitted by-right, without a CUP, in single-family zones for less than six persons and in agricultural zones with no more than 12 units or 36 beds.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls and local processing and permit procedures (Section 65583(a)(5)).*

Fees and Exactions: The revised element did not address this finding. For more information on addressing this statutory requirement, refer to the previous review and the Department's *Building Blocks* website at http://www.hcd.ca.gov/hpd/housing_element2/CON_fees.php.

Constraints for Persons with Disabilities: While the revised element includes a definition of family and includes Action 6.1.3 to adopt a Reasonable Accommodation procedure, it still does not address the finding in the previous review. To assist in addressing this statutory requirement, refer to the previous review and the Department's *Building Blocks* section on Constraints for Persons with Disabilities and the SB 520 memo and analysis tool at http://www.hcd.ca.gov/hpd/hrc/plan/he/sb520_hpd.pdf.

3. *Analyze the opportunities for energy conservation with respect to residential development (Section 65583(a)(8)).*

The revised element did not address this finding. For more information on addressing these statutory requirements, refer to the Department's previous review.

B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As the revised element identifies a shortfall of sites currently zoned to allow residential or mixed-use development to adequate to meet the RHNA, programs must be added or revised to accommodate the City's remaining need for lower-income households. Programs must provide sites that permit owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households. By-right, pursuant to Section 65583.2(i), means local government review must not require a CUP, planned unit development or other discretionary review or approval and must:

- permit a minimum of 18 units per site;
- require a minimum of density of 20 units per acre; and
- demonstrate at least 50 percent of the lower-income needs to be accommodated on sites designated for residential use only.

In addition, as the City is relying on underutilized sites and the potential for mixed-use development to accommodate its RHNA, the element must include specific program actions to promote redevelopment of underutilized sites and lot consolidation including financial assistance, regulatory concessions or incentives to encourage and facilitate additional or more intense residential development on non-vacant and underutilized sites. For example, Action 2.1.4 and Action 4.2.1 still do not identify the potential funding sources and assistance opportunities the City will provide to support the development of housing affordable to lower-income households and special needs groups by a date-certain within the planning period. For more information on addressing these statutory requirements, refer to the Department's previous review.

As noted in the Department's previous review, Program Action 2.1.3 must revise the zoning code to allow emergency shelters in the M-1 zone *without a CUP or other discretionary action*.

2. *Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households (Section 65583(c)(2)).*

The element was not revised to address this requirement. For more information on addressing these statutory requirements, refer to the Department's previous review.

3. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in Finding A-3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to add programs and address and remove or mitigate any identified constraints.

4. *The housing program shall promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color (Section 65583(c)(5)).*

While the revised element now includes Actions 6.1.5 and 6.1.6 to support efforts of the Riverside County Fair Housing Council, the programs should include specific commitment to disseminate fair housing information throughout the City in a variety of public locations and establish a process to refer fair housing complaints.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
O, Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



May 19, 2010

Mr. Steve King
Planning Manager
City of Norco
2870 Clark Avenue
Norco, CA 92860

Dear Mr. King:

RE: Review of the City of Norco's Adopted Housing Element

Thank you for submitting Norco's housing element adopted September 2009 and received for review on March 22, 2010. The Department is required to review adopted housing elements and report the findings to the jurisdiction, pursuant to Government Code Section 65585(h).

While the adopted element addresses many statutory requirements described in the Department's December 10, 2009 review (see link below), revisions are still necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must revise adequate sites (Action 2.1.9) to comply with Government Code Section 68883.2(h). The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

The Department would be happy to provide any assistance needed to facilitate your efforts to bring the element into compliance. If you have any questions or would like assistance, please contact Janet Myles, of our staff, at (916) 445-7412.

Sincerely,

Cathy E. Creswell
Deputy Director

Enclosure
(December 2009 review - <http://tinyurl.com/norco121009>)

cc: Alexa Wyneken, Project Manager, Hogle-Ireland

EXHIBIT "G"

**APPENDIX
CITY OF NORCO**

The following changes would bring Norco's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* at http://www.hcd.ca.gov/hpd/housing_element2/index.php, and the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Norco has a remaining regional housing needs allocation (RHNA) of 312 housing units for lower-income households. In addition, as acknowledged in the element, the City must address a shortfall of sites from the prior planning period to accommodate 287 units pursuant to Chapter 614, Statutes of 2005 (AB 1233). To address this need, the element relies on rezoning of Sites 1 through 7. To demonstrate the adequacy of this strategy to accommodate the City's RHNA for lower-income households, the element must include complete analyses as follows:

- As noted in the prior review, the element analyze the extent to which current uses may impede additional residential development, particularly for site 7 as this site is critical in demonstrating adequate sites to accommodate the City's need for lower-income households. For example, for parcels located within Site 7 the element could describe whether the existing use is operating, marginal or discontinued, and the condition of the structure or could describe any expressed interest in redevelopment. Refer to the sample analysis on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_land.php.
- In addition, the revised element still does not include a description of development trends, market conditions and regulatory incentives and standards to facilitate redevelopment or reuse on underutilized sites. Pursuant to Government Code Section 65583.2(h), the element should also clarify whether sites rezoned to accommodate the shortfall will allow for a minimum or maximum of 20 dwelling units per acre (page 76). For more information on addressing these statutory requirements, refer to the Department's previous review.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls and local processing and permit procedures (Section 65583(a)(5)).*

Fees and Exactions: The revised element now includes a listing of all planning and impacts fees but does not analyze the impact or proportion of total development costs. For more information on addressing this statutory requirement, refer to the previous review and the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/CON_fees.php.

B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in Finding A-1, the element identifies a current RHNA of 312 units for lower-income households, along with a shortfall of sites from the prior planning period to accommodate 287 for lower-income households pursuant to Government Code Section 65584.09 (AB 1233). To address this need, the element includes Program 2.1.9 to identify and rezone 15 acres of underutilized and vacant land within the Gateway Specific Plan area (Site 7) at a minimum density of 20 dwelling units per acre. However, this acreage is short of the capacity needed to accommodate the City's remaining need of 599 units.

Please note programs to address a shortfall of sites must commit to permit owner-occupied and rental multifamily uses without a conditional use permit (CUP) or other discretionary action on the rezoned sites and will permit at least 16 units per site pursuant to Government Code Section 65583.2(h) and (i). For your information, a PUD cannot be required for multifamily on sites rezoned to accommodate the City's shortfall.

The program must also ensure the adequate sites program provides for:

- a minimum of 16 units per site;
- a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only.

In addition, Government Code Sections 65584.09 and 65583(c)(1) require the City to zone sufficient sites to accommodate the unaccommodated need from the previous planning period within the first year of the 2008-2014 planning period. As this timeframe has lapsed, the Department cannot find the element in compliance until

the required rezoning to address the unaccommodated need of 287 units for lower-income households is complete and it is amended to reflect that rezoning. The program should also identify which sites specifically are being rezoned to accommodate the City's shortfall of 599 units to accommodate its low- and very low-income household need.

2. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in Finding A-3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to add programs and address and remove or mitigate any identified constraints.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



received
5/4/11

April 29, 2011

Mr. Steve King
Planning Manager
City of Norco
2870 Clark Avenue
Norco, CA 92860

Dear Mr. King:

RE: Review of the City of Norco's Draft Housing Element

Thank you for submitting Norco's draft housing element received for review on March 3, 2011. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation with you and Ms. Alexa Washburn of Hogle-Ireland, the City's consultant, facilitated the review.

The Department is pleased to find the draft element addresses most of the statutory requirements of State housing element law (Article 10.6 of the Government Code). However, as noted in our prior review, Government Code Sections 65584.09 and 65583(c)(1) require that rezonings to address any unaccommodated need from the prior planning period (i.e., Action 2.1.9 to rezone 60 acres for higher density residential and mixed-use development by-right at minimum densities of 20 units per acre), be completed within one year of the beginning of the planning period (August 30, 2009). As the rezone, pursuant to Action 2.1.9, has yet to be completed, the element does not comply with State housing element law (Article 10.6 of the Government Code). Once the rezone has been completed, and the element adopted, it will be in full compliance with housing element law.

In addition, successful implementation of Action 2.1.7 to establish density and development standards for mixed-use development, and Actions 2.1.8 and 2.1.10 to provide regulatory relief, encourage lot consolidation and facilitate flexibility in application of standards to encourage multifamily residential and mixed-use development on vacant and underutilized sites in the Gateway Specific Plan area remain critical to demonstrating compliance with adequate site requirements and housing element law. The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code Section 65400.

EXHIBIT "H"

Mr. Steve King
Page 2

The Department is committed to assist Norco in addressing this statutory requirement of housing element law. If you have any questions or need additional technical assistance, please contact Janet Myles, of our staff, at (916) 445-7412.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora". The signature is written in black ink and is positioned above the printed name and title.

Glen A. Campora
Assistant Deputy Director

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

1800 Third Street, Suite 430
P.O. Box 952063
Sacramento, CA 94252-2063
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



January 17, 2012

Mr. Steve King
Planning Manager
City of Norco
2870 Clark Avenue
Norco, CA 92860

Dear Mr. King:

RE: Review of the City of Norco's Revised Draft Housing Element

Thank you for submitting Norco's draft housing element received for review on November 23, 2011. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation with you and Ms. Sarah McKearnan of Hogle-Ireland, the City's consultant, facilitated the review.

The Department is pleased to find the revised draft element, including the revision to Action 2.1.8 (Housing Development Overlay [HDO] Zone) to rezone 100 acres for higher density residential and mixed-use development, continues to address the statutory requirements of State housing element law (Article 10.6 of the Government Code). Of the sites identified in Tables 6.5 through 6.10, a minimum of 15 acres will be identified to allow for exclusively residential uses.

Please note, as stated in the Department's April 29, 2011 review, Government Code Sections 65584.09 and 65583(c)(1) require rezoning to address any unaccommodated need from the prior planning period be completed within one year of the beginning of the planning period (August 30, 2009) to comply with State housing element law (Article 10.6 of the Government Code). Once the rezone has been completed, and the element adopted, it will be in full compliance with housing element law.

In addition, successful implementation of the revised Action 2.1.8 to establish density and development standards for mixed-use development and encourage multifamily development on vacant and underutilized sites in the HDO, and Action 2.1.9 to provide regulatory relief and encourage lot consolidation, remain critical to demonstrating compliance with adequate site requirements and housing element law. The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code Section 65400.

XHIBIT I

Mr. Steve King
Page 2

The Department is committed to assist Norco in addressing this statutory requirement of housing element law. If you have any questions or need additional technical assistance, please contact Janet Myles, of our staff, at (916) 445-7412.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora". The signature is written in black ink and is positioned above the printed name and title.

Glen A. Campora
Assistant Deputy Director

**H & H Properties L.P.
PO Box 250
Norco, CA 92860**

Mr. Steve King,

In reference to Legal Notice of Public Hearing, special meeting dated February 29,2012.

Resolution No 2012, General Plan Amendment 2012-01 F/Zone Change 2012-06 (City of Norco). A proposal to amend the Land Use category and zoning on about 9.4 acres general located on the east side of Mountain Avenue and north of First Street (APN's 126-240,-003,-004,-005,-006,-007) by applying the Housing Development Overlay, as an implementation measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update.

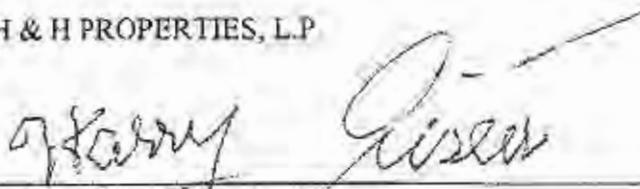
H & H Properties L.P **does not** support this zone overlay/change

This letter represents APN parcels:

- 126-240-007 126-190-003
- 126-240-002 126-240-001
- 126-200-013 126-210-010
- 126-200-021 126-200-015
- 126-200-020 126-190-002

Respectfully,

H & H PROPERTIES, L.P



by Harry Eisen, President,
Harry's Economy Leasing, Inc.
It's General Partner

EXHIBIT 'J'