



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JULY 10, 2013

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Jaffarian

1. ELECTION OF NEW CHAIR AND VICE CHAIR
2. APPEAL NOTICE: In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
3. PUBLIC COMMENTS: Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. If you have an item that will require extended discussion, please request that the time be scheduled on a regular agenda.
4. APPROVAL OF MINUTES:
 - ❖ Minutes of Regular Meeting on June 12, 2013
 - Recommended Action: Approval** (Deputy City Clerk)
5. PUBLIC HEARINGS:
 - A. Variance 2013-01 (Cortez): A request for a variance on the 100-foot rear yard setback requirement in Norco Municipal Code Section 18.13.16 (C) "Rear Yard", to allow a 197 square-foot garage proposed about 38 feet from the rear yard, as an addition to the existing residence at 2550 Vista Court located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
 - B. **Conditional Use Permit 2008-10, Modification No. 1 (Pasley):** A request for approval to allow an increase in the number of students from 90 to 120 at an existing early childhood care center/preschool at 4193 Bluff Street located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Planning Director)

6. BUSINESS ITEMS:

- A. Site Plan 2013-11 (Jarvis): A request for approval to allow an accessory building consisting of a 192 square-foot detached horse shade structure at 245 Pompano Place located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)
- B. Site Plan 2013-13 (Hernandez): A request for approval to allow an accessory building consisting of a 720 square-foot freestanding patio cover at 3525 Vine Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommend Action: Approval** (Senior Planner)
- C. Draft C-4 Zone Zone Code Amendment **Recommended Action: Provide Direction** (Planning Director)

7. CITY COUNCIL MINUTES: **NONE**

8. PLANNING COMMISSION:

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

9. ADJOURNMENT

Staff reports are on file in the Planning Division.

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

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

/di



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JUNE 12, 2013

CALL TO ORDER: 7:02 PM

ROLL CALL: Chair Wright, Vice Chair Henderson, Commission Members Hedges and Leonard; Commission Member Jaffarian - absent

STAFF PRESENT: Planning Director King, Senior Planner Robles, and Deputy City Clerk Germain

PLEDGE OF ALLEGIANCE: Chair Wright

1. APPEAL NOTICE: Read by Planning Director King

2. PUBLIC COMMENTS:

Ted Hoffman: Mr. Hoffman stated that it has been 45 days since he filed a complaint with the Planning Department regarding ADA approved parking spaces within a strip-mall that were relocated without proper procedures followed; adding that nothing has been corrected yet.

3. APPROVAL OF MINUTES:

- ❖ Minutes of Regular Meeting on May 8, 2013
- ❖ Minutes of Special Meeting on May 21, 2012

Recommended Action: Approval (Deputy City Clerk)

M/S Henderson/Hedges to approve the minutes of Planning Commission regular meeting of May 8, 2013 and special meeting of May 21, 2013, as written, with clarification provided for the May 21, 2013 minutes on the motion/second action taken for CUP 2013-02.

AYES: Wright, Henderson, Hedges, Leonard

ABSENT: Jaffarian

4. PUBLIC HEARINGS:

- A. Conditional Use Permit 2013-04 (Knopf): A request for approval to allow an ambulance service office and staging area, a used RV sales and rentals dealership and other vehicle sales at 2000 Hamner Avenue in the Norco Auto Mall Specific Plan. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He noted that although the applicant had agreed to the one-year approval, they are asking for a two-year approval on the CUP due to a lengthy process to acquire new vehicle sales. He added that the resolution provided is similar as previously presented with a slight change to its title and Condition 22, line 2 verbiage was changed to state: "Within 30 days of *occupancy* of this CUP..." as the property is still in escrow. Director King stated that all uses proposed are allowed in the Auto Mall Specific Plan. Staff recommends approval.

AGENDA ITEM 4

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

Yoel Dagmy, spoke on behalf of Ben Louk: Mr. Dagmy stated his opinions regarding the current CUP on the lot, CUP 2012-12, noting that they are not in compliance. He remarked that an ambulance service does not provide taxes for the City.

Annette Louk: Ms. Louk stated her concerns with the current lack of landscape on the property; adding that violations exist with the current owner, the Commission should not allow a new one.

Kent Knopf, applicant: Mr. Knopf provided an overview of his history in Norco, what his plans are for the property, and assured the Commission that the on-site property manager would maintain the property.

In response to questions from the Commission, Mr. Knopf stated that the ambulance service has 10 ambulances, seven of which would be out providing transportation service throughout Riverside County during the staffs' 10-hour shifts. He explained that they do not provide 911 services, there are no lights or sirens used, and staff would not be sleeping on the premises at any time. Mr. Knopf provided that the escrow is projected to close in 45-days, and that the current RV sales and rental is pursuing to become a new RV dealership as well.

Saed Mirghafouri: Mr. Mirghafouri, dealership owner across the street, stated his objection to the RV sales and ambulance service; adding that the Auto Mall is for sales of cars and trucks.

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

Commission Member Hedges remarked that an ambulance service does not belong in the Auto Mall, she prefers auto dealerships.

Commission Member Leonard noted his concern with a two-year CUP, stating that he would prefer a one-year approval.

Vice Chair Henderson stated his thoughts on the importance of having a local owner/operator, as opposed to an out-of-town property owner. He requested that additional conditions be added to the CUP to include milestones for the new property owner to adhere to, such as repairing the current dilapidated sign, fix and maintain the landscape. He also asked that the ambulance service remain at the rear of the property and out of sight.

In response to Vice Chair Henderson, Director King explained that due to the lengthy process of obtaining a new RV dealership, the City would not be able to preset an approval to a two-year CUP as opposed to the suggested one-year.

Vice Chair Henderson also asked that an automatic revocation be attached to the milestones, if any are missed, to begin 30 days from close of escrow.

Chair Wright stated that he does prefer a one-year CUP to begin, and likes the conditions set with a timeline to complete each action requested.

Director King reviewed the conditions to be added, giving the new property owner a timeline which will provide them with a chance to comply. He added that a condition will be added to allow use of the monument sign for the current uses on the property.

The Commission asked that an update be provided in September, 2013, on this CUP.

M/S Hedges/Leonard to adopt Resolution 2013-18, to approve Conditional Use Permit 2013-04 to allow an ambulance service office and staging area, a used RV sales and rentals dealership and other vehicle sales at 2000 Hamner Avenue in the Norco Auto Mall Specific Plan with the following additional conditions:

- the ambulance service not be visible from Hamner Avenue;
- maintain the property as a sales lot;
- the landscape be cleaned and maintained;
- repair the monument sign within 30 days of close of escrow;
- existing monument sign can be used for businesses authorized with this CUP;
- the RVs must be displayed at minimum 45 feet from the curb of Hamner Avenue;
- the new CUP becomes effective at close of escrow.

AYES: Wright, Henderson, Hedges, Leonard

ABSENT: Jaffarian

- B. Zone Code Amendment 2013-03 (City of Norco): A city-initiated proposal to amend Title 18 "Zoning" of the Norco Municipal code, Chapter 18.02 – "Definitions", Section 18.31.08 - "Yard Requirements – Walls, Fences and Structures in Setback Areas" and Section 18.38.22 - "On-site Location of Parking Facilities", to address/revise the definitions of vehicles and trailers, and to address vehicle and trailer parking in residential zones. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She reviewed each proposed changes, clarifying the need for some of the changes. Staff recommends approval of all changes noted in the staff report also suggests an application procedure to be reviewed on a case-by-case basis by staff.

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

Discussions ensued as the Commissioners reviewed the modifications. It was suggested that "paved driveway" noted in Section 18.38.22 be revised to read "*designated parking area*", with a definition added to Chapter 18.02 - "Definitions".

Staff was asked to provide a report detailing an application procedure to be used, which would provide for a sticker to be placed on an approved for storage recreational vehicle, trailer and/or boat on said property.

M/S Henderson/Leonard to adopt Resolution 2013-19, to recommend to the City Council that Zone Code Amendment 2013-03 be approved to amend Title 18 "Zoning" of the Norco Municipal Code, Chapter 18.02 – "Definitions", Section 18.31.08 – "Yard Requirements – Walls, Fences and Structures in Setback Areas" and Section 18.38.22 – "On-Site Location of Parking Facilities" to address/revise the definitions pertaining to vehicles, and to address vehicle parking in residential zones.

AYES: Wright, Henderson, Hedges, Leonard

ABSENT: Jaffarian

5. BUSINESS ITEMS:

- A. Site Plan 2013-10 (Sanders): A request for approval to allow an accessory building consisting of a 553 square-foot detached workshop at 318 Silver Springs Lane located within the Norco Hills Specific Plan (NHSP, Amendment No.1)
Recommended Action: Approval (Senior Planner)

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

M/S Henderson/Leonard to adopt Resolution 2013-17, to approve Site Plan 2013-10 to allow an accessory building consisting of a 553 square-foot workshop at 318 Silver Springs Lane.

AYES: Wright, Henderson, Leonard

NOES: Hedges ("no animals can be kept on the property as designed")

ABSENT: Jaffarian

6. CITY COUNCIL MINUTES: Available on the City of Norco website:
http://www.norco.ca.us/depts/city_council/minutes.asp

- City Council Special Meeting Minutes of May 1, 2013
- City Council Meeting Minutes of May 1, 2013
- City Council Special Meeting Minutes of May 6, 2013
- City Council Special Meeting Minutes of May 15, 2013
- City Council Meeting Minutes of May 15, 2013

7. PLANNING COMMISSION:

- a. Oral Reports from Various Committees: **NONE**

- b. Request for Items on Future Agenda (within the purview of the Commission)
 - Commission Member Leonard asked if the Commission could receive a staff report regarding the ADA parking spaces issue brought up earlier. In response, Director King noted that there is an on-going code case; as such it cannot be discussed in public.

8. ADJOURNMENT: Chair Wright adjourned the meeting at **8:32 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission

/di

REQUEST: A request for a variance on the 100-foot rear yard setback requirement in Norco Municipal Code Section 18.13.16 (C) "Rear Yard", to allow a 197 square-foot garage proposed about 29 feet 10 inches from the rear yard, as an addition to the existing residence at 2550 Vista Court located within the A-1-20 (Agricultural Low Density) Zone

PROJECT PROPONENT:

Applicant:
German Cortez
1168 N. San Gabriel BLVD
Rosemead, CA 91770

Property Owner:
Daniel Herrera
2550 Vista Court Drive
Norco, CA 92860

PROJECT LOCATION AND DESIGNATION:

Location: 2550 Vista Court; located on the west side of Vista Court, northwest of Bluff Street (ref. Exhibit "A" – Location Map)

Acreage: 0.46 acres (approx. 20,008 square feet)

APN: 121-050-026 (Exhibit "B" – APN Map)

General Plan: Residential Agricultural

Zoning: A-1-20 (Agricultural-Low Density)

Existing Land Use: Single-family residence

<u>Surrounding Property:</u>	<u>Zoning</u>	<u>Land Use</u>
North	A-1-20	Single-family residential
South	A-1-20	Single-family residential
East	A-1-20	Single-family residential
West	A-1-20	Single-family residential

BACKGROUND: At the meeting on August 2, 2000, the City Council (upon an appeal) concurred with the Planning Commission to approved Variance 2000-09 to allow a new single family home to encroach 55 feet into the required 100 feet rear yard setback. Based on the irregular lot shape/configuration and lot depth of the property, Variance 2000-09 was approved to allow the home to be built a minimum of 45 feet from the rear property line.

SITE DESCRIPTION: The subject property is an irregular pie shaped parcel, consisting of approximately 20,008 square feet. The property has a frontage of approximately 59 feet on the west side of Vista Court and an average property depth of 176 feet (ref. Exhibit "B" APN Map). The average lot depth is derived using the side property lines of 133.87 and 218.77 feet

The site is currently developed with a 3,460 square-foot single family home and an attached 441 square-foot garage (ref. Exhibit "C" – Aerial and Site Photos). The single family residence faces Vista Court, and has a front yard setback of about 36 feet, rear yard setback about 45 feet, and side yard setbacks of 8 and 15 feet .

PROJECT DESCRIPTION: The applicant is requesting a variance on the required 100-foot rear yard setback in the A-1-20 zone, in order to allow the construction of a second attached garage consisting of 197 square feet (ref. Exhibit "D"- Site Plan, Floor Plan and Building Elevations). The garage is proposed to be located on the side of the house near the south property line, with a side yard setback of 15 feet (meeting code) and with a rear yard setback of 29 feet 10 inches (for which the variance is required). The addition is proposed to be in line with the rear of the house, but because the rear property line is at an angle, the proposed addition gets closer to the rear yard than the existing house. The variance is being requested to allow a further reduction in the required 100-foot rear yard setback from 45 (allowed under Variance 200-09) feet to 29 feet 10 inches.

It should be noted that a garage addition on the opposite side of the house would not be possible because of limited access due to the existing eight-foot side yard setback.

ENVIRONMENTAL REVIEW: City staff has determined that the project is categorically exempt from the provisions of the Norco Environmental Guidelines pursuant to Section 3.13, Class 3 – New Construction or Conversion of Small Structures.

EVALUATION/DISCUSSION: The project meets the minimum requirements for lot coverage, building height and all setbacks with the exception of the rear yard setback, for which this variance is being requested. As the Planning Commission is aware, prior to granting any variance, the following findings are required to be made and addressed:

1. *There are special characteristics attached to the subject property, which do not generally apply to other properties in the area.*

The property has special characteristics that do not generally apply to other properties in the area which are in the A-1-20 zone. Properties in the area and in A-1-20 zone typically have a rectangular shape and are required to have a minimum lot depth of 200 feet. The subject property has a unique configuration being triangular in shape, and it has a non-conforming side property line (south property line) that is 133.87 feet. Existing development on the subject property was allowed with the approval of a variance because of its unique configuration, which allowed a minimum setback of about 45 feet. Because the existing rear property line is at an angle, any addition on the southwest side, in line with the rear of the house, gets closer to the rear yard than the existing house. A garage addition on the opposite side of the house would not be possible because of limited access due to the existing eight-foot side yard setback.

2. *Granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code.*

The variance is necessary to avoid practical difficulty and undue hardship for without the variance, placement of the attached garage on the property will not be possible. The configuration of the lot coupled with the location of the existing house creates a

situation where any addition on the sides on the rear of the house would encroach onto the required rear yard setback.

3. *Granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to the public health, safety, or welfare.*

The granting of the variance would not result in prejudice to the other properties in the vicinity and would not give a special privilege to the subject property. Other properties in the A-1-20 zone, due their conforming lot configuration, have the ability to construct additions and meet the required rear yard setback. In addition, all property owners within the A-1-20 zone have the right to apply and have a variance approved if conditions warrant the approval. Furthermore, the granting of the variance will not be detrimental to the public health, safety or welfare, as the applicant will be required to obtain building permits for all construction improvements

4. *Granting of the variance will not be detrimental or contrary to the General Plan.*

The granting of the variance would not be contrary to the City's General Plan, as the general plan designation for the subject property is "Residential Agricultural," and the zoning designation of A-1-20 of the property is consistent with the General Plan that allows residential and associated structures.

The Planning Commission has directed staff to make the following additional finding prior to granting a variance.

5. *Granting of the variance will not limit animal keeping on the subject lot.*

The granting of the variance will not limit animal keeping on the lot. Based on the size of the lot, this property is allowed to have five animal units by right. However, based on the configuration of the lot and the location of the existing house, it would be difficult to accommodate five horses. Existing limitations on animal keeping are a result of the configuration of the lot and its existing improvements, and not the subject variance to allow of a 197 square-foot garage addition.

The City Attorney has indicated that in granting a rear yard variance, the City can require a Primary Animal-Keeping Area (PAKA); however, staff is recommending that a PAKA not be required for this project. This recommendation is based on the fact that the lot was not created/configured to accommodate a PAKA (which was intended for new subdivisions).

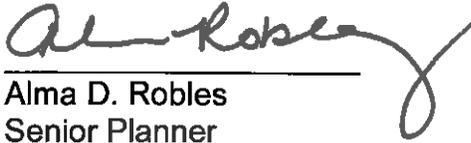
CONCLUSION: Staff believes that the findings can be made for granting the subject variance due to the unique configuration and non-conforming characteristics of the property.

RECOMMENDATION: It is recommended that the Planning Commission grant the requested variance by adopting the following motion:

Variance 20013-01
Page 4
July 10, 2013

Motion: Motion for approval of Variance 2013-01, subject to conditions of approval set forth in draft Resolution 2013-21.

Prepared by:


Alma D. Robles
Senior Planner

Reviewed by:


Steve King
Senior Planner

/cmm

Attachments: PC Resolution 2013-21
Exhibit "A" – Location Map
Exhibit "B" – APN Map
Exhibit "C" – Aerial and Site Photos
Exhibit "D" – Site Plan, Floor Plan and Building Elevations

RESOLUTION NO. 2013-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A VARIANCE FROM THE 100-FOOT REAR YARD SETBACK REQUIREMENT IN NORCO MUNICIPAL CODE SECTION 18.13.16 (C) "REAR YARD", TO ALLOW A 197 SQUARE FOOT GARAGE ADDITION WITH A REAR YARD SETBACK OF 29 FEET 10 INCHES AT 2550 VISTA COURT IN THE A-1-20 ZONE. VARIANCE 2013-01

WHEREAS, GERMAN CORTEZ submitted an application to the City of Norco, California, for a variance under provisions of Title 18 of the Norco Municipal Code, on property generally described as:

Parcel 2 of Parcel Map 25091, as shown by map recorded in Book 171, Page 14 of Parcel Maps, Records of Riverside County, California.

More generally described as an irregular-shaped area of about 0.46 acres, having a frontage of about 45 feet on the west side of Vista Court, an average lot depth of about 176 feet, and being further identified as 2550 Vista Court Drive. (APN 121-050-026)

WHEREAS, said application for a variance was submitted to the City of Norco Planning Commission for decision and scheduled for a public hearing on or about 7 p.m. on July 10, 2013 in the City Council Chambers, 2820 Clark Avenue, Norco, California, 92860; and

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

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

WHEREAS, the proposed variance on file with the Planning Division is consistent with the City's General Plan; and

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

WHEREAS, after the close of said hearing and deliberation, the Planning Commission did find and determine by formal action based on the evidence presented to the Commission during the said hearing as follows:

I. FINDINGS:

A. The property has special characteristics that do not generally apply to other properties in the area which are in the A-1-20 zone. Properties in the area and in A-1-20 zone typically have a rectangular shape and are required to have a minimum lot depth of 200 feet. The subject property has a unique configuration being triangular in shape, and it has a non-conforming side property line (south property line) that is 133.87 feet. Existing development on the subject property was allowed with the approval of a variance because of its unique configuration, which allowed a minimum setback of about 45 feet. Because the existing rear property line is at an angle, any addition on the southwest side, in line with the rear of the house, gets closer to the rear yard than the existing house. A garage addition on the opposite side of the house would not be possible because of limited access due to the existing eight-foot side yard setback.

B. The variance is necessary to avoid practical difficulty and undue hardship for without the variance, placement of the attached garage on the property will not be possible. The configuration of the lot coupled with the location of the existing house creates a situation where any addition on the sides on the rear of the house would encroach onto the required rear yard setback.

C. The granting of the variance would not result in prejudice to the other properties in the vicinity and would not give a special privilege to the subject property. Other properties in the A-1-20 zone, due their conforming lot configuration, have the ability to construct additions and meet the required rear yard setback. In addition, all property owners within the A-1-20 zone have the right to apply and have a variance approved if conditions warrant the approval. Furthermore, the granting of the variance will not be detrimental to the public health, safety or welfare, as the applicant will be required to obtain building permits for all construction improvements.

D. The granting of the variance would not be contrary to the City's General Plan, as the general plan designation for the subject property is "Residential Agricultural," and the zoning designation of A-1-20 of the property is consistent with the General Plan that allows residential and associated structures.

E. The granting of the variance will not limit animal keeping on the lot. Based on the size of the lot, this property is allowed to have five animal units by right. However, based on the configuration of the lot and the location of the existing house, it would be difficult to accommodate five horses. Existing limitations on animal keeping are a result of the configuration of the lot and its existing improvements, and not the subject variance to allow of a 197 square-foot garage addition.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in regular session assembled July 10, 2013 that the aforesaid application for a variance is hereby granted subject to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan, Floor Plan and Building Elevations dated June 4, 2013 incorporated herein by reference, and on file with the Planning Division. Development shall remain as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit becomes effective.
3. The project shall be in compliance with the City of Norco Municipal Codes, Ordinances, and Resolutions. Noncompliance with any provisions of the Norco Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.
5. The applicant shall apply for all necessary building permit applications and the applicant shall pay all applicable City of Norco development fees prior to issuance of any permits.
6. The variance granted under the provisions of this approval shall become null and void unless the construction authorized by said variance shall have been commenced within two years after the granting of the variance and pursued diligently to completion.
7. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building Division.

##

Resolution No. 2013-21
Page 4
July 10, 2013

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on July 10, 2013.

Robert E. Wright, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

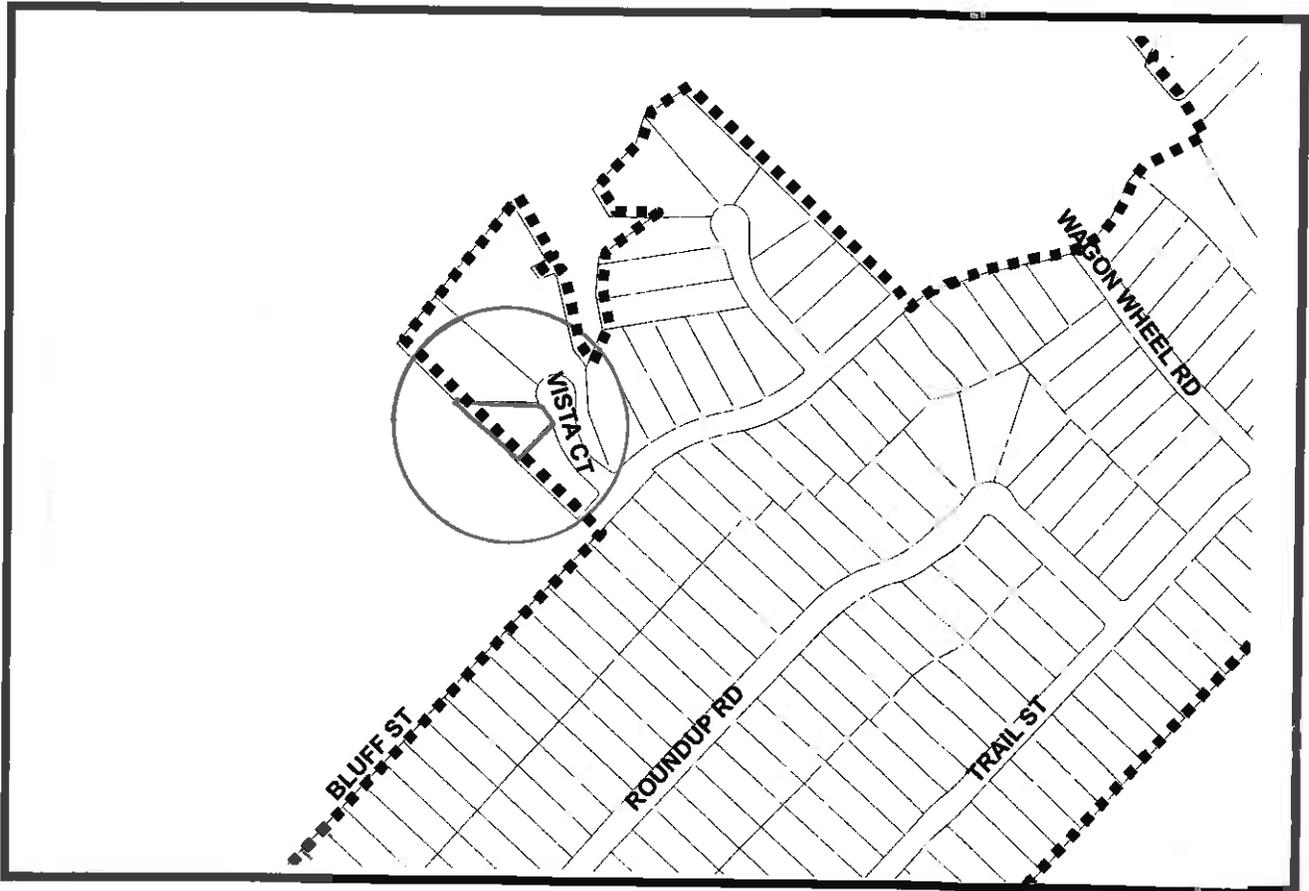
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on July 10, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm

LOCATION MAP



Not to Scale



PROJECT: Variance 2013-01
APPLICANT: German Cortez
LOCATION: 2550 Vista Court

Exhibit "A"



EXHIBIT "C"
1 of 2

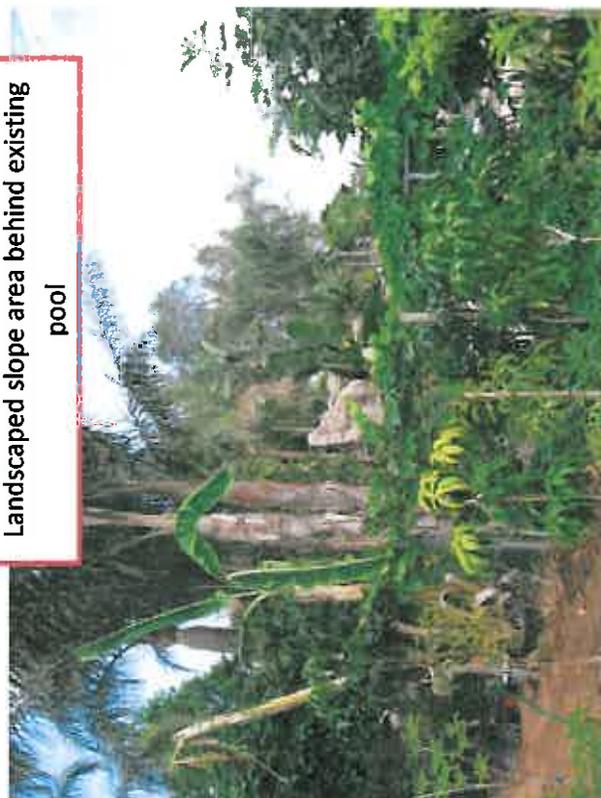
2550 Vista Court



Side yard access



Approximate location of garage addition



Landscaped slope area behind existing pool

CONDITIONAL USE PERMIT 2008-10, MODIFICATION NO.1

(Pasley)

Increase in number of students

STAFF REPORT

Planning Commission Meeting

July 10, 2013

REQUEST: A request for approval to allow an increase in the number of students from 90 to 120 at an existing early childhood care center/preschool at 4193 Bluff Street located within the A-1-20 (Agricultural Low Density) Zone.

PROJECT PROPONENT:

Property Owner:

Larry and Lynette Pasley
5036 Bluff Street
Norco, CA 92860

Applicant:

Katie Pasley
5036 Bluff Street
Norco, CA 92860

PROJECT LOCATION AND DESIGNATION:

Location: 4193 Bluff; located on the north corner of River Road and Bluff Street (ref. Exhibit "A" – Location Map)

Acreage: 1.18 acres (approximately 51,278 square feet)

APN: 121-060-007 (ref. Exhibit "B" – APN Map)

General Plan: Residential Agriculture (RA)

Zoning: A-1-20 (Agriculture Low-Density)

Present Land Use: Early childhood care center/preschool

Surrounding Zoning and Land Use:

<u>Adjacent Property</u>	<u>Zoning</u>	<u>Land Uses</u>
North	OS (Open Space)	Vacant
South	Right-of-way	Street
West	Right-of-way	Street
East	OS/Right-of-way/street	Vacant/street

BACKGROUND: On December 10, 2008, the Planning Commission approved Conditional Use Permit (CUP) 2008-10, allowing an early childhood care center/preschool with a maximum of 90 students, on the subject property. CUP 2008-10 was approved with a condition that any deviation and increase in the maximum number of students would require approval by the Planning Commission of a modification to the existing CUP.

SITE DESCRIPTION: The project site is an irregular-shaped area consisting of about 51,278 square feet, having a frontage on River Road of about 125 feet, a frontage on Bluff Street of about 332 feet and a depth of approximately 332 feet.

The early childhood care center/preschool building has been developed with the associated parking (32 stalls), landscaping and an outdoor play area of about 7,300 square feet. All required street dedications and improvements exist for the site (ref. Exhibit "C" – Aerial Photo and Exhibit "D" – Proposed Site Plan).

Hours of operation for the school are from 6:30 a.m. to 6:00 p.m. Monday thru Friday. Students are either there all day, or just half day, and there are three full time staff members and ten part time teachers (6 hour shifts).

PROJECT DESCRIPTION: The applicant is requesting approval of an increase in the allowed number of students from 90 to 120. A new parking area is proposed with nine new stalls to accommodate the proposed increase. The new parking area is proposed adjacent to Bluff Street northeast of the current parking lot on property that is not owned by the applicant. The applicant, however, is in the process of obtaining permission to use it for the parking having already received preliminary agreement, but with a statement that completion of the approval process is still needed (ref. Exhibit "E" – Email from Army Corps of Engineers). In addition to the new parking stalls the applicant is proposing four existing parking stalls to become part of the outdoor activity area.

The applicant has already received clearance from the State and the Fire Department for 120 students. Approval of CUP 2008-10, Mod, No. 1 is the final step necessary to allow 120 students at the childhood care center/preschool.

ENVIRONMENTAL REVIEW: City staff has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Section 3.13, Class 1 – Existing Facilities.

EVALUATION: The subject property is located in the A-1-20 zone in which a childcare/preschool is a conditionally permitted land use. The use was approved under CUP 2008-10, and the project was conditioned so that any increase in the number of students would require a modification of CUP 2008-10.

The project site is in compliance with all development standards (i.e., setbacks, access, parking, landscaping, trash enclosures, etc.) required in the A-1-20 zone, which were met when the subject building was approved for 90 students. With this modification to increase the number to 120, one additional parking space is needed for a total of 33 spaces.

The parking requirement for a child care center is one off-street parking space for every four children, and one for every employee on the largest shift. With the 120 students, and three full time staff members, 33 parking spaces would be required where 32 currently exist. In addition to the additional parking requirement, there is an additional outdoor activity requirement of 75 square feet per student. The site currently has 7,300 square feet of outdoor activity area where 6,750 is required. To increase the number of students to 120 an additional outdoor activity area of 1,700 square feet is needed for a total of 9,000 square feet.

To accommodate the shortfall of outdoor activity area the applicant is proposing that the end of the parking area on the west side of the building be barricaded for use as an asphalt activity area for ball play. This will also require moving the loading zone and will eliminate five of the existing parking stalls. The new parking area has nine stalls proposed that can accommodate the one additional space needed and the loss of these five stalls.

With the determination that adequate parking can be provided and that adequate outdoor activity areas can be provided per NMC requirements the property is adequate to allow for full development of the project. The traffic generated by the increase in students will not impose an undue burden upon the streets and highways in the area. The project site and the entire center have been fully developed and all street improvements exist.

RECOMMENDATION: Staff recommends that the Planning Commission approve Conditional Use Permit 2008-10, Modification No. 1 by adopting the following motion:

Motion: To approve Conditional Use Permit 2008-10, Modification No. 1, in accordance with and subject to all conditions of approval contained within draft Resolution No. 2013-23.

Attachments: PC Resolution No. 2013-23
 Exhibit "A" – Location Map
 Exhibit "B" – APN Map
 Exhibit "C" – Aerial Photo
 Exhibit "D" – Proposed Site Plan
 Exhibit "E" – Email from Army Corps of Engineers
 Exhibit "F" – Letter from California Department of Social Services

RESOLUTION 2013-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS A MODIFICATION (MODIFICATION 1) TO CONDITIONAL USE PERMIT 2008-10 TO ALLOW AN INCREASE IN THE NUMBER OF ALLOWED STUDENTS AT AN EXISTING EARLY CHILDHOOD CARE CENTER/PRESCHOOL (WITH A CURRENT MAXIMUM OF 90 STUDENTS) AT 4193 BLUFF STREET LOCATED WITHIN THE A-1-20 ZONE. CONDITIONAL USE PERMIT 2008-10, MODIFICATION 1

WHEREAS, KATIE PASLEY submitted an application to the City of Norco, California, to modify Conditional Use Permit 2008-10 under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code, to allow for an increase in the number of allowed students at an existing early childhood care center/preschool on property generally described as:

Lots 7 and 8 in Block 71 of Auburndale Colony Lands, as shown by Map on File in Book 6 Page 20 of Maps, Records of San Bernardino County, California;

Excepting therefrom that Portion vested in the United States of America by Decree of Final Judgment Recorded April 5, 1941 in Book 494 Page 576 of Official Records of Riverside County, California;

Also Excepting Therefrom that Portion Conveyed to the County of Riverside by Deed Recorded November 6, 1963 as Instrument No. 117831 of Official Records of Riverside County, California; and

More generally described as an irregular-shaped area of about 1.18 acres, having a frontage on the northeast side of River Road of about 125 feet, a frontage on the northwest side of Bluff Street of about 332 feet, a maximum depth of about 332 feet, and being further described as 4193 Bluff Street (APN 121-060-007); and

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

WHEREAS, said application was scheduled for a public hearing on July 10, 2013; and

WHEREAS, at the time set at 7 p.m. on July 10, 2013 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested Modification 1 to Conditional Use Permit 2008-10 will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designates the site as Residential Agricultural, and the A-1-20 zoning of the site is consistent with that designation. The nature of the proposed land use is conditionally permitted in the zone and subject to conditions. The use can be operated in a manner so as to be consistent with permitted uses in this zone.

B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the proposed use has been conditioned to be compatible with the area. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.

C. The size and shape of the proposed site is adequate to allow full development as proposed. Development can occur in a manner that is not detrimental to the particular area as the proposed project meets development standards for the A-1-20 zone and those required for a child care center.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on the design and requirements of the project and compliance with conditions of approval.

E. The City of Norco, acting as Lead Agency, has determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Section 3.13, Class 1.

F. Adjacent development to the site will not constitute a hazard to children since the child care center as proposed and designed and conditioned will be monitored and secured for the safety of the children.

G. The site complies with all zoning criteria and development standards for the A-1-20 zoning district and a child care facility.

H. The child care facility has outdoor activity space of 75 square feet for each child, who is not an infant. The outdoor area is owned by the applicant, and is not shared with other property owners.

I. An over-concentration of child care facilities within the area will not result from this facility since there are no other facilities similar in nature within close proximity of the project site.

J. The child care facility will have adequate off-street parking for the number of children and each employee, since the required parking will be provided.

K. Access and drop-off facilities will not interfere with traffic and circulation of the area since the required access and drop-off spaces will be provided. Children will arrive at different times and parents will be required to park and walk children into the child care facility.

L. The child care facility will not materially reduce the privacy or use otherwise enjoyed by adjoining properties since the project location is mostly a "stand alone" site and not immediately adjacent to residential uses.

M. The design of the child care facility minimizes to the degree possible, excessive noise impacts to adjoining properties.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 10, 2013 that the aforesaid application for a modification (Modification 1) to Conditional Use Permit 2008-10 is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is for one year from the effective date of this approval and is based on Exhibit "D" – Proposed Site Plan dated June 24, 2013, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions. Prior to the expiration of one year the applicant shall file an extension request for

approval, at the discretion of the Planning Commission, for permanent status of this modification.

2. Prior to the expiration of one year the applicant shall provide to the City proof showing that legal permission has been secured for the use of adjacent property for the provision of nine new parking stalls to accommodate the extra students and shall have constructed the parking stalls to the satisfaction of the City. Without construction of the approved parking addition within one year, this approved modification shall become null and void.

3. The adoption of this resolution is in addition to the provisions of Resolution 2008-37 which is still valid and applicable, unless specific conditions are otherwise changed or modified herein.

4. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.

5. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances, and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.

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

7. The subject property and use shall be conducted in accordance with the approved plans, specifications and information regarding the project as presented to the Planning Commission, on file in the Planning Division.

8. This is not an approval to begin construction of the additional parking area. No construction shall be commenced until appropriate plans are submitted and the City has issued any needed permits or it has been determined by the City that no new permits are needed to proceed.

9. Any future modification to this approval, or to the approval and scope of the child care center operation, shall require the submittal and approval of a modification to Conditional Use Permit 2008-10.

10. The developer shall pay all applicable City of Norco development fees prior to issuance of any needed permits.
11. Said approval shall become null and void unless any needed building permits for any construction authorized by this approval have been issued within one year after the granting of such approval, and pursued diligently to completion.
12. A maximum of 120 day students at the facility are permitted after approval of this modification. Any deviation and increase in this maximum number of students shall require a modification of the conditional use permit to be approved by the Planning Commission.
13. No boarding or overnight stay of students is allowed with Conditional Use Permit 2008-10 or this modification.
14. The child care center is a year round operation and shall have day operating hours of Monday through Friday, from 6:30 a.m. to 6:30 p.m.
15. No sign is authorized by approval of this modification. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval and then to the Building Division for issuance of a building permit.
16. A minimum of 41 parking spaces shall be provided over the entire site including the additional parking area for this modification. A minimum of two of the required spaces shall be designated accessible with one being van-accessible unless otherwise specified by the City Building Official. All parking shall be paved and striped.
17. Approval shall be granted by the Planning Division of all walls and fences, landscaping plans (precise schedule), and exterior lighting prior to issuance of building permits.
18. No construction activity work shall be permitted before 7 p.m. or after 6 p.m. or on Saturdays, Sundays or holidays without prior written approval from the City Engineer.
19. Driveway approaches shall be constructed in accordance with City Standards as approved by the City Engineer.
20. All on-site driveways and parking areas shall be paved and constructed in accordance with City Standards as approved by the City Engineer.

21. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of any grading permit.
22. Except for the two accessible parking stalls, all parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable.
23. A registered civil engineer shall prepare an on-site precise grading, paving, and drainage plan for approval by the City Engineer and Fire Chief as needed and required by the City. Plans shall be 24"x36", ink on mylar, with elevations to the nearest 0.01 foot, and scale of 1" = 20', unless approved differently.
24. The project engineer shall include an erosion control plan as part of any precise grading plan, providing for installation of approved erosion control devices (sandbags, desilting basins, etc.) during all phases of construction.
25. Prior to issuance of any needed grading permit, a complete hydrology and hydraulic study shall be prepared by a registered civil engineer for approval by the City Engineer. Those recommendations of the report, as approved by the City Engineer, shall be incorporated into the public improvement plans and site development plans prior to their approval.
26. This development shall be served by underground utilities. All utility locations shall be incorporated into the on-site utility plan and shall be prepared on 24" x 36" mylar, by a registered civil engineer, for approval by the City Engineer.
27. The existing septic system shall be upgraded to accommodate the child care center as needed. The applicant shall coordinate any septic tank upgrade with the County and calculations/specification of the septic tank shall be submitted to the City. Should a needed upgrade not be possible/accommodated, the property shall be required to connect to the City's sewer system.
28. Sewer and water improvement plans, if required, shall be prepared for this project under the supervision of a registered civil engineer for approval by the City Engineer. Plans shall be on 24"x36" mylar sheets.
29. Prior to issuance of any grading permit, a complete sanitary sewer impact study, if needed, shall be prepared by a registered civil engineer for approval by the City Engineer. Those recommendations of the report, as approved by the City Engineer, shall be incorporated into public improvement plans and site development plans prior to their approval.

30. Should the project be required to be connected to the City's sewer system, the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.

31. "No Parking" signs shall be posted and maintained on Bluff Street from property line to property line. Signs shall be installed according to City Standards.

32. A City of Norco Public Works encroachment permit shall be taken out for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with Riverside County Road Department, City Standards, and/or otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.

33. The developer/general contractor is responsible for reasonable continuous cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation; consequently, the developer/general contractor would be cited for this.

34. If deemed necessary by the Sheriff's Department, adequate lighting shall be provided for the new parking area during dark hours using the same light standards approved with the main parking lot.

35. The applicant shall meet all standards and conditions of the Planning and Fire and Engineering, Building and Safety Departments/Divisions, and all other applicable departments and agencies.

36. This is not an approval to begin use of the property or structure for the expanded number of students. The child care center shall not commence operations for the additional students until the new parking area has been constructed.

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

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

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

38. The owner/operator of the business, regardless of any changes in ownership, shall provide a self-audit of compliance with these conditions of approval, along with the self-audit of compliance with Resolution 2008-37 to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date of said project and/or when the certificate for the occupancy is issued, and then every year from date of approval thereafter. The owner/operator shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.

39. The operator/applicant shall comply with the applicable provisions of the California Building Code, as adopted by the City of Norco.

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Resolution No. 2013-23
Page 9
July 10, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 10, 2013.

Robert Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

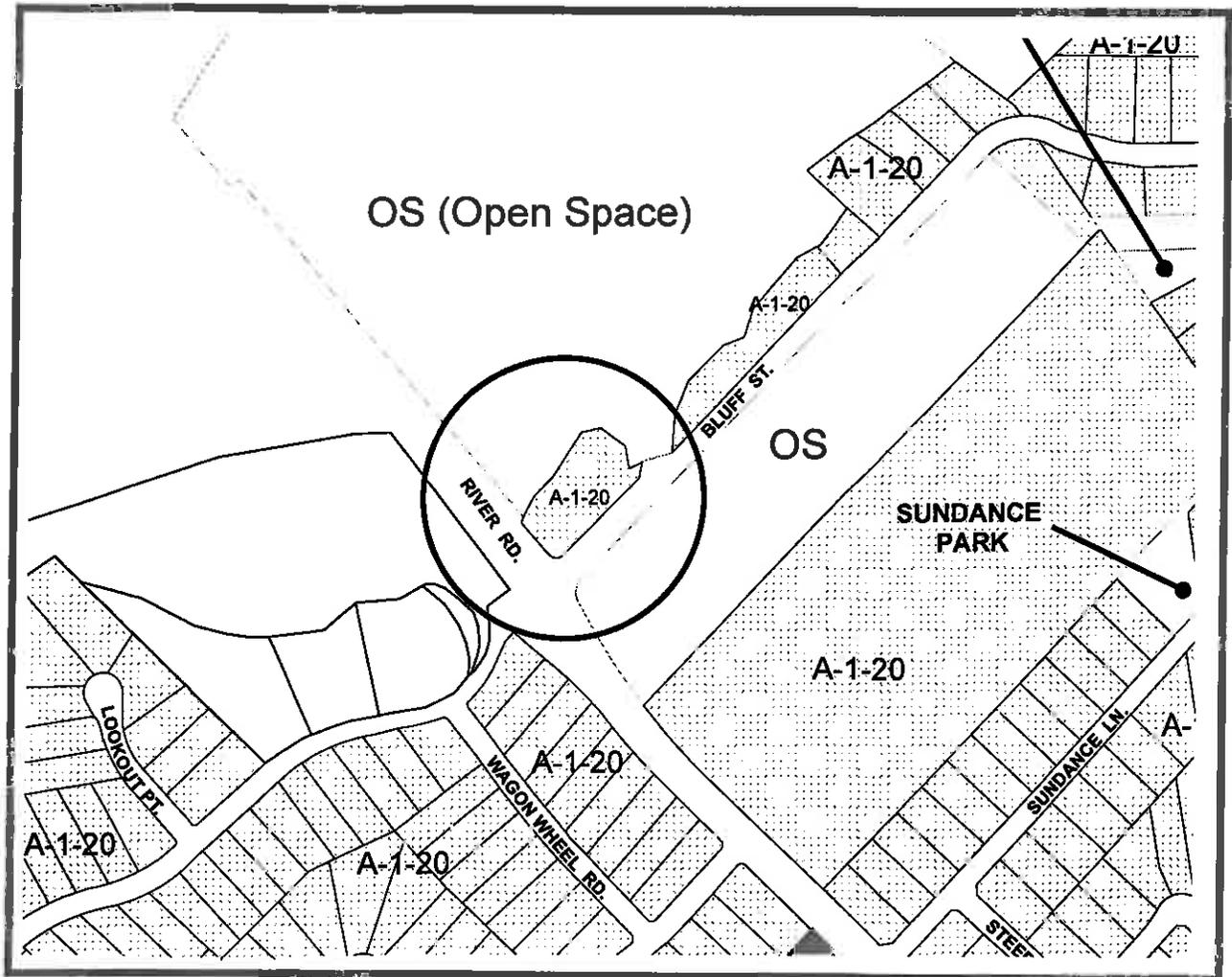
Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on July 10, 2013, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2008-10, MOD NO. 1
APPLICANT: Katie Pasley
LOCATION: 4193 Bluff Street

Exhibit "A"

APN MAP

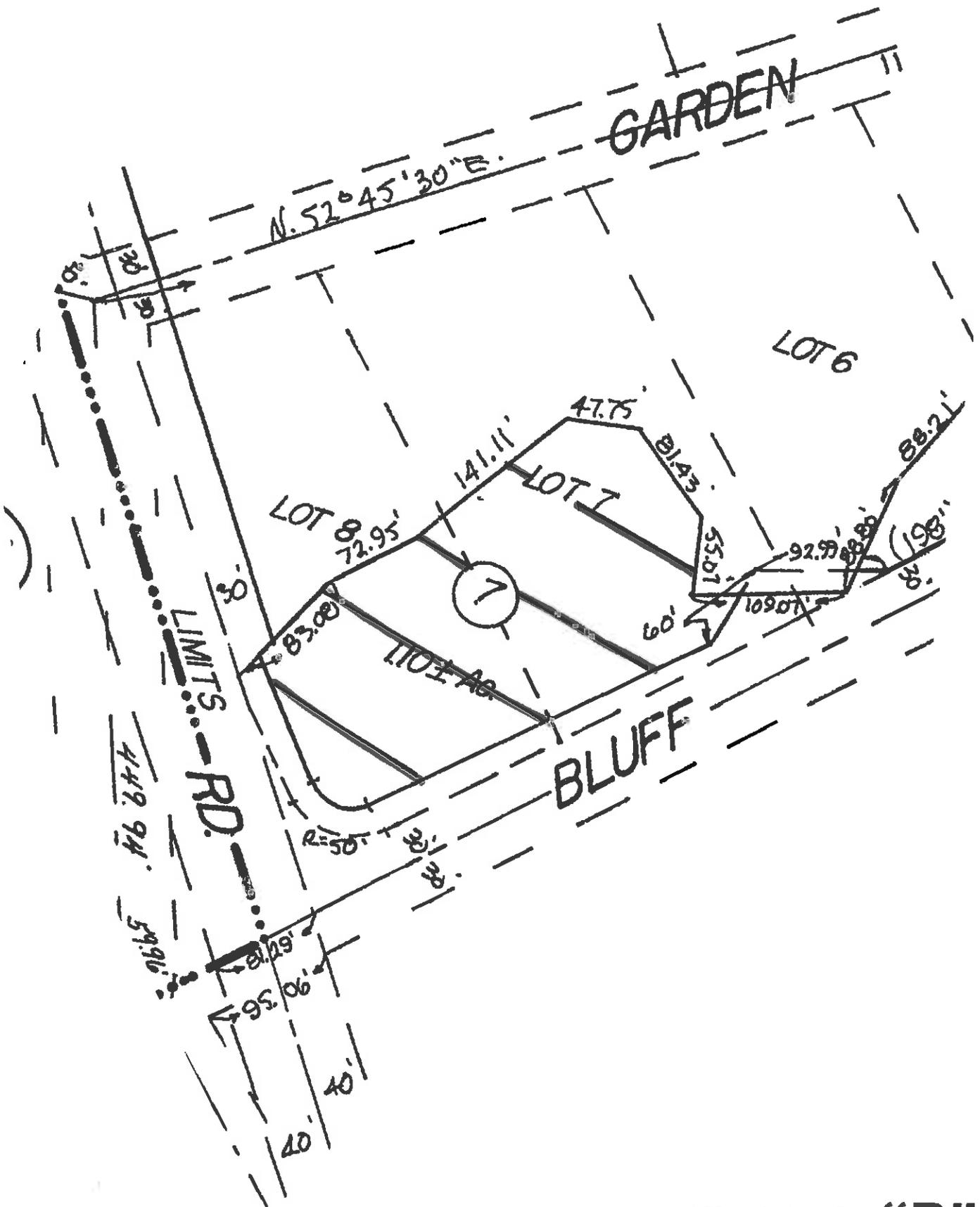


Exhibit "B"



EXHIBIT C

Steve King

From: Alma Robles
Sent: Wednesday, July 03, 2013 11:27 AM
To: Steve King
Subject: FW: StoneBridge Christian Academy, Norco CA

Alma Robles
Senior Planner
2870 Clark Avenue
Norco, CA 92860
AROBLES@ci.norco.ca.us
(951) 270-5682

-----Original Message-----

From: Lynette [<mailto:lynette@x-pressgraphics.net>]
Sent: Wednesday, June 26, 2013 11:57 AM
To: Alma Robles
Cc: katie@stonebridgechristian.com; 'KATIE PASLEY'
Subject: FW: StoneBridge Christian Academy, Norco CA

Hi Alma:
Please see below....
Thanks
Lynette

-----Original Message-----

From: Parks, Katie SPL [<mailto:Katie.B.Parks@usace.army.mil>]
Sent: Wednesday, June 26, 2013 11:49 AM
To: 'lynette@x-pressgraphics.net'
Cc: Bass, Carvel H SPL
Subject: StoneBridge Christian Academy, Norco CA

Lynette

I'm in the process of preparing a letter. The letter will not be signed by your deadline. Hopefully, this email will suffice until the letter is received.

This email is provided by the United States Army Corps of Engineers (Corps) at the request of StoneBridge Christian Academy (SCA) located in Norco, California. T

The Corps is in the process of reviewing the SCA's outgrant application.

Based upon the Corps's initial review of the application, we understand that the SCA is requesting an outgrant to utilize a portion of Federal lands located within the Prado Basin for landscaping, fencing and additional parking. As part of the Corps' management of the Prado Basin lands, the Corps routinely receives requests to use federal lands for secondary

purposes. From the Corps' preliminary evaluation of the application, it is feasible that SCA could obtain an outgrant for the proposed project.

However, a final decision cannot be made until the Corps completes the review process. The Corps is in the process of reviewing SCA's application which consists of a scope of work and exhibits. The project must comply with the National Environmental Policy Act, as well as other laws, regulations and policies that are applicable to the Corps' land use decisions.

Should you need any additional information or have any questions, please contact Katie Parks, Asset Management Division, and P.O. Box 532711, Los Angeles, California 90053-2325. Katie Parks' telephone number is (213) 452-3399 or via email at Katie.B.Parks@usace.army.mil.



WILL LIGHTBOURNE
DIRECTOR

STATE OF CALIFORNIA—HEALTH AND HUMAN SERVICES AGENCY
DEPARTMENT OF SOCIAL SERVICES
INLAND EMPIRE CHILD CARE REGIONAL OFFICE
3737 Main Street, Suite 700, Riverside, CA 92501 – www.cclid.ca.gov
(951) 782-4200 FAX (951) 782-4985



EDMUND G. BROWN JR.
GOVERNOR

June 24, 2013

To Whom It May Concern:

My name is Samuel Lopez and I am employed by the State of California, Department of Social Services Division of Community Care Licensing. I am a Licensing Program Analyst (LPA), which services the City of Norco. On September 17, 2012, Analyst Aaron Ross and I conducted a pre-licensing visit at the facility StoneBridge Christian Academy (LIC #334841698), Located at 4193 Bluff Street, Norco, CA 92860. On that date, indoor and outdoor measurements were taken. The total indoor activity space measured 5,640 square feet, divided by 35 square feet per child, equals 161 total capacities of children that can be inside the building structure, pending any restrictions by the Local Fire Department. Currently, StoneBridge is licensed for a total capacity of 90 children, however, the Licensee, Katherine Pasley, has submitted an application to the Department requesting to increase the total capacity from 90 to 120 Pre-school children. The Department of Community Care Licensing, at this point, is just awaiting a current and pending Fire Clearance in order to issue an updated license to StoneBridge Christian Academy in which the capacity for 120 Pre-school Children will be reflected. At this time the facility meets all other Title 22 and Community Care Licensing requirements.

If you there any questions in regards to this letter, please feel free to contact me at (951) 782-4951.

Sincerely,

Samuel Lopez
Licensing Program Analyst
Inland Empire District Office

EXHIBIT "F"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 10, 2013

SUBJECT: Site Plan 2013-11 (Jarvis): A request for approval to allow an accessory building consisting of a 192 square-foot detached horse shade structure at 245 Pompano Place located within the A-1-20 Zone (Agricultural Low-Density).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-20 approving Site Plan 2013-11

Site Plan 2013-11 is a request for approval to allow an accessory building consisting of a 192 square-foot horse shade structure at 245 Pompano Place located within A-1-20 Zone (ref. Exhibit "A" – Location Map). The property is developed with a single family residence, consists of about .72 acres/31,345 square-feet and includes a Primary Animal Keeping Area (PAKA) of 5,266 square feet. (Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photos).

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. (Note: accessory buildings 240 square feet or less can be approved by staff provided it is the first accessory building on the lot and the maximum pad coverage of the property is 15% or less. The proposed building is not the first accessory building on the property and the pad coverage exceeds 15%). The site plan and building elevation picture for the proposed horse shade are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Horse Shade Building Picture). The shade structure is of metal material and proposed to be within the PAKA area of the property.

The shade structure exists on the property, but without building permits. A building permit application to install solar panels on the subject building was submitted, which revealed that the structure was installed without building permits. The applicant was informed that building permits on the structure would have to be obtained to allow the solar panels, which would first require that the structure be approved by the Planning Commission per the accessory building ordinance.

The following is required of accessory buildings:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The proposed structure will have a maximum height of 8 feet.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). The maximum

PAKA coverage is 40% of the total PAKA area. The subject property is approximately 31,345 square feet, and consists of a pad of about 23,158 square feet. The pad coverage for the property is about 23%, which takes into account the existing and proposed structures. The PAKA coverage is proposed at about 35%, taking into account an existing 1,649 square-foot barn and the proposed 192 square-foot structure.

An open animal keeping area is not required since the property has a PAKA. The subject property is conducive to animal keeping because of the existing recorded PAKA.

As proposed, the project meets the minimum requirements for an accessory building of 864 square feet or less. Staff is recommending that the Commission adopt Resolution 2013-20, approving Site Plan 2013-11.

/adr

Attachments: Resolution 2013-20
 Exhibit "A" – Location Map
 Exhibit "B" – APN MAP
 Exhibit "C" – Site Plan
 Exhibit "D" – Horse Shade Building Picture
 Exhibit "E" – Aerial Photo and Site Photos

RESOLUTION 2013-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 192 SQUARE-FOOT DETACHED HORSE SHADE STRUCTURE AT 245 POMPANO PLACE LOCATED WITHIN THE A-1-20 ZONE (AGRICULTURAL LOW-DENSITY). SITE PLAN 2013-11.

WHEREAS, CHERYL JARVIS submitted an application for a site plan review to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 245 Pompano Place (APN 123-530-016)

WHEREAS, at the time set; at 7 p.m. on July 10, 2013 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The proposal does comply with all applicable requirements of the Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the Norco General Plan and Norco Municipal Zoning Ordinance.

C. The proposal is reasonably compatible with the area immediately surrounding the site.

D. The proposal is not detrimental and will be desirable to the overall public convenience or general welfare of the persons residing or working in the neighborhood.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 10, 2013 that the application for Site Plan 2013-11 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Horse Shade Building Picture dated May 20, 2013, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

6. The applicant shall obtain building permits and pay all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

Resolution 2013-20
Page 4
July 10, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 10, 2013.

Robert E. Wright, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

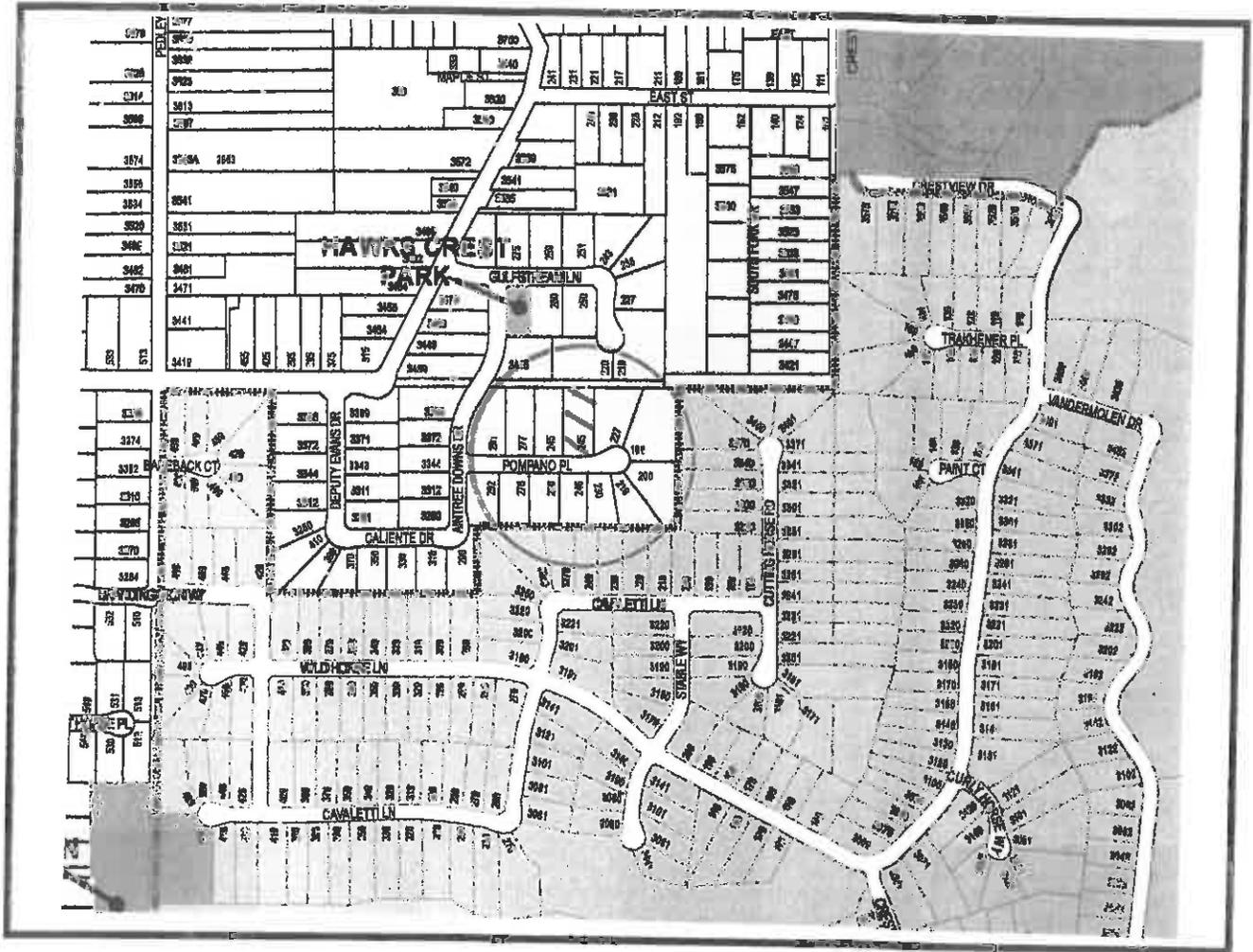
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on July 10, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2013-11
APPLICANT: Ernest and Cheryl Jarvis
LOCATION: 245 Pompano Place

Exhibit "A"

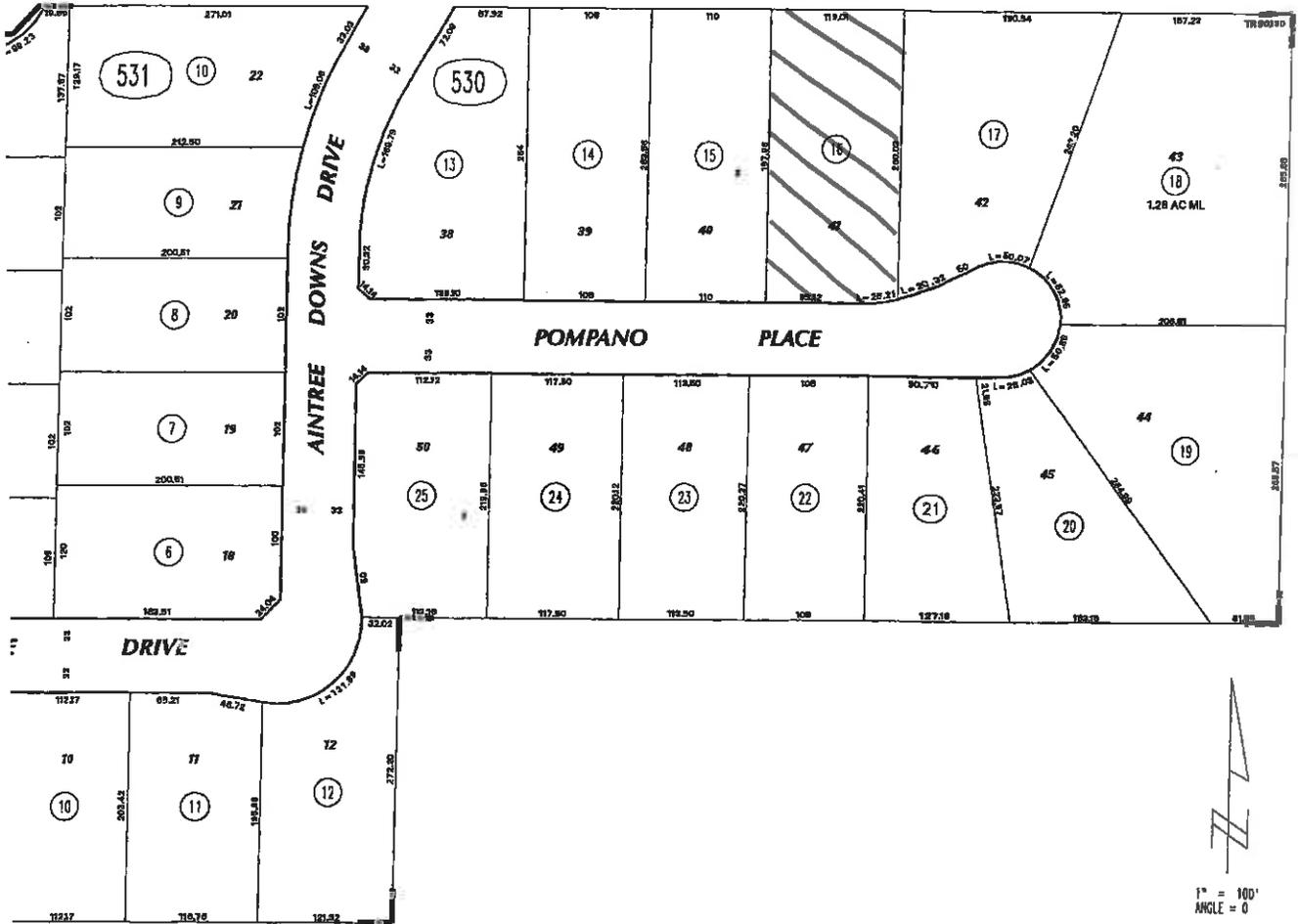
APN MAP

POR. NW 8 T. 3S., R. 6W
CITY OF NORCO

TRA 015-002

123-53
123-08

133
33



08

MB 344/40-45 TRACT MAP NO 30230

Dec 2003

Exhibit "B"

245 POMPAÑO PL



Cover: 8 Feet x 24 Feet

Distance To Property Line: 13 Feet

Distance to Barn Roof: 15 Feet



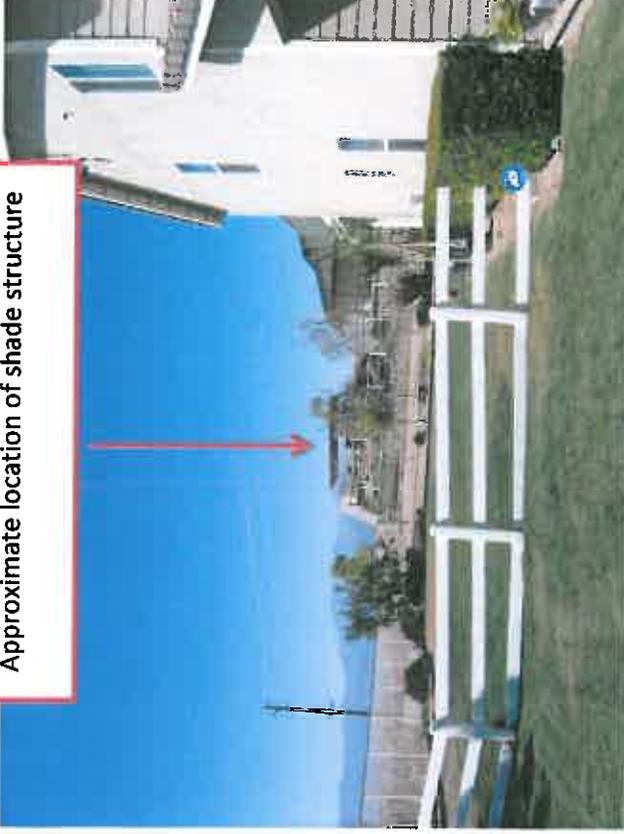
EXHIBIT "D"
5.20.13



EXHIBIT "E"
1 OF 2

245 Pompano PI

Approximate location of shade structure



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 10, 2013

SUBJECT: Site Plan 2013-13 (Hernandez): A request for approval to allow an accessory building consisting of a 744 square-foot freestanding patio cover at 3525 Vine Avenue located within the A-1-20 (Agricultural Low-Density) zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-22 approving Site Plan 2013-13.

Site Plan 2013-13 is a request for approval to allow an accessory building consisting of a 720 square-foot freestanding patio cover at 3525 Vine Avenue located within the A-1-20 (Agricultural Low-Density) zone (ref. Exhibit "A" – Location Map). The property consists of .49 acres/21,344 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photos).

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan, floor plans, and building elevations for the proposed patio cover are attached (ref. Exhibit "C" – Site Plan, Floor Plans and Building Elevations). The building consists of a 576 square-foot solid patio cover and a 168 square-foot attached trellis. The building is proposed to be wood construction and the solid portion of the cover is proposed to consist of a concrete tile roof that will match the existing house in color. *(Note: There is a proposed patio that will be attached to the existing house that is shown on the plans, but that is not part of this approval)*

The following is required of accessory buildings in the A-1-20 Zone:

- A minimum of 5 feet from property lines and pools, and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of about 16 feet as measured to the peak of the roof, but the majority of the structure will be 14 feet and below.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 21,344 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is about 20%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 5 animal units would be allowed which would require**

RESOLUTION 2013-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 744 SQUARE-FOOT FREESTANDING PATIO COVER AT 3525 VINE AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2013-13.

WHEREAS, SONYA HERNANDEZ submitted an application for a site plan review to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 3525 Vine Avenue (APN 129-271-005).

WHEREAS, at the time set; at 7 p.m. on July 10, 2013 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The proposal does comply with all applicable requirements of the Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the Norco General Plan and Norco Municipal Zoning Ordinance.

C. The proposal is reasonably compatible with the area immediately surrounding the site.

D. The proposal is not detrimental and will be desirable to the overall public convenience or general welfare of the persons residing or working in the neighborhood.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 10, 2013 that the application for Site Plan 2013-13 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, Floor Plans and Building Elevations dated June 26, 2013 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. The applicant shall obtain building permits and pay all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 10, 2013.

Robert E. Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

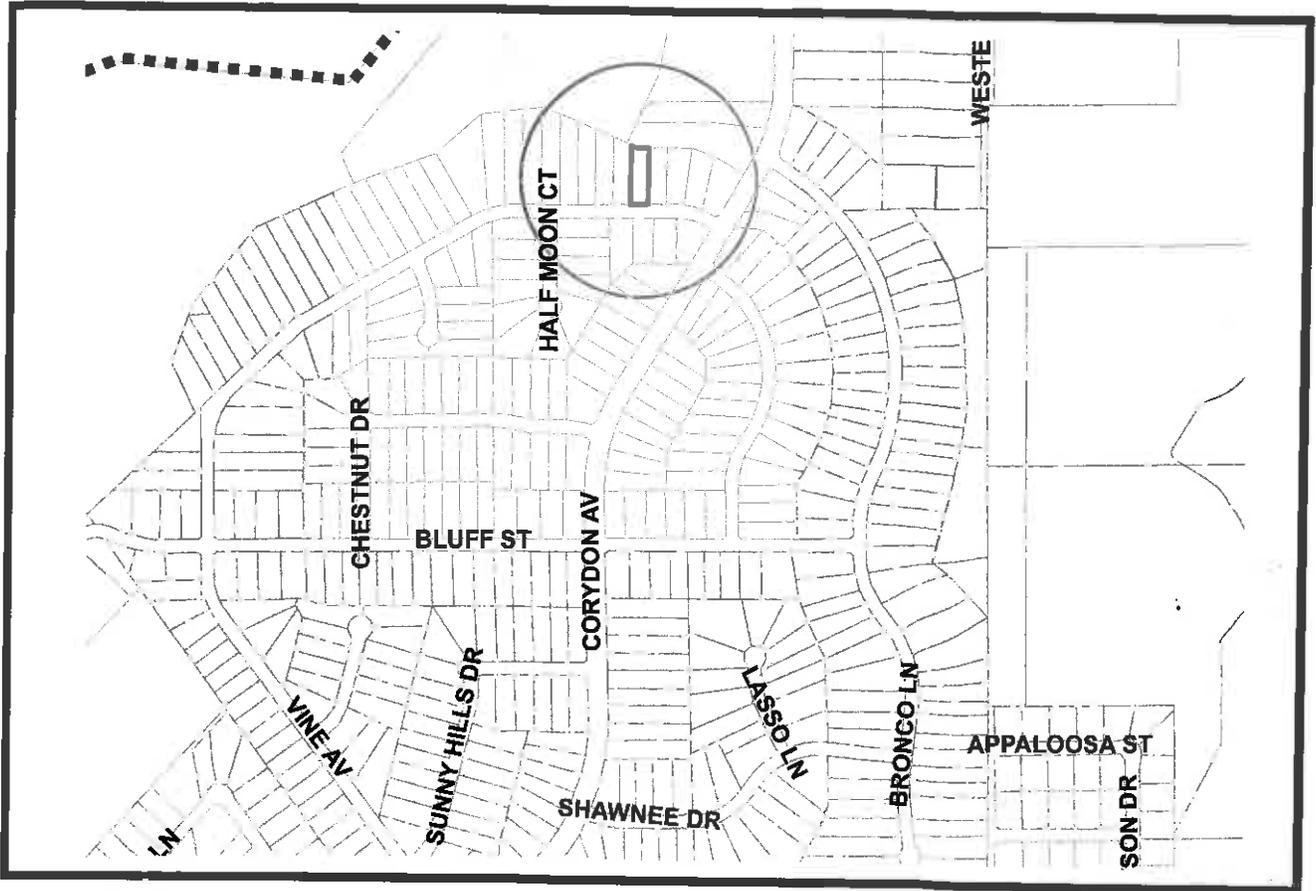
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held July 10, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2013-13
APPLICANT: Israel Hernandez
LOCATION: 3525 Vine Avenue

Exhibit "A"

ASSESSOR'S PARCEL MAP

129-08
129-27

T.R.A. 1502

POR. RANCHO LA SIERRA SEC. II, T.3S. R.7W

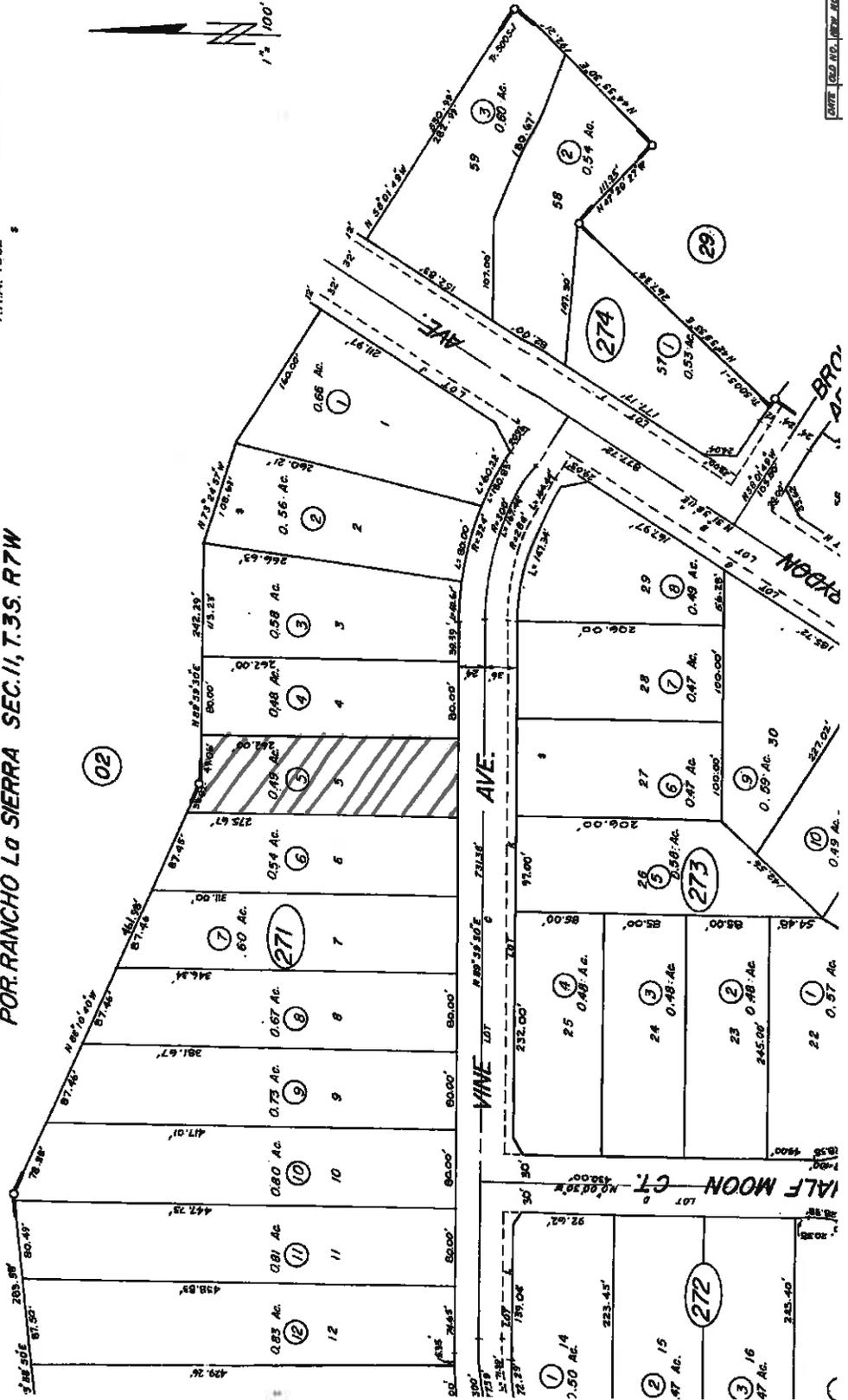
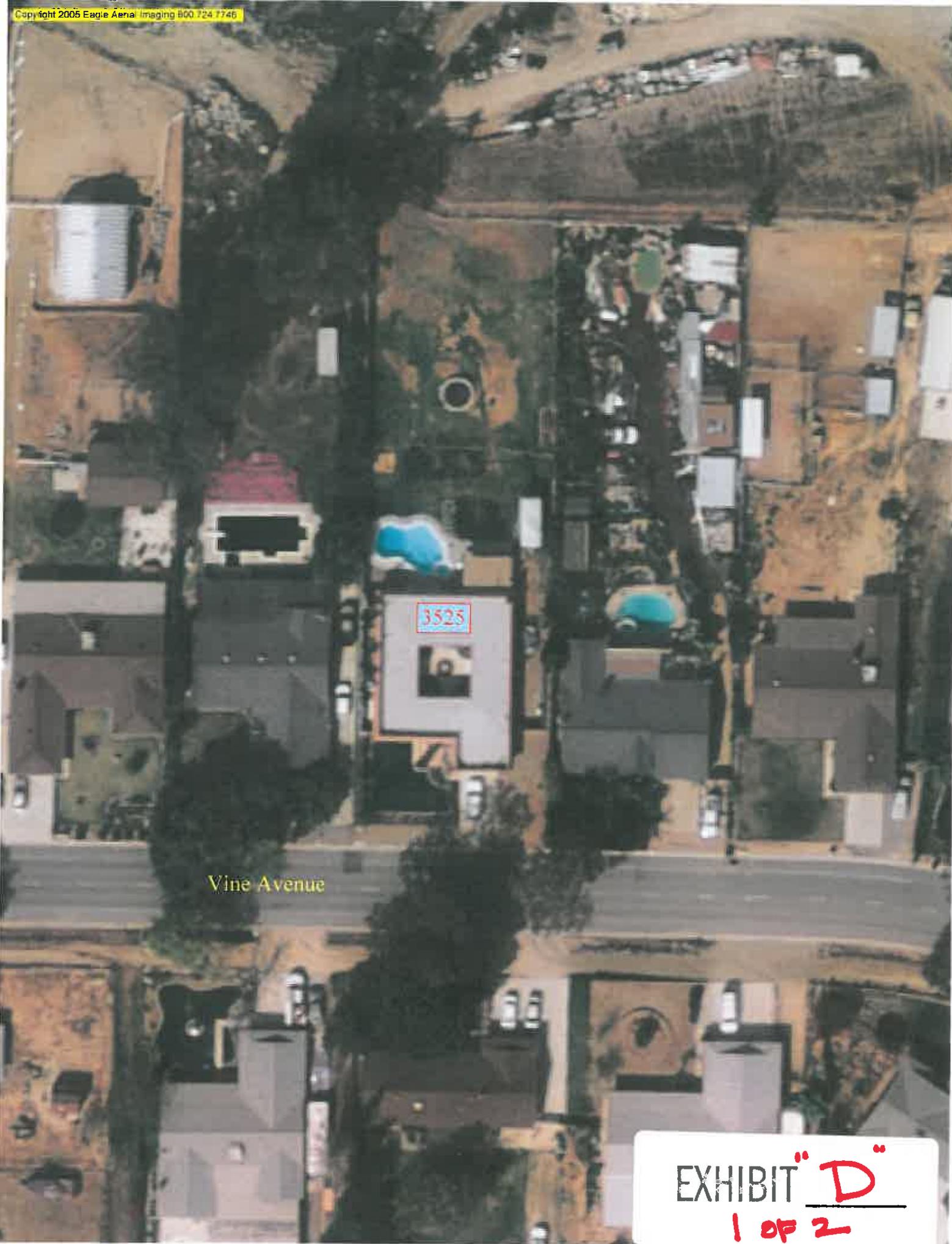


Exhibit "B"



Vine Avenue

3525

EXHIBIT "D"
1 OF 2

3525 Vine Avenue



Exhibit "D"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: July 10, 2013

SUBJECT: Draft C-4 Zone Code Amendments

RECOMMENDATION: Discuss and provide direction on possible amendments to the C-4 zone.

SUMMARY: This is a draft to start the review and amendment process for the C-4 zone as was directed to the City Council/Planning Commission Working Group to make the zone more attractive and conducive to development. The project started with the Working Group but was not finished for a formal recommendation before the group was disbanded even though there had been significant input and discussion.

PROJECT DESCRIPTION: A primary challenge for the Working Group was to make the zone more development friendly, spur more development opportunities and maintain the animal-keeping retail focus and western theme within the parameters of existing constraints.

BACKGROUND: Attached are documents based on work and discussions from the Working Group. Exhibit "A" provides some draft text changes along with discussion points for more changes in the C-4 zoning development standards. The areas highlighted in red are changes that staff is proposing to better clarify the intent of the zone. Areas highlighted in blue are areas to consider standards that would give greater zoning allowances (or reduced restrictions) for lots that are larger and/or have more street frontage to encourage the combining of lots, and other measures that could encourage more development opportunities.

Exhibit "B" is a revamp of the permitted uses in the C-4 zone based on previous discussions and work from the working group. Please note Section M which was added to allow mixed-use live-work opportunities in existing single-family homes for things such as artist's galleries and the like. This is included because it was discussed by the group but no direction was ever provided in the form of a recommendation as to whether it should be a permitted use or not.

ANALYSIS: There are constraints that make development of projects difficult on Sixth Street:

AGENDA ITEM 6.C.

- 1) Narrow deep lots without consolidation means the development pattern will be long linear buildings perpendicular from the street where the rear portions of buildings are out of primary visibility from the street, potentially resulting in underutilized spaces.
- 2) This development pattern also discourages cross-lot shopping by pedestrian traffic due to a lack of connectivity between projects, lack of shared-parking facilities, etc.
- 3) The number of different types of allowed commercial uses is restricted.
- 4) Elimination of redevelopment assistance programs that the City had to encourage development.

To address the constraint described in Number 1 (narrow lots) the intent is to encourage lot consolidation by property owners through zoning incentives. This is the same approach that was adopted when hotels and motels were added as permitted uses to the C-4 zone that allow higher buildings on lots with wider frontages along public streets along with height restrictions for portions of lots adjacent or near residential zones (ref. Exhibit "A").

The intent of the Working Group with Exhibit "B" was to increase the number and type of allowed uses to make Sixth Street attractive to more retail uses. It was also the intent to list uses specifically not permitted that are not conducive to the ambience and atmosphere of the street. This was recommended to eliminate any confusion for such a use that, while even though not specifically listed, could be related enough to another permitted use so as to be challenged as an allowed use by association. An additional intent of Exhibit "B" was to congregate the existing permitted uses into broader categories that would be inclusive of more types of retail, and would eliminate some of the unneeded specificity which made the zoning appear to be too restrictive. Exhibit "C" shows a comparison of how the permitted uses are currently listed in the zone, and how those were included into the broader use categories.

Attachment: Exhibit "A" – C-4 Zone Development Standards Excerpt with Draft Changes
Exhibit "B" – C-4 Zone Draft Permitted Uses Revision
Exhibit "C" – C-4 Zone Permitted Uses Comparison (Existing, Proposed)

Chapter 18.23 C-4 COMMERCIAL ZONE

Sections:

- 18.23.02 Intent and Purpose.
- 18.23.04 Permitted Uses.
- 18.23.06 Uses or Structures Permitted by Conditional Use Permits.
- 18.23.08 Conduct of Uses.
- 18.23.10 District Requirements.
- 18.23.12 Lot Requirements.
- 18.23.14 Yards.
- 18.23.16 Height.
- 18.23.18 Coverage.
- 18.23.20 Distance between Buildings.
- 18.23.22 Walls, Fences, and Structures in the Setback Areas.
- 18.23.24 Off-Street Parking and Loading.
- 18.23.26 Air Conditioning Equipment.
- 18.23.28 Signs.
- 18.23.30 Trash Areas.
- 18.23.32 Landscaping.
- 18.23.34 Site Plan Review.
- 18.23.36 Repealed

LEGEND

text
 Existing NMC text proposed to be changed or eliminated.

text
 Text proposed to be added.

text text
 Existing development standards for consideration of zoning incentives.

18.23.02 Intent and Purpose.

This zone is to provide a rural, small town atmosphere that provides a distinguishing quality to the City of Norco.

The uses vary to provide many opportunities for shopping, services, and employment. To provide an open character and compatibility with nearby residential uses, the zone is designed to encourage landscaping in the front yards, pedestrian walks, equestrian trails, carefully situated parking areas, discreet signage, a definite "western" motif in building design and any other such amenities as determined desirable to carry out the western theme. (Ord. 887 Sec. 6, 2008; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

This zone is intended to create a commercial district that celebrates the City's western rural animal-keeping lifestyle that is a distinguishing quality of the City.

entertainment,

18.23.04 Permitted Uses.

The following uses are permitted and the land shall be used and buildings and structures shall hereafter be erected, altered, enlarged or otherwise modified for the following uses only. Existing uses are permitted to continue as legal nonconforming land uses. Ancillary and accessory uses which are clearly incidental and subordinate to the primary use, are permitted. Accessory uses will be reviewed concurrently with each land use proposal.

, no longer allowed,

All other

not listed as permitted uses, but

under a separate permit application.

For permitted and conditionally-permitted uses see Exhibit B.

EXHIBIT "A"

18.23.08 Conduct of Uses.

, and part of, the daily operation of

A. Accessory Use Processing. Processing, treatment, storage, or repair of products which is clearly incidental to the retail business conducted on the premises is permitted; provided, that no more than 25 percent of the ground floor area shall be used for such purposes:

All permanent outdoor sales areas shall be approved through the site plan review process.

B. Outside Sales. All sales, displays, rentals and storage shall be conducted within a totally enclosed building, under a canopy attached to the main sales building, or enclosed by a minimum six-foot-high, no-view-through, fence or wall. This fence or wall shall not encroach into any required yards. Storage shall not be above the fence. Notwithstanding the above, certain outdoor commercial uses such as service stations, plant nurseries, eating pavilions, newsstands, feed sales, agricultural equipment rentals or similar enterprises customarily conducted in the open are permitted.

, and Chapter 18.51 (Special Events)

C. Parking Lot Sales. Any display for sale or rental of good, wares and merchandise, or advertising, on that portion of property which is used or required by law to be used for vehicular parking or landscaping or on any portion of any property being used or required by law to be used for the traffic circulation of vehicles or loading of vehicles is specifically prohibited, except as permitted within Section 18.38.13.

D. Performance Standards. The Planning Commission or City Council on appeal, may, as a part of the site plan review procedure, impose any or all of the performance standards as specified in Section 18.25.14. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

where said street is

18.23.10 District Requirements.

A. Location. The C-4 district shall be limited to within 300 feet of a major street as designated on the Streets and Highway Maps of the General Plan Circulation Element and planned or constructed to at least a 100-foot right-of-way with equestrian trails.

B. Dimension. Each C-4 district shall have an average depth of at least 200 feet from the frontage street. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.12 Lot Requirements.

A. Area. All lots hereafter created in this zone shall contain a minimum of 20,000 square feet

B. Width. Minimum 80 feet

Consider larger to prohibit further lot divisions.

C. Depth. Minimum 175 feet

280 feet.

D. Common Areas. Driveway and parking easements used in common between two or more lots shall be considered as part of the lot dimension standards. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.14 Yards.

A. Front Yard. Minimum of 30 feet from the right-of-way. Parking is permitted in this yard. The minimum front yard may be varied by the Planning Commission to 10 feet from the right-of-way if in the opinion of

Define better (e.g. not just architectural features but could include other features such as rear parking that is open, easily accessible, visible, and open to the public for shared public use).

to

the

the Planning Commission, **sufficient features are incorporated into the site and architectural plans**

warrant increased exposure to accent the **western** theme of the C-4 zone.

western rural animal-keeping

B. Exterior Side Yard. Minimum of 10 feet from the right-of-way line. Parking is permitted in this yard.

C. Interior Side and Rear Yard. There shall be no requirement. Where a rear yard is provided, there shall also be provided a side yard of 12 feet on at least one side of the lot or a recorded vehicular access easement from a public street to said rear yard. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.16 Height.

The maximum height of any building or structure shall not exceed 35 feet unless as otherwise regulated in this section. Hotels, motels, and bed and breakfasts are subject to the following additional height allowances and restrictions:

A. Within a setback area of the lesser of either 20 feet or 50 percent of the lot width or depth from a property line abutting an A-1 zone the height of a hotel, motel, or bed and breakfast, or accessory structure thereto, shall not exceed 25 feet.

Similar to hotels give height allowances for lots that have greater frontage widths on a public street to encourage lot consolidation.

B. Upon approval of a conditional use permit the maximum height for any hotel, motel, or bed and breakfast building, or accessory structure thereto, may be increased above the maximum allowed height, if already having received approval of architectural compatibility, for on-site and surrounding sites, by the Architectural Review Subcommittee.

C. For any structure over 50 feet high, the height of the structure cannot be more than 20 percent of the lot width adjacent to a public street (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

This is the threshold height that was established for hotels and motels before requiring a certain percentage of street frontage for allowing additional height. It should be lower for other uses, example: "For any structure over 35 feet high, the height of the structure cannot be more than 20 percent of the lot width..."

18.23.18 Coverage.

No requirement

18.23.20 Distance between Buildings.

Buildings on the same lot shall be separated by a distance not less than 12 feet. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.22 Walls, Fences, and Structures in the Setback Areas.

The provisions of Section 18.31.08 (Walls, Fences, and Structures in the Setback Areas) shall apply. In addition, where a property in this zone abuts any "A" or "R" zones, a masonry wall six feet in height shall be erected and maintained along the abutting lot line separating the C-4 zone from any "A" or "R" zones. The Planning Commission may require that all open storage areas be screened from the public view by a solid wall or fence at least six feet high under site plan review. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

In Norco the lot coverage is determined after landscaping and parking requirements are met. Another approach is the floor-to-area (FAR) ratio, meaning the square footage of building allowed is in relation to the square-footage of the lot. A low FAR will typically only allow a 1-story building. Higher FAR's will allow (encourage) multiple-story buildings depending on how high the FAR is. This approach could be used to establish a base FAR (low) and then allow higher FAR's (incentives) as the lot area and/or the lot width on a public street goes higher.

Encourage the development of public parking (but owned by private property owners) with development incentives (e.g. more height, more coverage, less landscaping, etc.) which in turn could allow other development on more of the size and width-constrained lots that could then take advantage of the public parking available on a nearby lot (would have to be within same block on same side of the street)

18.23.24 Off-Street Parking and Loading.

Off-street parking and loading facilities shall be provided in accordance with the provisions of Chapter 18.38 (Off-Street Parking and Loading Requirements) (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.26 Air Conditioning Equipment.

All air conditioning equipment shall be so designed and located so as to be architecturally integrated into the design of the building being served and transmit no noise or vibration to adjacent properties, insofar as practicable. Furthermore, such equipment shall be screened from view from adjacent properties or public street by use of landscaped screens, walls or other devices; and such screening shall consider the view of air conditioning equipment from adjacent multi-story building. Determination of the adequacy of screening shall be made at the time of site plan review. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.28 Signs.

The provisions of Chapter 18.37 (Signs) shall apply

Allow more sign privileges for larger lots or lots with greater street frontage than what the Code currently provides to encourage lot configuration.

18.23.30 Trash Areas.

A special trash pick-up area shall be provided for each building at a location and of a certain size as established after site plan review and approval. Said trash area shall be completely enclosed in such a manner as to prevent the attraction of flies thereto, unless the trash receptacle in such area is a dumpster, having a volume of 50 cubic feet or more, and is kept shut in a manner as to prevent the attraction of flies. Any such dumpster shall be screened from view by the public on adjacent streets, which screening may include buildings and structures on the site. The final determination as the adequacy of the proposed screening as to height and component materials shall be determined by the Planning Commission during site plan review. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

Allow shared trash facilities as an incentive to combine and share parking across lot lines.

18.23.32 Landscaping.

Notwithstanding anything to the contrary contained in this code, all property developed with a building or structure shall have landscaping in an amount equal to not less than five percent of the total area of the property having land improvements thereon at least 25 percent of such required landscaping shall be located in that portion of the property being used for off-street parking. These minimum requirements may be varied if the Architectural Review Board determines that an amount lesser or greater is appropriate for the site as it relates to the uses of the site, its location and relationship with land on adjacent developments and public right-of-way. In addition to said amount of landscaping there shall be additional landscaping installed to a depth not less than five feet immediately adjacent to any lot line that abuts a public right-of-way. Any landscaping installed immediately adjacent to a public right-of-way shall provide for appropriate vehicular site distance from any driveway or street. Any portion of and all of said required landscaped area shall be separated from any portion of the property which is used for parking or movement of vehicles by a wall or curb not less than six inches higher in elevation than the adjacent area being used for vehicular parking or movement.

Committee

and the

A permanent irrigation system shall be installed and maintained in an operable conditional at all time for irrigation of all such required landscaped areas and said landscaped area shall at all times be maintained

Increase minimum landscaping requirements and then provide reduction incentives for larger lots and/or lots with greater street frontage to encourage lot consolidation.

in a clean, neat and health condition which maintenance shall include but not be limited to pruning, weeding, fertilizing, moving of lawns, removal of litter, regular watering and replacement of landscaping when it has become incurable unhealthy or had died.

No building permit shall be issued for any building or structure until landscaping plans for the property on which a building or structure is proposed has been submitted for review and approval by the city's Planning Department and/or Planning Commission pursuant to Site Plan approval. Such plans shall include, but not be limited to showing the following information on drawings and plans:

- A. The size and dimension of all landscaped area;
- B. The type and location of irrigation system to be installed and maintained;
- C. The type, size and support of proposed plant material for each area to be landscaped including a balance of trees, shrubs, and ground cover;
- D. Manner of constructing planter curbs, including location thereof, height, width and type of materials therefor. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.34 Site Plan Review.

The provisions of Chapter 18.40 (Site Plan Review) shall apply. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

DRAFT C-4 PERMITTED USES REVISION

P – Permitted Uses; CUP – Conditionally Permitted Uses; * - Not Permitted

A. Administrative, Medical, and Professional Offices.	P
1. Includes dispatch and office support services for the operation of taxicab/vehicles for hire businesses.	P
2. Includes out-patient health care services.	P
3. Includes building contractors offices and storage yards.	CUP
<p>* The following are NOT included as permitted or conditionally-permitted uses in Category A or the C-4 zone:</p> <ul style="list-style-type: none"> - Facilities for the storage, staging, standing, or parking of taxicab/vehicles for hire company vehicles on-site. - Facilities for inpatient health care services. 	*
B. Animal Care and Boarding Services.	P
C. Retail Building Supplies and Rental Services.	CUP
1. Includes ancillary truck rentals for delivery of merchandise/equipment.	CUP
2. Includes companies that provide building maintenance services.	CUP
<p>* The following are NOT included as permitted or conditionally-permitted uses in Category C or the C-4 zone:</p> <ul style="list-style-type: none"> - Facilities for auto rentals or truck rentals as a primary use. 	*
D. General Retail Sales.	P
1. Includes convenience stores.	P
2. Includes retail equestrian and agricultural supplies/services. Typical uses are feed and grain stores, and saddle/tack shops.	P
3. Includes food and non-alcoholic beverage sales.	P
4. Includes the sale of beer and wine for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
5. Includes the sale of distilled spirits for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	CUP

EXHIBIT "B"

<p>* The following are NOT included as permitted or conditionally-permitted uses in Category D or the C-4 zone:</p> <ul style="list-style-type: none"> - Facilities for auto sales, auto service, and auto repair. - Facilities that provide for tattoos, body piercing, body branding, either as primary or ancillary uses. - Facilities for smoke shops and hookah bars. 	*
E. Business Support Services.	P
F. Non Drive-thru Eating and Drinking Establishments.	P
1. Includes the sale of beer and wine for on-site consumption, either as an ancillary or primary use.	P
2. Includes the sale of distilled spirits for on-site consumption, either as an ancillary or primary use.	CUP
G. Entertainment/Recreation Establishments.	P
1. Includes Amusement Centers: Public places of amusement or business in which four or more coin-operated amusement devices are installed.	P
2. Includes Indoor Sports and Recreation: Typical uses are bowling alleys, billiard parlors, skating rinks, indoor sport courts.	P
3. Includes Outdoor Sports and Recreation: Typical uses are tennis courts, batting cages, equestrian riding rings, miniature golf, athletic education, athletic practice facilities, water recreation, equestrian staging areas.	P
4. Includes rental stables east of Pedley Avenue.	P
5. Includes sale of prepared foods and beverages ancillary to the primary use. Alcoholic beverages that require a conditional use permit are still subject to those requirements.	P
H. Hospitality Uses (West of Center Street Only).	CUP
1. Hotels (interior room entrance);	CUP
2. Motels (exterior room entrance);	CUP
3. Bed and Breakfast Inns. A bed and breakfast inn is subject to the following definitions and requirements:	CUP
a. Can only be applied to structures classified as a single-family residence in the C-4	CUP

zone at the time of the adoption of Ordinance No. 951.	
b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operator's residence rooms.	CUP
c. Length of stay shall not exceed 14 consecutive overnight stays. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	CUP
I. Personal Services/Sales.	P
1. Includes businesses that provide only facial and scalp massages as an ancillary or primary use.	P
2. Includes full-body massage, as an ancillary or primary use, and only after compliance with the requirements of Section 5.48.	P
* The following are NOT included as permitted or conditionally-permitted uses in Category I or the C-4 zone: <ul style="list-style-type: none"> - Facilities that provide for tattoos, body piercing, body branding, either as primary or ancillary uses. - Facilities for smoke shops and hookah bars. 	*
J. Civic and Civic-Related Uses.	CUP
1. Includes public, quasi-public, and private civic administration and management activities.	CUP
2. Includes public and privately-operated cultural facilities	CUP
3. Includes public and private education facilities.	CUP
4. Includes public and private assembly and event facilities, both indoor and outdoor.	CUP
5. Includes public parking lots.	CUP
6. Includes churches and facilities for religious assembly.	CUP
7. Includes clubs and lodges for fraternal organizations.	CUP
K. Ancillary and Accessory Uses.	P
1. Animal keeping at a lawfully existing or legal nonconforming use. (Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	P

L. Drive-in/Drive-Through Facilities (Ref. Section 18.23.08).	CUP
M. Single-family residential live-work mixed uses in residences that existed at the adoption of this ordinance. The following uses (M1 – M5) are permitted upon approval of a site plan by the Planning Commission. Approval of a site plan for a mixed-use residence does not change the non-conforming status of the residential use of the structure.	P
1. Includes artist and artcraft studios for production and retail where the non-residential portion does not exceed 75% of the building.	P
2. Includes metalwork and metalsmith businesses for production, and/or entertainment demonstration, and for retail, where the interior non-residential portion does not exceed 75% of the building. Exterior work, storage, and display areas can be part of the business operation.	P
3. Includes gunsmith and weapon smith businesses for production, and/or entertainment demonstration, and for retail, where the non-residential portion does not exceed 75% of the building.	P
4. Includes animal and equestrian recreation-related businesses where the interior non-residential portion does not exceed 75% of the building. Exterior work, storage, and animal-keeping areas can be part of the business operation.	P
5. Includes cottage food businesses for production, and/or entertainment demonstration, and for retail, of packaged foods, confectioneries, and baked goods, where the interior non-residential portion does not exceed 75% of the building.	P
<p>* Summary of uses NOT included as permitted or conditionally-permitted uses in the C-4 zone:</p> <ul style="list-style-type: none"> - Facilities for the storage, staging, standing, or parking of taxicab/vehicles for hire company vehicles on-site. - Facilities for inpatient health care services. - Facilities for auto rentals or truck rentals as a primary use. - Facilities for auto sales, auto service, and auto repair. - Facilities that provide for tattoos, body piercing, body branding, either as primary or ancillary uses. - Facilities for smoke shops and hookah bars. 	*

EXISTING C-4 ZONE	DRAFT REVISIONS	P or CUP
PERMITTED USES	PERMITTED USES	
<p>A. Administrative and Professional Offices. Activities include, but are not limited to:</p>	<p>A. Administrative, Medical, and Professional Offices.</p>	<p>P</p>
<p>1. Data storage;</p> <p>2. Financial records;</p> <p>3. Auditing centers;</p> <p>4. Architects;</p> <p>5. Lawyers;</p> <p>6. Insurance sales and claims offices;</p> <p>7. Real estate offices;</p> <p>8. Financial planners;</p> <p>9. Accountants' and bookkeepers' offices.</p>	<p><i>INCLUDED UNDER BROAD CATEGORY</i></p>	
	<p>1. Includes dispatch and office support services for the operation of taxicab/vehicles for hire businesses.</p>	<p>P</p>
	<p>* Does not include facilities for the storage, staging, standing, or parking of taxicab/vehicles for hire company vehicles on site.</p>	<p>*</p>
	<p>2. Includes out-patient health care services.</p>	<p>P</p>
	<p>* Does not include facilities for inpatient health care services.</p>	<p>*</p>
<p>B. Animal Care. Activities include, but are not limited to:</p>	<p>B. Animal Care and Boarding Services.</p>	<p>P</p>
<p>1. Grooming;</p> <p>2. Animal care treatment;</p> <p>3. Boarding services for large and small animals;</p> <p>4. Veterinary services and animal clinics;</p> <p>5. Large and small animal hospitals.</p>	<p><i>INCLUDED UNDER BROAD CATEGORY</i></p>	
<p>C. Building Maintenance Services. Activities typically include, but are not limited to:</p>	<p><i>INCLUDED UNDER CATEGORY C: "RETAIL BUILDING SUPPLIES AND RENTAL SERVICES."</i></p>	
<p>1. Custodial services;</p>		
<p>2. Window cleaning services;</p>		
<p>3. Disinfecting and exterminating</p>		

EXHIBIT "C"

services;		
4. Janitorial services.		
D. Building Supplies and Sales. Activities typically include, but are not limited to:	C. Retail Building Supplies and Rental Services.	CUP
1. The retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
2. Lumber stores;		
3. Hardware stores;		
4. Building materials, such as brick, block, masonry, sand, and gravel;		
5. Ancillary rental of trucks.		
	1. Includes ancillary truck rentals for delivery of merchandise/equipment.	CUP
	2. Includes companies that provide building maintenance services.	CUP
	* Does not include auto rental facilities or truck rentals as a primary use.	*
E. Business Printing Services.	<i>INCLUDED UNDER CATEGORY E: "BUSINESS SUPPORT SERVICES."</i>	
F. Business Supply Retail and Services. Activities typically include, but are not limited to:	D. General Retail Sales.	P
1. Retail sales;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
2. Rental or repair from the premises of office equipment, office supplies and similar office goods.	<i>INCLUDED UNDER CATEGORY E: "BUSINESS SUPPORT SERVICES."</i>	
	1. Includes convenience stores.	P
	2. Includes retail equestrian and agricultural supplies/services. Typical uses are feed and grain stores, and saddle/tack shops.	P
	3. Includes food and non-alcoholic beverage sales.	P
	4. Includes the sale of beer and wine for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P

	5. Includes the sale of distilled spirits for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	CUP
	6. Includes art-craft and artist studios that can include live-work arrangements in existing single-family residences.	P
	* Does not include auto sales facilities, service facilities, or repair facilities.	*
	* Does not include tattoo parlors.	*
	* Does not include smoke shops, hookah bars.	*
G. Business Support Services. Activities typically include, but are not limited to:	E. Business Support Services.	P
1. Firms rather than individuals of a clerical, employment, or minor processing nature, including bookkeeping and medical transcribing, multi-copy and blueprint services;	<i>INCLUDED UNDER CATEGORY E: "BUSINESS SUPPORT SERVICES."</i>	
2. Dispatch and office support services for the operation of taxicab/vehicles for hire businesses. This does not include the storage, staging, standing, or parking of company vehicles on site.	<i>INCLUDED UNDER CATEGORY A: "ADMINISTRATIVE, MEDICAL, AND PROFESSIONAL OFFICES."</i>	
H. Child Care Homes and Facilities. Activities typically include, but are not limited to:	<i>USES ELIMINATED FROM C-4 ZONE</i>	
1. Daytime nonmedical care and supervision of children or seniors in an appropriate environment. Typical uses include:		
a. Family home day care infant centers;		
b. Preschools;		
c. Extended child care facilities.		
I. Convenience Sales. Activities typically include, but are not limited to:	<i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i>	
1. Convenience markets;	<i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i>	
2. Drug stores;		
3. Beauty and barber shops;	<i>INCLUDED UNDER CATEGORY H:</i>	

4. Dry cleaning establishments.	"PERSONAL SERVICES/SALES."	
J. Eating and Drinking Establishments. Activities typically include, but are not limited to (ref. Section 18.23.08):	F. Non Drive-thru Eating and Drinking Establishments.	P
1. Restaurants;	INCLUDED UNDER BROAD CATEGORY	
2. Donut shops;		
3. Coffee sales.		
	1. Includes the sale of beer and wine for on-site consumption, either as an ancillary or primary use.	P
	2. Includes the sale of distilled spirits for on-site consumption, either as an ancillary or primary use.	CUP
K. Entertainment/Recreation. Specific entertainment/recreation use types include (ref. Section 18.23.08):	G. Entertainment/Recreation Establishments.	P
1. Amusement Center. Public places of amusement or business in which four or more coin-operated amusement devices are installed.	1. Includes Amusement Centers: Public places of amusement or business in which four or more coin-operated amusement devices are installed.	P
2. Clubs and Lodges. Predominantly halls and meeting facilities for fraternal organizations. Typical groups include Elk and Moose.	INCLUDED UNDER CATEGORY I: "CIVIC AND CIVIC-RELATED USES."	
3. Indoor Sports and Recreation. Typical uses include:	2. Includes Indoor Sports and Recreation: Typical uses are bowling alleys, billiard parlors, skating rinks, indoor sport courts.	P
a. Bowling alleys;	INCLUDED UNDER BROAD CATEGORY	
b. Billiard parlors;		
c. Ice and roller skate rinks;		
d. Indoor basketball and racquetball courts;		
e. Sale of prepared foods and beverages is permitted ancillary to the primary sports and recreational character of the use.		

<p>4. Outdoor Sports and Recreation. Typical uses:</p>	<p>3. Includes Outdoor Sports and Recreation: Typical uses are tennis courts, batting cages, equestrian riding rings, miniature golf, athletic education, athletic practice facilities, water recreation, equestrian staging areas.</p>	<p>P</p>
<p>a. Tennis courts;</p> <p>b. Batting cages;</p> <p>c. Equestrian riding rings;</p> <p>d. Miniature golf;</p> <p>e. Athletic education;</p> <p>f. Athletic practice facilities;</p> <p>g. Sale of prepared foods and beverages is permitted ancillary to the primary use.</p>	<p><i>INCLUDED UNDER BROAD CATEGORY</i></p>	
	<p>4. Includes rental stables east of Pedley Avenue.</p>	<p>P</p>
	<p>5. Includes sale of prepared foods and beverages ancillary to the primary use. Alcoholic beverages that require a conditional use permit are still subject to those requirements.</p>	<p>P</p>
<p>L. Equestrian and Agricultural Supplies and Services. Uses typically include, but are not limited to:</p>	<p><i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i></p>	
<p>1. Feed and grain stores;</p>		
<p>2. Retail saddle/tack shops.</p>		
<p>M. Financial Institutions. Uses typically include, but are not limited to:</p>	<p><i>INCLUDED UNDER CATEGORY A: "ADMINISTRATIVE, MEDICAL, AND PROFESSIONAL OFFICES"</i></p>	
<p>1. Banks;</p>		
<p>2. Savings and loans;</p>		
<p>3. Credit unions.</p>		
<p>N. Food and Beverage Sales. Uses typically include:</p>	<p><i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i></p>	
<p>1. Markets;</p>		
<p>2. Mini-markets;</p>		
<p>3. Liquor stores;</p>		

4. Retail bakeries.		
O. Health Care Services. Does not include facilities for inpatient treatment.	<i>INCLUDED UNDER CATEGORY A: "ADMINISTRATIVE, MEDICAL, AND PROFESSIONAL OFFICES"</i>	
P. Newsstands.	<i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i>	
Q. Nurseries.	<i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i>	
R. Personal Services and Sales. Uses typically include:	H. Personal Services/Sales.	P
1. Beauty and barber shops;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
2. Florist shops;		
3. Photography studios;		
4. Apparel laundering and dry cleaning agencies;		
5. Contract post offices;		
6. Travel agencies.		
	1. Includes businesses that provide only facial and scalp massages as an ancillary or primary use.	P
	2. Includes full-body massage, as an ancillary or primary use, and only after compliance with the requirements of Section 5.48.	P
	* Does not include businesses that provide tattoos, body piercing, or body branding, either as a primary or ancillary use.	*
	* Does not include hookah bars.	*
S. Artcrafts. Uses typically include, but are not limited to:	<i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES." and CATEGORY M: "SINGLE-FAMILY RESIDENTIAL LIVE/WORK"</i>	
1. Restoration and repair of antiques;		
2. Artists' studios (including painting and sculpting);		
3. Basket making;		
4. Blacksmithing;		
5. Candle making;		
6. Cartoon and animation;		
7. Book restoration and custom binding;		

8. Ceramics and pottery;		
9. Production of glass crystal figures, glass art, and stained glass;		
10. Custom jewelry design and manufacturing;		
11. Metal engraving;		
12. Manufacture and repair of musical instruments;		
13. Photography studios;		
14. Picture mounting and framing;		
15. Leather goods, including custom shoe making;		
16. Ornamental iron;		
17. Silk screen production;		
18. Taxidermy;		
19. Textile weaving by hand looms;		
20. Watch and clock making;		
21. Woodcarving;		
22. Custom furniture.		
T. Civic Use Types.	I. Civic and Civic-Related Uses.	CUP
1. Civic Administration. Activities typically include, but are not limited to:	1. Includes public, quasi-public, and private civic administration and management activities.	CUP
a. Public and private post offices and mail processing;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Management, administration, or clerical services performed by public, quasi-public, and utility agencies.		
2. Cultural Facilities. Activities typically include:	2. Includes public and privately-operated cultural facilities	CUP
a. Museums and art galleries;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Public and private libraries;		
c. Public and private observatories;		
d. Facilities for the performing arts.		
3. Education Facilities. Activities typically include:	3. Includes public and private education facilities.	CUP
a. Public or private instruction required to be taught by the California Education Code;	<i>INCLUDED UNDER BROAD CATEGORY</i>	

b. Vocational instruction;		
c. Music, art, or dance instruction in a classroom or studio setting.		
4. Flood control/utility corridor.		
5. Public Assembly.	4. Includes public and private assembly and event facilities, both indoor and outdoor.	CUP
a. Parks, gardens, and passive open space areas;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Public and semi-public playgrounds and playing fields and active use recreation areas;		
c. Public meeting halls, gymnasiums and youth and community centers;		
d. Public parking lots;	5. Includes public parking lots.	CUP
e. Equestrian staging areas;	<i>G ENTERTAINMENT/RECREATION</i>	
6. Religious assembly.	6. Includes churches and facilities for religious assembly.	CUP
	7. Includes clubs and lodges for fraternal organizations.	CUP
U. Ancillary and Accessory Uses.	I. Ancillary and Accessory Uses.	
1. Animal keeping at a lawfully existing or legal nonconforming use. (Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	1. Animal keeping at a lawfully existing or legal nonconforming use. (Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	P
CONDITIONALLY PERMITTED USES	CONDITIONALLY PERMITTED USES	
A. Drive-in/Drive-Through Facilities (Ref. Section 18.23.08).	A. Drive-in/Drive-Through Facilities (Ref. Section 18.23.08).	CUP
B. Building Contractors Offices and Storage Yards. Activities typically include, but are not limited to (ref. Section 18.23.08):	B. Building Contractors Offices and Storage Yards.	CUP
1. Offices;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
2. Storage of equipment, materials, vehicles and contractors supplies.		
C. Hospitality Uses (West of Center Street Only).	C. Hospitality Uses (West of Center Street Only).	CUP

1. Hotels (interior room entrance);	1. Hotels (interior room entrance);	CUP
2. Motels (exterior room entrance);	2. Motels (exterior room entrance);	CUP
3. Bed and Breakfast Inns. A bed and breakfast inn is subject to the following definitions and requirements:	3. Bed and Breakfast Inns. A bed and breakfast inn is subject to the following definitions and requirements:	CUP
a. Can only be applied to structures classified as a single-family residence in the C-4 zone at the time of the adoption of Ordinance No. 951.	a. Can only be applied to structures classified as a single-family residence in the C-4 zone at the time of the adoption of Ordinance No. 951.	CUP
b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operator's residence rooms.	b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operator's residence rooms.	CUP
c. Length of stay shall not exceed 14 consecutive overnight stays. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	c. Length of stay shall not exceed 14 consecutive overnight stays. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	CUP

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