



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
SEPTEMBER 11, 2013

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Wright

1. **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.
2. **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.
3. **APPROVAL OF MINUTES:**
 - ❖ Minutes of Regular Meeting on August 14, 2013
 - Recommended Action: Approval** (Deputy City Clerk)
4. **CONTINUED PUBLIC HEARINGS:**
 - A. Housing Element **Recommended Action: Continue to October 9, 2013 regular meeting.** (Planning Director)
5. **PUBLIC HEARINGS**
 - A. **Conditional Use Permit 2013-06 (Ferrari):** A request for approval to allow an accessory building consisting of a 2,400 square-foot garage/storage/workshop at 3639 Pedley Avenue located within the A-1-20 Zone. **Recommended Action: Approval** (Senior Planner)
 - B. **Large Day Care Center 2013-01 (Conner):** A requested hearing regarding a tentative approval of a large family day care center for a maximum of 12 children (including children under the age of 10 that live at the proposed location) at 1691 El Paso Drive in the Norco Hills Specific Plan Residential District. **Recommended Action: Uphold staff approval** (Planning Director)
 - C. **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 non-commercial vehicle and trailer parking in

residential zones. **Recommended Action: Continue to October 9, 2013** (Planning Director)

6. CONTINUED BUSINESS ITEM:

A. **Draft C-4 Zone Code Amendments: Recommended Action: Continue off Calendar** (Planning Director)

7. BUSINESS ITEMS:

A. **Site Plan 2013-12 (Santochi):** A request for approval to allow a detached accessory building consisting of a 432 square-foot bird shelter 3925 Mount Shasta Place located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)

B. **Site Plan 2013-18 (Espinosa):** A request for approval to allow an accessory building consisting of a 560 square-foot storage shed at 2114 First Street located within the commercial District of the Gateway Specific Plan (GSP) **Recommended Action: Approval** (Senior Planner)

C. **Site Plan 2013-07, Modification 1(Salley):** A request to modify the conditions for an approved accessory building consisting of a 625 square-foot detached garage at 3023 Arapaho Street located within the A-1-20 zone. **Recommended Action: Approval** (Senior Planner)

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

- City Council Minutes of August 7, 2013
- City Council Minutes of August 21, 2013

7. PLANNING COMMISSION:

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

8. 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)



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
AUGUST 14, 2013

CALL TO ORDER: 7:02 PM

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

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

PLEDGE OF ALLEGIANCE: Vice Chair Leonard

1. APPEAL NOTICE: Read by Planning Director King

2. PUBLIC COMMENTS: NONE

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting on July 10, 2013

Recommended Action: Approval (Deputy City Clerk)

M/S Wright/Jaffarian to approve the minutes of Planning Commission Regular Meeting of July 10, 2013, as written

AYES: Leonard, Henderson, Jaffarian, Wright

Motion Passed

ABSENT: Hedges

4. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2012-03 (Planck/International Fellowship of Churches, Inc.; IMF World Missions & International Missions Fellowship):** A request for approval to allow a church campus to include the construction of a 6,136 square-foot main church building and the use of an existing building, on four parcels (APN 129-180-010, -011, -012, -013). All parcels are located on the south side of Second Street, between Parkridge and Western Avenues within the A-1-20 Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the architectural plan was reviewed by the Architectural Review Subcommittee, from which one comment was received noting that a western motif-look was preferred on the buildings. Senior Planner Robles provided information on the Community meeting scheduled for the surrounding neighbors on July 22, 2013, stating that a few concerns had been brought up. Staff recommends addressing these concerns, which could be incorporated into the conditional use permit. Other issues to be considered are the clean-up of the property, removal of the illegal trailers, and replacing a chain link fence as recommended by the Sheriff's Department. Staff recommends approval with the noted additional conditions.

Commission Member Jaffarian inquired about the building permits issued when the site had been split into four residential lots. In response, Senior Planner Robles stated that although plans had been submitted, the lots' development has never been completed and consequently the permits expired. She also clarified the use of the term "church campus" in the staff report.

Public Works Director Askew described the different flood zones in the area, specifically Flood Zone B and Flood Zone C, which are established by FEMA.

Senior Planner Robles clarified for Commission Member Wright that the property was sold in 2008; the existing workshop is allowed per today's standards for accessory buildings and meets required setbacks, adding that the applicant prefers combining the four lots into two, not as one.

Vice Chair Leonard asked for information regarding code complaints. In response, Planning Director King noted that complaints filed by residents cannot be discussed, but added that the City has followed through with at least three letters on code violations. He also noted that radio use is an allowed use with a CUP.

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

Linda Dixon: Ms. Dixon stated she doesn't oppose churches, just this particular project. She noted that she has noticed many illegal activities, such as dumping, creating a pad without permits and grading on the property; adding her concern with allowing the removal of a PAKA.

Shaun Hamer: Mr. Hamer stated his concerns regarding the use of the parking lot for events specifically at night, the type of individuals that may be staying in the planned missionary house, and the street improvements noted in the staff report.

Mary Hamer: Ms. Hamer questioned the proposed missionary housing, and the illegal dumping being allowed.

Karen Leonard: Ms. Leonard noted her concerns about quitclaiming an existing PAKA; and compliance with the CUP, adding that they have not been good neighbors.

Erin Askier: Ms. Askier detailed her issues with the proposed use of the property; noting recent events on the property on a Friday night with loud talking late into the night.

Greg Newton: It was confirmed for Mr. Newton that over 25 public notices had been mailed out. He noted his thoughts about this project and recommended denial.

Randy Inglis: Mr. Inglis stated that a traffic problem already exists on Sunday mornings due to the existing church down the street.

Applicant, Pastor James Planck: Pastor Planck spoke on behalf of the church; he stated for the Commission that the Church is an international ministry and is a non-profit entity. He answered the many issues brought up by the previous speakers. He apologized for the oversights and will attempt to be a better neighbor; confirming that there had been a few bible study meetings but no church services to date. Pastor Planck also shared that there would be only one caretaker living in the house, and on occasion, one to two guest missionaries.

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

Commission Member Wright questioned the removal of a PAKA, the location of the driveways, and the merge of four lots into two. He stated that he would prefer it return to one complete lot. He suggested that this item be continued off calendar to allow time to take care of the many issues brought up. In response, Public Works Director Askew provided information on procedures for a removal of a PAKA.

Planning Director King stated that based on State Law, church projects cannot be denied; he suggested continuing this item.

Commission Member Jaffarian noted the following conditions that he would like to be included, as well as requesting that the original CUP be mandated; accommodate the church without removing any PAKA; doesn't agree with use of "church campus" term; suggested that all four lots be kept as they are; location of current buildings, which are in the flood plain, must follow the requirements of the flood zone; not allow stamped asphalt concrete driveways; add a condition for church service hours to be at exact times with no additional time given; require a special event permit for events outside the regular hours of services; lot needs to be brought up to original permit allowance; and include a maximum height for a radio antenna, potentially requiring an additional permit. Commission Member Jaffarian added that he doesn't feel this is the best use of this land.

Commission Member Henderson added to the suggestions by requesting that a pork-chop be added at each driveway within the parking lot for right-in right-out access; that the parking lot lighting be at hood level; limit the number of guest missionaries per visit; suggested no activity after 10:00 p.m.; no sound amplification outside of the buildings without a special event permit; and require full landscape along Second Street, with full street improvements.

Vice Chair Leonard concurred with the previous comments, adding his concerns with the removal of any PAKA, the architect not having a western look, and the use of a "radio room."

M/S Jafarian/Wright to continue this public hearing item to the regular meeting in November, 2013, so that the applicant can consider all of the concerns discussed, comply with what has been asked of the applicant, as well as consider the following:

- Merging into one lot instead of two lots
- Removal of storage trailers and workshop building as per the current CUP
- Provide a timeline for street improvements to be done
- Keep all PAKAs or provide for an appropriate sized PAKA based on the size of the lot or lots combined

AYES: Unanimous

Motion Passed

ABSENT: Hedges

- B. Tentative Parcel Map 36552 (Mehta):** A request for approval of a subdivision of land that is 1.14 acres into two parcels for residential uses located at 4520 Center Street within the A-1-20 Zone. **Recommended Action: Approval** (Senior Planner)

Vice Chair Leonard recused himself due to a relationship with the applicant/property owner.

Planning Director King presented the staff report on file in the Planning Department. Staff recommends approval.

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

Bonnie Adams: A letter received from Ms. Adams was provided to the Commission, Director King noted that she states that she does not support this subdivision, but her comments are based on private issues.

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

M/S Henderson/Jaffarian to adopt Resolution 2013-26, to recommend to the City Council that Tentative Parcel map 36552 be approved.

AYES: Leonard, Henderson, Jaffarian, Wright

Motion Passed

ABSENT: Hedges

- C. Conditional Use Permit 2013-05 (Sparks):** A request for approval to allow truck mechanic training school at 1820 Town & Country Drive located within the M-1 (Heavy Commercial/Light Manufacturing) Zone. **Recommended Action: Approval** (Senior Planner)

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

Senior Planner Robles responded to inquiries from the Commission regarding the disposal of oils, hours of operation, and potential evening classes.

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

Daniel Sparks, Applicant: Mr. Sparks provided an overview of the training school program, and offered to answer questions for the Commission.

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

M/S Wright/Henderson to adopt Resolution 2013-34, to approve Conditional Use Permit 2013-05, to allow a truck mechanic training school at 1820 Town & Country Drive.

AYES: Leonard, Henderson, Jaffarian, Wright **Motion Passed**
ABSENT: Hedges

D. Housing Element Recommended Action: Continue to September 11, 2013 regular meeting. (Planning Director)

Planning Director King stated that this public hearing item is being continued to the next regular meeting of September 11, 2013.

Agenda Item 5.A. was heard at this time due to the late hour of the meeting in consideration of the item's applicant.

E. Zone Code Amendment 2013-14 (City of Norco): Amending Chapter 18.64 "Housing Development Overlay" and Adding Chapter 18.65 "Residential Density Bonus Provisions" to the Norco Municipal Code. **Recommended Action: Approval to the City Councils** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He noted a correction on the calculations of the chart provided in the staff report, under the "added density bonus": the *total units should read 61, not 68*. He stated that the Housing Development Overlay is a required component as part of the Housing Element update as mandated by the State.

In response to Commission Member Jaffarian, Planning Director King clarified the Density Bonus law, noting that a Density Bonus clause was added into the Housing Element approved last year but that it did not meet State requirements.

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

M/S Wright/Jaffarian to adopt Resolution 2013-28, to recommend that the City Council approve Zone Code Amendment 2013-14 amending Chapter 18.64 "Housing Development Overlay" and adding Chapter 18.65 "Residential Density Bonus Provisions".

AYES: Leonard, Henderson, Jaffarian, Wright **Motion Passed**
ABSENT: Hedges

5. BUSINESS ITEMS:

- A. **Site Plan 2013-14 (Schmidt)**: A request for approval to allow an accessory building consisting of a 288 square-foot shed at 2260 Alhambra Street located within the A-E (Agricultural Estate) Zone. **Recommended Action: Approval** (Senior Planner)

This item was heard prior to Agenda Item 4.E. due to the late time of the meeting.

Senior Planner Robles presented the staff report on file in the Planning Department. All set requirements have been met. Staff recommends approval.

M/S Wright/Jaffarian to adopt Resolution 2013-25, to approve Site Plan 2013-14 to allow an accessory building consisting of a 288 square-foot shed at 2260 Alhambra St.

AYES: Leonard, Henderson, Jaffarian, Wright **Motion Passed**

ABSENT: Hedges

- B. Draft C-4 Zone **Recommended Action: Continue** (Planning Director)

Planning Director King stated this discussion item is being continued off calendar and will be rescheduled to an undetermined date.

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

➤ City Council Minutes of July 17, 2013

Received and Filed

7. PLANNING COMMISSION: **NONE**

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

8. ADJOURNMENT: Chair Hedges adjourned the meeting at **9:07 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission

/di

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: August 14, 2013

SUBJECT: General Plan Amendment 2013-1A (City of Norco): update to the City of Norco Housing Element for the 2014-2021 housing cycle.

RECOMMENDATION: Continue to October 9, 2013

BACKGROUND: This item was advertised prematurely.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: September 11, 2013

SUBJECT: Conditional Use Permit 2013-06 (Ferrari): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot garage/storage/workshop at 3639 Pedley Avenue located within the A-1-20 zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-29, approving Conditional Use Permit 2013-06.

Conditional Use Permit 2013-06 is a request for approval to allow an accessory building consisting of a 2,400 square-foot garage/storage/workshop at 3639 Pedley Avenue located within the A-1-20 zone (ref. Exhibit "A" – Location Map). The property consists of about 1.2 acres/52,272 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, and Exhibit "D" – Building Elevations). The building is a typical metal structure and is proposed for multi-use, being that it will be used for the storage of recreational vehicles, barn items, and will also be used for a workshop. The structure is proposed to be beige in color.

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. (Note: the side yard setback for the proposed structure noted at 7 feet on the site plan may need to be increased to 10 feet per the requirements the Building Code.)**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of about 20 feet as measured to the peak of the roof. (Note: Exhibit "D" – Building Elevations, shows a height of more than 20 feet. This is a typical elevation provided more as an example. The applicant has indicated that the 20-foot max height will be complied with, and the project will be conditioned for a maximum height of 20 feet to the peak of the roof.)**
- 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 52,272 square feet and the entire property had a grade of 4% or less. The pad coverage for the property is approximately 10%, which takes into account the existing and proposed structures.**

RESOLUTION NO. 2013-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN DETACHED ACCESSORY BUILDING CONSISTING OF A 2,400 SQUARE-FOOT GARAGE/STORAGE/WORKSHOP AT 3639 PEDLEY AVENUE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2013-06)

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by NICK FERRARI for property located at 3639 Pedley Avenue (APN 133-280-001); and

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

WHEREAS, at the time set, at 7 p.m. on September 11, 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, said Planning Commission heard and considered both oral and written evidence; and

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

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

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

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

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

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

E. The 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.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled September 11, 2013 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations dated August 8, 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 this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any 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 before beginning construction of the structure on the subject property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. This approval is for an accessory garage/storage/workshop building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. This building is for the storage of personal recreational vehicles. Storage of vehicles for a commercial use or business operation is not allowed.
13. The maximum height of the building shall be 20 feet as measured to the peak of the roof.

Resolution No. 2013-29
Page 4
September 11, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on September 11, 2013.

Patricia Hedges, 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 adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on September 11, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm

ASSESSOR'S PARCEL MAP

POR. SEC. 5, T.3S. R.6W.

1:10,000 (1/2" = 100')

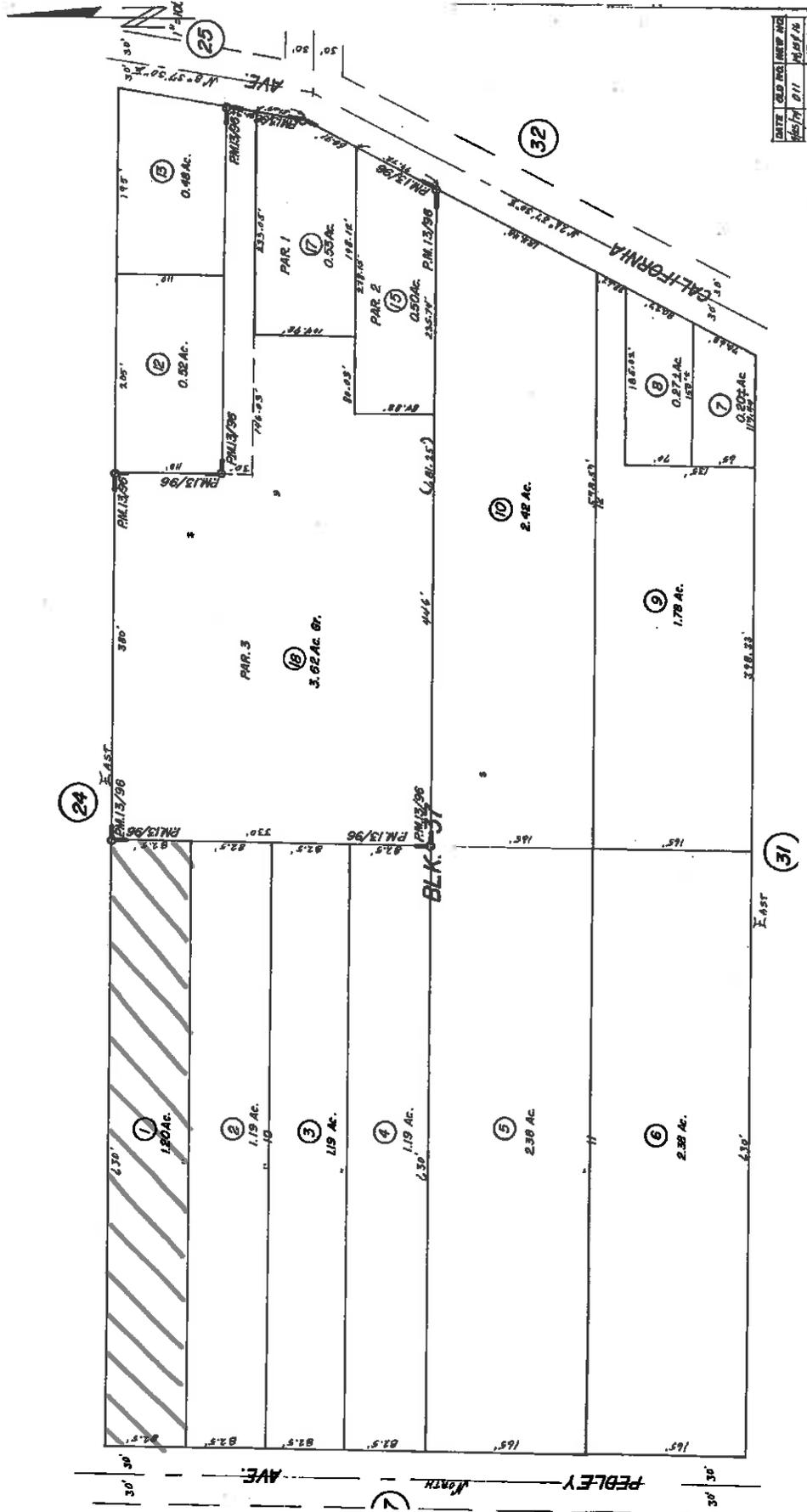
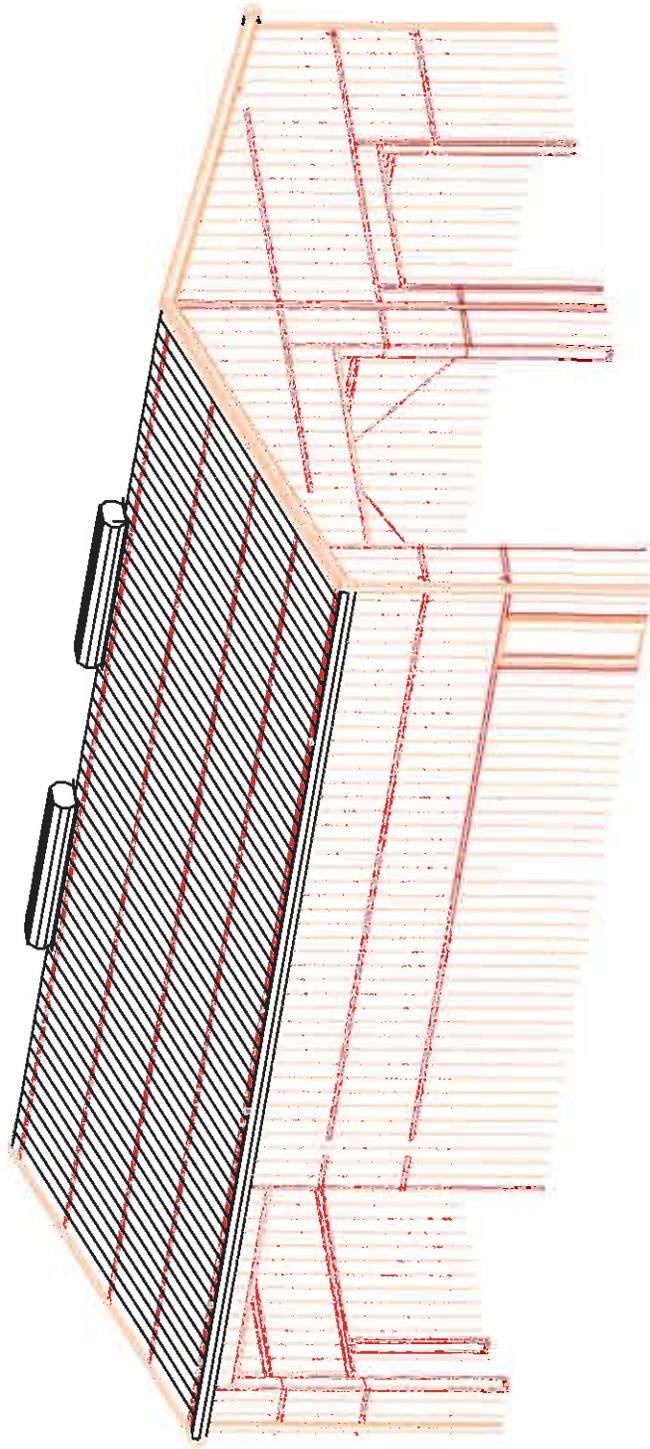


Exhibit "B"

NOT FOR CONSTRUCTION



3D BACK LEFT - (A) Ferrari

This drawing is not for construction. This drawing is intended to depict general building information and is only for informational purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

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<input type="checkbox"/> Design Changes <input type="checkbox"/> Additions <input type="checkbox"/> Deletions <input type="checkbox"/> Other Modifications	
Designer: _____ Designer Title: _____ Company: _____	Project No.: _____ Date: _____
Order No.: _____ Order Date: _____	Order No.: _____ Order Date: _____

MEMA
 The Metal Erectors Manufacturers Association
 is an industry organization that represents the interests of its members in the metal building industry. MEMA is a non-profit organization that provides a variety of services to its members, including education, research, and advocacy. For more information, please visit our website at www.memabuilding.com.

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: September 11, 2013

SUBJECT: Large Family Daycare 2013-01: A Large Family Daycare for Property Located at 1691 El Paso Drive in the Norco Hills Specific Plan.

RECOMMENDATION: That the Planning Commission upholds staff approval for Large Family Daycare 2013-01 subject to the conditions of approval.

SUMMARY: Large family daycares are permitted **uses** in the City's residential zones upon approval of a large family daycare permit by the Planning Director, or by the Planning Commission upon a request for hearing. The Zoning Code establishes the standards that **these uses** need to adhere to in order to be compatible with surrounding residential land uses and establishes minimal conditions for approval. The project as proposed and conditioned is consistent with these standards and the required findings can be made to support approval of the use.

BACKGROUND: Large family daycares are tentatively approved by the Planning Director after which a notice of the proposed use is sent out to neighboring properties (owners or residents) listing the conditions of approval. The purpose of the notice is to allow the applicant or other affected person (a person who owns or lives within a 100-foot radius of the site) to request a hearing with the Planning Commission if there is disagreement or concern with the proposed daycare or conditions of approval. If a request for hearing is not made within 10 days of the notice, the approval stands.

LaWanna Conner filed the application for a large family daycare at 1691 El Paso Drive (ref. Exhibit "A" – Location Map/Assessor Parcel Map) and a hearing by the Planning Commission was requested by an affected person that received the notice. The request has been advertised for a public hearing even though it is not required by the Norco Municipal Code (NMC).

PROJECT DESCRIPTION: The NMC defines a large family daycare as one which has more than six and up to twelve children including any children that live in the home. Less than six children regardless of how many live there is considered a residential use of the home. More than twelve children is a child care center and that requires a

conditional use permit. The applicant has requested a Large Family Daycare for up to 12 children.

ANALYSIS: The requirements for a large family daycare are as follows:

Proper state licenses must be obtained prior to operation including provisions for Fire Department clearance. The applicant stated in the application that the state license has been obtained. The Fire Department has inspected the property and has cleared it for the proposed use. Notice of the proposed use was sent to the Project Review Board for comments and recommendations, and those have been incorporated into the conditions of approval.

The NMC requires that a six-foot high fence and/or wall shall be erected around the side and rear property lines behind the front yard setback. The property currently has block walls that enclose the side yards and rear yard behind the front setback area. The side walls are six-foot but the rear wall is a four-foot retaining wall below a steep manufactured slope so a six-foot wall is not needed. The NMC also requires that the play areas be located in the rear or side yards and cannot be in the front yard.

The subject lot has an open area of approximately 4,190 square feet in the rear and side yards behind the wall enclosure, of which approximately 90 percent is flat. The NMC does not have a minimum required amount of outdoor open space for a large family daycare; but in comparing this project to the outdoor requirement for a daycare center, which is larger, this project can provide approximately 349 square feet of outdoor space per child, where the requirement for the larger daycare center is only 75 square feet per child (ref. Exhibit "B" – Aerial Photo).

The parking and driveway shall be designed and maintained pursuant to the zoning requirements where the property is located. The driveway meets zoning code standards as does the parking requirement for a single-family residence. The use of the home for a large family daycare, including the associated impacts, is considered to be within the parameters of a standard use of the home. One off-street parking area must be provided for any outside employee and it can be provided within the existing driveway. The applicant has stated that there will not be any additional employees. Should there be employees in the future there is a deep driveway that can accommodate up to six passenger vehicles.

The findings that are required for approval are as follows:

- a. The project site complies with all zoning criteria and development standards for residential development. The lot in question **was** developed as part of the Norco Hills Specific Plan and meets all of the zoning requirements for the residential district of that plan.

- b. The proposed use is incidental and subordinate to the primary use of the home as a residence. The applicant will live at the home where the daycare business is being proposed.
- c. The outdoor area must be either owned or leased by the applicant, and cannot be shared with other property owners. The applicant is leasing the property and as stated, the lot contains an adequate outdoor area.
- d. The proposed facility is located more than 500 feet from any other large family daycare home or child daycare center. There are no large daycare homes or child daycare centers (which require a conditional use permit) within 500 feet.
- e. Facility has adequate off-street parking for the primary residential use and any future employees. With the two-car garage there is on-site parking that can accommodate up to eight passenger vehicles.
- f. Access and drop-off facilities will not interfere with traffic and circulation of the neighborhood and can be facilitated in a safe and effective manner. As stated in the staff report there is adequate room for on-site parking (not including the garage) and for pull-in/pull-out drop-off in the driveway if needed. A large family daycare is considered an ancillary use to a residence and should not create a significant traffic or parking impact.
- g. The existing lot configuration will help minimize excessive noise impacts to adjoining properties to the degree possible. The lot size, graded slope to the rear, and the amount of back yard space should be large enough that noise impacts will not be excessive for a residential neighborhood.

The Notice of Approval to neighboring properties is attached containing the conditions of approval. The issues brought up in the hearing request letter focused on the impacts to the neighborhood from traffic, noise, parking, and the loss of appreciation in value for neighborhood homes (ref. Exhibit "C" – Letter Requesting a Hearing).

A large family daycare is considered an allowed ancillary use to a single-family residence. The findings above reflect that, and reflect the conclusions that impacts to traffic, noise, and parking will not be significant. Staff is not aware of any study that concludes that residential daycare homes cause a decrease in property values.

Attachments: Resolution 2013-32
 Exhibit "A" – Location Map/Assessor Parcel Map
 Exhibit "B" – Aerial Photo
 Exhibit "C" – Letter Requesting a Hearing

RESOLUTION 2013-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A LARGE FAMILY DAYCARE PERMIT, FOR PROPERTY LOCATED AT 1691 EL PASO DRIVE IN THE RESIDENTIAL DISTRICT OF THE NORCO HILLS SPECIFIC PLAN. LARGE FAMILY DAYCARE 2013-01

WHEREAS, LAWANNA CONNER submitted an application to the City of Norco, California for a large family daycare under the provisions of Chapter 18.56, Title 18 of the Norco Municipal Code to allow a large family daycare on property generally described as:

.97 Acres M/L in Lot 216 MB 284/020 TR 25779;

More generally described as an irregular-shaped area of about 0.97 acres, having a frontage of about 92.73 feet on the north side of El Paso Drive, having an average depth of 377 feet, and being further described as 1691 El Paso Drive (APN 123-431-005); and

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

WHEREAS, said application was scheduled for a hearing on September 11, 2013 and

WHEREAS, at the time set at 7 p.m. on September 11, 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 proposed project is categorically exempt from environmental assessment.

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

I. FINDINGS:

A. The requested use can be operated in a manner so as to be consistent with surrounding uses and will therefore not have any significant effects. The site complies with all zoning criteria and development standards for residential development. The lot in question was developed as part of the Norco Hills

Specific Plan and meets all of the zoning requirements for a single family home in that Plan.

B. Use is incidental and subordinate of its use for residential purposes. The applicant will live at the home where the daycare business is being proposed. The applicant stated that there will be no other employees.

C. The outdoor area is either owned or leased by the applicant, and not shared with other property owners.

D. The facility is located more than 500 feet from any other large family daycare home or child day care center. There are also no child day care centers within 500 feet. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval, and since the street in front of the project site and in the area, is fully improved and designed to accommodate conditions of the existing residential zoning to which the proposed use is ancillary.

E. The facility has adequate off-street parking for the primary residential use and any future employees.

F. Access and drop-off facilities will not interfere with traffic and circulation of the neighborhood and can be facilitated in a safe and effective manner. There is adequate room for on-site parking (not including the garage) and for pull-in/pull-out drop-off in the driveway.

A large family daycare is an ancillary use so the number of trips generated is not considered significant.

G. Design will minimize to the degree possible, excessive noise impacts to adjoining properties. The lot size, rear manufactured slope, and back yard space should be adequate that noise impacts will not be excessive for a residential neighborhood.

H. The City 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.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on September 11, 2013, that the aforesaid application for a large family daycare permit is granted, subject to the conditions

provided in Chapter 18.56 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. The applicant shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
2. This large family day care home shall comply with all the development standards for the zoning district in which it is located in and the development standards in Section 18.56.03 (2) "Large Family Day Care Home" of the Norco Municipal Code.
3. Adequate parking and driveway, as required by the zoning district in which the facility is located, shall be provided and maintained.
4. One off-street parking space for any outside employee shall be provided. Said parking space(s) may be provided on the driveway.
5. Outdoor play areas shall be located in the rear or side yard of the property, and not permitted in the front yard.
6. The day care use shall be incidental and subordinate of the use of the property for residential purposes.
7. Access and drop-off facilities shall not interfere with traffic and circulation of the neighborhood.
8. The applicant shall comply with the applicable provisions of the Uniform Building Code, as adopted by the City of Norco.
9. The applicant shall comply with any standards promulgated by the State Fire Marshall and the City of Norco Fire Department relating to the subject of fire and life safety in large family day care homes, and the applicable provisions of the Uniform Fire Code.
10. The applicant shall be licensed or deemed exempt from licensure by the State of California as a large family day care home operator.
11. Clearance from the State of California and the City of Norco Fire Department is required prior to commencing the large family day care home.
12. Operator(s) shall reside at the residence. Additional care givers, required under State of California Health and Safety Code, need not live in the home.

13. No signs advertising the use of the property as a family day care home shall be permitted.
14. Approval of this permit is for a maximum of 12 children including children under the age of 10 years who reside at the home, or for the maximum number of children allowed by the State, whichever is less.
15. The applicant shall comply with all requirements from Building and Safety, Planning, Fire and all other applicable divisions/departments and agencies.
16. This permit shall not be transferable. In the event of sale of the property, this permit shall be null and void.

Resolution No. 2013-32
Page 5
September 11, 2013

PASSED AND ADOPTED by the Planning Commission at a special meeting held on September 11, 2013.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

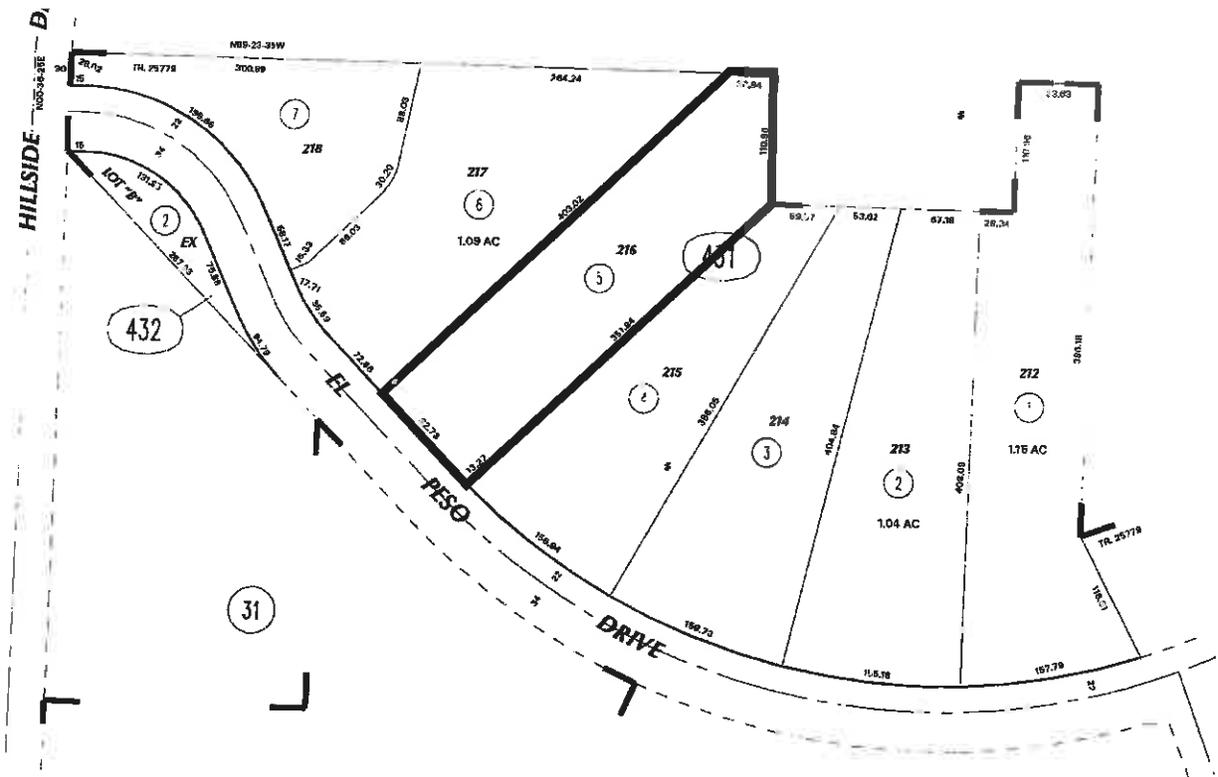
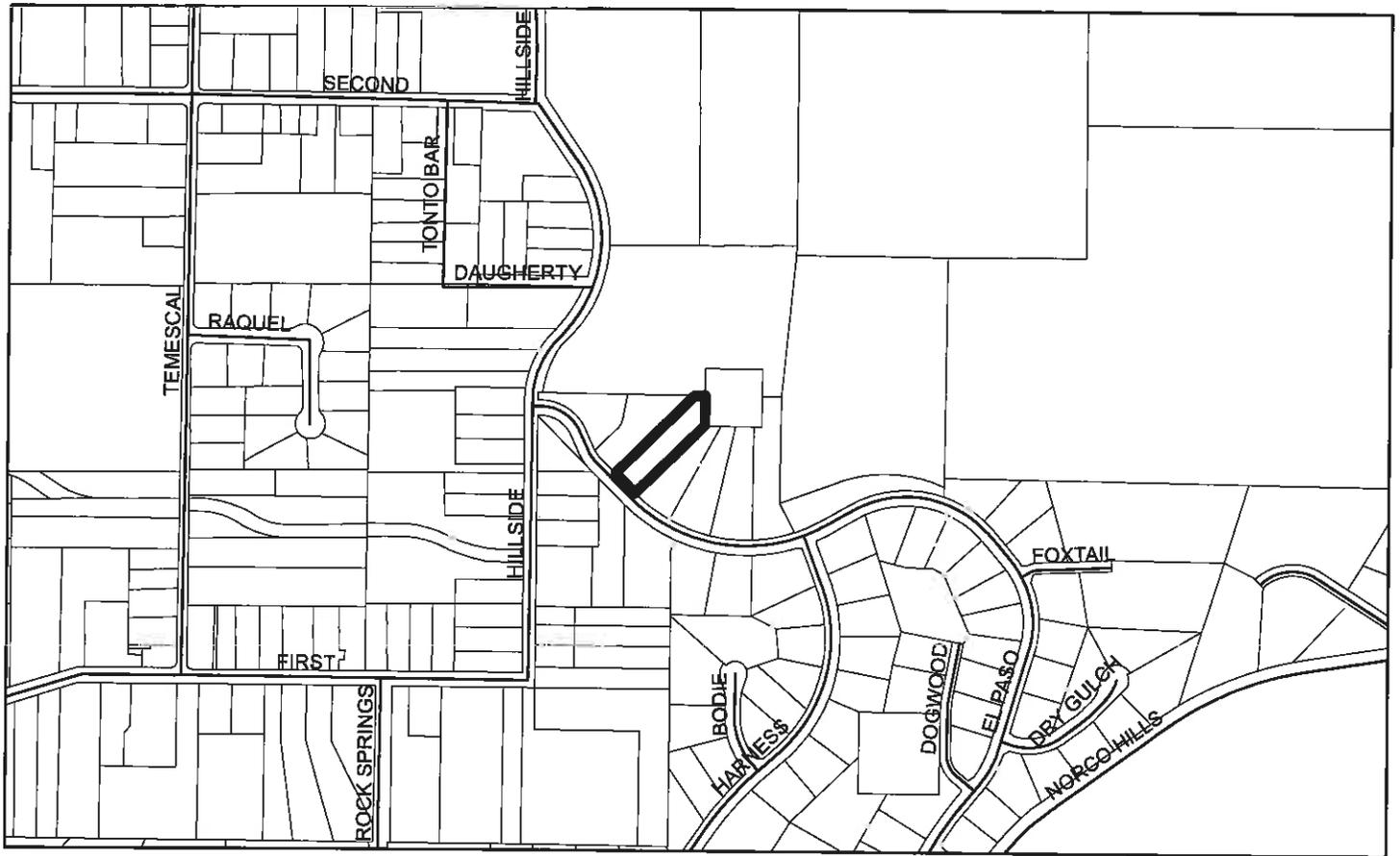
Steve King, Secretary
Planning Commission
City of Norco, California

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 special adjourned meeting thereof held on September 11, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

LOCATION MAP/ASSESSOR PARCEL MAP



CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: September 11, 2013

SUBJECT: **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 non-commercial vehicle and trailer parking in residential zones.

RECOMMENDATION: Continue to October 9, 2013.

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission
FROM: Planning Division
PREPARED BY: Steve King, Planning Director
DATE: September 11, 2013
SUBJECT: Draft C-4 Zone Code Amendments
RECOMMENDATION: Continue off-calendar.

Staff is recommending that this item be continued off-calendar.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: September 11, 2013

SUBJECT: Site Plan 2013-12 (Santochi): A request for approval to allow a detached accessory building consisting of a 432 square-foot bird shelter 3925 Mount Shasta Place located within the Norco Ridge Ranch Specific Plan (NRRSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-31 approving Site Plan 2013-12

Site Plan 2013-12 is a request for approval to allow a detached accessory building consisting of a 432 square-foot bird shelter 3925 Mount Shasta Place located within the NRRSP (ref. Exhibit "A" – Location Map). The property is developed with a residential home, consists of about .84 acres/36,615 square feet and includes a Primary Animal Keeping Area (PAKA) of 2,729 square feet (Exhibit "B" – APN Map and Exhibit "E" – Aerial Photo and Site Photos).

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan, floor plan and building elevation for the proposed structure are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Details/Floor Plan and Building Elevation). The structure is proposed of wood construction and proposed to be within the PAKA area of the property. The structure is an animal-keeping related structure as it is intended to house a trained falcon, and therefor allowed in the PAKA.

A falcon is considered a bird of prey and per the Norco Municipal Code, a bird of prey requires approval of the City Council to allow the bird on the property. The applicant received approval by the City Council at their meeting held on August 21, 2013.

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 less than 12 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 subject property is approximately 36,615 square feet, and consists of a pad of about 19,381 square feet. The pad coverage for the property is about 24%, which takes into account the existing and proposed structures. The PAKA coverage is proposed at about 16% with the proposed structure.**

RESOLUTION 2013-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 432 SQUARE-FOOT BIRD SHELTER AT 3925 MOUNT SHASTA PLACE LOCATED WITHIN NORCO RIDGE RANCH SPECIFIC PLAN. SITE PLAN 2013-12.

WHEREAS, TREVOR SANTOCHI 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 3925 Mount Shasta Place (APN 168-350-013)

WHEREAS, at the time set; at 7 p.m. on September 11, 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 Ridge Ranch Specific Plan (NRRSP), 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, the Norco Municipal Zoning Ordinance and the NRRSP.

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 September 11, 2013 that the application for Site Plan 2013-12 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" – Building Details/Floor Plan and Building Elevation dated June 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 before beginning construction of the subject building on the property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. 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 2013-31
Page 4
September 11, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on September 11, 2013.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

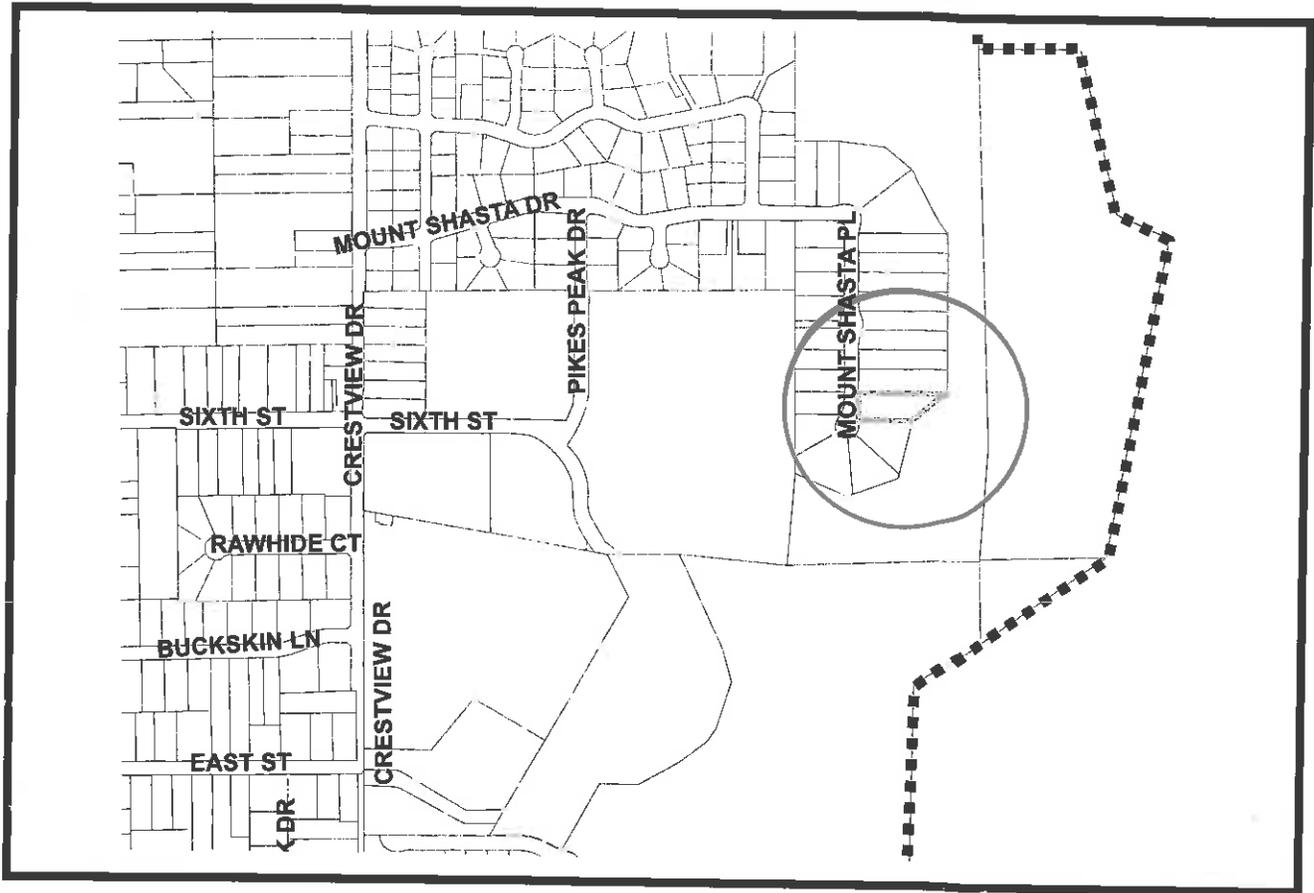
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on September 11, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2013-12
APPLICANT: Trevor Santochi
LOCATION: 3925 Mount Shasta Place

Exhibit "A"

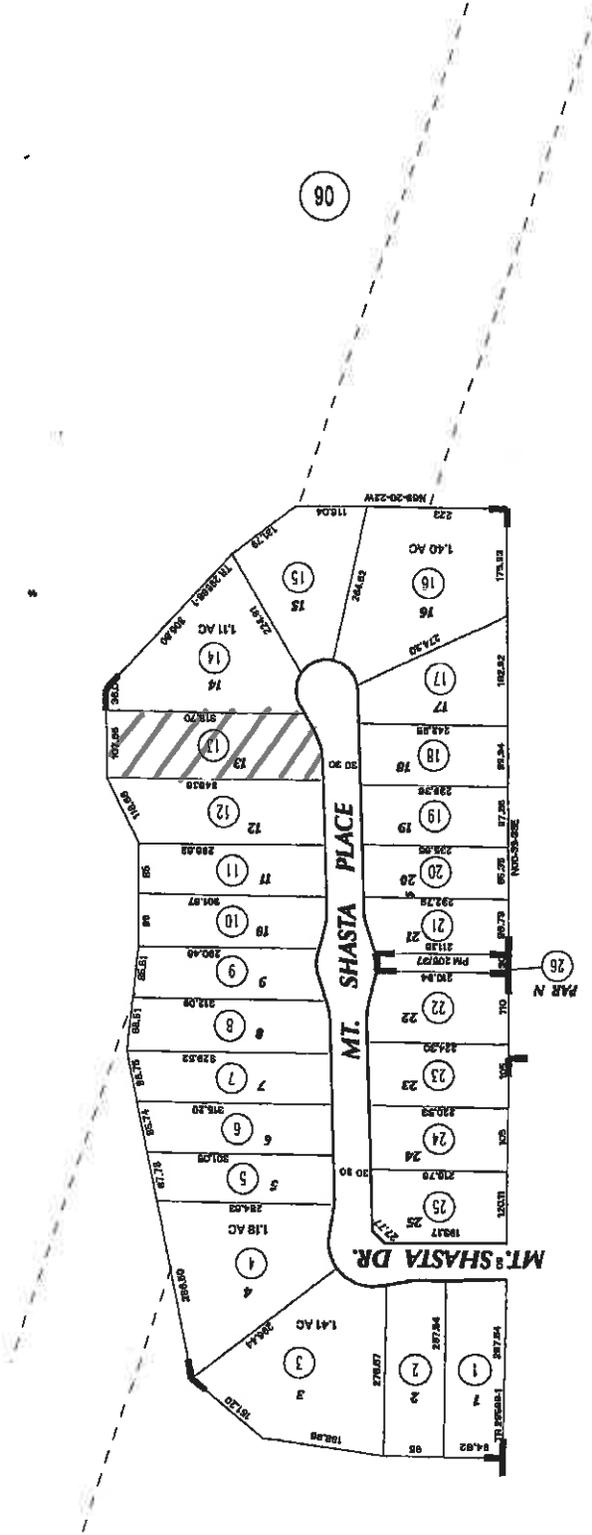
ASSESSOR'S PARCEL MAP

SECTION 16, T11N, R11E

1" = 200'
ANGLE = 90°



06



04

03

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: September 11, 2013

SUBJECT: Site Plan 2013-18 (Espinosa): A request for approval to allow an accessory building consisting of a 560 square-foot storage shed at 2114 First Street located within the Commercial District of the Gateway Specific Plan (GSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-30 approving Site Plan 2013-18.

Site Plan 2013-18 is a request for approval to allow an accessory building consisting of a 560 square-foot storage shed at 2114 First Street located within the Commercial District of the GSP (ref. Exhibit "A" – Location Map). The property consists of .74 acres/32,234 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photos).

The site plan and building elevations for the proposed shed are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Floor Plans and Building Elevations). The building is "stick built" and proposed to be soft/pastel green or light grey in color to complement the existing house which is yellow. The structure is proposed towards the rear southwest corner of the property.

Residential properties in the Commercial District are also within the Residential Transition overlay zone of the GSP. Residential properties in this zone are non-conforming, but the overlay zone allows a residential property owner greater flexibility in the use of his/her property than would typically be allowed for legal non-conforming land uses. One of these flexibilities includes being allowed to construct accessory buildings.

The GSP does not address development standards for residential accessory building; however, Chapter 4.0 – "Development Regulations", Section 4.1.3 – "Relationship to the Norco Municipal Code" of the GWSP states: *"This Plan augments the development regulations and standards of the Norco Municipal Code. When an issue, condition, or situation occurs which is not covered or provided for in this Plan, the regulations of the Municipal Code that are most applicable to the use, condition or situation shall apply"*. Because this is an accessory building proposed on a lot being used for residential purposes, the requirements for accessory buildings in the A-1-20 zone are the most applicable.

Accessory buildings in the A-1-20 zones of 864 square-feet or less require site plan approval by the Planning Commission and are subject to the following:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building can meet these requirements.**

RESOLUTION 2013-30

**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 560 SQUARE-FOOT STORAGE SHED AT 2114 FIRST STREET LOCATED WITHIN THE GATEWAY SPECIFIC PLAN (GSP).
SITE PLAN 2013-18.**

WHEREAS, STEVEN J. ESPINOSA 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 2114 First Street (APN 122-030-007).

WHEREAS, at the time set; at 7 p.m. on September 11, 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 GSP, 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 GSP, 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 September 11, 2013 that the application for Site Plan 2013-18 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" – Floor Plans and Building Elevations and dated August 28, 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.
11. The proposed building shall have a maximum height of 14 feet.

Resolution 2013-30
Page 4
September 11, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on September 11, 2013.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

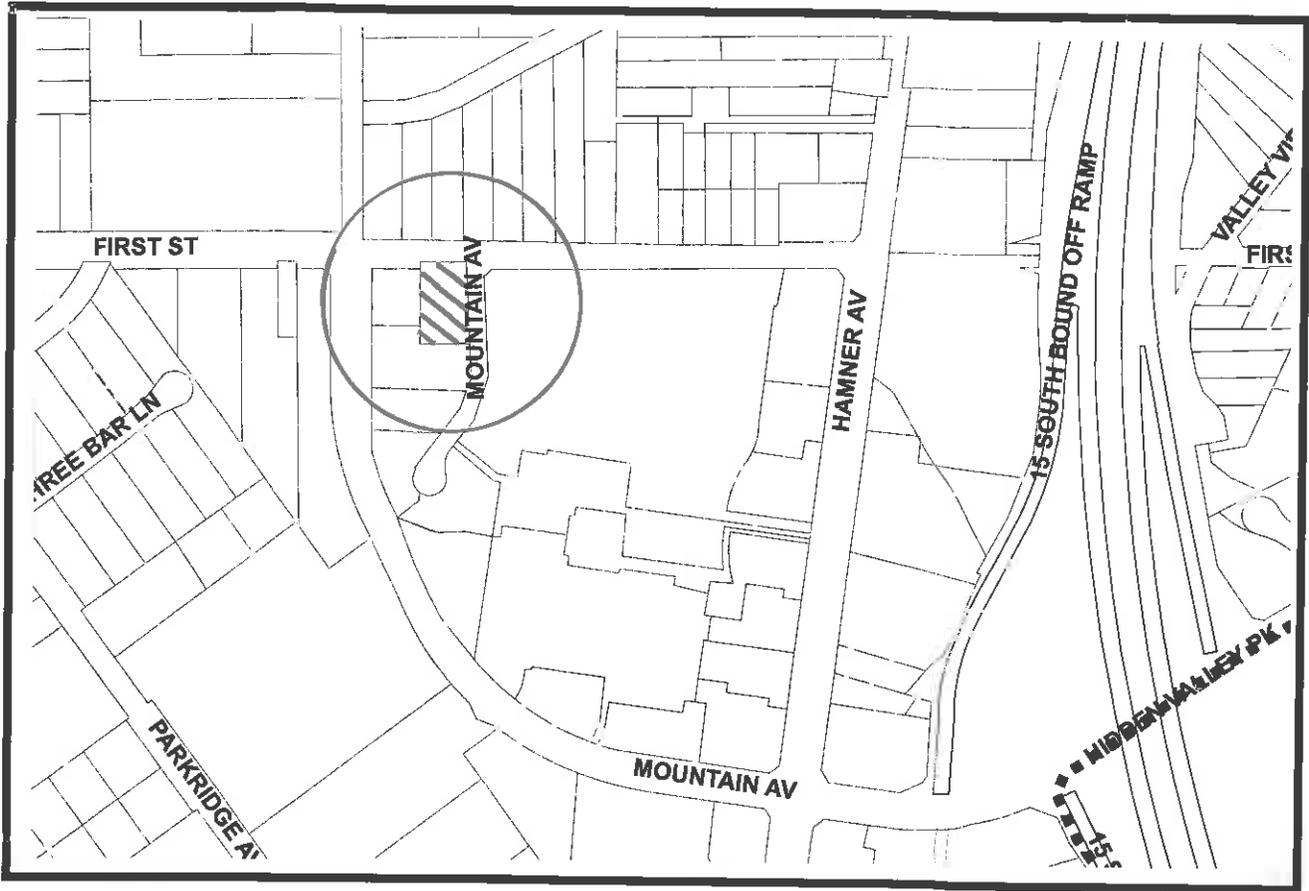
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held September 11, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2013-18
APPLICANT: Steven J. Espinosa
LOCATION: 2114 First Street

Exhibit "A"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: September 11, 2013

SUBJECT: Site Plan 2013-07, Modification No. 1(Salley): A request to modify the conditions for an approved accessory building consisting of a 625 square-foot detached garage at 3023 Arapaho Street located within the A-1-20 (Agricultural Low-Density) Zone, by removing a relocation condition and adding a condition that the structure will be demolished if the property is sold.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-33 approving Site Plan 2013-07, Modification No.1.

BACKGROUND: Site Plan 2013-07 was a request for approval of an accessory building consisting of a 625 square-foot detached garage at 3023 Arapaho Street. The Planning Commission approved the project with a condition that the building be moved to maximize the potential animal-keeping area. The applicant appealed this relocation condition to the City Council, but the Council upheld the Planning Commission's decision.

This project is a request to modify the conditions for the approved accessory building, by removing the relocation condition and adding the condition that a lien be placed on the property requiring removal of the structure and the concrete footprint prior to the sale of the property.

PROJECT DESCRIPTION/ANALYSIS: The project site is located at 3023 Arapaho Street located within the A-1-20 (Agricultural Low-Density) Zone (ref. Exhibit "A" – Location Map). The property consists of .46 acres/20,037 square feet (ref. Exhibit "B" – APN Map).

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The building elevations for the approved garage are attached (ref. Exhibit "D" – Building Elevations). The approved garage is wood framed construction with textured stucco exterior to match the existing house.

The approved structure met the required setbacks (minimum of 5 feet from property lines and pools and 10 feet from any other structure), the maximum height of 14 feet, and the maximum lot coverage (not more than 40% of the total flat pad area, which was at about 23%).

A contiguous open animal area is also required in the approval of accessory buildings. 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 an open area of at least 2,880 square feet.

The original site plan submitted for reviewed by the Planning Commission proposed the structure six feet from the rear (north property line) and 12 feet away from the side (west property line). The site plan also showed an open area consisting of 1,850 square feet in between the proposed structure and an existing pool (ref. Exhibit "C" – Original Site Plan). The remaining required 1,030 square feet (to total 2,880 square feet) would have to be accounted for with other open areas on the property (i.e. the area behind the house and in front of the proposed structure and existing pool).

As originally proposed, the project met the minimum requirements for an accessory building of 864 or less. The minimum setbacks, height limit and lot coverage was adhered to, and the required open area of 2,880 was there (the open area consisting of 1,850 square feet being shown on the site plan and the remaining 1,030 square feet within and around the uncovered patio area behind the existing house). However, the Planning Commission determined that required animal-keeping area was not being met.

In an effort to maximize a potential animal-keeping area, the Planning Commission approved (on a 3-1 vote) the project with the condition that the building be moved seven feet closer to the side (west) property line for a side yard of five feet, and forward at least 22 feet to be about 28 feet away from the rear (north) property line. This was based on the determination that the area behind the proposed structure would be more conducive to animal keeping.

The Planning Commission determined that any other area on the property (within and around the uncovered patio area behind the existing house, in front of the proposed structure and existing pool), was not conducive to animal-keeping, in its current condition. The City Council concurred.

This project is a request to modify the conditions for the approved accessory building, by removing the above noted relocation condition and adding the condition that the structure will be demolished if the property is sold. The applicant has indicated the willingness to have a lien placed on the property to require removal of the structure and any concrete determined necessary upon sale of the property (Exhibit "F" – Letter date August 19, 2013)

Staff is recommending that the Commission adopt Resolution 2013-33, approving Site Plan 2013-07, Modification No.1,

/adr

Attachments: Resolution 2013-33
 Exhibit "A" – Location Map
 Exhibit "B" – APN MAP
 Exhibit "C" – Site Plan
 Exhibit "D" – Building Elevations
 Exhibit "E" – Aerial Photo and Site Photos
 Exhibit "F" – Letter date August 19, 2013

RESOLUTION 2013-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, A MODIFICATION TO AN APPROVED SITE PLAN TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 625 SQUARE-FOOT DETACHED GARAGE AT 3023 ARAPAHO STREET LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE, BY REMOVING A RELOCATION CONDITION AND ADDING A CONDITION THAT THE STRUCTURE WILL BE DEMOLISHED IF THE PROPERTY IS SOLD. SITE PLAN 2013-07, MODIFCATION NO.1

WHEREAS, JIM SALLEY submitted an application for to modify an approved site plan to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 3023 Arapaho Street (129-152-006).

WHEREAS, at the time set; at 7 p.m. on September 11, 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 September 11, 2013 that the application for Site Plan 2013-07, Modification No. 1 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" – Building Elevations dated April 8, 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.
11. This resolution shall replace in its entirety Planning Commission Resolution 2013-13 which first approved Conditional Use Permit 2013-07
12. The subject building, to include the concrete floor and foundation, shall be demolished prior to sale of the property. This condition shall be recorded on the Title of the property as a lien. Proof of this recordation shall be submitted to the Planning Division before a building permit is issued.

Resolution 2013-33
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PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 24, 2013.

Patricia Hedges, 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 September 11, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm

ASSESSOR'S PARCEL MAP

LIABILITY IS ASSUMED BY THE DATA SHOWN. THIS MAY NOT COMPLY WITH BUILDING SITE ORDINANCES.

SEC. 11 T2 1.35, R. 1 W
CITY OF NORCO
POR. TRACT OF RANCHO LA SIERRA SEPULVEDA

