



**AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
OCTOBER 9, 2013

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CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Henderson

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 September 11, 2013
  - Recommended Action: Approval** (Deputy City Clerk)
4. **CONTINUED PUBLIC HEARINGS:**
  - A. **General Plan Amendment 2013-01A (City of Norco):** A City-initiated proposal to update the Housing Element for the 2014-2021 Housing Cycle: **Recommended Action: Adopt Resolution 2013-36 Recommending that the City Council approves General Plan Amendment 2013-01A** (Planning Director)
  - 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 non-commercial vehicle and trailer parking in residential zones. **Recommended Action: Continue to November 13, 2013** (Planning Director)

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2013-09 (Ayala):** A request for approval to allow a detached accessory building consisting of a 1,000 square-foot recreational vehicle garage at 1115 Big Pine Lane located within the Norco Hills Specific Plan. **Recommended Action: Approval** (Senior Planner)
- B. **Conditional Use Permit 2013-07 (S&S Ventures, CA LLC):** A request to allow the service of alcohol for on-site consumption in conjunction with a full-service restaurant at 2895 Hamner Avenue in the C-G (Commercial General) zone. **Recommended Action: Approval** (Planning Director)
- C. **Conditional Use Permit 2012-10, Modification 1 (Sessions):** A request to allow for an increased height above 20 feet for an approved accessory building at 3535 California Avenue in the A-1-20 (Agricultural Low Density) zone. **Recommended Action: Approval** (Senior Planner)
- D. **Zone Code Amendment 2013-15 (City):** A City-initiated proposal to amend Title 18 (Zoning) Chapter 18.64 (Housing Development Overlay zone) to adjust the density allowances in accordance with General Plan Amendment 2013-01A (Housing Element Update): **Recommended Action: Adopt Resolution 2013-37 recommending that City Council approves Zone Code Amendment 2013-15** (Planning Director)

6. BUSINESS ITEMS:

- A. **Site Plan 2013-19 (S&S Ventures, CA LLC):** A request for approval of site plan and architecture improvements to convert a former bank/office building into a full-service restaurant in conjunction with Conditional Use Permit 2013-07: **Recommended Action: Approval** (Planning Director)
- B. **Site Plan 2013-17 (Omni Norco, LLC):** A request for approval of site plan and architecture improvements for the construction of 50,000 square-foot office building at 517 west Parkridge Avenue in the Commercial District of the Gateway Specific Plan: **Recommended Action: Approval** (Planning Director)
- C. **Site Plan 2013-20 (Sanchez):** A request for approval to allow an accessory building consisting of a 256 square-foot freestanding patio cover at 4332 Pedley Avenue located within the A-1-20 (Agricultural Low-Density) zone. **Recommended Action: Approval** (Senior Planner)

7. CITY COUNCIL MINUTES: Available on the City of Norco website:  
[http://www.norco.ca.us/depts/city\\_council/minutes.asp](http://www.norco.ca.us/depts/city_council/minutes.asp)

➤ City Council Minutes of September 4, 2013

8. PLANNING COMMISSION:

- a. Oral Reports from Various Committees
- b. Request for Items on Future Agenda (within the purview of the Commission)
- c. Presentation to Commission Member Robert Wright for his service to the City of Norco on the Planning Commission and the Streets and Trails 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)

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

CALL TO ORDER: **7:00 PM**

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

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

PLEDGE OF ALLEGIANCE: Commission Member Wright

1. APPEAL NOTICE: Read by Planning Director King

2. PUBLIC COMMENTS: NONE

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting on August 14, 2013

**Recommended Action: Approval** (Deputy City Clerk)

**M/S Jaffarian/Wright** to approve the minutes of Planning Commission Regular meeting of August 14, 2013, as written

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

**ABSTAIN: Hedges**

**Motion Passed**

4. CONTINUED PUBLIC HEARINGS:

A. Housing Element **Recommended Action: Continue to October 9, 2013 regular meeting.** (Planning Director)

Planning Director King stated that this public hearing item is being continued to the regular meeting of October 9, 2013.

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)

Senior Planner Robles presented the staff report on file in the Planning Department. She noted the project meets the minimum requirements for an accessory building; adding that a Member of the Architect Review Board (ARB) had a concern with the height. Staff recommends approval.

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

**M/S Wright/Henderson** to adopt Resolution 2013-29, to approve Conditional Use Permit 2013-06, to allow a detached accessory building consisting of a 2,400 square-foot garage/storage/workshop at 3639 Pedley Avenue.

**AYES: Unanimous**

**Motion Passed**

**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)

Planning Director King presented the staff report on file in the Planning Department. He stated that this item could have been approved at staff level, but since a letter from a concerned neighbor was received policy requires a Planning Commission review. He provided a description of what a Large Day Care Center entails. Staff issued a tentative approval, and is recommending the Commission upholds the staff approval.

In response to Commission Member Jaffarian, Planning Director King acknowledged that the property owner has been notified of this request. He also noted that the permit is issued to the applicant/user, not the property owner; and should the property sell a new permit must be applied for, although if the applicant purchases the residence the permit will remain valid.

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

**LaWanna Conner:** Ms. Conner answered a few questions for the Planning Commission.

**Christine Hammer:** Ms. Hammer noted her concern with the traffic on El Paso, and the safety of the children should they wonder out into the front yard.

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

Commission Member Jaffarian suggested that a condition be added stating that if any modification is done to the home, that the permit is either temporarily suspended during construction or it be returned for a review.

**M/S Jaffarian/Wright** to adopt Resolution 2013-32, to approve Large Family Daycare 2013-01, to allow a large family daycare located at 1691 El Paso Drive, adding a condition for the possible modification to the home.

**AYES: Unanimous**

**Motion Passed**

- 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)

Planning Director King stated that this public hearing item is being continued to the regular meeting of October 9, 2013.

6. CONTINUED BUSINESS ITEM:

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

Planning Director King stated that this business item is being continued off calendar, and will come before the Planning Commission at a future date.

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)

Senior Planner Robles presented the staff report on file in the Planning Department. She provided a missing page to the Commission, page 2 of the report. She noted that the City Council has already approved to allow the falcon on the property at its August 21, 2013, meeting. Staff recommends approval.

In response to Chair Hedges, Senior Planner explained that the central location of the bird shelter is due to a Norco Municipal Code which requires that a bird of prey be placed at minimum 25 feet from the property line.

**M/S Jaffarian/Henderson** to adopt Resolution 2013-31, to approve Site Plan 2013-12, to allow a detached accessory building consisting of a 432 square-foot bird shelter at 3925 Mount Shasta Place.

**AYES: Unanimous**

**Motion Passed**

- 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)

Senior Planner Robles presented the staff report on file in the Planning Department. Staff recommends approval with the accessory building at a maximum height of 14 feet in height as per the Municipal Code.

**Chair Hedges invited the appearance of those wishing to speak.**

**Steve Espinoza, applicant:** Mr. Espinoza stated his reasons for his request of a height of 19.8 feet; one reason given was that he likes open space.

**Chair Hedges brought discussions back to the Commission.**

After some discussions, all Commission Members agreed that the height is too high based on the allowable height.

**M/S Wright/Jaffarian** to adopt Resolution 2013-30, to approve Site Plan 2013-18, to allow an accessory building consisting of a 560 square-foot storage shed at 2114 First Street, at the allowable height of 14 feet.

**AYES: Unanimous**

**Motion Passed**

- 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)

Planning Director King presented the staff report on file in the Planning Department. He gave an overview of previous approvals provided by the Planning Commission and the appeal decision by the City Council. Planning Director King noted that a suggestion was made at the appeal hearing, that a condition be added to allow the building as requested but also placing a lien on the property so that it cannot be sold unless the accessory building is taken down.

Vice Chair Leonard noted his concern that staff will not be able to verify that the building is taken down prior to the property being sold.

Commission Member Jaffarian explained that once a lien restriction is recorded with the County, it will come up during an escrow search; adding that this is the same mechanism used by the City which requires all homes to connect to the sewer before it changes hands.

**Chair Hedges invited the appearance of those wishing to speak.**

**Jim Salley, applicant:** Mr. Salley, representing the property owners, David and Celia Salley, stated that they accept the lien being placed on the property and assured the Commission that they intend to stay at the home for a long time.

**Chair Hedges brought discussions back to the Commission.**

**M/S Jaffarian/Henderson** to adopt Resolution 2013-33, to approve Site Plan 2013-07, Modification No. 1, to allow an accessory building consisting of a 625 square-foot detached garage at 3023 Arapaho Street, by removing a relocation condition and adding a condition placing a lien on the property noting that the structure will be demolished if the property is sold.

**AYES: Jaffarian, Henderson, Wright**

**Motion Passed**

**NOES: Hedges, Leonard**

**Under discussion**, Commission Members Jaffarian and Wright asked that the City Attorney be consulted to make sure the correct term is used for the recording of the lien; and asked that the verbiage be changed to read "*demolish and remove*" the building.

8. CITY COUNCIL MINUTES: Available on the City of Norco website:  
[http://www.norco.ca.us/depts/city\\_council/minutes.asp](http://www.norco.ca.us/depts/city_council/minutes.asp)

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

Chair Hedges asked that staff follow up with a neighboring property in her neighborhood that built a second large RV garage without a permit. Planning Director King asked that she forward the address to him at her earliest convenience.

8. ADJOURNMENT: Chair Hedges adjourned the meeting at **7:45 PM**

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## **CITY OF NORCO STAFF REPORT**

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

**FROM:** Planning Division

**PREPARED BY:** Steve King, Planning Director

**DATE:** October 9, 2013

**SUBJECT:** **Resolution 2013-36**, General Plan Amendment 2013-01A (City of Norco): Norco General Plan 2014-2021 Housing Element Update.

**Resolution 2013-37**, Zone Code Amendment 2013-15 (City of Norco): A Request to Amend the Housing Development Overlay (HDO) Zone Density Allowances.

**RECOMMENDATION:** Recommend that the City Council approve General Plan Amendment 2013-01A with the following motions:

Motion 1: To approve an addendum to the Negative Declaration for General Plan Amendment 2008-01, indicating that the project is consistent with that determination and will not have a significant impact on the environment; and

Motion 2: Adopt Resolution 2013-36 recommending that the City Council approves General Plan Amendment 2013-01A updating the General Plan Housing Element for the 2014-2021 housing cycle.

Motion 3: Adopt Resolution 2013-37 recommending that the City Council approves Zone Code Amendment 2013-15 to adjust the density allowances within the Housing Development Overlay (HDO) zone in accordance with the General Plan Housing Element 2014-2021 update.

**SUMMARY:** The Housing Element is one of the seven state-mandated General Plan elements. The Housing Element is subject to detailed statutory requirements regarding its content and must be updated regularly within cycles set by the State Department of Housing and Community Development (HCD). It is the only General Plan element subject to mandatory review by a state agency.

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

The zone code amendment is needed to make the HDO zone consistent with the Housing Element update.

**BACKGROUND:** Government Code Section 65581 states that it is the intent of the Legislature:

- To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.
- To assure that counties and cities will prepare and implement housing elements which, along with Federal and State programs, will move toward attainment of the State housing goal.
- To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs.
- To ensure that each local government cooperates with other local governments in order to address regional housing needs.

State law also defines what Housing Element components need to be addressed. Minimally, each component listed below needs to be clearly identified and addressed:

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

The purpose of the Housing Element is to examine the housing needs of residents, create and guide housing policy in the City, and identify locations to accommodate the

City's Regional Housing Needs Assessment (RHNA). It establishes the policies, procedures, incentives, and implementation measures to maintain existing housing stock and expand the supply for future household needs.

The Housing Element Updates for the 2014-2021 housing cycle from jurisdictions in the Southern California Association of Governments (SCAG) region must be submitted to HCD for certification by October 15, 2013. The Draft Housing Element Update for the City of Norco was submitted to HCD for an initial review on August 1, 2013. Since HCD recently certified the 2008-2014 Housing Element in 2012, only minor changes to the document were made for the 2014-2021 housing cycle such as an updated progress report.

For this Housing Element cycle the City took a different procedural approach for the review and approval process than what occurred with the 2008-2014 Housing Element cycle. For that housing cycle, the draft Housing Element Update was submitted to the Planning Commission and City Council for review before submitting the document to HCD for review and certification. For the 2014-2021 cycle, because the October 15, 2013 deadline was so near, and the last update was so recently certified, Staff submitted the updated 2008-2014 Element with minor, redlined edits for a streamlined review by HCD before taking it to the Planning Commission and City Council for approval.

HCD has issued a pre-certification letter stating that the Housing Element will be certified once the City has adopted the Housing Element update as corrected (ref. Exhibit B – Pre-Certification Letter from HCD).

### **RHNA**

State law requires that jurisdictions provide their fair share of regional housing needs. Per Government Code Section 65584, HCD is mandated to determine the state-wide housing need broken down to the state's sub-regional council areas. In turn, these councils (SCAG for Southern California) assign housing assessments for each jurisdiction within its planning area. Local jurisdictions are not required to construct housing units, but are mandated to provide opportunities for the development of units.

For the entire SCAG region, HCD has estimated the projected regional housing need for the 2014-2021 planning period at 412,137 units of which Norco has been identified with a projected housing need of 818 units distributed among the following income categories:

<b>Income Category</b>	<b>Number of Units</b>
Very Low Income	205
Low Income	136
Moderate Income	151
Above Moderate Income	326
<b>Total Units</b>	<b>818</b>

**PROJECT DESCRIPTION:** The draft Housing Element is formatted into seven sections. Section 1 is an introduction of the Housing Element, its purpose, its content, and State law governing its preparation. Sections 3 through 6 provide an overview of: housing and population conditions in the City; the housing needs of special needs groups; governmental, market, infrastructure, and environmental factors that may constrain the provision of housing in the City; and land, financial, and available administrative resources for the development and preservation of housing in Norco. Section 7 is a required progress report from the 2008-2014 Housing Element. These issues discussed in these sections are reflected in the objectives, policies, and programs in Section 2, which is the housing plan (ref. Exhibit "A" – Draft 2014-2021 Housing Element).

**ANALYSIS:** The Housing Resources section (Section 6) of the Housing Element focuses on opportunities available to the City to provide housing as required by State law. The most critical component is the sites inventory, which examines locations available to support new housing for persons of all income categories. Similar to the 2008-2014 Housing Element, the 2014-2021 update identifies the same five sites that could potentially accommodate future housing through mixed use development. In its certification of the 2008-2014 Housing Element HCD required before the next housing cycle and the corresponding Housing Element (2014-2021) that those sites be rezoned to establish the Housing Development Overlay (HDO) zone and that has been accomplished.

The five sites rezoned with the HDO zone are located at:

- Northwest corner Hamner Ave. and Fourth St. (Site 1)  
18.6 acres
- Southwest corner Hamner Ave. and Third St. (Site 2)  
18.4 acres
- East side Norconian Dr. and south side Norco Dr. (Beacon Hill) (Site 3)  
19.4 acres
- Southwest corner of Fifth St. and Horseless Carriage Dr. (Site 4)  
22.9 acres
- East side of Mountain Ave. north of First St. and south of Second St. (Site 5)  
22.4 acres

To achieve certification of the 2014-2021 Housing Element the City had also committed to the adoption of a density bonus ordinance, which is a state requirement. The City has successfully addressed this requirement.

A review of the sites for the previous Housing Element cycle, taking into account the maximum allowed density and lot coverage, revealed that the identified sites could accommodate 1,017 housing units. This was a sufficient amount to meet the City's RHNA requirement for 2008-2014 cycle. As none of the identified sites have been developed to date, these sites were once again included in the inventory for the 2014-2021 planning period and are sufficient to accommodate the City's 2014-2021 RHNA allocation. The 2008-2014 Housing Element was certified by HCD based on the sites provided and assuming a default density of 20 units per acre. Subsequently, that density was adopted for the HDO zone.

**DENSITY ANALYSIS:** One of the main considerations in the HCD certification process is how a jurisdiction intends to accommodate its RHNA numbers and whether a City has residential zones that allow densities appropriate to accommodate the development of a variety of housing types. Consequently, HCD has established "default densities" that by definition are considered sufficient to provide market-based incentives for the development of housing for a variety of households. For jurisdictions with a population greater than 25,000, that are located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million the default density is 30 dwelling units per acre. These jurisdictions are known as metropolitan jurisdictions. In contrast, for jurisdictions with a population of less than 25,000, that are located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 20 dwelling units per acre. These jurisdictions are considered to be suburban jurisdictions.

There are two approaches to determining what density is appropriate to meet the City's housing needs. The first approach is a thorough analysis of market conditions for the region, market demand, financial feasibility and development experience within the region to determine what density has already accomplished those goals. The second approach is to use the state approved "default density" based on the City's population and what type of region the city is located in.

By definition Norco is classified as a metropolitan jurisdiction and therefore subject to the higher default density of 30 dwelling units per acre. In consultation with HCD during the preparation, review, and certification of the 2008-2014 Housing Element it was explained to HCD that Norco's population included a prison population of almost 4,500 which if taken out reduced the City's population to less than 25,000. HCD agreed and determined that the population figure for the City minus the prison qualified it for the lower default density and the Housing Element was certified based on that.

In its review of the draft Housing Element update for the 2014-2021 housing cycle, HCD has decided not to allow the prison population to be subtracted out of the Norco's population. Consequently, the City's default density has increased to 30 dwelling units per acre for the 2014-2021 planning period. HCD believes this is appropriate as the U.S. Census currently counts prisoners as part of the jurisdiction's population. The fact that prisoners are not participating citizens can be used to help justify a request for a lower density, but HCD still requires extensive studies as noted above to prove that lower densities are sufficient to meet the affordable housing demand in the City.

To date, market studies on housing affordability in Norco have never been done and the City has a relatively high median household income (further reducing the affordability factor). And while there has been a lower-density project within the City (Clark Terrace) that was built and is affordable, subsidized by redevelopment funds, the market area that would be analyzed includes Eastvale and Corona which have newer projects that have been built at higher densities as a measure to help achieve affordability. Based on this, it is unlikely that any studies that would be done would support the lower density conclusion within Norco. Furthermore to meet the state-mandated deadline of October 15, 2013 there is not sufficient time to complete the extensive studies needed to prove the City's case.

As HCD has been inconsistent, first excluding and now including the prison population, they have agreed that for the 2014-2021 Housing Element update, that a density range can be used as opposed to a strict default density of 30 dwelling units per acre. The attached draft Housing Element update and related Zone Code Amendment to the HDO zone changes the minimum density of 20 units per acre to a density range of 20 to 30 dwelling units per acre. The current Housing Element already had a provision to allow up to 30 dwelling units per acre with the inclusion of approved equestrian facilities; and the recently adopted density bonus ordinance, which is required by state law, also allows up to 30 units per acre. Ultimately, parcels rezoned to the HDO overlay will face the same constraints based on the parking and open space requirements, whether the allowed density is 20 or 30 units per acre. Based on this it is not expected that there will be any significant increase in the overall numbers of units allowed.

Attachments: Resolution 2013-36, General Plan Amendment 2013-01A  
Resolution 2013-37, Zone Code Amendment 2013-\_\_\_\_  
Exhibit "A" – Draft 2014-2021 Housing Element  
Exhibit "B" – Pre-Certification Letter from HCD  
(provided at meeting)

## **RESOLUTION NO. 2013-36**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, RECOMMENDING TO THE CITY COUNCIL OF THE AFORSAID CITY, APPROVAL OF THE HOUSING ELEMENT 2014-2021. GENERAL PLAN AMENDMENT 2013-01A**

WHEREAS, the City of Norco initiated a general plan amendment to amend and update the Housing Element of the City of Norco General Plan for the 2014-2021 Housing Element Cycle; and

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

WHEREAS, said application was scheduled for public hearing on August 14, 2013 at 7:00 p.m. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, prior to receiving report and testimony and prior to opening the public hearing said item was continued to September 11, 2013 and again to October 9, 2013; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the requested project is within the project definition and parameters of the Negative Declaration adopted for the 2008-2014 Housing Element and an addendum to the Negative Declaration is adopted.

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

I. FINDINGS:

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

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

C. The City of Norco, acting as Lead Agency, has prepared an Addendum to the Negative Declaration adopted for the 2008-2014 Housing Element that identified and

mitigated any potential negative environmental impacts associated with the project, and made the determination that no additional environmental information is needed.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in regular session assembled on October 9, 2013, recommends to the City Council approval of the Housing Element 2014-2021.

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PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 9, 2013.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 October 9, 2013 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

## **RESOLUTION NO. 2013-37**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2013-15 AMENDING CHAPTER 18.63 (HOUSING DEVELOPMENT OVERLAY ZONE) WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO ADJUST THE DENSITY ALLOWANCES TO BE CONSISTENT WITH HOUSING ELEMENT 2014-2021. ZONE CODE AMENDMENT 2013-15**

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2013-15, an amendment to Norco Municipal Code Title 18 (Zoning Code), Chapter 18.63 (Housing Development Overlay Zone); and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing at a regular adjourned meeting on October 9, 2013 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project is consistent with the environmental determination of the Negative Declaration for the Housing Element 2008-2014 and an Addendum to the Negative Declaration is adopted.

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

I. FINDINGS:

- A. The proposed Zone Code Amendment is consistent with, and not contrary to, the Norco General Plan or the Zoning Code since the project amends the Housing Development Overlay (HDO) Zone to be consistent with the Housing Element 2014-2021 of the General Plan.
- B. The proposed Zone Code Amendment is an implementation measure of General Plan Amendment 2013-01A (Housing Element 2014-2021). The HDO zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.

- C. The HDO zone is intended to facilitate the development of affordable housing within a mixed-use context while taking into account the community's small plot agricultural/animal-keeping/equestrian lifestyle.
  - D. The City of Norco, acting as Lead Agency, has determined that the project is within the parameters of the Negative Declaration adopted for General Plan Housing Element 2008-2014 and an Addendum to the Negative Declaration is adopted.
- ii. DETERMINATION: NOW THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Norco assembled October 9, 2013 hereby recommends to the City Council of the City of Norco that Zone Code Amendment 2013-15 be adopted, thereby amending the Norco Municipal Code as follows:

*Chapter 18.63*

*HOUSING DEVELOPMENT OVERLAY (HDO) ZONE*

*Sections:*

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

*18.63.02 Intent and Purpose.*

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

*18.63.04 Applicability.*

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

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

#### *18.63.06 Establishment of an HDO Zone.*

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

#### *18.63.08 Uses.*

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

##### *(1) Residential Development:*

*(a) Residential development may include the development of single family homes, multi-family homes, condominiums, townhomes, courtyard housing and other similar forms of housing and shall be developed at a minimum density of 20-30 dwelling units per acre.*

*(b) At least fifty (50) percent of the City's lower income Regional Housing Needs Allocation (RHNA) must be accommodated on land designated exclusively for residential uses. To meet this State requirement, at least fifty (50) percent of the acreage identified within a HDO Site Plan area must be used for exclusively residential uses at a minimum density of 20-30 dwelling units per acre.*

*(c) Residential development up to a maximum ~~30~~ 35 dwelling units per acre may be permitted if a density bonus is awarded as described in Section 18.63.10.*

(2) *Non-Housing Development:*

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

*When the HDO zone is applied to a property, mixed use development is permitted and residential development at ~~a minimum~~ 20-30 dwelling units per acre is required on acres specified in the HDO Site Plan. All parcels approved as a HDO zone must meet the requirements for residential development before non-residential uses, as permitted in the underlying zoning, are allowed. City staff reserves the right to review all non-residential uses for compatibility with the required residential densities and uses as part of the site plan review process.*

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

*18.63.10 Density Bonus.*

*To encourage and facilitate the development of affordable housing, a density bonus may be awarded to projects that provide equestrian facilities in conjunction with development of a HDO zone. If an applicant chooses to provide such facilities, a density bonus allowing residential development of up to a maximum ~~thirty-five~~ (30-35) dwelling units per acre may be awarded. A proposed density bonus will be evaluated by the Planning Commission as part of the HDO Site Plan review process.*

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

*18.63.12 Existing Development.*

*Legal uses, lots, and structures existing prior to the adoption of the HDO zone for a property in question which are not consistent with the standards and requirements of the HDO zone shall be deemed non-*

*conforming and subject to the provisions of Chapter 18.39 (General Provisions – Non-Conforming Uses, Lots, and Structures).*

*18.63.14 HDO Site Plan Requirement.*

*Any development in an HDO zone shall be subject to approval of an HDO Site Plan numbered consistently with the HDO zone and subject to the same review process as a Site Plan per Chapter 18.40 (Site Plan Review). To assure that the requirements of this chapter are properly met and HDO zoned properties are comprehensively planned and affordable housing encouraged, a HDO Site Plan must be in effect prior to the approval of any subdivision of land, any grading of property that would require a grading permit, and any construction that would require a building permit, excepting therefrom any work done by the City or other public agency for the protection of public health, safety, or general welfare.*

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

- (1) Lot Dimensions.*
- (2) All existing and proposed buildings and structures, including their location, size, height, proposed use, design and construction material.*
- (3) All existing and proposed yards and spaces between buildings and structures.*
- (4) All existing and proposed walls, fences and landscaping including the location, height, area, nature and type of design and material composition for the walls and fences and the type landscaping vegetation and irrigation system proposed for such.*
- (5) All existing and proposed off-street parking, including the location, number of parking spaces, dimensions of the entire parking area and individual parking spaces, the arrangement of spaces, internal circulation pattern for pedestrian, equestrian, and vehicular traffic, and the landscaping thereof.*
- (6) All existing and proposed access to the lot, including pedestrian, equestrian, and vehicular access; the points of ingress and egress to the lot, the width, location and description of the access areas and of the streets from which access and ingress is proposed.*
- (7) All existing and proposed loading, including the location, area dimensions, number of loading spaces and the internal vehicular traffic circulation on the site for loading vehicles.*

*(8) All existing and proposed lighting, including the location and general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof.*

*(9) All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements.*

*(10) All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed height and type of screening for such including the design and material composition thereof.*

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

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

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

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

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

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

Resolution 2013-37  
Page 7  
October 9, 2013

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a special meeting held October 9, 2013.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 meeting held October 9, 2013 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Planning Division

**PREPARED BY:** Steve King, Planning Director

**DATE:** October 9, 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. Recommended Action: Continue to November 13, 2013 (Planning Director)

**RECOMMENDATION:** continue to November 13, 2013

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** October 9, 2013

**SUBJECT:** Conditional Use Permit 2013-09 (Ayala): A request for approval to allow a detached accessory building consisting of a 1,000 square-foot Recreational Vehicle (RV) garage at 1115 Big Pine Lane located within the Norco Hills Specific Plan (NHSP).

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2013-35, approving Conditional Use Permit 2013-09.

Conditional Use Permit 2013-09 is a request for approval to allow a detached accessory building consisting of a 1,000 square-foot RV garage at 1115 Big Pine Lane located within the NHSP (ref. Exhibit "A" – Location Map). The property consists of about .67 acres/29,185 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – 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, floor plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, Floor Plan and Building Elevations). The building will match the residence in color and material and is proposed to house the owner's recreational vehicles.

The following is required of accessory buildings in the NHSP:

- The minimum setbacks of five feet from side or rear property lines, five feet from 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, that exceeds 864 square feet, is 20 feet or as approved by the Planning Commission. **The structure is proposed with a height of about 19 feet as measured to the peak of the roof.**
- The maximum accessory building coverage in the NHSP is 30 percent 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 29,185 square feet, and consists of a pad of about 18,221 square feet. The accessory building coverage for the property is about five percent.**

The accessory building ordinance for properties in the NHSP does not require an open animal area since not all properties in the NHSP were graded to safely keep large animals. As such, a designated open animal area is not required to be shown on the site plan.

Each lot in the NHSP was recorded with the allowed number of animal units based on the pad size and based on the animal-keeping area being a minimum of 35 feet from the house on the property. The lot in question was recorded as being permitted two animal units.

The new accessory building ordinance for the properties in the A-1-20 zone required a contiguous open animal area to 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. If this formula is applied to the subject property, an open area of at least 1,152 square feet would be required and could be provided. This open area has been dimensioned on the site plan, behind the proposed structure.

The project was provided to the Architectural Review Sub-Committee (ARC). No concerns were expressed over the architecture of the building.

As proposed, the project meets the minimum requirements for an accessory building over 864 square feet. Staff is recommending that the Planning Commission adopt Resolution 2013-35 approving Conditional Use Permit 2013-09.

/cmm/adr

Attachments:

Resolution 2013-35

Exhibit "A" – Location Map

Exhibit "B" – Assessor's Parcel Map

Exhibit "C" – Site Plan, Floor Plan and Building Elevations

Exhibit "D" – Aerial and Site Photos

## **RESOLUTION NO. 2013-35**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 1,000 SQUARE-FOOT RECREATIONAL VEHICLE (RV) GARAGE AT 1115 BIG PINE LANE LOCATED WITHIN THE NORCO HILLS SPECIFIC PLAN (NHSP). (CONDITIONAL USE PERMIT 2013-09)**

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 DAVID AYALA for property located at 1115 Big Pine Lane (APN 122-640-023); 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 October 9, 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 October 9, 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, Floor Plan and Building Elevations dated September 17, 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 RV garage 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.

Resolution No. 2013-35  
Page 4  
October 9, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 9, 2013.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 October 9, 2013 by the following roll call vote:

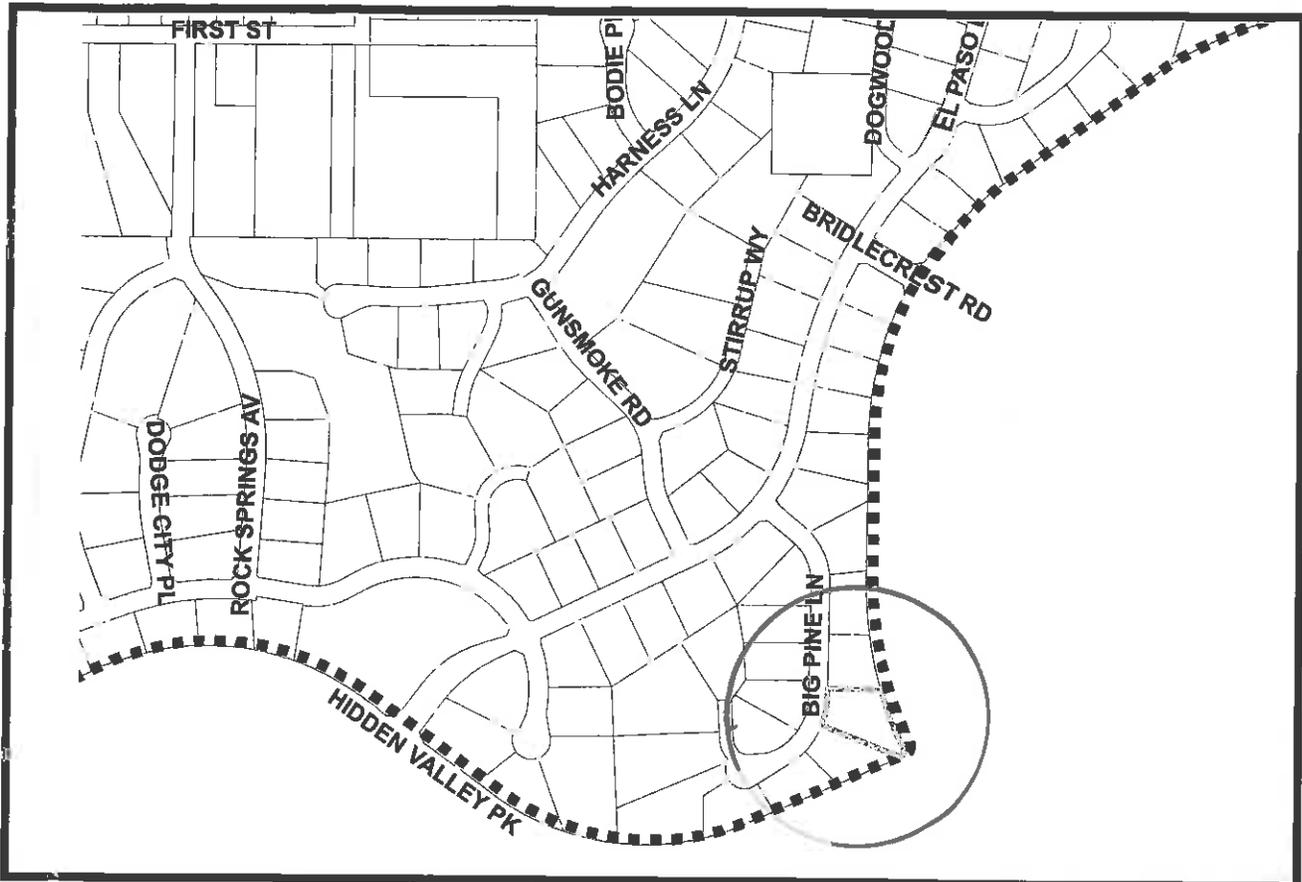
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/cmm/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2013-09  
**APPLICANT:** David P. Ayala  
**LOCATION:** 1115 Big Pine Lane

**Exhibit "A"**

# ASSESSOR'S PARCEL MAP

SEC. 19 20 T. 3S., R. 6W  
CITY OF NORCO

122-64  
172-20

T.R.S. 8:5-007

ASSESSMENT PURPOSES ONLY. NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CITY OF NORCO, ASSESSOR'S PARCEL MAP OF-SECT. 19 20 T. 3S., R. 6W.

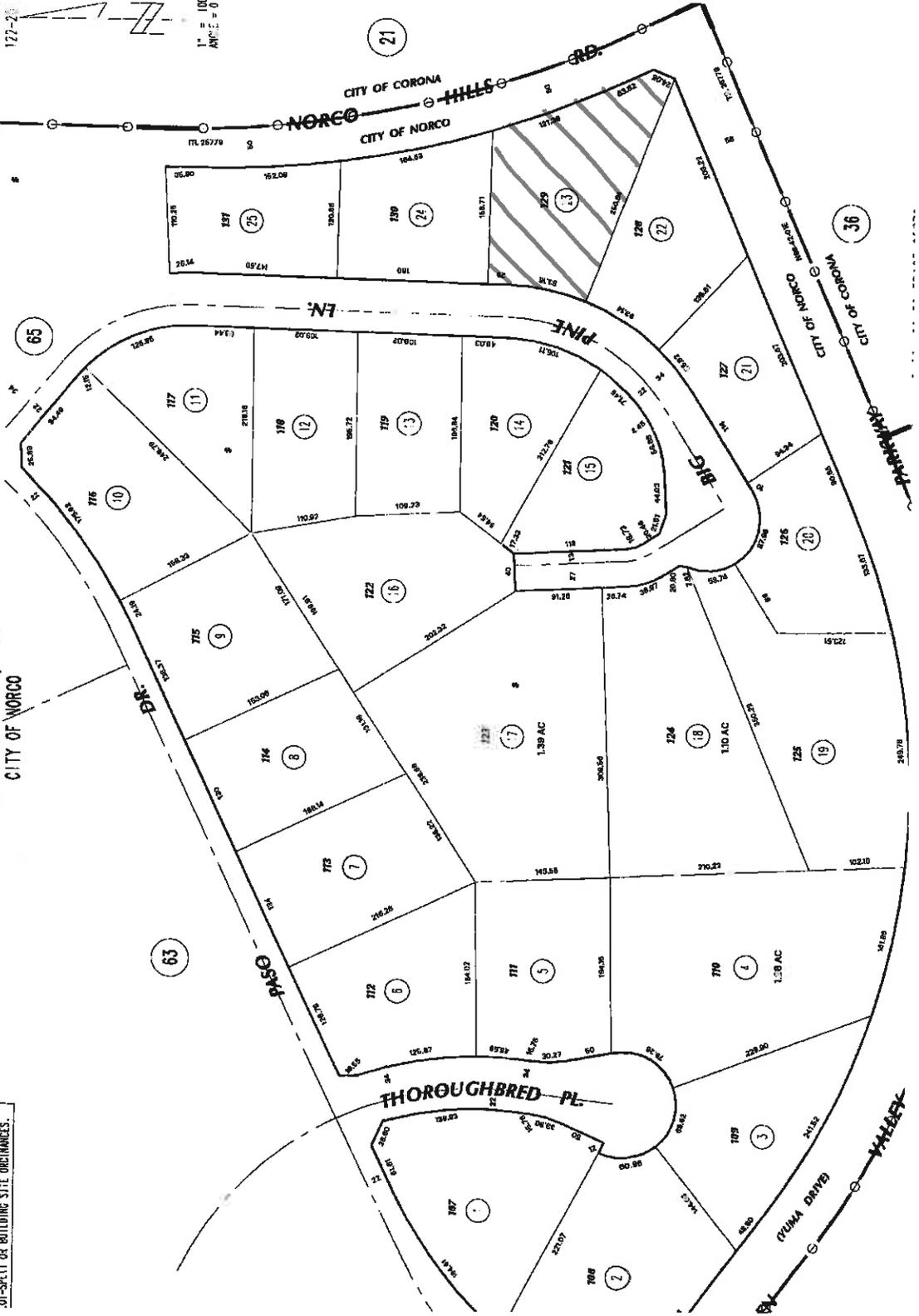


Exhibit "B"

## **CITY OF NORCO STAFF REPORT**

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

**FROM:** Planning Division

**PREPARED BY:** Steve King, Planning Director

**DATE:** October 9, 2013

**SUBJECT:** **Resolution 2013-39**, Site Plan 2013-19 (S&S Ventures, CA, LLC): A request for approval of a site plan and architectural revisions for the conversion of a 6,504 square-foot office building to a restaurant plus the construction of a 2,889 addition at 2895 Hamner Avenue in the Commercial General (CG) zone.

**Resolution 2013-40**, Conditional Use Permit 2013-07 (S&S Ventures, CA, LLC): A request for approval to serve alcohol for consumption on-site in conjunction with a full-service restaurant at 2895 Hamner Avenue.

**RECOMMENDATION:** Approve the project with the following motions:

Adopt Resolution 2013-39 approving Site Plan 2013-19.

Adopt Resolution 2013-40 approving Conditional Use Permit 2013-07.

**SUMMARY:** The requested approval from the Planning Commission is for the conversion of a former bank/office building for use as a full-service restaurant, sports bar, and mini-satellite wagering facility. The mini-satellite wagering facility requires a code change to the Norco Municipal Code (NMC) Title 9 which will be presented to the City Council for approval consideration. The code change does not affect zoning and is therefore not a Planning Commission issue for review. Proposed service of alcohol requires approval of a conditional use permit by the Planning Commission.

**BACKGROUND/PROJECT DESCRIPTION:** This is a site plan request to convert an existing bank/office building located at 2895 Hamner Avenue to a restaurant/sports bar use and add 2,889 square feet for a total of 9,393 square feet. An existing former drive-through canopy on the east side of the building is proposed to be expanded to become an outdoor seating area of 1,390 square feet. There is also a small expansion on the north side of the building under the existing roof eave.

The proposed facility will include the full-service restaurant/sports bar that is being proposed along with a mini-satellite off-track pari-mutuel wagering facility for horse racing. The mini-satellite portion of the business requires a change to the Norco Municipal Code (NMC) which currently prohibits gaming. Code Change 2013-04 proposes to change Title 9 of the NMC. Even though the Planning Commission is not being requested to make a recommendation on the Code Change a draft copy of the proposed change has been attached for information purposes (ref. Exhibit "F" – Draft Code Change 2013-04). The Code Change is scheduled to be heard by the City Council on November 6, 2013.

**SITE DESCRIPTION:** The project site is mostly rectangular and consists of 1.27 acres on two parcels (APN's 127-180-019; 127-180-028-022) on the southeast corner of Hamner Avenue and Fourth Street (ref. Exhibit "A" – Location/APN Map). There is approximately 201 feet of frontage on Hamner Avenue and approximately 270 feet along Fourth Street. The main building entry will remain on the Hamner Avenue side as it is now. A secondary entry on the Fourth Street side will be for patrons who only want to use the mini-satellite facility. All other entries will be either service entries or emergency-only exits. It will not be possible to enter the outdoor seating area without going through the restaurant.

The property is primarily level and drains to Hamner Avenue and Fourth Street where full street improvements have been constructed including curb and gutter. No additional street improvements will be required and since the property is graded and paved no water quality reporting will be required. While full street improvements exist on Hamner Avenue, right-of-way to ultimate still needs to be dedicated and that has been added as a condition.

**ANALYSIS: Land Use:** The proposed restaurant use is a permitted use in the CG zone, however the service of alcohol in conjunction with the restaurant requires approval of a conditional use permit. And as already stated, the mini-satellite as proposed in the draft Code Change would only be allowed as ancillary to a use otherwise permitted by zoning. Because of minimum distancing requirements of the California Horse Racing Act there can only be one such facility in Norco once a location is approved. The applicant has already obtained approval from the California Horse Racing Board for this location in Norco.

**Circulation:** Full street improvements at full build-out width for both streets have already been constructed. No changes to the existing street infrastructure are proposed or warranted by the proposed development excepting the requirement to dedicate public right-of-way.

**Floor Plan:** The south side of the building is where the kitchen and food preparation area will be located as well as public restrooms and the lobby entry. The north side of

the building is primarily where the mini-satellite facility is located with a private wagering club area in a room at the northeast corner of the building. The wagering cashiers are located in the north side of the building also and are separate from the restaurant and bar cashiers. The central portion of the floor plan is where the restaurant and full bar are located. Most of the walls will have television monitors including the outdoor seating area. Programming will not be limited to horse racing but the wagering will be.

Parking/Site Layout: Like the street improvements the parking areas have already been constructed and paved. The parking is currently located at two levels with a small retaining wall that divides the two areas in the rear. This site design layout will not change. What is proposed to be changed is the striping on the eastern portion of the parking area behind the building where a one-way drive aisle entry (23' 3" wide) is proposed with angled parking on both sides that would loop around to a 16'3" wide exit-way, with no parking, adjacent to the proposed outdoor seating area. All other drive aisles (north and west of building) would be 25 feet wide to allow for two-way access with perpendicular parking. Neither the Sheriff's Department nor Fire Department had concerns with the proposed on-site circulation with the exception that appropriate barricades be installed in the outdoor seating area to prevent alcohol from being passed into the parking area.

The parking ratio for a restaurant use is 1 space per 100 square feet of floor area. Outdoor seating is not treated as permanent seating, but rather as optional seating since it is not available at all times due to inclement weather. As such a parking requirement is not applied to the outdoor area. The NMC also makes allowances for shared parking when uses can use the same parking areas at different times of the day. In this case the wagering facility is primarily a day-use activity whose peak times are mid-morning to late afternoon when races are broadcast from across the country and is pretty much over by the time the peak hours of the restaurant begin (early to late evening) so the shared parking provision can work here.

Technically the wagering can occur from any location where there is a laptop computer so wagering will be able to occur anywhere within the restaurant, but as stated the primary location of the mini-satellite is the north part of the floor plan (ref. Exhibit "C" – Floor Plan) measured from the north wall of the restrooms adjacent to the club room. Parking demand from that area will be accommodated in the same parking provided for the restaurant. The restaurant area is 5,220 square feet which requires 52 parking spaces. The project has been designed with 60 parking spaces which should provide enough spaces for both the wagering activities and restaurant activities throughout a typical day. The applicant has included a corral at the front of the property to allow access to equestrians from Fourth Street.

Architecture: The architectural guidelines for the CG zone emphasize a western-themed/equestrian architecture with allowances and consideration for existing

surrounding development that may not reflect a western theme. The NMC has the following direction for architectural design and approval.

**18.41.10 Criteria for Architectural Review and Approval.**

*In addition to those criteria listed in this chapter, the Planning Commission shall consider and weigh: The nature of specific uses, in particular zones and geographic areas, and the requirements of utility with respect to the structures proposed for uses; site dimensions with relation to the structures proposed and the required utility thereof; the adequacy and conformity and harmony of external design, colors, materials, and architectural features with neighboring structures and use of the improvements proposed on the parcel with improvements existing or permitted on neighboring sites, and compatibility with established design parameters such as those outlined in specific plans.*

The original façade makeover was more modern and contemporary in the theme (ref. Exhibit "D" – Elevations, First Proposal) and that was submitted to the Architectural Review Committee (ARC) for review. The recommendation from ARC was that the design needed to incorporate elements of the western design theme such as "hip roof, kickers, porches, wood siding, etc."

With those comments, the design was modified to reflect a western theme a theme which is carried through on adjoining development to the south (Cowgirl Café) and to the north (Jiffy Lube/Goodyear Tire). Staff agrees that the architecture as modified fits the western theme and the intent of the NMC, but the Planning Commission must determine if the design meets the direction from ARC, and ultimately meets the intent of the NMC. Staff is recommending approval based on the modified architectural design.

Project Review Board (PRB): The PRB reviewed this project on September 16, 2013 and all of the comments have been reflected in the design of the project or incorporated into the conditions of approval.

Streets, Trails, and Utilities Commission (STUC): Since full street improvements already exist the project did not require review by the STUC.

Attachments: Resolution 2013-39 (Site Plan 2013-19)  
Resolution 2013-40 (Conditional Use Permit 2013-07)  
Exhibit "A" – Location Map/APN Map  
Exhibit "B" – Site Plan  
Exhibit "C" – Floor Plan  
Exhibit "D" – Elevations, First Proposal  
Exhibit "E" – Elevations, Modified Proposal  
Exhibit "F" – Draft Code Change 2013-04 (for City Council action)

## **RESOLUTION 2013-39**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW THE CONVERSION OF AN EXISTING OFFICE/BANK BUILDING TO A RESTAURANT BUILDING AT 2895 HAMNER AVENUE LOCATED IN THE COMMERCIAL GENERAL (C-G). SITE PLAN 2013-19**

WHEREAS, S&S VENTURES, CA LLC 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 generally described as:

A Portion of Section 1, T3SR6W; Portion Section 12, T3SR7W, in the City of Norco, County of Riverside, State of California, as per map recorded in Book 7 , Page 54, Riverside Orange Heights Tract No. 2 Lot 2, Block P, of Maps, in the office of the County Recorder of Riverside County,

More generally described as a rectangular-shaped area of about 1.27 acres, having a frontage on the east side of Hamner Avenue of about 201 feet, and on the south side of Fourth Street of about 270 feet, and being further described as 2895 Hamner Avenue; and

WHEREAS, at the time set; at 7 p.m. on October 9, 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 pursuant to the City of Norco Environmental Guidelines and the California Environmental Quality Act.

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

I. FINDINGS:

A. The proposed restaurant use does comply with all applicable requirements of the Norco Municipal Zoning Code and the General Plan in that the site is

designated by the General Plan as Commercial and the C-G zoning is consistent with that classification.

B. The proposal is reasonably compatible with the area immediately surrounding the site in that the area consists of commercially zoned properties and commercial land uses on three sides. Property to the east is zoned commercial but is occupied by a multi-unit residential development but the proposed use as conditioned will have minimal impacts to the surrounding area.

C. 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. The development is not injurious to surrounding properties nor does the project adversely impact the use of adjoining parcels.

D. The City of Norco, acting as the Lead Agency, has determined that the project is exempt from environmental assessment under the provisions of the California Environmental Quality Act (CEQA) and the Norco City Environmental Guidelines pursuant to Class 1 (Existing Facilities).

#### DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled October 9, 2013 that the application for Site Plan 2013-19 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 "B" – Site Plan Exhibit "C" – Floor Plan dated 9/24/2013, and Exhibit "E" – Elevations, dated 8/29/2013, 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 comply with all City of Norco Municipal Codes, Ordinances and Resolutions.
4. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval, and pursued diligently to completion. Provided, however, that the Planning Manager may extend approvals for up to six months,

provided that after consulting with the Engineering Division and Fire Department, there would be no new requirements due to changes in the Code and that the plan as approved meets all present development standards.

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

6. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director, or designee, as appropriate. 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, a modification of this application, or a new application in compliance with all procedures and requirements thereto.

7. The applicant shall obtain all necessary building permits for the conversion of the former office/bank building to a restaurant building, with all of the necessary upgrades. Prior to issuance of permits the applicant shall provide plans for all necessary permits to insure that adequate fire protection is provided for a restaurant structure.

8. No sign is authorized by approval of this site plan. Plans for any new sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.

9. All landscaped areas shall be in a healthy and thriving condition free from weeds, trash, and debris as a condition of this approval prior to commencement of any business operation, and shall be maintained in a healthy and thriving condition thereafter.

10. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan, which utilizes drought-resistant plants, shall be submitted to the Planning Division for approval, which indicates both existing and new landscaped areas. Such plans shall indicate plant and tree types and sizes, and the location and dimension of all landscaped areas and irrigation lines. Trees shall be installed as a minimum 15-gallon container or 24-inch planter box. Shrubs shall be installed as a minimum 5-gallon container.

11. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director prior to the issuance of building permits. Plans showing the nature, extent and location of all such appendages and method of architectural integration, visual, and acoustical treatment of the same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.

12. The trash enclosure shall be designed to meet City standards in the location as indicated on the site plan. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry wall in conformance with City standards, and shall be equipped with a six-foot high sight-obscuring gate and people entrance, subject to approval of the Planning Division.

13. The developer and subsequent owners shall participate in recycling programs that are in compliance with state requirements and the City's recycling program, and shall place recycling facilities as approved by the City and the City's waste hauler.

14. A minimum of 60 standard parking spaces shall be provided for customer and employee parking as shown on the Site Plan. Spaces shall be designated for handicapped persons and be van-accessible in accordance with the Norco Municipal Code requirements. Parking shall remain clear and accessible to the public during normal business hours.

15. All parking stalls shall be 9'x20' in size with a maximum two feet overhang into the designated landscape planters where applicable.

16. Designated access for disabled persons shall be provided to the building and to the handicapped-designated parking space, and shall be designated on all site plans for building permit purposes.

17. The one-way access and parking aisle shall be painted with directional arrows and warning markings along with the installation of appropriate signage as approved by the City Engineer prior to the issuance of an occupancy permit. All striping and markings related to parking, access, and directions, along with any related signage, shall be installed prior to the issuance of the occupancy permit.

18. The property owner shall dedicate 25 feet of right-of-way along the frontage of Hamner Avenue, to the satisfaction of the City Engineer, prior to the issuance of building permits.

19. The horse corral shall be installed as approved by the City Engineer.

20. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.

21. The hangar-style garage doors shall be installed consistent with Title 24 requirements incorporating safety measures as approved by the Sheriff's Department.

22. A detailed on-site lighting plan, with application and fees, for any outdoor lighting shall be submitted to the Planning Division for review and approval prior to issuance of building permits. Said plan shall indicate style, illumination (photometric plan), location, height, and method of shielding, so as to not adversely affect adjacent properties or streets. Any on-site lighting shall be directed inward to the project and sheltered from view, as much as possible, from adjacent properties and streets.

23. The applicant shall be required to buy replacement trees for those to be removed from the right-of-way (as a result of the project) so that they are replaced by the City in another suitable location.

24. A City of Norco Public Works Encroachment Permit shall be obtained for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards or as otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.

25. The two parcels shall be merged into one and recorded prior to the issuance of an occupancy permit.

26. The developer shall upgrade the water and sewer systems, including any upgrades to meters, to City standards prior to the issuance of a certificate of occupancy. The applicant shall pay to the City any needed fees related to the

upgrading of water and sewer services required prior to issuance of a building permit.

27. A grease interceptor shall be installed to the satisfaction of the Engineering Division prior to the issuance of an occupancy permit.

28. Irrigation lines and commercial services require reduced pressure backflow preventors that shall be installed to City Standards as needed.

29. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. or on Saturdays, Sundays or holidays without prior written approval from the City Engineer.

30. The applicant shall meet all standards and conditions of the Planning, Engineering, Building and Divisions, the Fire Department and all other applicable departments and agencies.

31. A Knox box is required per Fire Department standards at the front of the building.

32. Approved numbers or addresses must be placed on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must contrast with their background. The minimum sizes of the numerals shall be as specified by the following:

- Industrial/Commercial: 12" height minimum on building located front and rear and 6" minimum height on suites both front and rear doors.

33. A fire alarm system and a sprinkler system shall be installed as approved by the Fire Department.

34. A fire hydrant shall be installed at a location, and as approved, by the Fire Department to the rear of the property prior to the issuance of building permits.

35. The installation of a hood suppression system in the kitchen and any additional fire protection measures that may become necessary during plan check review for building permits shall be installed prior to the issuance of an occupancy permit.

36. An alarm system shall be installed to the satisfaction of the Sheriff's Department.

37. Any doors in the outdoor dining area shall be emergency exit only and the developer shall install containment panels around the outdoor dining area as

Resolution 2013-39

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approved by the Sheriff's Department to prevent unauthorized entry and to prevent the passing of alcoholic beverages into the parking area.

Resolution 2013-39  
Page 8  
October 9, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 9, 2013.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 October 9, 2013 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

## **RESOLUTION 2013-40**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW THE SERVICE OF ALCOHOL FOR ON-SITE CONSUMPTION IN ACCORDANCE WITH A FULL-SERVICE RESTAURANT APPROVED WITH SITE PLAN 2013-19 AT 2895 HAMNER AVENUE LOCATED IN THE COMMERCIAL GENERAL (C-G) ZONE. CONDITIONAL USE PERMIT 2013-07.**

WHEREAS, S&S VENTURES, CA LLC, initiated an application for a conditional use permit on property generally described as:

A Portion of Section 1, T3SR6W; Portion Section 12, T3SR7W, in the City of Norco, County of Riverside, State of California, as per map recorded in Book 7 , Page 54, Riverside Orange Heights Tract No. 2 Lot 2, Block P, of Maps, in the office of the County Recorder of Riverside County,

More generally described as a rectangular-shaped area of about 1.27 acres, having a frontage on the east side of Hamner Avenue of about 201 feet, and on the south side of Fourth Street of about 270 feet, and being further described as 2895 Hamner Avenue; and

WHEREAS, said application for Conditional Use Permit 2013-19 has been duly submitted to said City of Norco Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on October 9, 2013, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing

or working in the neighborhood thereof, by reason that the Norco General Plan designates the site as Commercial Community, and the C-G zoning of the site is consistent with that designation. Both the zoning and the General Plan designation are intended for the commercial development of this site. The nature of the proposed land use is conditionally permitted in the zone and subject to conditions. The use can be operated in a manner 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 adjoining land uses are either fully developed or zoned for compatible uses. The proposed use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

## II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on October 9, 2013 that the aforesaid application for a conditional use permit is granted, subject to conditions, as provided for in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. This approval is subject to the same conditions and site development standards approved in Resolution 2013-39 for Site Plan 2013-19.
2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.

3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC), and these conditions of approval, not specifically waived in compliance with City procedures shall constitute cause for beginning immediate and automatic revocation and/or termination of the approvals granted under authority of permit, bypassing City Code compliance procedures.
4. Litter shall be removed from the premises on a daily basis, including adjacent public sidewalks and all parking areas under the control of the licensee.
5. The property owner shall maintain the required trash enclosure, keep the trash bins inside the enclosure, and ensure that no debris is littering the trash enclosure area.
6. 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.
7. Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 48 hours of notification.
8. Signs shall comply with all City of Norco sign ordinance requirements. No more than 25% of the total window area and clear doors shall bear advertising or signs of any type. Windows signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the right-of-way and entrance to the premises.
9. The exterior of the premises, including adjacent public right-of-way and all parking lots under the control of the licensee, shall be illuminated during the hours of darkness the business is open, at the public right-of-way or parking surface, at a minimum of two foot candles of light.
10. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director, or designee, as appropriate.

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

modification of this application in compliance with all procedures and requirements thereof.

11. No signs are authorized by approval of this conditional use permit. Any signs proposed for this project shall be submitted to the Planning Division for review and approval. Once signs are approved, building permits shall be obtained from the Building Division for issuance of a building permit.

12. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations, and orders of the State Alcoholic Beverage Control Department. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.

13. Entertainment beyond events televised on the television screens during normal broadcast times, shall not be permitted without the issuance of a special event permit from the Planning Division, or approval of an entertainment permit by the City Council.

14. Hours of operation shall be limited to the hours between 6 a.m. and 2 a.m. the following morning, seven days a week.

15. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by the State Department of Alcoholic Beverage Control. The restaurant shall maintain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only sandwiches or salads shall not be deemed to be in compliance with this requirement.

16. Except within City-approved outdoor eating places which are adequately separated from direct public access, no alcoholic beverages shall be consumed outside of an enclosed building

17. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the restaurant and wagering area total sales, which includes all food and all alcoholic and non-alcoholic beverages.

18. The owner of the establishment shall, upon request, provide the City of Norco with an audited report of sales ratio of food and wagering to alcoholic beverages.

19. In the event security problems occur and at the request of the Sheriff's Department, the permittee, at his/her own expense, shall provide a California li-

censed, uniformed security guard(s) on the premises during such hours as requested and directed by the Sheriff's Department.

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

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

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

21. "No Trespassing" after-hours signage shall be posted on the rear of all buildings.

22. Adequate lighting shall be maintained during business hours at night.

23. The owner/operator of the business, regardless of any changes in ownership, shall provide a self-audit of compliance with the conditions of approval 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 this CUP. 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.

Irrespective of the self-audit requirement, the City maintains the option to open an investigation of CUP compliance at any time.

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October 9, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held October 9, 2013.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

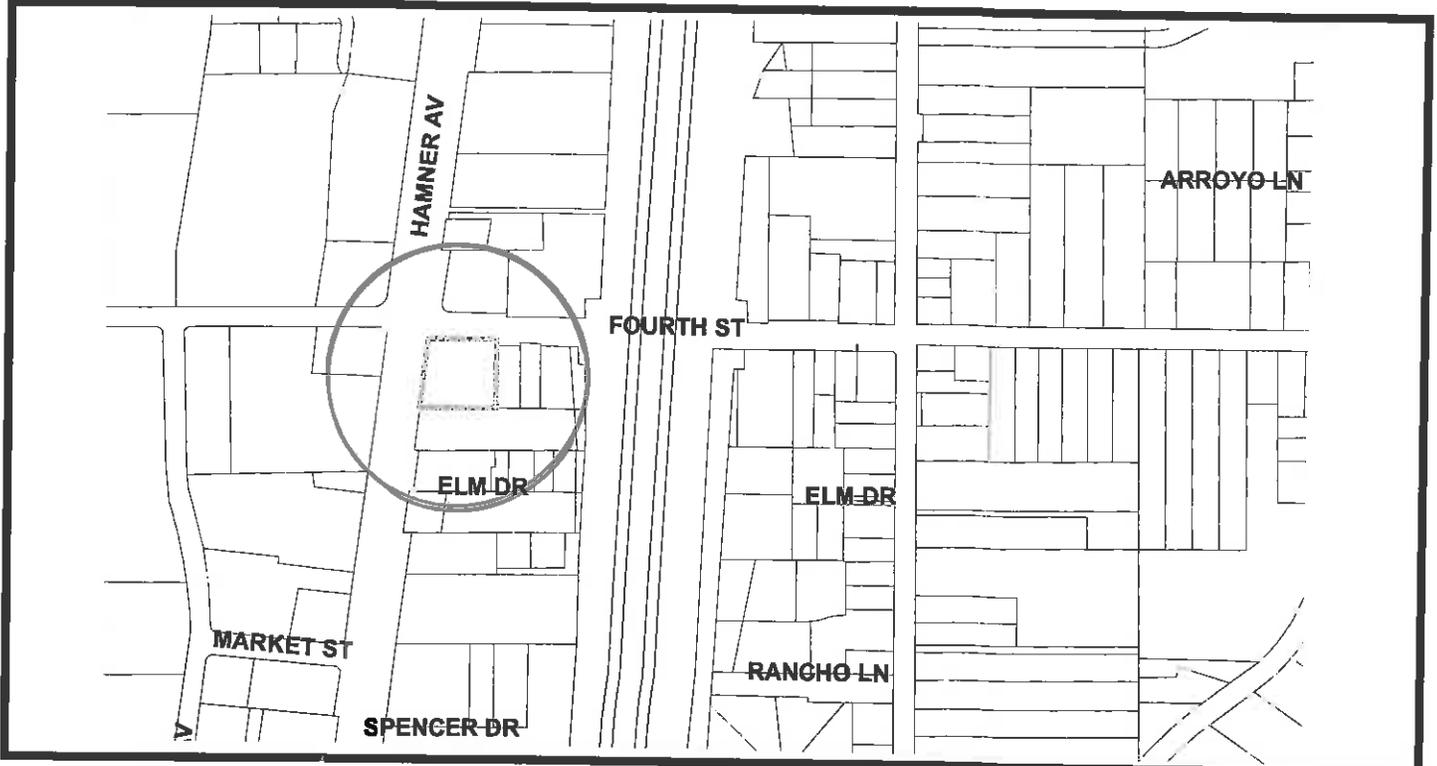
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a special meeting thereof held on October 9, 2013 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

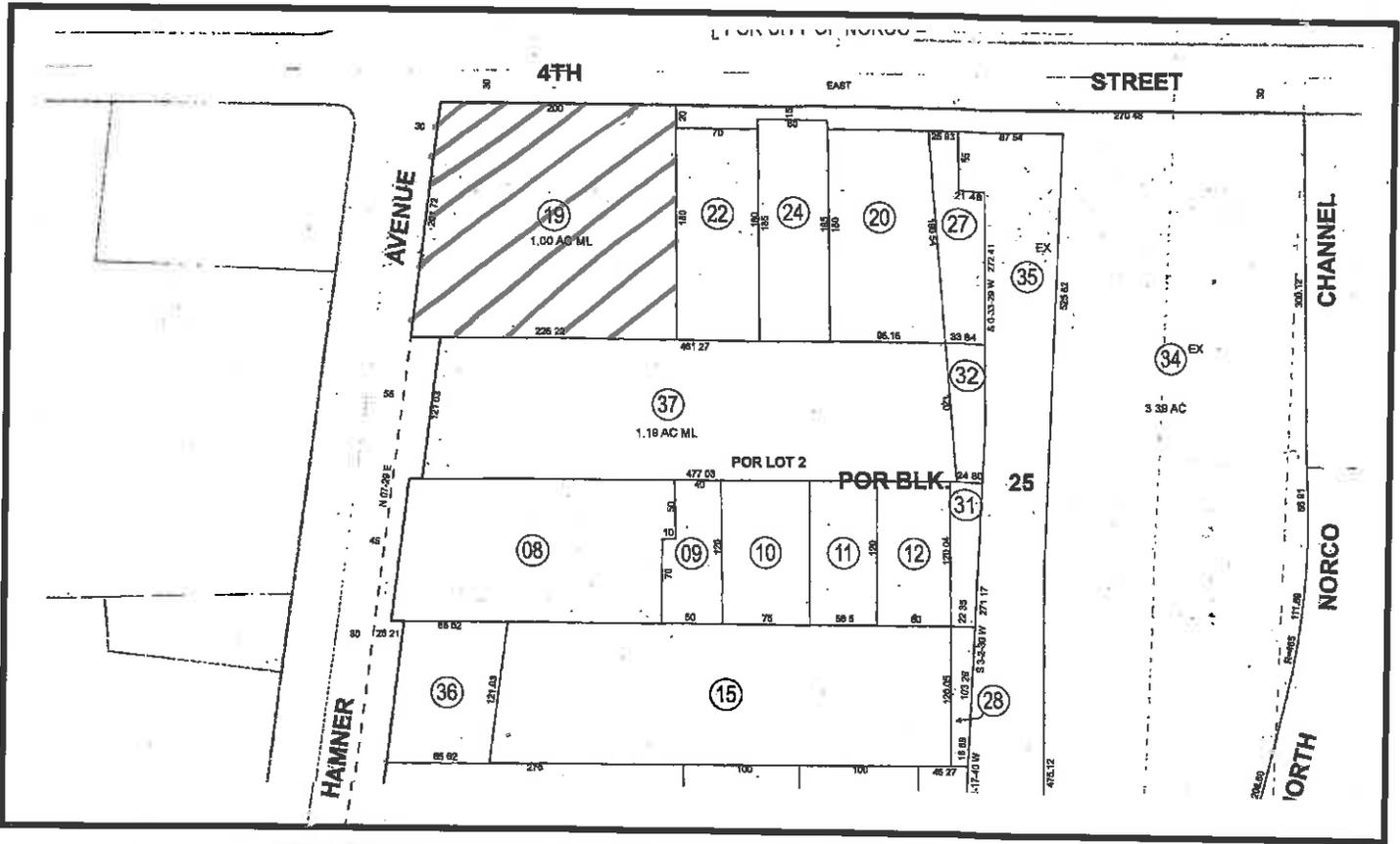
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Steve King, Secretary  
Planning Commission  
City of Norco, California

# LOCATION MAP



# ASSESSOR'S PARCEL MAP



PROJECT: Conditional Use Permit 2013-07/ Site Plan 2013-19  
 APPLICANT: S & S Ventures, CA LLC  
 LOCATION: 2895 Hamner

Exhibit "A"

## NORCO MUNICIPAL CODE

### 9.24.030 Pool rooms--Bookmaking.

No person either as principal, agent, employee or otherwise, shall let or lease any telegraph or telephone line or wire knowing that it is to be used for the purpose of conducting or carrying on a pool room, or for the purpose of conducting the business of making books or selling pools on races or other contests, or of betting or laying of wagers upon the result of any race or contest. No person shall transmit any message over any telephone or telegraph line or wire owned, controlled or leased by any person engaged in conducting or carrying on a pool room or in conducting the business of making books or selling pools on races or other contests, or of betting or laying of wagers upon the result of any race or contests, knowing that such message is to be used in conducting or carrying on such pool room or business. Section 9.24.030 shall not apply to any activity related to the operations of a mini-satellite facility for pari-mutuel wagering on horse racing operating as an ancillary use to a full-service restaurant that is otherwise permitted by the City Zoning Code, and for which all required City permits have been issued. For purposes of this Section, ancillary shall be defined as not more than 30 percent of the total floor area open to the general public.

**DRAFT**

### 9.24.040 Horse racing lists.

It is unlawful for any person, firm or corporation to have in his or its possession in the city any written or printed form, chart, table, list, sheet, circular or publication of any kind, giving or purporting to give, or represented as giving, any list or probable or possible list, of entries for any horse race or other contest thereafter anywhere to take place or which is anywhere taking place, if there be written or printed or published as part thereof, or in connection therewith, or in any other publication, printing or writing accompanying the same or referring thereto or connected therewith, any tip, information, prediction, or selection of, or advice as to, or any key, cipher, or cryptogram indicating, containing or giving any tip, information, publication or selection of, or advice as to the winner or probable winner, or a loser or probable loser, or the result or probable result of any such race or other contest or the standing or probable standing of any horse or other contestant, or the actual, probable or possible state, past, present, or future, of the betting, wagering or odds upon or against any horse or other contestant named in such list, or probable or possible list, of entries unless the names of such horses or other contestants shall be arranged in such list, in alphabetical order, and shall all be printed in type of the same size and face and of identical appearance, and shall all be printed flush with the left side of the column in which the same are printed, or all an equal distance

therefrom. Section 9.24.040 shall not apply to any activity related to the operations of a mini-satellite facility for pari-mutuel wagering on horse racing operating as an ancillary use to a full-service restaurant that is otherwise permitted by the City Zoning Code, and for which all required City permits have been issued. For purposes of this Section, ancillary shall be defined as not more than 30 percent of the total floor area open to the general public.

**DRAFT**

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** October 9, 2013

**SUBJECT:** Conditional Use Permit 2012-10, Modification No. 1 (Sessions/Marino): A request to allow for an increased height above 20 feet for an approved accessory building at 3535 California Avenue in the A-1-20 (Agricultural Low Density) zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2013-41 approving Conditional Use Permit 2012-10, Modification No.1., with a maximum height of 20 feet.

**BACKGROUND:** Conditional Use Permit 2012-10 was is a request for approval to allow an accessory building consisting of a 2,800 square-foot storage and garage building at 3535 California Avenue located within the A-1-20 (Agricultural Low-Density) Zone (ref. Exhibit "A" – Location Map). The property consists of about .58 acres/25,264 square feet and is developed as a single-family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial Photo).

The approved building consisted of a 2,500 (50' x 50') square foot storage/garage building area with an attached 300 square-foot overhang/patio with a dirt floor (for a total footprint area of 2,800 square feet), and with a maximum height of 14 feet (ref. Exhibit "C" – Approved Site Plan and Exhibit "D" – Approved Elevations). The building was approved to be wood construction and painted to match the existing house.

The approved structure met the required setbacks (minimum of 5 feet from side and rear property lines and pools, and 10 feet from any other structure), the maximum height (20 feet maximum height for buildings over 864 square feet), the maximum lot coverage (not more than 40% of the total flat pad area, which was at about 30%), and the required contiguous open animal area was provided (open area of at least 3,456 square feet was required).

**PROJECT DESCRIPTION:** This project is a request to modify the approval by allowing an increase in the height of the building from 14 feet to 20 feet 6 inches (Ref. Exhibit "F" – Revised Elevations). The structure is proposed with a maximum height of 20 feet 6 inches as measured to the peak of the roof, but the majority of the structure will be below 20 feet.

*(Note: the garage/storage building will be decreased in size from 2,500 to 2,000 (40' x 50') square feet but does require a modification since it's less than what was approved and will still be built within the same approved location.)*

The Planning Commission at their discretion can allow the roof to peak at 20 feet 6 inches high, or a maximum height of 20 feet can be required. The project has been conditioned to

October 9, 2013

require a maximum height of 20 feet, which can be removed at the discretion of the Planning Commission.

In either case, the project can be found to meet the requirements for an accessory building that exceeds 864 square feet. Staff is recommending that the Commission adopt Resolution 2013-41, approving Conditional Use Permit 2012-10, Modification No.1.

/adr

Attachments:

Resolution 2013-41

Exhibit "A" – Location Map

Exhibit "B" – Assessor's Parcel Map

Exhibit "C" – Approve Site Plan

Exhibit "D" – Approved Building Elevations

Exhibit "E" – Aerial

Exhibit "F" – Revised Building Elevations

## **RESOLUTION NO. 2013-41**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A MODIFICATION TO AN APPROVED CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING, TO ALLOW AN INCREASE IN THE BUILDING HEIGHT FROM 14 FEET TO 20 FEET AT 3535 CALIFORNIA AVENUE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2012-10, MODIFICATION NO.1)**

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 DALE SESSIONS for property located at 3535 California Avenue (APN 133-320-007) 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 October 9, 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 October 9, 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 "F" – Revised Building Elevations dated September 23, 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. 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.
  - 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.

6. The maximum height of the building shall be 20 feet.
7. This approval is subject to all of the conditions in Planning Commission Resolution 2012-41

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 9, 2013.

---

Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 October 9, 2013 by the following roll call vote:

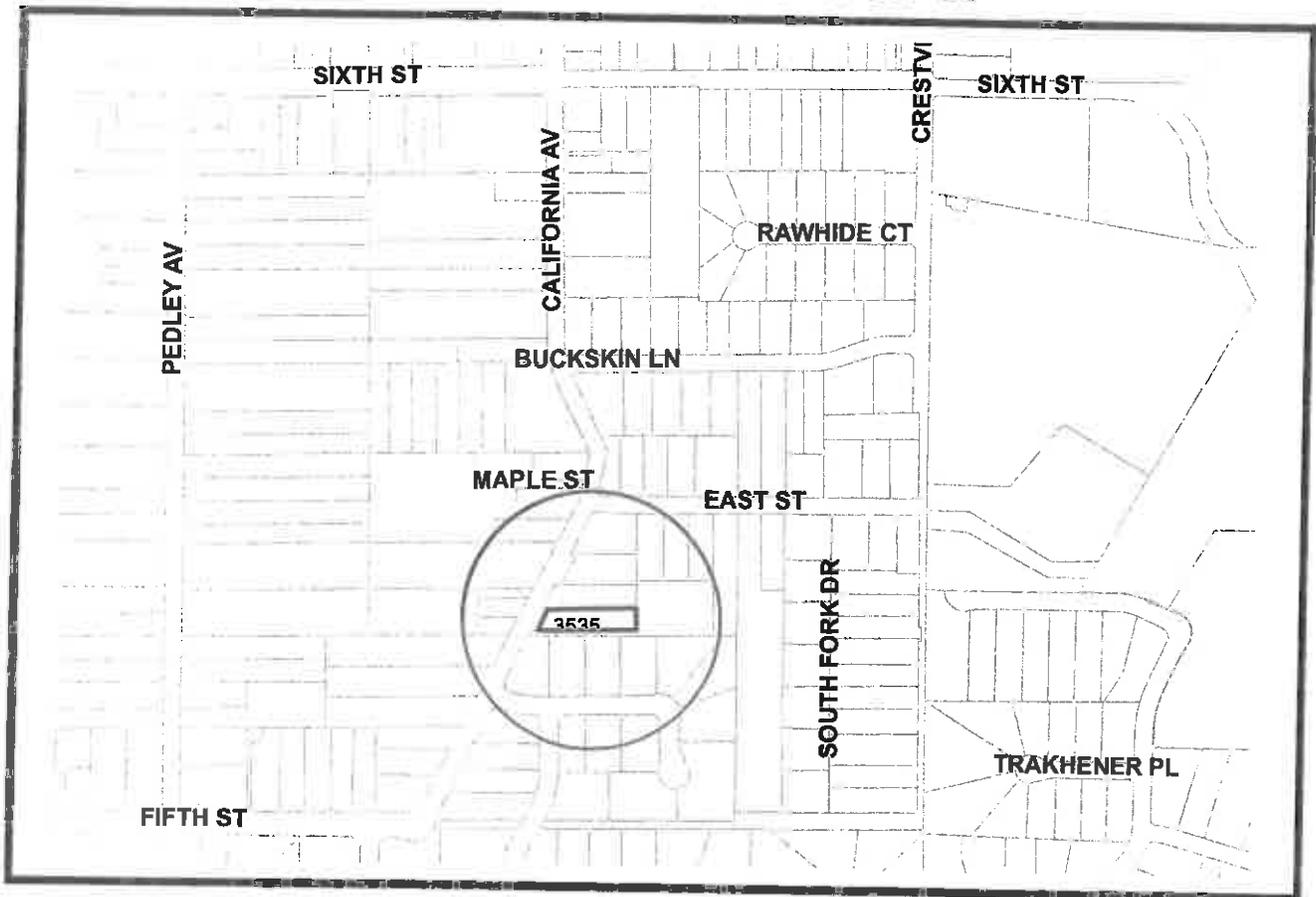
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr-

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional use Permit 2012-10, Mod No. 1  
**APPLICANT:** Peggy Marino  
**LOCATION:** 3535 California Avenue

**Exhibit "A"**

# ASSESSOR'S PARCEL MAP

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

T.R.A. 015,007

133<sup>a-b</sup>-32

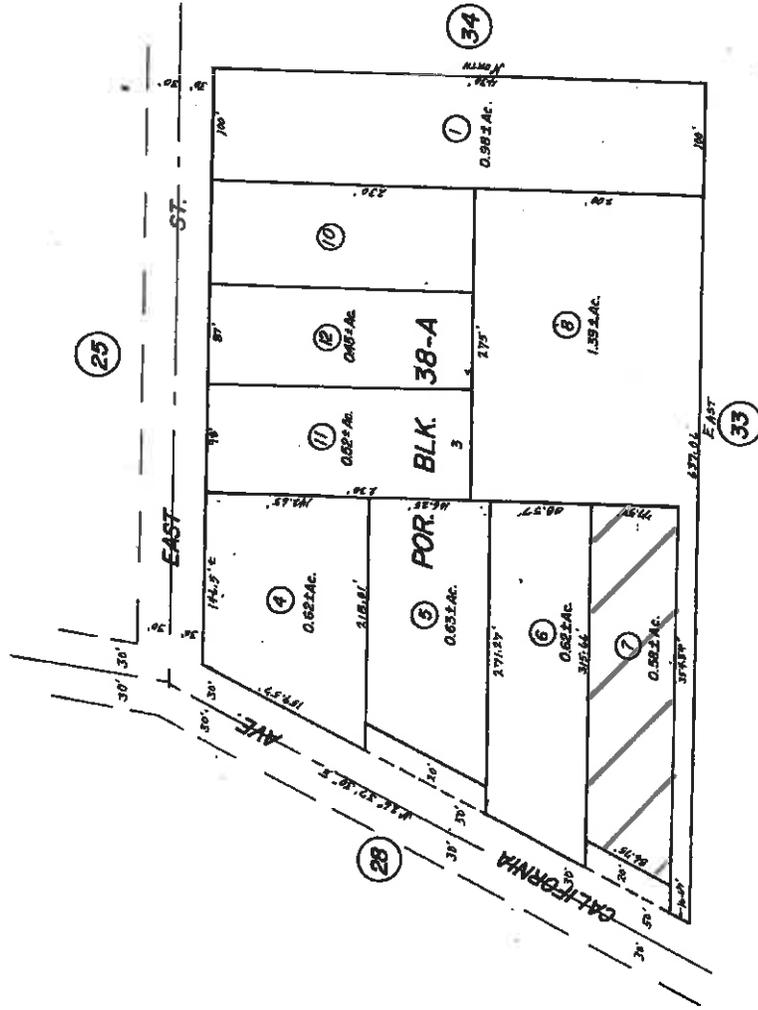


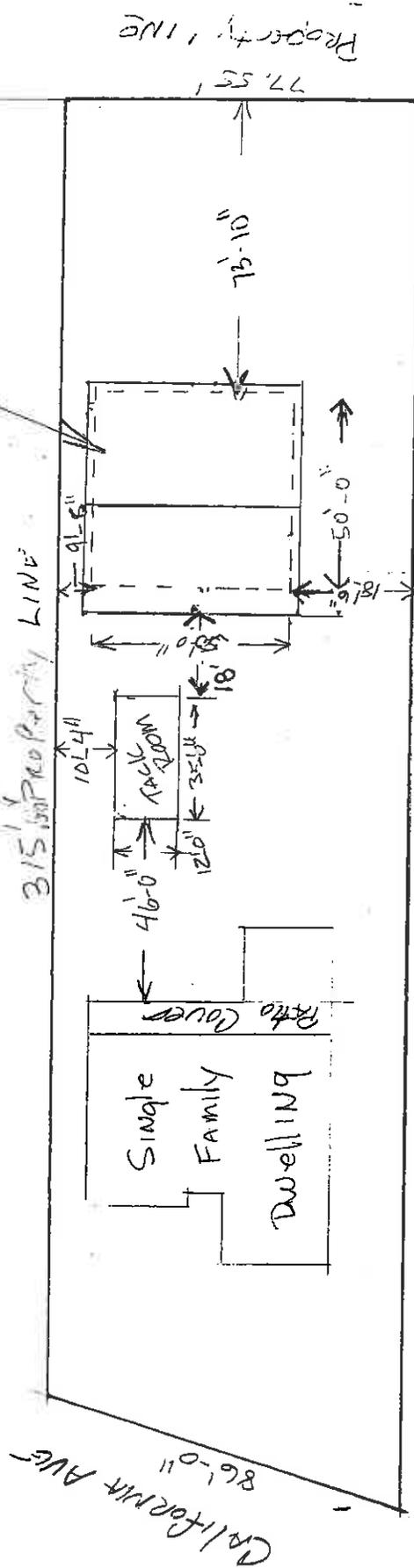
Exhibit "B"

# Site Plan



Peggy MARINO  
 3533 CALIFORNIA AVE  
 NORCO, CA 92860

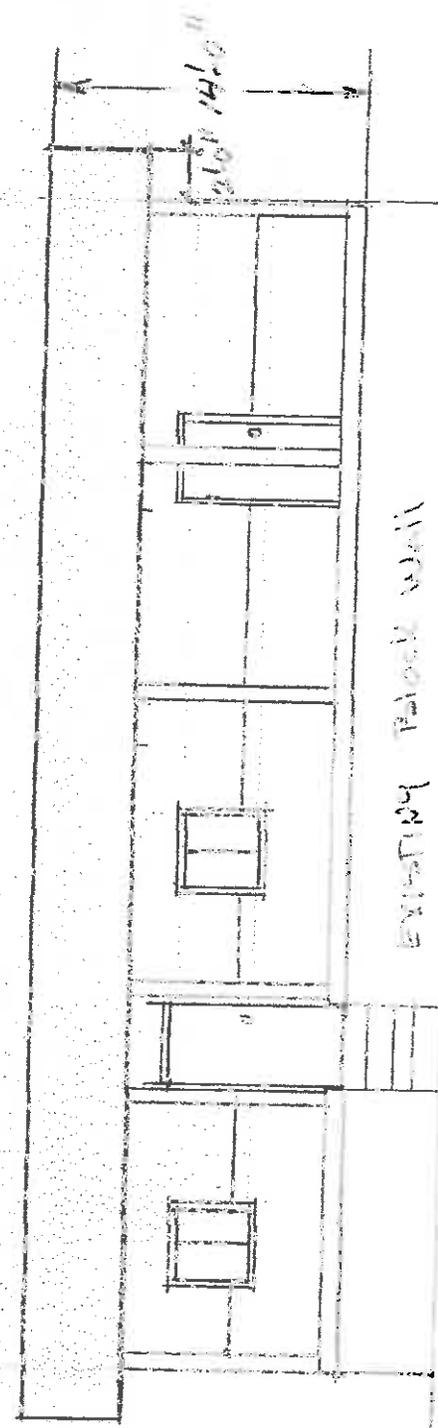
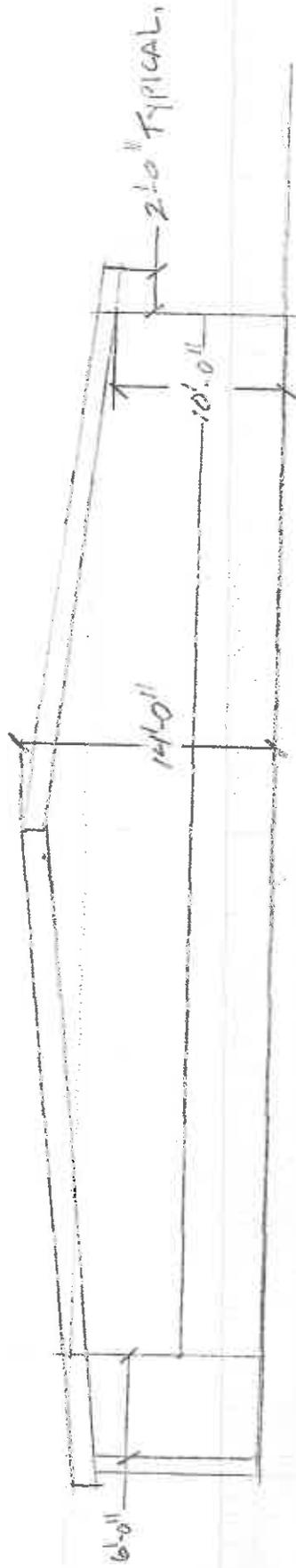
PROPOSED NEW BUILDING  
 50' x 50'  
 REMOVE OLD BARN  
 WHERE NEW BUILDING  
 WILL GO



SCALE 3/32" = 1'-0"

EXHIBIT "C"  
 8.30.12

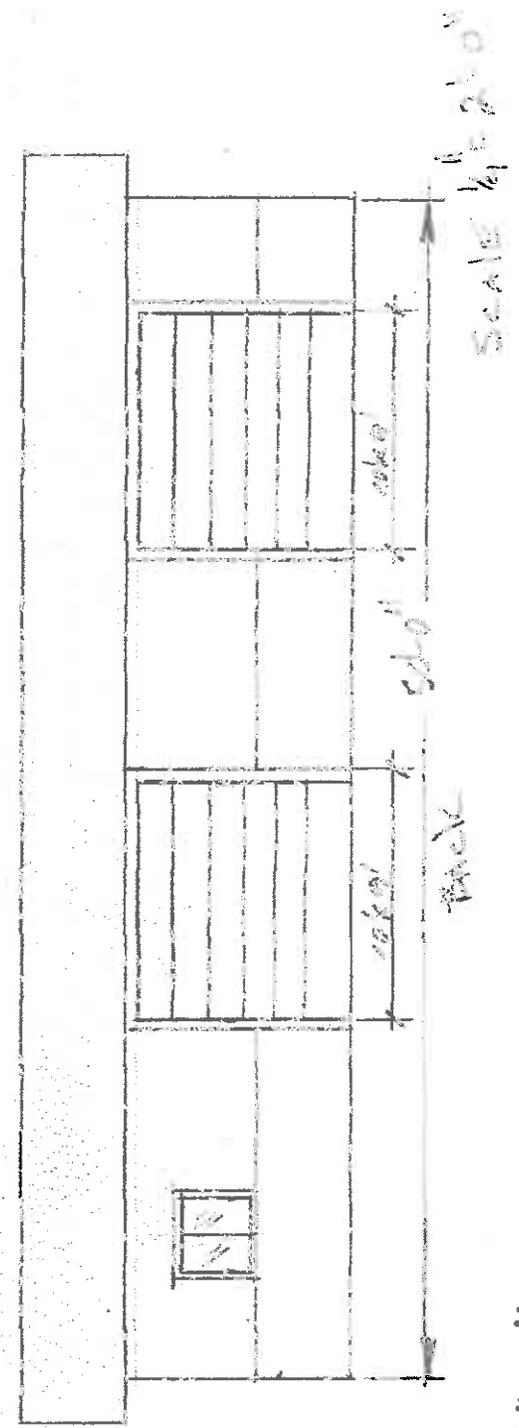
ELEVATION PLAN



SCALE 1/4" = 2'-0"

EXHIBIT "D" 1 of 2  
8.30.12

ELEVATION PLAN



SCALE 1/4" = 2'-0"

EXHIBIT "D" 2 of 2

# CITY OF NORCO STAFF REPORT

TO: Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: October 9, 2013

SUBJECT: **Resolution 2013-38**, Site Plan 2013-17 (Omni Norco, LLC):  
A request for approval of site plan and architecture improvements for the construction of 50,000 square-foot office building at 517 west Parkridge Avenue in the Commercial District of the Gateway Specific Plan

RECOMMENDATION: Adopt Resolution 2013-38 approving Site Plan 2013-17

**SUMMARY:** The proposed project is an office development by the same applicant that had previously received approval for an office/light manufacturing complex on the same property but was not developed. The project meets the zoning criteria for development in the Commercial District of the Gateway Specific Plan.

**BACKGROUND/PROJECT DESCRIPTION:** This is a request for approval of a one-story, 50,000 square-foot office building on vacant property. The property is located on the northeast side of Parkridge Avenue at the City boundary with Corona, west of Hamner Avenue (ref. Exhibit "A" – Location Map, APN Map). This is the location where both cities and the Local Agency Formation Commission (LAFCO) recently approved the detachment of half of the vacated segment of Cota Street from the City of Norco for annexation to Corona.

**SITE DESCRIPTION:** The project site is mostly rectangular and consists of 4.64 acres on three parcels (APN's 122-062-002,004; 122-050-028). There is approximately 138 feet of frontage on Hamner Avenue and approximately 330.8 feet along Parkridge Avenue (ref. Exhibit "B" – Site Plan). The main entry will be from Parkridge Avenue with an employee only entrance to the rear from Hamner Avenue. The property is primarily level with drainage to the north. There is an existing 30-foot easement through the project site for Riverside County Flood Control to maintain an underground box culvert. No street improvements exist along Parkridge Avenue or Hamner Avenue and adequate right-of-way also does not exist along either street.

**ANALYSIS:** Land Use: The proposed project is a permitted use in the Commercial District of the Gateway Specific Plan (Professional Office). On the project boundary to the northwest is a manufacturer/seller of outdoor concrete furniture. On the northeast

side is a mix of used car dealers, offices, and some retail. The City of Corona borders the site on the southwest and southeast boundaries where there is existing commercial development and vacant property.

Circulation: Parkridge Avenue is designated as a collector road in both cities where the road is shared. The road turns north towards Second Street where it is entirely in Norco and where it still designated a collector. Beyond Second Street Parkridge Avenue becomes a local street with one lane in each direction. The width of a collector road is 88 feet with the potential for two through lanes in each direction and a center turn lane. The street is presently developed with one through lane on the Norco side of the street and with two lanes on the Corona side of the street for approximately 825 feet from Hamner Avenue after which it reverts to one lane in each direction.

There is presently a three-way stop where Cota Street intersects with Parkridge Avenue. Because of an off-set between the southerly driveway access on the project site and Cota Street on the other side of Parkridge Avenue the applicant is proposing that the 3-way stop be changed to a through street for Parkridge Avenue with a stop only for the traffic coming north on Cota Street. A traffic study was prepared that supports this request concluding that it will not create undue safety concerns or traffic impacts to either street if the 3-way stop is change to a single stop for Cota Street only (ref. Exhibit "C" – Traffic Study, Executive Summary). Only the Executive Summary is attached to the staff report. The full traffic study is available for viewing in the on-line agenda packet on the City website.

Parking/Site Layout: The parking requirement is one space per 250 square feet of space resulting in a need for 200 parking spaces. The applicant is proposing 100 spaces for the public and 200 secured spaces to the rear for employees for a total of 300 spaces. The employee spaces would only be accessed through security gates on Hamner Avenue. Public access would only be allowed from Parkridge Avenue. Neither the Sheriff's Department nor the Fire Department had concerns with any of the gates provided that there would be a way to open them in an emergency. The only concern from the Engineering and Planning Divisions with the gate on Hamner Avenue was that there is adequate room for a turnaround at the Hamner Avenue access for traffic that mistakenly enters there.

The project as designed meets all the setback and landscaping requirements of the GSP. The landscape requirement is 15 percent of the site. The project as designed has 18 percent landscaping.

Architecture: The architectural guidelines for the Gateway Specific Plan do not require a western-themed architecture and the predominant design for this area is contemporary commercial and industrial. The NMC has the following direction for architectural design and approval.

**18.41.10 Criteria for Architectural Review and Approval.**

*In addition to those criteria listed in this chapter, the Planning Commission shall consider and weigh: The nature of specific uses, in particular zones and geographic areas, and the requirements of utility with respect to the structures proposed for uses; site dimensions with relation to the structures proposed and the required utility thereof; the adequacy and conformity and harmony of external design, colors, materials, and architectural features with neighboring structures and use of the improvements proposed on the parcel with improvements existing or permitted on neighboring sites, and compatibility with established design parameters such as those outlined in specific plans.*

This original project design was more modern and contemporary as a theme (ref. Exhibit "D" – Elevations, First Proposal) and that was submitted to the Architectural Review Committee (ARC) for review. The recommendation from ARC was that the design needed to incorporate elements of the western design theme such as "hip roof, kickers, porches, wood siding, etc."

With those comments, the design was modified to include similar elements that were approved with a previous project on this site by the same applicant, but ultimately not developed (ref. Exhibit "E" – Approved Elevations Site Plan 2007-04). Those elements include a wrapped metal canopy at both entrances with wrapped metal panel eyebrows over windows on the projected elements of the building, all with cable suspensions; painted reveals and cornice parapets; western-themed wall sconces; bronze window glazing; and enhanced pavement. Different from the previous project design, the applicant is not proposing rock veneer because of the cost of cleaning and/or replacement if vandalism occurs.

The applicant is requesting approval of the modified architectural design (ref. Exhibit "F" – Elevations, Modified Proposal) based on existing design from surrounding development (Quick-Crete adjacent, storage units and a contemporary-designed commercial center across the street, and industrial/office uses farther down Parkridge Avenue). Staff agrees that the architecture as modified fits the neighborhood setting and the intent of the NMC, but the Planning Commission must determine if the design meets the direction from ARC, and ultimately meets the intent of the NMC. Staff is recommending approval based on the modified architectural design.

Project Review Board (PRB): The PRB review this project on September 12, 2013 and all of the comments have been reflected in the design of the project or incorporated into the conditions of approval. The City of Corona was also advised of the project and given an opportunity for input and recommendation as part of the PRB process. Likewise those comments have been incorporated into the conditions of approval as appropriate.

Streets, Trails, and Utilities Commission (STUC): The project is going to the STUC at its meeting on Monday October 7, 2013 for review and input. Results of that review will be

Site Plan 2013-17

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October 9, 2013

presented at the Planning Commission meeting with any proposed changes to the conditions of approval that might be necessary.

Attachments:    Resolution 2013-38  
                      Exhibit "A" – Location Map/APN Map  
                      Exhibit "B" – Site Plan  
                      Exhibit "C" – Traffic Study  
                      Exhibit "D" – Elevations, First Proposal  
                      Exhibit "E" – Approved Elevations Site Plan 2007-04  
                      Exhibit "F" – Elevations, Modified Proposal

## **RESOLUTION 2013-38**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, APPROVAL FOR A SITE PLAN TO ALLOW FOR THE DEVELOPMENT OF A 50,000 SQUARE-FOOT OFFICE BUILDING ON 4.64 ACRES LOCATED ON THE NORTHEAST SIDE OF PARKRIDGE AVENUE NORTH OF THE EXTENSION OF COTA STREET IN THE GATEWAY SPECIFIC PLAN, COMMERCIAL DISTRICT. SITE PLAN 2013-17.**

WHEREAS, OMNI NORCO, LLC submitted an application to the City of Norco, California, for site plan approval under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, to allow for the construction of 50,000 square-foot office building on property generally described as follows:

Lot 24 of the Corona Citrus Tract, as shown by Map on file in Book 8, Page 24, of Maps, Records of Riverside County, California;

More generally described as a rectangular-shaped area of about 3.36 acres with a frontage of about 300 feet on Parkridge Avenue and about 425 along the Cota Street right-of-way, having a lot depth of approximately 300 feet (A.P.N. 126-061-002); and

WHEREAS, at the time set, at 7 p.m. on October 9, 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 considered the aforesaid site plan application and heard and considered both oral and written evidence pertaining to said application; and

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

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

**I. FINDINGS:**

- A. The requested Site Plan 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 Specific Plan within which the Gateway Specific Plan has been approved. The Commercial District designation of the site

is consistent with both the specific plan and the General Plan. Both the zoning and the General Plan designations are intended for the commercial development of this site which includes development for office uses. The proposed land uses are permitted in the zone and subject to conditions of approval. The use can be operated in a manner so as to be consistent with other permitted and conditionally permitted uses in this zone and in the adjoining Industrial District of the Gateway Specific Plan. The land use will not create traffic, noise, or induce growth, or impact facilities in a manner not already anticipated in master facility development plans in both the Specific Plan and the General Plan.

- B. The requested uses will not adversely affect the adjoining land uses and growth in the area and on surrounding properties that are in compliance with the Commercial and Industrial Districts of the Gateway Specific Plan. The proposed development will not inhibit or induce growth or development on any of the adjacent properties beyond growth that has not already been anticipated in the City's General Plan.
- C. The size and shape of the proposed site is adequate to allow full development of the proposed use. Development can occur in a manner that is not detrimental to the particular area as the development as proposed meets the applicable development standards of, and the intent and purpose of development standards, in the Commercial District of the Gateway Specific Plan, and meets all applicable development standards for adequate emergency access.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area since the project is consistent with anticipated development patterns in the Norco General Plan Land Use and the Circulation Elements, which have been designed to meet the traffic demands at buildout of those designated land uses.
- E. The City of Norco, acting as Lead Agency, has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Class 32 of the State Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled October 9, 2013 that the aforesaid application for site plan approval is granted, subject to the conditions provided in

Section 18.40.10 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "B" (Site Plan) dated 9-25-13 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 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. The subject property and use shall be conducted in accordance with the approved plans and specifications, on file in the Norco Division of Planning.
6. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued appropriate permits.
7. The developer shall submit for necessary permits from the Building Division and pay all applicable City of Norco development fees prior to issuance of any permits.
8. Any future modification to this approval shall require the submittal and approval of an amendment to the site plan including any new construction or development in the outdoor storage area to the rear.
9. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval, and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Norco Municipal Code and the plan as approved meets all present development standards.

10. 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 thereto.
11. Building elevations, building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials shall be subject to the approval of the Planning Director prior to their application.
12. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval, and to the Building Division for issuance of a building permit.
13. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan, along with the payment of a fee, shall be submitted to the Planning Division for approval. Such plans shall indicate plant and tree types and sizes, and the location and dimension of all landscaped areas, tree planters, and irrigation lines. Trees shall be minimum 24-inch planter box or 15-gallon container trees, whichever is better for long-term survival of the particular species. The shrubs to be planted shall be minimum five-gallon container shrubs.
14. Any hardscape design features shall not be included in the calculation for minimum landscape requirements, but shall be in addition thereto.
15. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash, and debris as a condition of this approval. Failure to do so may be cited as a violation of these conditions of approval and may warrant further action by the City.
16. A detailed on-site lighting plan, including a photometric plan, and along with the payment of a fee, shall be submitted to the Planning Division for review and approval prior to issuance of building permits. Said plan shall indicate style, illumination, location, height, and method of shielding, so as to not adversely affect adjacent properties or streets. Fixture styles shall reflect building architecture while still providing the necessary safety lighting. Metal halide lights are not permitted. Lighting plans shall be submitted to the Planning Division, separate from and prior to, architectural and structural plans for building permits.

17. All ground-mounted utility appurtenances such as transformers shall be located out of public view of main building areas and adequately screened through the use or combination of concrete masonry walls, berms, and landscaping to the satisfaction of the Planning Division.
18. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Division prior to the issuance of building permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment of same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
19. A minimum of 300 parking spaces for customer and employee parking shall be provided as stipulated by the Site Plan exhibit. The minimum number of accessible spaces, as determined by the Building Official, shall all be van-accessible.
20. All on-site drive aisles and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
21. The applicant shall provide a designated loading space as indicated on the site plan in accordance with City standards.
22. Trash enclosures shall not be located adjacent to combustible construction or underneath windows or unprotected eaves. All outdoor trash enclosures shall be placed on concrete pads and screened on three sides with a six-foot high solid masonry wall in conformance with City standards, and shall be equipped with a six-foot high sight-obscuring metal gate and "man" entrance, subject to approval of the Planning Division. The trash enclosure shall be a minimum size for two bins, one for trash and the other for recycling. The applicant shall participate in the recycling program for commercial land uses as administered by the City's waste hauler. Any drains in trash enclosures shall be protected with metal grates approved by the Director of Public Works.
23. The developer shall be required to construct street improvements to Parkridge Avenue and Hamner Avenue in accordance with City standards and as approved by the City Engineer based on approved street plans by the City Engineer and to include appropriate transition improvements to unimproved segments of roadway in either the City of Norco and/or the City of Corona in accordance with the standards and as approved by the Engineering Department of the respective City.

24. The developer shall dedicate the necessary public right-of-way for the ultimate street width of 88 feet, which shall be offered to the City of Norco in accordance with City Standards and on City standard forms prepared by a registered civil engineer or licensed land surveyor for approval by the City Engineer.
25. A registered civil engineer shall prepare street improvement plans on 24" x 36" mylar for approval by the City Engineer. Striping and signing shall be included as part of these plans, when required. Striping and legends shall be thermoplastic paint. A plan check deposit may be required prior to plan checking and standard fees shall be paid prior to plan approval.
26. Driveway approaches shall be constructed in accordance with City Standards as approved by the City Engineer.
27. A designated path-of-travel access shall be provided to all structures from the Parkridge Avenue right-of-way, and shall be designated on all site plans for building permit purposes.
28. 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 City Standards, and/or otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.
29. The applicant shall dedicate all vehicular access rights to Parkridge Avenue and Hamner Avenue, except across driveway openings as indicated on the approved or conditionally approved site plan prior to issuance of a building permit.
30. Street tree planting, parkway landscaping, and irrigation plans shall be prepared on standard size sheets by a registered civil engineer or landscape architect for approval by the City Engineer and Director of Planning, and shall be submitted at the time of initial submission of all street improvement plans. All street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council.
31. This development shall only be served by underground utilities. All utility locations shall be incorporated into the on-site utility plan and shall be prepared on standard size sheets by a registered civil engineer for approval by the City Engineer. A plan checking deposit of 4.5 percent of the estimated public improvement costs shall be submitted with first plan check.
32. The applicant shall submit separate on-site utility plans for the installation of on-site sewer, water, and any necessary storm drain systems in a manner meeting the approval of the City Engineer.

33. The applicant shall pay connection fees to the City of Norco for all sewerage service required prior to issuance of a building permit.
34. The applicant shall pay connection fees to the City of Norco for all water system services required prior to issuance of a building permit. A separate water meter shall be provided for landscape irrigation.
35. The sizing of water meters shall be determined by the Director of Public Works based on water flow calculations.
36. Prior to issuance of any grading permit, the applicant shall submit a soils investigation report prepared by a California-licensed soils engineer specifying grading recommendations for this site, including minimum pavement design. In no case shall public pavement design be less than four-inch asphaltic concrete over six-inch aggregate base.
37. The project shall conform to all policies, requirements, and standards of the National Pollution Discharge Elimination System (NPDES) as stipulated and approved by the City of Norco and Riverside County permits. Prior to the issuance of a grading permit, the applicant shall apply for a NPDES permit. Proof of compliance (a copy of the Notice of Intent and application fee) shall be submitted to the Engineering Division prior to the start of work. No work shall be done that causes a violation of the City-wide NPDES permit.
38. A preliminary water quality management plan (WQMP), in accordance with the Riverside County Water Quality Management Plan for Urban Runoff, and as approved by the City, county, and state shall be required for this project. The preliminary WQMP shall be submitted prior to submittal of any grading plans. If no grading plans are required the preliminary WQMP shall be submitted prior to the issuance of a building permit. A Final WQMP shall be submitted and approved by the City Engineer. Prior to the issuance of a grading permit, or building permit if no grading permit is needed, the property owner shall record a Covenant and Agreement, or other approved instrument, with the County Clerk-Recorder to inform future property owners of the requirement to implement the approved WQMP.
39. An on-site precise grading, paving, and drainage plan shall be prepared by a registered civil engineer for approval by the City Engineer. Plans shall be on 24"x36", ink on mylar, with mass grading and drainage shown at a maximum scale of 1"=40'. Precise grading information, such as drainage swales and hardscape may be included in the plan is prepared at 1"=30' or larger. The applicant's engineer shall submit a rough grade certification stipulating

completion of all grading operations in conformance with the approved plan prior to the issuance of building permits.

40. Prior to the issuance of a 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.
41. The project applicant shall pay drainage acreage fees, if required, in conformance with the Master Drainage Plan. Ultimate off-site master drainage plan facilities shall be constructed and accepted by the Riverside County Flood Control District prior to issuance of a certificate of occupancy.
42. The project engineer shall include an erosion control plan as part of the precise grading plan, providing for installation of approved erosion control devices (sandbags, desilting basins, etc.) at all times of construction. Maintenance of the necessary erosion control devices shall be the responsibility of the applicant. Any emergency repair to these devices performed by City forces shall be billed to the applicant and paid for prior to the release of certificate of occupancy.
43. Sewer and water improvement plans 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, with impact studies prepared.
44. The applicant shall obtain written authorization granting permission for any work to be completed on property where the applicant is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.
45. The proposed project is subject to the payment of the Transportation Uniform Mitigation Fee (TUMF) prior to the issuance of building permits unless exempted by ordinance.
46. The proposed project lies within the area-wide Multi-Species Habitat Conservation Plan (MSHCP) of which the City is a member agency. This project is subject to the payment of these fees which shall be paid prior to the issuance of building permits.
47. The developer of the property will need to determine the water system availability in conjunction with the Fire Department and Public Works. The water supply, including mains and hydrants, shall be acceptably tested and approved by the

Engineering and Fire prior to the framing stage of construction and/or on-site combustible storage, to assure availability and reliability for firefighting purposes.

48. Street hydrants that may be required by the Fire Department and are required to be installed per Engineering Division specifications, with approximate spacing being 330 feet. Yard hydrant(s) are required to be installed on the site if required by the Fire Department. Installation and location(s) are subject to the approval of the Fire Department. Plans are to be submitted to the Building Division. All on-site fire hydrants shall be identified by a reflective blue dot marker and installed per the Fire Department.
49. A fully-supervised automatic fire sprinkler system is required for buildings of 2,500 square feet or greater. Supervision shall include monitoring to a listed and U.L.-certified Central Station. Said system design to include provisions for future tenant improvement, if applicable. Plans shall be submitted to the Building Division (information sheet available from the Fire Division).
50. Approved numbers or addresses shall be placed on all buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Rooftop addressing shall be applied on a flat roof, in a contrasting color, and with a minimum size of 1'x4' and shall be located so as not to be visible from the street or adjoining properties at ground level.
51. This fire protection review does not provide for hazardous materials storage, use, dispensing, or handling. A Hazardous Materials Information Form shall be completed and returned with Material Safety Data Sheets. Should these manners of use be anticipated, adequate prevention, control, and mitigation of dangerous conditions shall be required.
52. The developer/general contractor is responsible for reasonable continuous clean-up 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.
53. Complete architectural and structural building plans, including all specifications, shall be submitted to the Fire Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to, construction type, exits, fire protection equipment, building protection, and interior finish. The developer is responsible for, and shall apply for and receive, all Fire Department permits, paying all necessary fees, prior to beginning construction.

54. Portable fire extinguishers shall be installed in accordance with Fire Department on standards prior to occupancy. The developer should contact the Fire Division to determine the exact number, type, and placement required. Where exterior-mounted extinguishers are provided, it is suggested that installation be in recessed cabinets for aesthetics and to reduce theft or vandalism.
55. The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by sub-contractors. Plan review fees and permit fees may apply - check with the Fire Department for confirmation.
  - Building Architectural Plans
  - On-Site Water & Fire Hydrant Utility Plans
  - Detailed Site Plan with Islands and Drive Aisles
  - Fire Sprinkler
  - Fire Alarm/Sprinkler Monitoring
  - Fire Lanes
  - Flammable Liquid/Hazardous Materials
56. All roof covering shall be of fire-resistive materials only. (Class A or Class B according to the Uniform Building Code.) Materials shall be approved by the Building Division.
57. Roof access ladders shall be provided for all buildings that have a parapet four feet high or greater, or as required by the Fire Department, the location of which shall be approved by the Fire Department and the Sheriff's Department prior to the issuance of building permits.
58. A knox box is required for all buildings and shall be installed as approved by the Fire Department
59. All fire lanes shall be designated by red curb and installed and maintained at the locations approved by the Fire Division.
60. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable Divisions and agencies.
61. The applicant, and any future owners, shall agree to participate, in a mutual agreement, should it become necessary or functional for development, in the form of a covenant running with the land and prepared in a form and manner satisfactory to the City Attorney and the Planning Director, which shall be

recorded to ensure reciprocal vehicular and pedestrian access and circulation, drainage, and vehicular parking in those areas intended for the public, regardless of any existing or future land divisions or development.

62. A covenant, running with the land and prepared in a form and manner satisfactory to the City Attorney and the Planning Director, shall be recorded for said project stating that the driveways and drive aisles for the project site, and adjoining parcels, shall be considered as one integrated complex for the purpose of installing and maintaining utility lines, regardless of any existing or future land divisions or land owners. Access to utility lines shall only occur after mutual agreement of the affected property owners and the City.
63. The project developer shall install security hardware on all doors and windows, as approved by the Sheriff's Department prior to the issuance of an occupancy permit.
64. Security lighting and surveillance equipment shall be installed as approved by the Sheriff's Department.
65. The site shall be screened during construction with chain link fencing and slats or screening material.
66. No construction activity work will be permitted after 6 p.m. or before 7 a.m. Monday through Saturday, without prior written approval from the City Engineer.

##

Resolution No. 2013-38  
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October 9, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 9, 2013.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

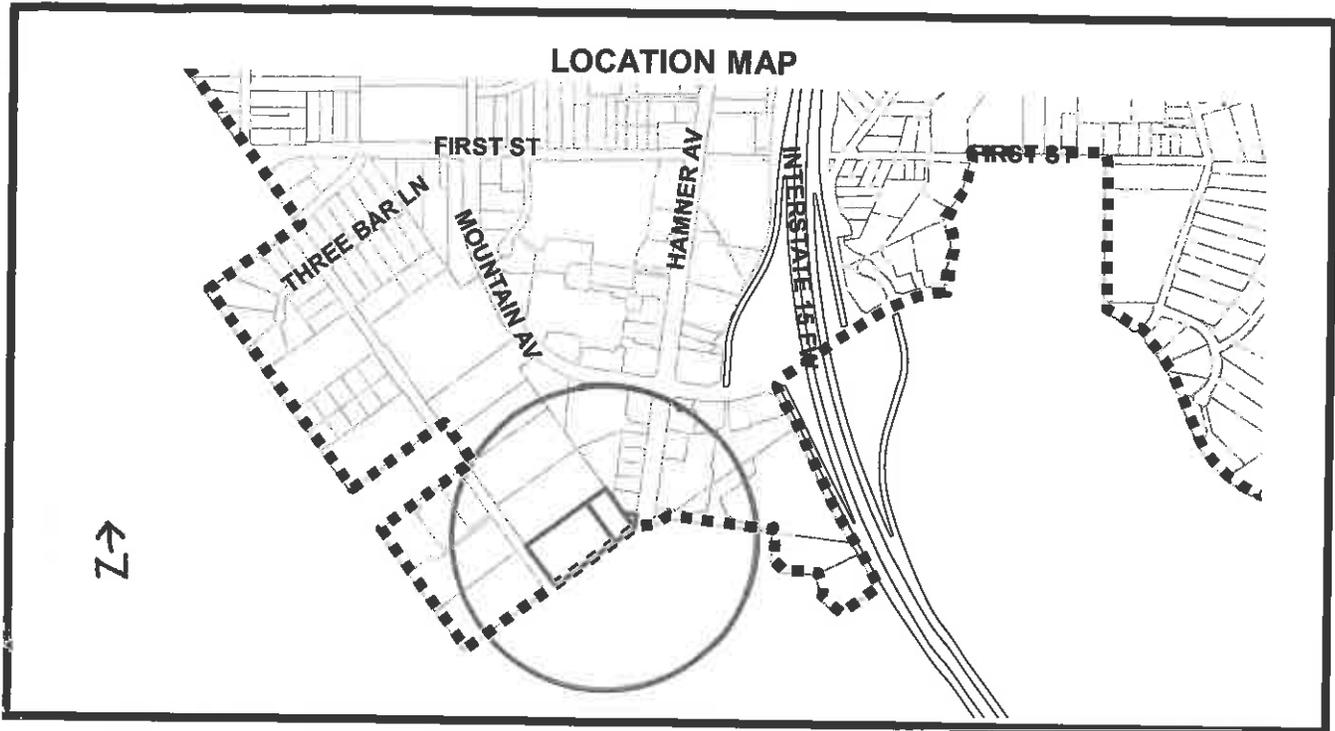
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 9, 2013, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

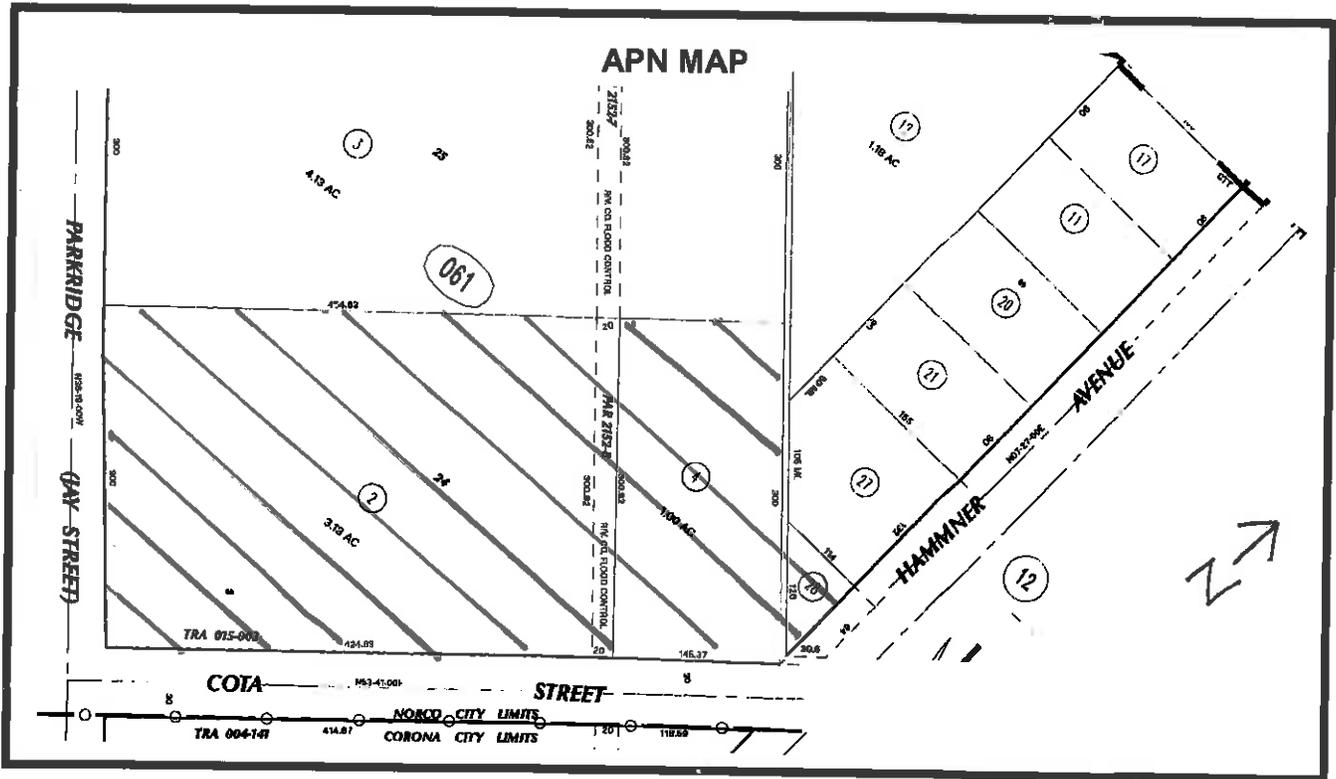
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Steve King, Secretary  
Planning Commission  
City of Norco, California

**LOCATION MAP**



**APN MAP**



**PROJECT:** Site Plan 2013-17  
**APPLICANT:** Omni Norco, LLC  
**LOCATION:** 517 W. Parkridge Avenue

**Exhibit "A"**

Not to scale

# EXECUTIVE SUMMARY

## Project Description

- The proposed Project consists of the development of a 50,000 square-foot (SF) government office building for the Department of Social Services (DPSS). Project access is proposed via two full movement driveways located along Parkridge Avenue, which will provide access for both employees and customers, while an employee only access will be provided via Hamner Avenue. The Project site is located on the northwest quadrant of Cota Street and Parkridge Avenue and is currently vacant. The Project is anticipated to be completed and fully occupied by Year 2016.
- The proposed Project is expected to generate 3,447 total daily trips (one half arriving, one half departing), with 294 total trips (247 inbound, 47 outbound) produced in the AM peak hour and 61 total trips (19 inbound, 42 outbound) produced in the PM peak hour on a “typical” weekday.
- Three (3) key existing intersections and two (2) Project driveways (“with” Project scenarios only) were identified for evaluation based on City of Norco TIA criteria and discussions with City staff. The key intersections selected for evaluation in this report provide local and regional access to the study area and are listed as follows:
  1. Parkridge Avenue at Lincoln Avenue/First Street
  2. Cota Street/Driveway 2 at Parkridge Avenue
  3. Main Street at Parkridge Avenue
  4. Driveway 1 at Parkridge Avenue (*“with Project” scenarios only*)
  5. Hamner Avenue at Driveway 3 (*“with Project” scenarios only*)

## Related Projects Description

- Two (2) related projects, which are both located within the City of Corona, are expected to generate 7,347 daily trips (one half arriving, one half departing) on a “typical” weekday, with 354 trips (120 inbound and 233 outbound) forecast during the AM peak hour and 626 trips (349 inbound and 277 outbound) forecast during the PM peak hour.

## Traffic Impact Analysis

### Existing Traffic Conditions

- For Existing traffic conditions, one (1) of the five (5) key study intersections currently operates at unacceptable levels of service during the PM peak hour when compared to the LOS standards defined in this report. The remaining four (4) key study intersections currently operate at acceptable levels of service during the AM and PM peak hours. The key study intersection currently operating at adverse levels of service is:

<u>Key Intersection</u>	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>Delay (s/v)</u>	<u>LOS</u>	<u>Delay (s/v)</u>	<u>LOS</u>
1. Parkridge at Lincoln Avenue/First Street	217.6	F	44.2	E

Existing With Project Traffic Conditions

- For Existing With Project traffic conditions, one (1) of the five (5) key study intersections is forecast to operate at unacceptable levels of service during the PM peak hour when compared to the LOS standards defined in this report. The remaining four (4) key study intersections are forecast to operate at acceptable levels of service during the AM and PM peak hours. The intersection forecast to operate at adverse levels of service is:

<u>Key Intersection</u>	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>Delay (s/v)</u>	<u>LOS</u>	<u>Delay (s/v)</u>	<u>LOS</u>
1. Parkridge at Lincoln Avenue/First Street	221.8	F	45.6	E

Year 2016 Without Project Traffic Conditions

- For the Year 2016 without Project traffic conditions, none of the five (5) key study intersections are forecast to operate at unacceptable levels of service during the AM and PM peak hours when compared to the LOS standards defined in this report. It should be noted that Year 2016 without Project traffic conditions includes a planned and funded improvement by the City of Corona and City of Norco that includes the installation of a traffic signal at the intersection of Parkridge Avenue and Lincoln Avenue/First Street in 2014.

Year 2016 With Project Traffic Conditions

- For the Year 2016 With Project traffic conditions, none of the five (5) key study intersections are forecast to operate at unacceptable levels of service during the AM and PM peak hours when compared to the LOS standards defined in this report.

Recommended Traffic Improvements

Existing With Project Traffic Conditions

- The results of the Existing With Project traffic conditions level of service analyses indicate that the proposed Project will significantly impact one (1) of the of five (5) key study intersections. The remaining four (4) key study intersections are forecast to operate at acceptable levels of service under the Existing With Project traffic conditions. The improvement listed below have been identified to address the traffic impacts at the intersections significantly impacted by the Existing With Project traffic:
  - Intersection 1 – Parkridge Avenue at Lincoln Avenue/First Street: Install a traffic signal and design for two-phase operation.

The following recommended traffic improvement has been identified to improve overall flow along Parkridge Avenue:

- Intersection 2 – Cota Street/Driveway 2 at Parkridge Avenue: Remove the east-west stop control along Parkridge Avenue to convert the intersection from an all-way stop control to a two-way stop control.

#### Year 2016 With Project Traffic Conditions

The following recommended traffic improvement has been identified to improve overall flow along Parkridge Avenue:

- Intersection 2 – Cota Street/Driveway 2 at Parkridge Avenue: Remove the east-west stop control along Parkridge Avenue to convert the intersection from an all-way stop control to a two-way stop control.

#### Site Access and Internal Circulation Evaluation

- Based on the intersection capacity analyses contained in this report, the Project driveways are forecast to operate at acceptable levels of service (LOS B) during the AM and PM peak hours under the Existing With Project and Year 2016 With Project traffic conditions. In addition, adequate storage is provided in advance of the proposed gate and/or call box to accommodate Project traffic.

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** October 9, 2013

**SUBJECT:** Site Plan 2013-20 (Sanchez): A request for approval to allow an accessory building consisting of a 256 square-foot freestanding patio cover at 4332 Pedley Avenue located within the A-1-20 (Agricultural Low-Density) zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2013-34 approving Site Plan 2013-20.

Site Plan 2013-20 is a request for approval to allow an accessory building consisting of a 256 square-foot freestanding patio cover at 4332 Pedley Avenue located within the A-1-20 zone (ref. Exhibit "A" – Location Map). The property consists of 2.2 acres/95,832 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 and building elevations for the proposed patio cover are attached (ref. Exhibit "C" – Site Plan and Building Elevations). The building is proposed to be wood construction, with a roof that will match the existing house.

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

- The minimum setbacks of 5 feet from side or rear property lines, 5 feet from 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 14 feet as measured 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 95,832 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is about 4%, 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 25 animal units would be allowed which would require an open area of at least 14,400 square feet. There is an open area on the property of over 14,400 square feet at the rear of the property. The property and location of the open animal area are conducive to animal-keeping.**

Site Plan 2013-20 (Sanchez)

Page 2

September 24, 2013

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 2013-34, approving Site Plan 2013-20.

/cmm

Attachments:

Resolution 2013-34

Exhibit "A" – Location Map

Exhibit "B" – APN MAP

Exhibit "C" – Site Plan and Building Elevations

Exhibit "D" – Aerial and Site Photos

## **RESOLUTION 2013-34**

**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 256 SQUARE-FOOT FREESTANDING PATIO COVER AT 4332 PEDLEY AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2013-20.**

WHEREAS, MICHELLE AND RYAN SANCHEZ 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 4332 Pedley Avenue (APN 133-030-018).

WHEREAS, at the time set; at 7 p.m. on October 9, 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 October 9, 2013 that the application for Site Plan 2013-20 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 Building Elevations dated September 23, 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 maximum height of this structure shall be 14 feet, and the structure shall be a minimum of 10 feet from any other structure.

Resolution 2013-34  
Page 4  
October 9, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 9, 2013.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 October 9, 2013 by the following roll call vote:

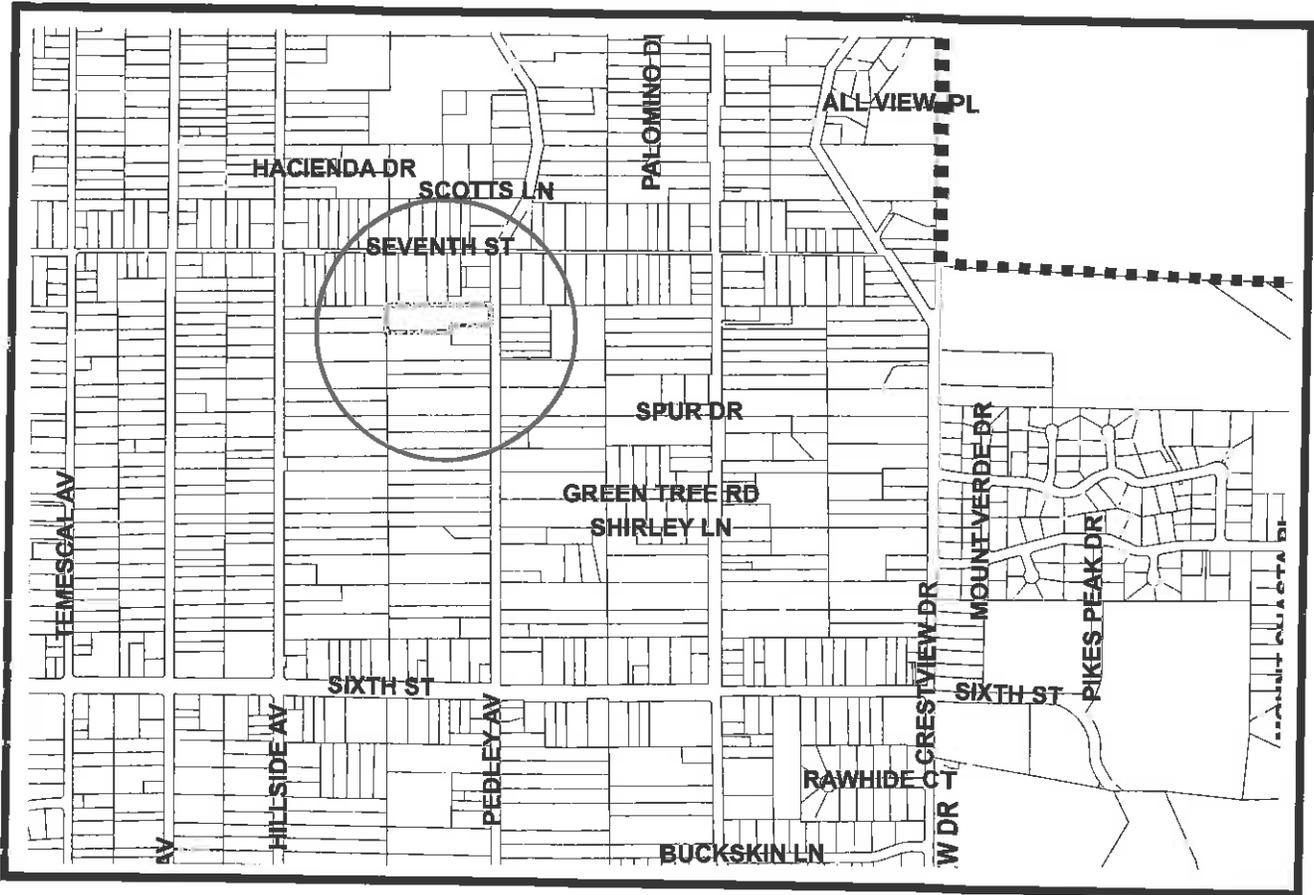
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

/cmm/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Site Plan 2013-20  
**APPLICANT:** Michelle and Ryan Sanchez  
**LOCATION:** 4332 Pedley Avenue

**Exhibit "A"**

