



AGENDA
CITY OF NORCO
PLANNING COMMISSION



CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
MARCH 12, 2014

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Chair Hedges

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. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.
3. **APPROVAL OF MINUTES:**
 - ❖ Minutes of Regular Meeting on February 12, 2014
 - ❖ Minutes of Special Meeting Workshop on February 26, 2014**Recommended Action: Approval** (Deputy City Clerk)
4. **PUBLIC HEARINGS:**
 - A. **Variance 2014-01** (LaFayette): A request for a variance on the 60-foot rear yard setback requirement in Norco Municipal Code Section 18.13.16 (C) "Rear Yard", to allow an addition to an existing residence to be a minimum of five feet from the rear yard. The existing residence is located at 4250 California Avenue within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

- B. **Conditional Use Permit 2014-04 (Evans):** A request for approval to allow a detached accessory building consisting of a 1,500 square-foot recreational vehicle (RV) garage at 1350 Fourth Street located within the A-1-20 Zone. **Recommended Action: Approval** (Senior Planner)
 - C. **Conditional Use Permit 2014-05 (Wilson):** A request for approval to allow an accessory building consisting of a 924 square-foot garage at 3141 Cavaletti Lane located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)
 - D. **Variance 2014-04 (Moreno):** A request for a variance to the 5-foot side yard setback, the 25-foot yard setback, and 10-foot building separation requirements of the Norco Municipal Code to allow an addition to an existing residence located at 3050 Corona Avenue in the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Planning Director)
 - E. **Variance 2014-02 (Emery):** A request for a variance to encroach 20 feet into the 60-foot rear yard setback that was originally approved with Variance 2000-12 to allow the construction of an attached patio cover at 2398 Buckboard Lane in the A-1-20 (Agricultural Low Density) zone. **Recommended Action: Approval** (Planning Director)
 - F. **Conditional Use Permit 2001-18, Modification No.1 (Bright Beginning Christian Academy):** A request for approval to allow a preschool within an existing church located at 1769 Western Avenue in the A-1-20 zone. **Recommended Action: Approval** (Planning Director)
5. BUSINESS ITEMS:
- A. **Site Plan 2014-08 (MacInnes):** A request for approval to allow an accessory building consisting of a 420 square-foot detached garage at 1841 Valley View Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)
6. CITY COUNCIL MINUTES:
- City Council Special Meeting Minutes of January 27, 2014
 - City Council Regular Meeting Minutes of February 5, 2013
 - City Council Special Meeting Minutes of February 18, 2014
 - City Council Regular Meeting Minutes of February 19, 2014

7. PLANNING COMMISSION:

A. Oral Reports from Various Committees

B. Request for Items on Future Agenda (within the purview of the Commission)

8. ADJOURNMENT

Staff reports are on file in the Planning Division.

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

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

/di



**MINUTES
CITY OF NORCO
PLANNING COMMISSION**



**CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
FEBRUARY 12, 2014**

CALL TO ORDER: 7:00 PM

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

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

PLEDGE OF ALLEGIANCE: Commission Member Hoffman

1. APPEAL NOTICE: Read by Planning Director King

2. PUBLIC COMMENTS: NONE

3. APPROVAL OF MINUTES:

❖ **Minutes of Regular Meeting on January 8, 2014**

Recommended Action: Approval (Deputy City Clerk)

M/S Henderson/Leonard to approve the minute of Planning Commission regular meeting of January 8, 2014, as written

AYES: Hedges, Leonard, Henderson, Hoffman Motion Passed

ABSENT: Jaffarian

4. PUBLIC HEARINGS:

- A. Zone Code Amendment 2013-17 (DeKruyf Family Trust):** A proposal to amend Title 18 (Zoning) of the Norco Municipal Code, Chapter 18.15 (R-1 Residential Single-Family) to add R-1-7.2 as a new sub-zone in Section 18.15.04.
Recommended Action: Approval (Planning Director)

Planning Director King presented the staff reports for agenda items 4.A. and 4.B., on file in the Planning Department. He reviewed the annexation procedure that had begun, noting that the property owner decided to keep the property within the City of Norco. He stated that the property owner is requesting the zone change, which would then allow him to develop residential homes. Director King noted the financial benefits to the City. Staff recommends approval.

In response to Vice Chair Leonard, Director King stated that the Fire and the Sheriff Departments have reviewed the proposed project providing no reservations on services to be provided when needed. Public Works Director Askew also replied to his questions concerning the new homes' impact on the City's sewer infrastructure, assuring the Commission that sewer lines already exist at the rear of the property and that the developer will be conditioned to make upgrades to the sewer lines if needed.

City Manager Okoro offered to answer questions regarding impact fees for Fire, Sheriff and other City services, noting that these fees will also help the City cover any infrastructure impacts.

In response to Chair Hedges, Director King stated that the utilities fees will be paid to the City, which will help maintain facilities and pay for staff services. He also reiterated that the annexation to Corona did not complete as the property owner chose to stay in Norco.

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

Jim O'Malley, Engineer for the development: In explaining the Zone Change request, Mr. O'Malley noted his concern for the safety of horses and riders if half acre lots were developed due to the heavy traffic of the area.

Linda Dixon: Ms. Dixon stated that she opposes the zone change and spot zoning.

Cathy Thomas: Ms. Thomas noted the negative impact of this zone change on her.

Karen Leonard: Ms. Leonard stated she doesn't like smaller lots, and the amount of lots that is being requested.

Ed Dixon: Mr. Dixon stated he opposes high-density. In response to his inquiry, Director King stated that an annexation must be approved by both cities involved to be approved by LAFCO.

Don Bowker: Mr. Bowker agreed with previous speakers, stating that the property should not be subdivided.

Roy Hungerford: Mr. Hungerford asked that the City stop any annexation to Corona, adding that he opposes the size of the proposed lots.

David White: Mr. White stated that he would prefer residential development as opposed to commercial due to traffic issues at the location, adding that the City should keep it and take advantage of the few dollars it can get.

Charlie Townsend: Mr. Townsend stated he would like horse properties developed, adding he doesn't want commercial or low-income high-density residential.

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

Member Henderson noted that Norco already has smaller lots throughout town, and he felt that this project is compatible to the surrounding area. He further noted that half-acre lots do not generate enough taxes for the City.

Member Hoffman noted research he had done regarding the potential of the commercial lot, as it is zoned currently, adding that residential lots are a short term financial benefit and long term costs. Based on his research, he suggested a service station or similar. He stated that this project would be a high-impact cost to the City due to the fifty homes proposed and the anticipated traffic.

Vice Chair Leonard agreed with Member Hoffman, noting his concerns with the potential for more high-density lots requests that may follow. He stated that he will not approve this request; if there is to be a change to residential zone it must be for half-acre lots only.

Chair Hedges stated she is against the zone change request, noting this is a commercial lot. She added that an A-1-20 Zone would be acceptable, but nothing smaller.

M/S Hedges/Leonard to deny Resolution 2014-05, and not recommend that the City Council approve Zone Code Amendment 2013-17 amending Section 18.15.04 "Sub-Zones of the R-1 Zone".

AYES: Hedges, Leonard, Hoffman Motion Passed
NOES: Henderson
ABSENT: Jaffarian

M/S Hedges/Leonard to deny Resolution 2014-06, and not recommend that the City Council approve Zone change 2014-02 and General Plan amendment 2014-02 to change the existing zone from C-G (Commercial General) to R-1-7.2 (Residential Single-Family: 7,200) and change the corresponding Land Use Category from CC (Commercial Community) to RL (Residential Low) on about 14.1 acres generally located on the Northwest corner of Corydon Avenue and River Road (APN 1221-310-086, -087, -090; 121-180-014)

AYES: Hedges, Leonard, Hoffman Motion Passed
NOES: Henderson
ABSENT: Jaffarian

Planning Director King noted that this item will automatically be appearing before the City Council as a matter of procedure.

B. Zone Change 2013-02/General Plan Amendment 2013-02 (DeKruyf Family Trust): A proposal to change the zoning from C-G (Commercial General) to R-1-7.2 (R-1 Single-Family Residential) including the associated change to the General Plan Land Use designation from CC (Commercial Community) to RL (Residential Low) on approximately 14.1 acres on the northwest corner of River Road and Corydon Avenue (APN's 121-310-086, 087; 121-180-014) **Recommended Action: Approval** (Planning Director) **Staff report presented with Agenda Item 4.A.**

C. Conditional Use Permit 2014-03 (Bowker/Hungerford): a request for approval to allow a detached accessory building consisting of a 2,701 square-foot barn at 1221 Fifth Street 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 that all requirements are met. 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.

Chair Hedges stated that she would like to add a condition stating that the older buildings are to be torn down prior to any permits issued/finalized for this new accessory building.

M/S Henderson/Hoffman to adopt Resolution 2014-04, to approve Conditional Use Permit 2014-03, to allow a detached accessory building consisting of a 2,701 square-foot barn at 1221 Fifth Street, adding a condition noting that the buildings to be removed be taken down prior to permits issuance for the proposed building.

AYES: Hedges, Leonard, Henderson, Hoffman Motion Passed

ABSENT: Jaffarian

Staff presented agenda item 4.E. prior to item 4.D.

D. Conditional Use Permit 2014-01 (Torres): A request for approval to allow two accessory building consisting of a 1,935 square-foot horse stall building, and a 2,379 square-foot covered arena at 3441 Hillside Avenue located within the A-1-20 (Agricultural Low-Density) zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report, along with agenda item 5.C., on file in the Planning Department. She noted that this request is a result of a code compliance case, approval from the Planning Commission is required prior to obtaining the necessary permits in order to come into compliance. She added that all structures meet the minimum requirements for accessory buildings. Staff recommends approval.

Senior Planner Robles answered the Commission's questions concerning the size of the property as provided by the County Assessor's Office, and location of existing structures.

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.

Vice Chair Leonard stated that he drove by the property and noticed that the barn is not the required five-feet from the property line, adding that by his review more than 40% of the lot is covered. He stated that he cannot approve this request as presented.

Member Hoffman agreed, stating that the property must be fully inspected before he can approve.

Member Henderson noted that this is a substandard lot, which makes setbacks difficult to adhere to. He stated that based on decision previously made on additional animal units, 12 stalls are not needed. He asked that the remaining buildings be brought into compliance, with proper permits, noting that the seven-stall barn is adequate and that the five-stall barn is to be removed.

M/S Henderson/Hoffman to adopt Resolution 2014-07, to approve Conditional Use Permit 2014-01, to allow a detached accessory buildings consisting of a 1,935 square-foot horse stall building, and a 2,379 square-foot covered arena at 3441 Hillside Avenue, remove the five-stall barn prior to finalizing building permits for remaining buildings.

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

E. Conditional Use Permit 2014-02 (Torres): A request for approval to allow five additional animal units at 3441 Hillside Avenue located within the A-1-20 (Agricultural Low Density) zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She reported that the Animal Control Division has done a site inspection, noting that the property and animals are well maintained and can accommodate additional animal units. Staff recommends approval, providing that all buildings are brought to code with proper permits.

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

Juan Manuel, applicant: Mr. Manuel explained that the request for the additional horses is for his kids, to keep them busy and out of trouble; noting that they all ride. He noted that he takes pride in taking good care of his property and his animals.

Karen Leonard: Ms. Leonard stated that the applicant doesn't need ten horses for six kids.

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

Chair Hedges asked staff if neighbors were asked if they are okay with the additional horses; in response, Senior Planner Robles stated that a public hearing notice was sent to neighbors.

The remaining Commission Members noted their concern with too many horses on a half-acre lot and the accessory buildings not being up to code or permitted.

M/S Henderson/Leonard to deny without prejudice, move to bring non-permitted structure into compliance, when all is done to code, the applicant can come back for an additional 1-2 animal units only.

Under discussion:

In response to Vice Chair Leonard, Director King stated that the applicant can bring back his request for either the same number of animal, or the lower number based on Planning Commission recommendation.

Chair Hedges stated that she does not want to deny without prejudice, noting that five horses is plenty.

After additional discussions, an amended motion was made:

M/S Henderson/Leonard to deny approval of Conditional Use Permit 2014-02, to allow five additional animal units for a maximum of ten animal units on property located at 3441 Hillside Avenue.

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

Recessed: **8:34 PM**

Reconvened: **8:44 PM**

- F. **Tentative Tract Map 36676** (Goodman/Lewis Operating Corp.): A request for approval of a subdivision of land that is approximately 4.22 acres into six parcels for residential development. The project also includes a new cul-de-sac street to provide the required access and frontage on a public street for Lots 1 through 5 of this subdivision. The project site consists of two legal parcels located at 3498 and 3516 Valley View Avenue within the A-1-20 zone (Assessor's Parcel Numbers 131-330-016 and 131-330-017). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that the tract map meets all zoning requirements for the lot size, including a Primary Animal Keeping Area, to be located at rear of each lot. Based on a neighbor meeting held for residents on Mulberry Lane, two items were brought up for discussion, one-level homes and concern over head lights into neighboring properties. Staff recommends approval.

In response to Member Hoffman, Director Askew noted that once the tentative tract map is approved, the proper plans will be submitted for review by City staff, including the Fire Department, at which time all pertinent infrastructures, including proper drainage and fire hydrants, will be addressed/conditioned prior to returning to the Commission, followed by final approval by the City Council.

Member Hoffman brought up concerns about privacy issue to the North side of the street, as discussed at a Streets, Trails and Utilities Commission (STUC) meeting; he suggested that some kind of barrier be discussed.

In response to Chair Hedges, Director Askew noted that there isn't sufficient room for a standard 60-foot wide street to have a continuous horse trail around the cul-de-sac.

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

Denise Sutherland: Ms. Sutherland stated her concerns with drainage issues onto her property, South-West of project, and fencing between properties.

Mark Moore: Mr. Moore stated, on behalf of the residents on Mulberry Lane, that he is in support of the project.

Brian Trela: Mr. Trela stated his opposition to the project, noting concerns about headlights, potential renters, and that Valley View residents were never contacted regarding this project.

Fernando Barcena: Mr. Barcena, also a Valley View Avenue resident, stated his concern about headlights landing directly into his daughter's bedroom and his living room.

Breeza Barcena: Ms. Barcena opposes the project, noting safety issues.

Bryan Goodman, representing property owners, Mr. and Mrs. Richard Lewis: Mr. Goodman stated that all drainage issues brought up have been addressed; adding that the Lewis Company takes pride in leaving properties in better shape than it was initially found. He offered to answer further questions for the Commission Members.

Darlene Davis: Mrs. Davis stated her concerns about potential flooding, questioned why it is necessary to divide the lot into six lots, even though allowed by code. She opposed the project on many reasons. (A letter addressed to the Commission was also received prior to the meeting from Mr. and Mrs. Davis)

Linda Dixon: Ms. Dixon suggested that the Commission consider the residents around this property, noting a preference for fewer lots.

Don Bowker: Mr. Bowker stated his opposition to this project, noting that the half-acre lot size is not enough.

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

Member Henderson noted that many issues have been brought up which will all be addressed at a future meeting, at this time only the subdivision is being presented. He stated that the property owners are allowed to ask to subdivide their large lots, even if he doesn't agree. He suggested that incentives be offered to those property owners to keep their lots large. He asked that the horse trail go around the cul-de-sac.

Member Hoffman shared discussions by the STUC concerning the trail going around the entire cul-de-sac, the maintenance of the trails and how the property dead ends with Mulberry Lane; adding a comment that "cops" don't like that type of streets as such they do not go down these streets.

Vice Chair Leonard noted his concern with the trail going all the way around; adding that he has full confidence in staff to address any drainage issues. He agreed with Member Henderson on a possibly adding a Landscape Maintenance District (LMD) for this development to assist with maintenance costs of the trails and streets.

Chair Hedges agreed with comments about the trail, and asked if the street could be brought off of Mulberry Lane instead of Valley View.

M/S Henderson/Leonard to adopt Resolution 2014-11 to recommend that the City Council approve Tentative Tract Map 36676, adding the following conditions:

- Add a privacy screening to the North of the proposed development
- Include an LMD to cover costs of privacy walls, drainage issues, trails, etc.
- Circular horse trail around the cul-de-sac
- Limit to one street light at end of cul-de-sac

AYES: Hedges, Leonard, Henderson, Hoffman Motion Passed
ABSENT: Jaffarian

5. BUSINESS ITEMS:

- A. **Site Plan 2013-28** (Resort Style Pools): A request for approval to allow an accessory building consisting of a 361 square-foot freestanding patio cover at 1055 Big Pine Lane located within the NHSP (Norco Hills Specific Plan)
Recommended Action: Approval (Senior Planner)

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

M/S Hoffman/Leonard to adopt Resolution 2014-03, to approve Site Plan 2013-28, to allow an accessory building consisting of a 361 square-foot freestanding patio cover at 1055 Big Pine Lane.

AYES: Hedges, Leonard, Henderson, Hoffman Motion Passed
ABSENT: Jaffarian

- B. **Site Plan 2013-27** (Viramontes): A request for approval to allow two accessory building consisting of a 576 square-foot storage/workshop building with an attached 122 square-foot covered porch, and an 864 square-foot covered corral/stable at 2348 Valley View Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that this request is due to a code case requiring permits, adding that all requirements are met as proposed. Staff recommends approval.

Chair Hedges invited the appearance of those wishing to speak.

Ray Martinez, representing the property owners: Mr. Martinez stated that the building in question was present when the current owners took possession of the property in 2012 and were not aware that it was non-permitted structure. He stated that the interior walls are holding up part of the roof and following this process to legalize the building.

Chair Hedges brought discussions back to the Commission.

Vice Chair Leonard stated that he visited the property, he viewed from the street and noticed that the structure seemed livable, containing furniture, windows, a full-sized bathroom, and noted that the plan asks for a smoke detector. He added that he cannot approve this unless all interior walls are taken down, the bathroom be down-sized to accommodate a 2-piece only, and add a garage door.

M/S Leonard/Henderson to adopt Resolution 2014-02, to approve Site Plan 2013-27, to allow two accessory buildings consisting of a 576 square-foot storage/workshop building with a 122 square-foot covered porch and a 864 square-foot covered corral/stable at 2348 Valley View Avenue; with the following conditions, all interior walls removed, downsize bathroom to a 2-piece, add a garage door, and no smoke or carbon monoxide detectors.

AYES: Hedges, Leonard, Henderson, Hoffman **Motion Passed**

ABSENT: Jaffarian

- C. **Site Plan 2014-01** (Torres): A request for approval to allow two accessory building consisting of a 624 square-foot horse stall building, and a 528 square-foot patio cover at 3441 Hillside Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

Staff report presented with Agenda Item 4.D.

M/S Henderson/Hoffman to adopt Resolution 2014-08, to approve Site Plan 2014-01, to allow two accessory buildings consisting of a 624 square-foot horse stall building and a 528 square-foot patio cover at 3441 Hillside Avenue, remove the five-stall barn prior to finalizing building permits for remaining buildings.

AYES: Hedges, Leonard, Henderson, Hoffman **Motion Passed**

ABSENT: Jaffarian

- D. **Site Plan 2013-3, Modification 1** (Norco Retail Group LLC): A request to modify the approved site plan to allow a 1,290 square-foot steel forage building to be placed in the outdoor retail yard at 2195 Hamner Avenue located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He stated that upon review of the plan, the Architectural Review Subcommittee asked that the addition not be seen from Hamner Avenue, and that an architectural façade be added to be conducive to the main building. Staff recommends approval.

M/S Hedges/Hoffman to approve Site Plan 2013-03, Modification 1, to allow the addition of a 1,045 square-foot metal forage building for Tractor Supply Co. at 2185 Hamner Avenue; with a recommendation that the end of the building seen from Hamner Avenue include a façade to match the main building.

AYES: Hedges, Leonard, Henderson, Hoffman Motion Passed
ABSENT: Jaffarian

- E. **Sign Permit 2014-04** (Site Plan 2013-3, Norco Retail Group LLC): A request for a monument sign that exceeds the maximum allowed height at 2195 Hamner Avenue located within the Auto Mall Specific Plan. **Recommended Action: Approval** (Planning Director)

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

M/S Leonard/Henderson to approve Sign Permit 2014-04, to allow a monument sign at height of eight feet six inches tall, double-sided, and internally illuminated, which is higher than allowed by Norco Municipal Code, for Tractor Supply Co. at 2185 Hamner Avenue.

AYES: Hedges, Leonard, Henderson, Hoffman Motion Passed
ABSENT: Jaffarian

- F. **Site Plan 2014-06** (Gates): A request for approval to allow an accessory building consisting of a 400 square-foot detached garage at 4096 Temescal Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

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

M/S Hoffman/Henderson to adopt Resolution 2014-10, to approve Site Plan 2014-06, to allow an accessory building consisting of a 400 square-foot detached garage at 4096 Temescal Avenue.

AYES: Hedges, Leonard, Henderson, Hoffman Motion Passed
ABSENT: Jaffarian

6. CITY COUNCIL MINUTES: **Received and Filed**

- City Council Regular Meeting Minutes of December 18, 2013
- City Council Regular Meeting Minutes of January 15, 2014

7. PLANNING COMMISSION:

A. Oral Reports from Various Committees: **NONE**

B. Request for Items on Future Agenda (within the purview of the Commission):

Chair Hedges asked staff to have an item placed on a future agenda to discuss situations when property owners potentially build something different from what was approved by the Planning Commission.

C. Discuss setting of Planning Commission Workshop (Planning Director):

Planning Director King asked the Planning Commission for its availability for a special meeting/workshop on February 26, 2014, to discuss miscellaneous items including Chair Hedges' request.

8. ADJOURNMENT: Chair Hedges adjourned the meeting at **10:30 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission

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AGENDA
CITY OF NORCO
PLANNING COMMISSION
SPECIAL MEETING WORKSHOP



FEBRUARY 26, 2014
NORCO CITY HALL, Conference Rooms A & B – 2870 CLARK AVENUE

CALL TO ORDER: 7:00 PM

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

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

PLEDGE OF ALLEGIANCE: Commission Member Hoffman

1. DISCUSSIONS:

Planning Director King explained the process of a special meeting/workshop.

A. Former Norco Egg Ranch land use

Matt Englhard, of the Alere Property Group, provided a status of the property and presented a conceptual plan for the former Norco Egg Ranch property. Mr. Englhard answered a few questions from the Commission.

Member Hoffman suggested creating an Ad-Hoc committee to allow discussions on options of what the City would like at this property, possibly changing the Gateway Specific Plan or options that would work within it.

Commission Members agreed to request direction from the City Council.

B. Modifications to the C-4 zone

Planning Director King initiated the discussion on the possible modification to the zone, such as accommodating a wider variety of permitted uses and minimizing lot divisions along Sixth Street. He stated that additional review of the zone will be brought back at a future regular meeting.

Member Henderson agreed, and suggested an incentive concept to keep the lots large or combine two lots to create larger lots. He also recommended using the term "equestrian" instead of "western", stating this could provide for all equestrian types of businesses to consider Norco.

February 12, 2014

C. Bed and Breakfast/Equestrian as a land use in animal-keeping residential zones. Planning Director King stated that this concept was brought forth by the Economic Development Advisory Council (EDAC) as an option to bring more leisure type businesses into town; it can be accommodated with a Conditional Use Permit (CUP) in A-1 Zone. He noted that perimeters, minimum lot size, and parking issues will need to be addressed.

The Commission was very receptive to the idea, asking staff to provide additional information at a future meeting.

D. Building Violations Consequences

Planning Director King asked for the Commission's input regarding enforcement of violations for older lots that have old non-permitted accessory buildings as opposed to those built more recently without permits.

The Commission Members noted that all violations should be enforced equally, and asked staff to prepare a report to ask Council for direction for the Planning Commission.

2. PUBLIC COMMENTS:

Linda Dixon: Ms. Dixon commented on the Alere presentation, noting that she doesn't like high-density; suggesting that the Gateway Specific Plan should be reviewed.

David Burwell: Mr. Burwell asked staff about the determination of high-density; in response, Director King stated that the State makes the requirements via the Housing Element. He made suggestions on a western-like appearance for the C-4 Zone, on Bed and Breakfast uses, and commented on a previous code violation experience.

Glen Hedges: Mr. Hedges commented on the Alere Property Group concept. He stated that code violations have no consequences, adding that other cities handle them in a more severe manner.

Trina Daniels: Ms. Daniels stated that she liked the Bed and Breakfast concept, suggesting that the City limits the number of establishments. She suggested condos for sale within the Alere project area instead of rentals.

Greg and Barbara Dellenbach: Both spoke on traffic issues within the Second Street/Mountain Avenue area; and commented on their support of the Alere concept.

3. ADJOURNMENT: Chair Hedges adjourned the meeting at **8:40 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission
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**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 12, 2014

SUBJECT: **Variance 2014-01 (LaFayette):** A request for a variance to the 60-foot rear yard setback requirement of the Norco Municipal Code to allow an addition to an existing residence to be a minimum of five feet from the rear property line. The existing residence is located at 4250 California Avenue in the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Adopt Resolution 2014-19, approving Variance 2014-01.

SUMMARY: Variance 2014-01 is a request for a variance from the 60-foot rear yard setback requirement of the Norco Municipal Code to allow an addition to an existing residence to be a minimum of five feet from the rear yard. The existing residence is located at 4250 California Avenue in the A-1-20 (Agricultural Low Density) Zone (ref. Exhibit "A" – Location Map).

SITE DESCRIPTION: The subject property is a rectangular-shaped parcel, consisting of approximately 21,344 square feet, having a maximum width of 140 feet and a maximum depth of about 182 feet. The property does not front onto California Avenue, but is accessed through a private road (Spur Drive) that comes off of California Avenue. The first 30-foot depth of the property is used exclusively for the private road, leaving the property with a usable depth of about 152 feet (ref. Exhibit "B" APN Map).

The property is currently developed with an 859 square-foot single-family home (built in 1945) and a detached 920 square-foot garage/workshop, both located towards the rear of the property. The animal-keeping area is located towards the front of the property and consists of a detached barn and an open (no roof) arena (ref. Exhibit "C" – Aerial and Site Photos).

The existing single-family residence has a front yard setback of about 107 feet, a rear yard setback about 11 feet 3 inches, and side yard setbacks of about 85 and 30 feet. All of the setbacks for the existing house are conforming with the exception of the rear yard which should be at least 60 feet, and the entire house sits within the rear yard setback area. The existing garage/workshop is about 25 feet away from the existing house and with a rear yard setback of five feet.

The project site is relatively flat having a slope of less than 4% and is surrounded by A-1-20 zoning on all sides.

PROJECT DESCRIPTION: The applicant is proposing to add two bedrooms and a bathroom (488 square feet total) and a patio (458 square feet) to the west side of the

existing house, in between the house and existing garage/workshop. so that the addition is also attached to the garage/workshop (ref. Exhibit "D" – Site Plan and Exhibit ""E" – Proposed Floor Plan).

As noted, the existing rear yard setback for the house is 11 feet 3 inches. In order to tie into the existing house in the most practical manner, the addition is proposed to be built closer to the rear property line at about 6 feet 6 inches away. Furthermore, because the addition is proposed to be attached to the existing garage/workshop, with an existing rear yard setback of five feet, the new rear yard setback for the house would be five feet. In order to allow the proposed five-foot rear yard setback, which would encroach further into the required 60-foot rear yard setback than the existing house, a variance would need to be approved by the Planning Commission and therefore being requested.

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

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

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

The property has special characteristics that do not generally apply to other properties in the area which are in the A-1-20 Zone. The building layout of properties in the area and in A-1-20 Zone normally consists of the house in front and the animal-keeping area in the back. This is not the case for the subject property. The existing house is located at the rear of the property and the animal-keeping area is located at the front. The required rear yard setback is 60 feet, but the existing rear yard setback is only 11 feet 3 inches and is therefore non-conforming. In addition to the non-conforming setback, the existing house is entirely within the 60-foot setback, which is not typical for properties in the area.

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

The variance is necessary to avoid practical difficulty and undue hardship for without the variance, an addition to the existing house will not be possible. The area on the side of the house where the addition is being proposed is the most conducive for an addition. Furthermore, the existing house is entirely within the 60-foot setback, creating a situation where an addition to any side of the house would not be allowed without the approval of a variance.

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

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

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

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

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

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

The granting of the variance will not limit animal keeping on the lot. The animal-keeping area is located at the front of the property and the subject addition is proposed at the rear of the property, away from the animal-keeping area.

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

CONCLUSION: Staff believes that the findings can be made for granting the subject variance due to the unique layout and non-conforming characteristics of the property. Staff is recommending that the Planning Commission adopt Resolution 2014-19 approving Variance 2014-01.

/adr

Attachments: PC Resolution 2014-19
Exhibit "A" – Location Map
Exhibit "B" – APN Map
Exhibit "C" – Aerial and Site Photos
Exhibit "D" – Site Plan,
Exhibit "E" – Proposed Floor Plan

RESOLUTION NO. 2014-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A VARIANCE FROM THE 60-FOOT REAR YARD SETBACK REQUIREMENT OF NORCO MUNICIPAL CODE SECTION 18.13.16 (C) "REAR YARD", TO ALLOW AN ADDITION TO THE EXISTING RESIDENCE TO BE A MINIMUM OF FIVE FEET FROM THE REAR PROPERTY LINE AT 4250 CALIFORNIA AVENUE IN THE A-1-20 ZONE. VARIANCE 2014-01

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

Lot 2, of Tract 17753 as shown by map on file in Book 114, Pages 21 and 22 of Maps in the Office of the County Recorder of Riverside County, California.

More generally described as a rectangular-shaped area of about 0.49 acres, having a maximum lot width of about 140 feet, a maximum lot depth of about 182 feet, and being further identified as 4250 California Avenue. (APN 133-080-015)

WHEREAS, said application for a variance was submitted to the City of Norco Planning Commission for decision and scheduled for a public hearing on or about 7 p.m. on March 30, 2014 in the City Council Chambers, 2820 Clark Avenue, Norco, California, 92860; and

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

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

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

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

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

I. FINDINGS:

A. The property has special characteristics that do not generally apply to other properties in the area which are in the A-1-20 Zone. The building layout of properties in the area and in A-1-20 Zone normally consists of the house in front and the animal-keeping area in the back. This is not the case for the subject property. The existing house is located at the rear of the property and the animal-keeping area is located at the front. The required rear yard setback is 60 feet, but the existing rear yard setback is only 11 feet 3 inches and is therefore non-conforming. In addition to the non-conforming setback, the existing house is entirely within the 60-foot setback, which is not typical for properties in the area.

B. The variance is necessary to avoid practical difficulty and undue hardship for without the variance, an addition to the existing house will not be possible. The area on the side of the house where the addition is being proposed is the most conducive for an addition. Furthermore, the existing house is entirely within the 60-foot setback, creating a situation where an addition to any side of the house would not be allowed without the approval of a variance.

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

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

E. The granting of the variance will not limit animal keeping on the lot. The animal-keeping area is located at the front of the property and the subject addition is proposed at the rear of the property, away from the animal-keeping area.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in regular session assembled March 12, 2014 that the aforesaid application for a variance is hereby granted subject to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan, and Exhibit "E" – Floor Plans dated January 6, 2014 incorporated herein by reference, and on file with the Planning Division. Development shall remain as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit becomes effective.
3. The project shall be in compliance with the City of Norco Municipal Codes, Ordinances, and Resolutions. Noncompliance with any provisions of the Norco Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.
5. The applicant shall apply for all necessary building permit applications and the applicant shall pay all applicable City of Norco development fees prior to issuance of any permits.
6. The variance granted under the provisions of this approval shall become null and void unless the construction authorized by said variance shall have been commenced within two years after the granting of the variance and pursued diligently to completion.
7. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building Division.

##

Resolution No. 2014-19
Page 4
March 12, 2014

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on March 12, 2014.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

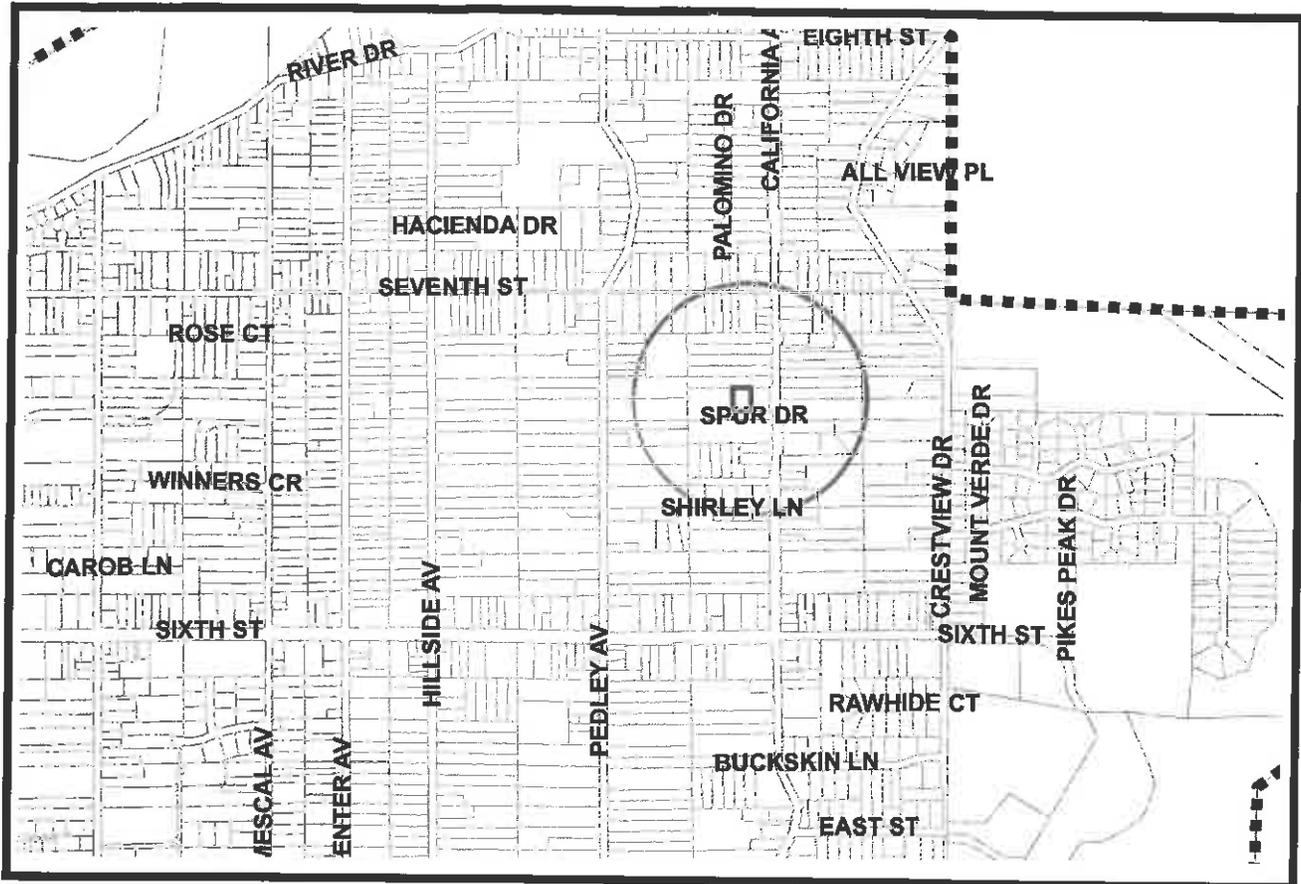
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on March 12, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Variance 2014-01
APPLICANT: James and Laure LaFayette
LOCATION: 4250 California Avenue

Exhibit "A"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 12, 2014

SUBJECT: Conditional Use Permit 2014-04 (Evans): A request for approval to allow a detached accessory building consisting of a 1,500 square-foot recreational vehicle (RV) garage at 1350 Fourth Street located within the A-1-20 Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2014-13 approving Conditional Use Permit 2014-04.

Conditional Use Permit 2014-04 is a request for approval to allow an accessory building consisting of a 1,500 square-foot RV garage at 1350 Fourth Street located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). The property consists of about 1.14 acres/49,658 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevation for the proposed building are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations). The RV garage is a metal structure with panel siding.

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

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 18 feet 6 inches 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 49,658 square feet and the entire property had a grade of 4% or less. The lot/pad coverage for the property is approximately 12%, 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 12 animal units would be allowed which would require an open area of at least 6,912 square feet. There is an open area of over 6,912 square feet at the rear of the property behind the proposed structure.**

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

RESOLUTION NO. 2014-13

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 1,500 SQUARE-FOOT RECREATIONAL VEHICLE (RV) GARAGE AT 1350 FOURTH STREET LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2014-04)

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 DUANE and KATHRYN EVANS for property located at 1350 Fourth Street (APN 127-260-021); 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 March 12, 2014 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 March 12, 2014 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Building Elevation dated January 9, 2014 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 building consisting of a RV garage. 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.

Resolution No. 2014-13
Page 4
March 12, 2014

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March 12, 2014.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

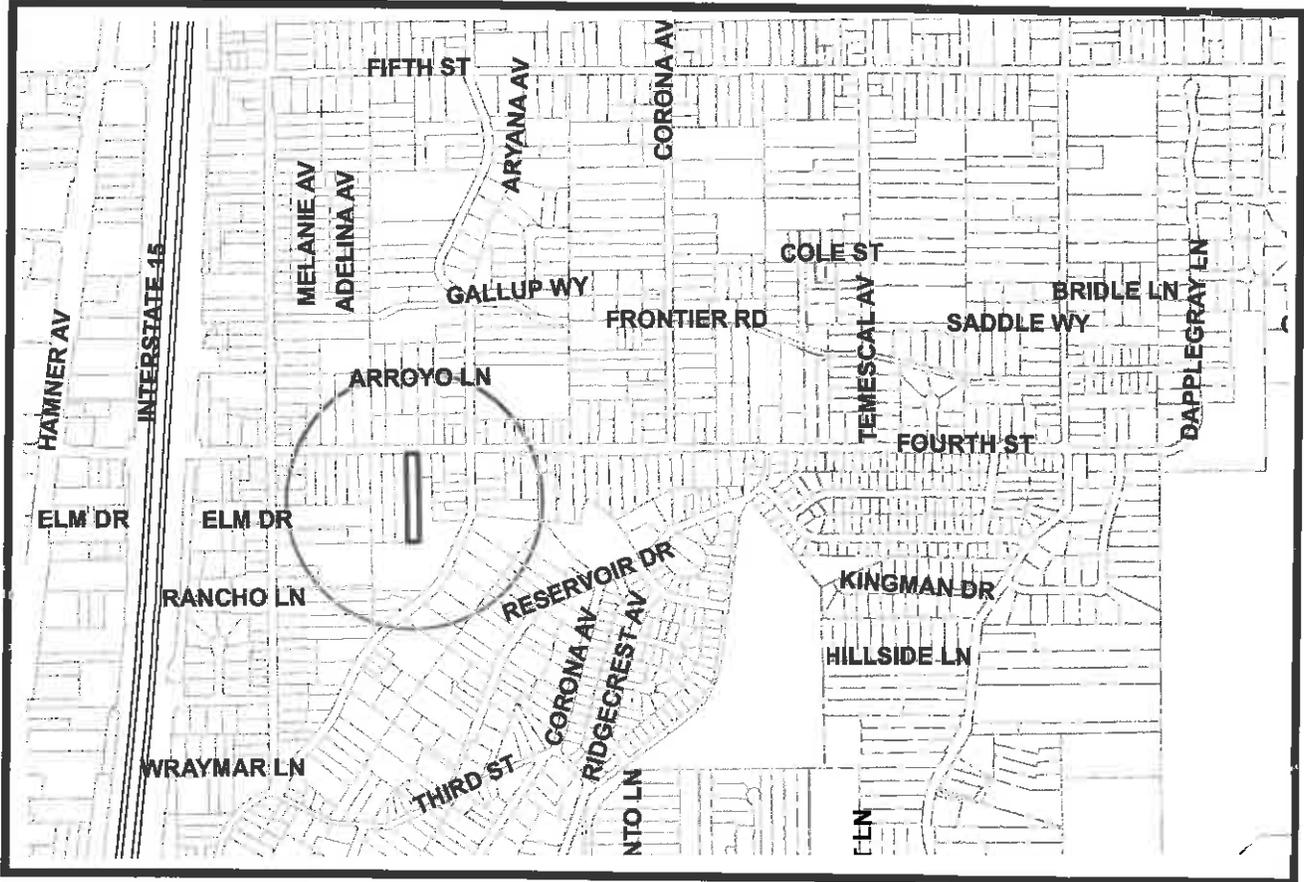
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on March 12, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale

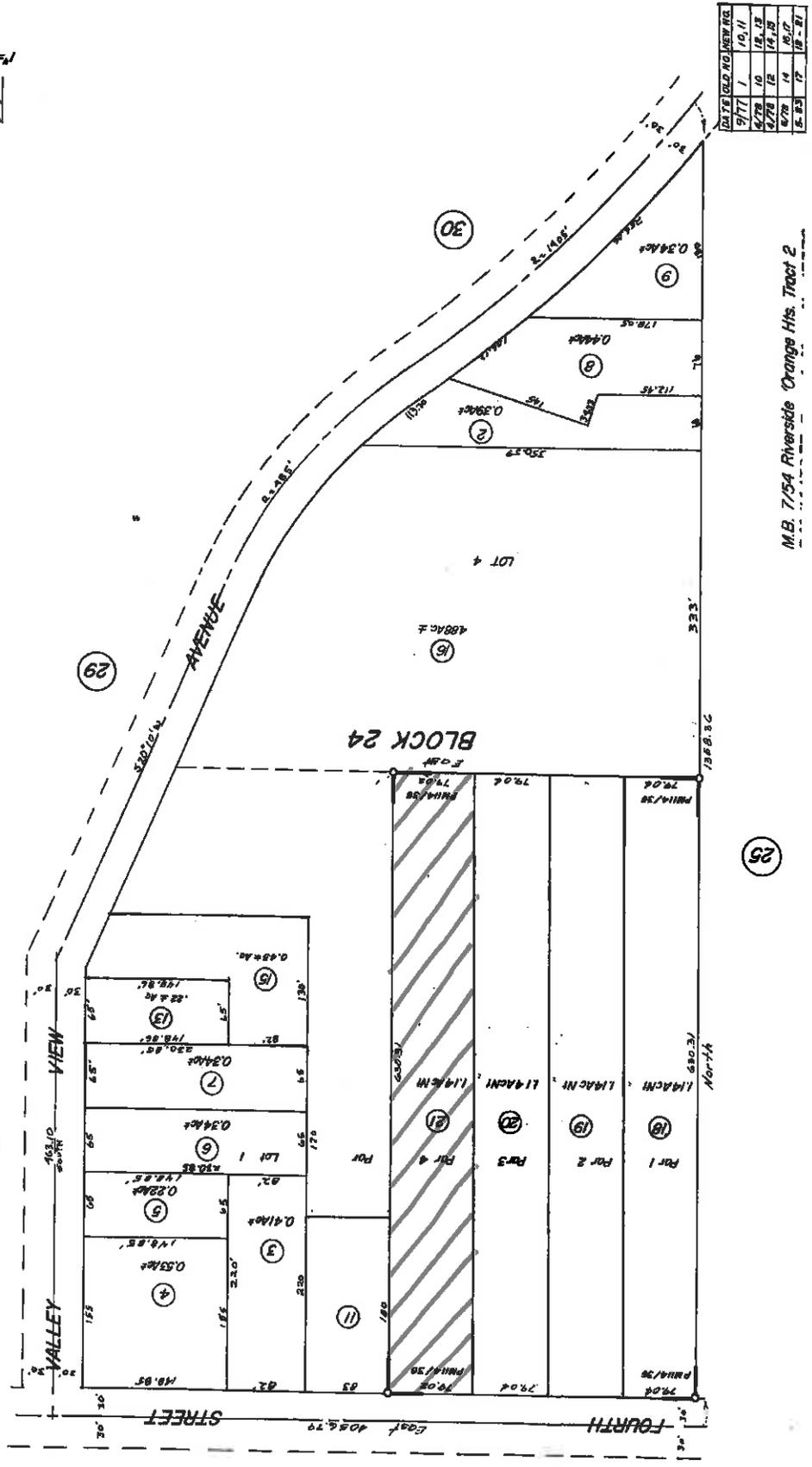


PROJECT: Conditional Use Permit 2014-04
APPLICANT: Duane and Kathryn Evans
LOCATION: 1350 Fourth Street

Exhibit "A"

ASSESSOR'S PARCEL MAP

POR. SEC. 7 T35R6W
 POR. CITY OF NORCO



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 12, 2012

SUBJECT: Conditional Use Permit 2014-05 (Wilson): A request for approval to allow an accessory building consisting of a 924 square-foot garage at 3141 Cavaletti Lane located within the Norco Ridge Ranch Specific Plan (NRRSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2014-14, approving Conditional Use Permit 2014-05.

Conditional Use Permit 2014-05 is a request for approval to allow an accessory building consisting of a 924 square-foot garage at 3141 Cavaletti Lane located within the NRRSP (ref. Exhibit "A" – Location Map). The property consists of about .60 acres/26,136 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photos). The subject property includes a Primary Animal Keeping Area (PAKA) of 2,155 square feet.

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations). The building is a metal structure and will be conditioned to complement the existing house in color. The proposed building will not be in the PAKA.

The following is required of accessory buildings in the NRRSP:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 16 feet as measured to the top of the highest ridge.**
- 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 26,175 square feet, with a pad of about 17,903 square feet. The lot/pad coverage for the property is approximately 28% which takes into account the existing and proposed structures.**

The accessory building ordinance for properties in the NRRSP does not require an open animal area, since all properties in the NRRSP include a PAKA (ref Exhibit "F" – Precise Grad Plan).

RESOLUTION NO. 2014-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 924 SQUARE-FOOT GARAGE BUILDING AT 3141 CAVALETTI LANE LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN. (CONDITIONAL USE PERMIT 2014-05)

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 LOWELL WILSON for property located at 3141 Cavaletti Lane (APN 123-610-002) 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 March 12, 2014 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 the 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 March 12, 2014 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations dated January 9, 2014 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. This approval is for an accessory garage. 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. The building shall have a maximum height of 16 feet.
13. The architecture of the building shall be modified to be more compatible with the existing home and the area. The revised architecture shall be approved by the Planning Commission.

Resolution No. 2014-14
Page 4
March 12, 2014

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March 12, 2014.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

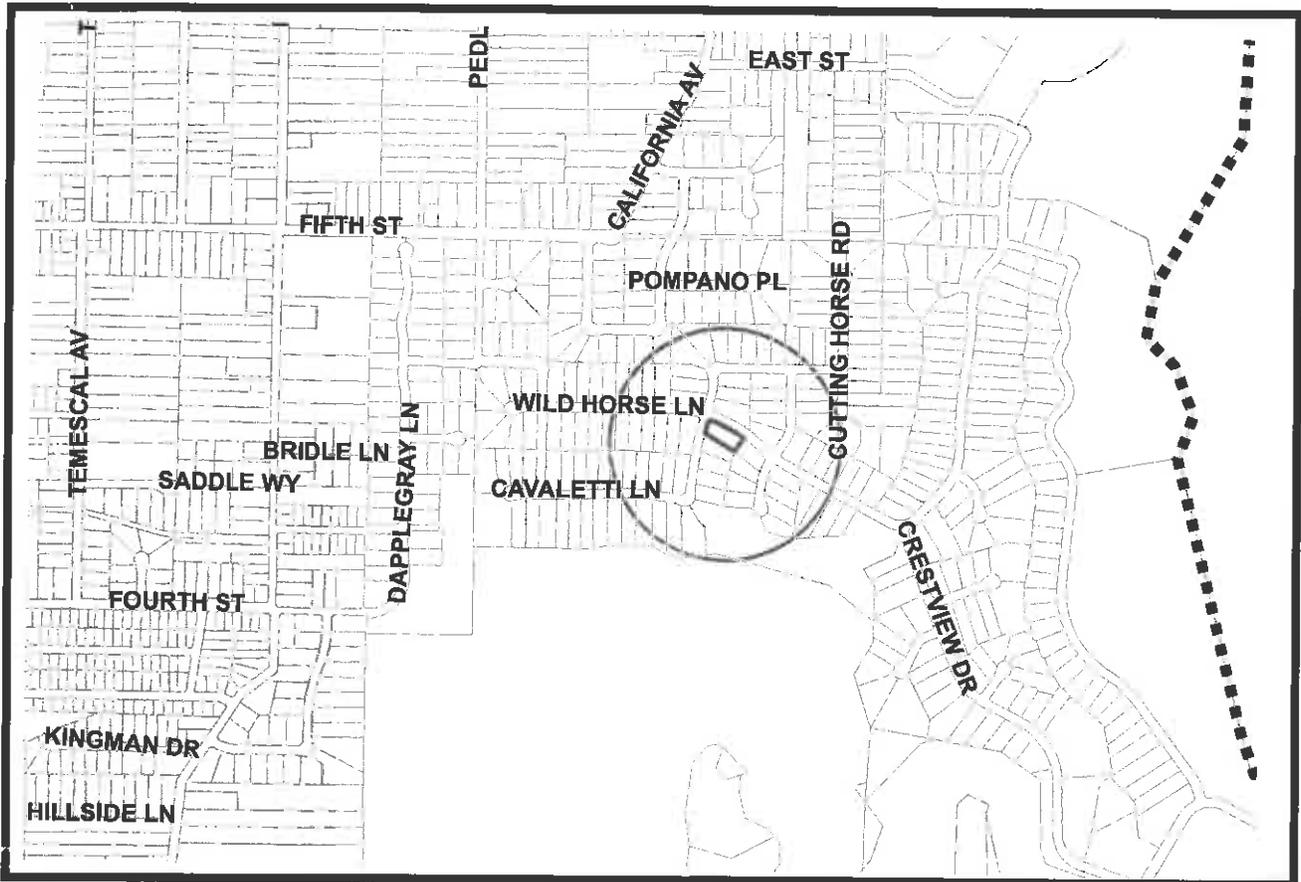
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on March 12, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2014-05
APPLICANT: Lowell Wilson
LOCATION: 3141 Cavaletti Lane

Exhibit "A"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: March 12, 2014

SUBJECT: **Variance 2014-04 (Moreno);** A request for a variance to the 5-foot side yard setback, the 25-foot front yard setback, and the 10-foot building separation requirements of the Norco Municipal Code to allow an addition to an existing residence located at 3050 Corona Avenue in the A-1-20 (Agricultural Low Density) zone.

RECOMMENDATION: Adopt Resolution 2014-15 approving Variance 2014-04

SUMMARY: This is a request by the owner of the above property for a variance to construct an addition to an existing residence that cannot reasonably meet the minimum zoning requirements of the A-1-20 zone without the variance (ref. Exhibit "C" – Floor Plan).

PROJECT DESCRIPTION: The proposed variance would allow an encroachment of 1'6" into the side yard setback to continue an established setback of 3'6" for the existing residence; an encroachment of 11 feet into the front yard setback to continue an established setback of 14' for the existing residence; and an encroachment of 2'2" into the required building separation of 10' for a separation to an existing garage to be 7'10".

BACKGROUND: The lot in question is a sub-standard lot in the A-1-20 zone and the residence is non-conforming as a result (ref. Exhibit "A" – Location Map/Zoning Map). It is substandard in terms of one of the side yard setbacks, the front yard setback, lot width, lot depth, lot size, as well as the size of the residence. A proposed expansion would continue the already established reduced setbacks and would reduce the required building separation (ref. Exhibit "B" – Site Plan).

REQUIREMENTS	ZONING	EXISTING	PROPOSED
Lot size (square feet)	20,000	7,300	-
Lot width (feet)	80	50	-
Lot depth (feet)	200	146	-
Front setback (feet)	25	14	14
Side setbacks (feet)	$(5+_) + (12+_) \leq 20$	$3.5 + 16 = 19.5$	$3.5 + 16 = 19.5$
Rear setback (feet)	60	61	61
Residence size (s.f.)	1,100	1,037	1,506
Building separation	10'	10'2"	7'10"
SHADING DENOTES SUBSTANDARD CONDITION			

Per the Norco Municipal Code non-conforming structures may be enlarged, altered or moved only if the proposed structure meets zone code regulations. For the lot in question a variance is needed in order to expand the residence because of existing constraints from the lot size and location of existing buildings. However, the variance if granted will make the size of the dwelling conforming to zoning requirements and will maintain a potential animal-keeping area to the rear. At 7,300 square feet the property is allowed one animal-unit which will still be able to be maintained at the back of the lot after the proposed construction.

Prior to granting a variance, state regulations require findings be made that support granting the variance:

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

The lot size in question is 7,300 square feet where the minimum allowed by the A-1-20 zone is 20,000. The lot width of 50 feet and lot depth of 164 feet are also substandard to the minimum requirements of 80 feet and 200 feet respectively. The size of the dwelling at 1,037 square feet is also substandard to the minimum requirement of 1,100 square feet. These characteristics are generally not applicable to other residences in the A-1-20 zone.

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

The expansion being considered complies with the minimum requirement for the size of a dwelling in the A-1-20 zone but it cannot occur without a variance to setback requirements. The variance is necessary to avoid practical difficulty and undue hardship since another location in the A-1-20 zone would likely be able to meet the setback requirements.

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

The variance if granted would allow use of the property similar to what other property owners enjoy in the same zone. The granting of the variance would not result in prejudice to the other properties in the vicinity and would not give a special privilege to the subject property since the lot size and zoning are similar to adjoining properties in this neighborhood.

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

The A-1-20 zone is intended to be an animal-keeping zone and all lots regardless of size are entitled to at least one animal unit. The proposed construction that requires the variance maintains the land use and animal-keeping potential of this lot in the A-1-20 zone.

Attachments: Resolution 2014-05, Zone Code Amendment 2014-15
 Exhibit "A" – Location Map/Zoning Map
 Exhibit "B" – Site Plan
 Exhibit "C" – Floor Plan

RESOLUTION 2014-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, A VARIANCE FROM NORCO MUNICIPAL CODE SECTION 18.13.16 (YARD SPACES) AND SECTION 18.13.22 (DISTANCE BETWEEN BUILDINGS) TO REDUCE SETBACK AND BUILDING DISTANCE REQUIREMENTS FOR A PROPOSED EXPANSION TO AN EXISTING RESIDENCE LOCATED AT 3050 CORONA AVENUE IN THE A-1-20 ZONE. VARIANCE 2014-04

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

A portion of Section 7, Township 3 South, Range 6 West, Being a Portion of Block 28, Riverside Orange Heights Tract 2 in the City of Norco, County of Riverside, State of California, as per map recorded in Book 54, Page 7 of Maps, Records of Riverside County, California.

More generally described as a rectangular-shaped area of about .17 acre having a frontage of 50 feet and a depth of 146 feet and further described as 3050 Corona Avenue; and

WHEREAS, said application for a variance was duly submitted to the City of Norco Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Variance was scheduled for public hearing on March 12, 2014 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 Variance; 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, Class 1 (Existing Facility).

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

I. FINDINGS:

- A. There are special characteristics attached to the subject property, which do not generally apply to other properties in the area in that the lot size (7,300 square

feet), lot width, and lot depth are all significantly less than the standard lot size for this zone.

- B. The granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code since the proposed expansion will bring the residence size into compliance with the zoning requirement but it cannot be achieved by complying with the standard minimum setback requirements.
 - C. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to the public health, safety, or welfare since granting the variance will allow use of the property similar to that which is enjoyed by most other properties in the A-1-20 zone and the lot in question is similar in size to adjoining lots in the neighborhood.
 - D. The granting of the variance will not be detrimental or contrary to the General Plan since the proposed expansion maintains an open animal area consistent with the animal-keeping intent of the A-1-20 zone.
- II. DETERMINATION: NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in regular session assembled March 12, 2014 that the aforesaid application for a variance is hereby granted subject to the following conditions:
1. Approval is based on Exhibit "B" – Site Plan and Exhibit "C" – Floor Plan dated 6/27/12 incorporated herein by reference, and on file with the Planning Division. Development shall remain as shown unless otherwise noted in these conditions.
 2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit becomes effective.
 3. The project shall be in compliance with the City of Norco Municipal Codes, Ordinances, and Resolutions. Noncompliance with any provisions of the Norco Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
 4. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.

5. The applicant shall apply for all necessary building permit applications and the applicant shall pay all applicable City of Norco development fees prior to issuance of any permits.
6. The variance granted under the provisions of this approval shall become null and void unless the construction authorized by said variance shall have been commenced within two years after the granting of the variance and pursued diligently to completion.
7. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building Division.
8. The applicant/contractor shall be responsible for reasonable cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off-site.

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held March 12, 2014.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held March 12, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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: March 12, 2014

SUBJECT: **Variance 2014-02 (Emery)**; A request for a variance to encroach 20 feet into the 60-foot rear yard setback that was originally approved with Variance 2000-12 to allow the construction of an attached patio cover at 2398 Buckboard Lane in the A-1-20 zone.

RECOMMENDATION: Adopt Resolution 2014-16 approving Variance 2014-02

SUMMARY: This is a request by the owner of the above property for a variance to construct an attached covered patio that cannot be built and meet the minimum rear-yard setback requirement of the A-1-20 zone (as changed with Variance 2000-12) without this proposed variance (ref. Exhibit "C" – Site Plan).

PROJECT DESCRIPTION: The proposed variance would allow an encroachment of 20 feet into the rear yard setback to construct an attached patio cover next to an existing pool. The resulting setback would be reduced to 25 feet where the requirement is 60 feet.

SITE DESCRIPTION: The lot in question is a sub-standard lot in the A-1-20 zone because the lot depth is 152 feet where the minimum requirement is 200 (ref. Exhibit "A" – Location Map/Zoning Map). The lot was created by Tract 22583 when the minimum lot depth was 150 feet. Since that time the lot depth requirement has been increased to 200 feet. With the non-conforming lot depth the existing residence was constructed up to the minimum rear yard setback requirement in order to also meet the front yard setback requirement.

BACKGROUND: When the lots for Tract 22583 were designed and approved the rear-yard setback was 30 feet in the A-1-20 zone. That map was recorded and subsequently the City increased the rear setback requirement to 60 feet. The homes were designed based on that 60 foot rear-yard setback, but before the homes were built, the setback was increased to 100 feet. Because the lots were created from standards different than from what the homes were going to have to be built to, the Planning Commission approved a blanket variance over all of the lots in Tract 22583 that allowed the 100-foot setback requirement to be reduced to 60 feet.

For the lot in question a variance is needed in order to construct the patio cover because the back of the house sets right at the 60-foot setback line. There are no other options to construct a patio cover on this side of the house where the pool is.

REQUIREMENTS	ZONING	EXISTING	PROPOSED
Lot size (square feet)	20,000	20,038	-
Lot width (feet)	80	125	-
Lot depth (feet)	200	152	-
Front setback (feet)	25	29	29
Side setbacks (feet)	$(5+_) + (12+_) \leq 20$	$18 + 27.2 = 45.2$	$18 + 27.2 = 45.2$
Rear setback (feet)	60 (w/variance)	60	40
Residence size (s.f.)	3,044	3,044	3,044
SHADING DENOTES SUBSTANDARD CONDITION			

Prior to granting a variance, state regulations require findings be made that support granting the variance:

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

The rear yard setback for the lot in question is 60 and the home, in order to also meet the front yard setback, is built such that the rear wall sets on the rear-yard setback line. This characteristic that denies any cover over a patio in the rear yard is generally not applicable to other lots in the A-1-20 zone that have the standard lot depth.

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

The proposed patio cover is a reasonable request that is generally enjoyed at most residences, but cannot occur at this site without a variance to the setback requirements. The variance is necessary to avoid practical difficulty and undue hardship since another location in the A-1-20 zone would likely be able to meet the setback requirements with an attached patio cover.

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

The variance if granted would allow use of the property similar to what other property owners enjoy in the same zone. The granting of the variance would not result in prejudice to the other properties in the vicinity and would not give a special privilege to the subject property since the lot size and zoning are similar to adjoining properties in this neighborhood.

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

Variance 2014-02
March 12, 2014
Page 3

The A-1-20 zone is intended to be an animal-keeping zone. The proposed construction that requires the variance maintains an open area for animal-keeping based on the number of animal-units allowed on this lot (required: 2,880 sq. ft.; available: 5,482 sq. ft.).

Attachments: Resolution 2014-16, Variance 2014-02
 Exhibit "A" – Location Map/Zoning Map
 Exhibit "B" – Aerial Map
 Exhibit "C" – Site Plan

RESOLUTION 2014-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, A VARIANCE FROM NORCO MUNICIPAL CODE SECTION 18.13.16 (YARD SPACES) TO REDUCE THE REAR YARD SETBACK REQUIREMENT FOR A PROPOSED ATTACHED COVERED PATIO TO AN EXISTING RESIDENCE LOCATED AT 2398 BUCKBOARD LANE IN THE A-1-20 ZONE. VARIANCE 2014-02

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

Lot 9 of Tract Map 22583 being a Portion of Riverside Orange Heights Tract in the City of Norco, County of Riverside, State of California, as per map recorded in Book 74, Page 6 of Maps, Records of Riverside County, California.

More generally described as a rectangular-shaped area of about .46 acre having a frontage of 125 feet and a depth of 152 feet and further described as 2398 Buckboard Lane; and

WHEREAS, said application for a variance was duly submitted to the City of Norco Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Variance was scheduled for public hearing on March 12, 2014 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 Variance; 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, Class 1 (Existing Facility).

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

I. FINDINGS:

- A. There are special characteristics attached to the subject property, which do not generally apply to other properties in the area in that the rear yard setback for the lot in question is 60 and the home, in order to also meet the front yard

setback, is built such that the rear wall sets on the rear-yard setback line. This characteristic that denies any cover over a patio in the rear yard is generally not applicable to other lots in the A-1-20 zone that have the standard lot depth.

- B. The granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code since the proposed patio cover cannot occur at this site without a variance to the setback requirements. The variance is necessary to avoid practical difficulty and undue hardship since another location in the A-1-20 zone would likely be able to meet the setback requirements with an attached patio cover.
 - C. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to the public health, safety, or welfare since granting the variance will allow use of the property similar to that which is enjoyed by most other properties in the A-1-20 zone and the lot in question is similar in size to adjoining lots in the neighborhood.
 - D. The granting of the variance will not be detrimental or contrary to the General Plan since the proposed expansion maintains an open animal area consistent with the animal-keeping intent of the A-1-20 zone.
- II. DETERMINATION: NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in regular session assembled March 12, 2014 that the aforesaid application for a variance is hereby granted subject to the following conditions:
1. Approval is based on Exhibit "C" – Site Plan dated 1/27/14 incorporated herein by reference, and on file with the Planning Division. Development shall remain as shown unless otherwise noted in these conditions.
 2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit becomes effective.
 3. The project shall be in compliance with the City of Norco Municipal Codes, Ordinances, and Resolutions. Noncompliance with any provisions of the Norco Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
 4. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.

5. The applicant shall apply for all necessary building permit applications and the applicant shall pay all applicable City of Norco development fees prior to issuance of any permits.
6. The variance granted under the provisions of this approval shall become null and void unless the construction authorized by said variance shall have been commenced within two years after the granting of the variance and pursued diligently to completion.
7. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building Division.
8. The applicant/contractor shall be responsible for reasonable cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off-site.

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held March 12, 2014.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held March 12, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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: March 12, 2014

SUBJECT: **Conditional Use Permit 2001-18, Modification 1;** A modification to allow a pre-school within an existing church located at 1769 Western Avenue in the A-1-20 zone.

RECOMMENDATION: Adopt Resolution 2014-17 approving Modification 1 to Conditional Use Permit 2001-18

SUMMARY: The applicant is proposing to amend the conditional use permit that allowed for the construction of New Beginnings Church to add a preschool that would operate out of existing church buildings.

SITE DESCRIPTION: The subject property is an irregular-shaped parcel consisting of 7.74 acres or approximately 337,154 square feet. The property has frontage on the east side of Western Avenue of about 192 feet, frontage on the northeast side of Parkridge Avenue of about 581 feet, and a maximum depth of about 660 feet.

The project site is surrounded by "A-1-20" zoning with residential land uses on all sides with the exception of property across Parkridge Avenue, which is developed with an elementary school in the City of Corona (ref. Exhibit "A" – Area Map/Zoning Map). Phase 1 of the church has been developed consisting of the main sanctuary and a separate classroom/administration building to the north (ref. Exhibit "B" – Approved Site Plan) (ref. Exhibit "C" – Aerial Photo).

BACKGROUND: When the church was approved it was approved and conditioned for two phases. Phase 1 as indicated was constructed. Phase 2 consisted of another classroom/administration building to the east of the sanctuary and a multi-purpose building to the south to accommodate a private school. The Phase 2 buildings have not been constructed and there is not a school operating at the site.

The conditions of approval included a condition that if the Phase 2 buildings were not constructed within a year of the approval of the CUP than Phase 2 would have to go through a new site plan review process for approval by the Planning Commission. The year has expired so at this point if the church wishes to have the school it would require site plan approval first. The applicant has indicated and staff has received correspondence from the church that the church is no longer going to pursue the school (ref. Exhibit "D" – Letter from New Beginnings Church).

PROJECT DESCRIPTION: The applicant for this modification is not the church but is the proposed operator of the preschool. The preschool would be associated with the church, but not operated by it. The proposed preschool would consist of 84 students with 25 teachers/employees and would operate Monday through Thursday from 8:00 a.m. to 5:00 p.m. Students will enroll into either two, three, or four-day schedules. The schedule of the pre-school will not conflict with the regular activity schedule of the church (ref. Exhibit "E" – Church Schedule). An outdoor play area is proposed in the area between the classroom/administration building where the preschool would be and the sanctuary (ref. Exhibit "F" – Facility Sketch, Yard).

ANALYSIS: Because the proposal is a preschool the standards and conditions for a full daycare are not required by the Norco Municipal Code. Nonetheless similar issues need to be considered to ensure that appropriate safety measures will be included with the project. The conditional use permit is the mechanism to add conditions that the Planning Commission deems necessary. The pre-school is required to be licensed by the state and inspected by the Fire Department prior to accepting any children. They also have to obtain a City business license.

A day care center requires 75 square feet of outdoor open space per child which for 84 children would be 6,300 square feet. Again, this is not a day care center and the applicant is proposing 3,705 square feet of outdoor area. Since it is a preschool a typical day for student will be mostly in-class teaching which tempers the need for as much outdoor play area. There is not a City standard for outdoor play area associated with a preschool. Additionally, for a day care center the noise level for the outdoor play area cannot exceed a noise level of 60 dba or greater. The proposed play area is approximately 325 feet from Western Avenue traffic which is the biggest noise generator in the neighborhood so noise level will not be a problem. Another consideration is adequate parking and drop-off areas which because the preschool will be using existing parking for the church there is more than enough room to accommodate both needs.

Finally, while not a day care center, project review needs to include the same analysis so that the use is not disruptive or reduces privacy or other uses enjoyed by the adjoining properties. Since the preschool itself will be primarily inside and the outdoor play area will be between the classroom and sanctuary buildings any disruption to adjoining properties should be minimal. A focused traffic study was prepared for consideration of the original church CUP that included both the church and the Phase 2-school. The Engineering Division reviewed the traffic study and was satisfied with the determination. The conclusion was that while expected to generate additional traffic, the church and school together would not create enough traffic to lower the level of service on existing streets to unacceptable levels. The preschool is quite a bit smaller than the school would have been and so no new traffic analysis was needed.

To approve a conditional use permit the Planning Commission is required to find that the following conditions are applicable to the proposed use:

- (1) The requested use will not adversely affect the General Plan, the public convenience or general welfare of persons residing or working in the neighborhood;
- (2) The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located;
- (3) The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area; and,
- (4) The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

Upon review staff is satisfied that these findings can be made. The project was not circulated for review by the Project Review Board since the original CUP application for the church had included a proposed school and similar impacts and mitigations have already been considered and applied. Resolution 2014-17, if adopted, will supersede Resolution 2002-23 adopted on June 12, 2002 for CUP 2001-18.

Attachments: **Resolution 2014-17, Conditional Use Permit 2001-17 with Modification 1**
 Exhibit "A" – Location Map/Zoning Map
 Exhibit "B" – Approved/Developed Site Plan
 Exhibit "C" – Aerial Map
 Exhibit "D" – Letter from New Beginnings Church (March 6, 2014)
 Exhibit "E" – Church Schedule
 Exhibit "F" – Facility Sketch, Yard

RESOLUTION NO. 2014-17

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, GRANTING WITH CONDITIONS, A MODIFICATION 1 TO CONDITIONAL USE PERMIT 2001-18 THAT PERMITTED A CHURCH FACILITY AT 1767 WESTERN AVENUE FOR WHICH PHASE 1 HAS BEEN CONSTRUCTED IN THE "A-1-20" ZONE. (CONDITIONAL USE PERMIT 2001-18, MODIFICATION 1)

WHEREAS, an application to the City of Norco, California, has been submitted for a modification to Conditional Use Permit 2001-18 under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code, by BRIGHT BEGINNINGS CHRISTIAN ACADEMY, to allow a preschool to operate in an existing church facility at property generally described as:

Lot 2, Block 11 of Riverside Orange Heights Tract, in the City of Norco, County of Riverside, as per Map recorded in Book 6, Page(s) 74 of Maps, in the Office of the County Recorder of said County.

More generally described as a irregular-shaped area of about 7.74 acres, located on the east side of Western and Parkridge Avenues, having a frontage of about 191.76 feet on the east side of Western Avenue, a frontage of about 581.16 feet on the north east side of Parkridge Avenue, having maximum lot depth of about 660 feet and being further described as 1767 Western Avenue.

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

WHEREAS, said application was scheduled for a public hearing with the Planning Commission for the City of Norco on March 12, 2014; and

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

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the requested project is consistent with the Negative Declaration adopted for Conditional Use Permit 2001-18 and no new environmental determination is needed.

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

I. FINDINGS:

A. The requested modification to Conditional Use Permit 2001-18 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 designated the site as Residential Agricultural, which is consistent with the "A-1-20" zoning designation of the site. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses, and will therefore not have any significant effects.

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 and the church facility are mostly developed. The proposed use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties now and in the future 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.

E. The City of Norco, acting as Lead Agency, has determined that the requested project is consistent with the Negative Declaration adopted for Conditional Use Permit 2001-18 and no new environmental determination is needed.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on March 12, 2014, that the aforesaid application for modification to Conditional Use Permit 2001-18 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. The adoption of this resolution (Resolution 2014-17) supersedes Planning Commission Resolution 2002-23 in its entirety. Resolution 2014-17 shall be the regulating resolution for Conditional Use Permit 2001-18 (CUP 2001-18) and Modification¹ thereto.
2. Approval is based on Exhibit "D" (approved Site Plan for CUP 2001-18) dated "received" April 29, 2002 and Exhibit "F" dated March 6, 2014, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
3. 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.
4. 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.
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. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
7. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after 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 Marshal, it is found that there would be no new requirements due to changes in the code, and the plan as approved meets all present development standards.
8. 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.
9. No expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations,

including an expansion above 84 students for the preschool approved with Modification 1, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.

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

11. Approval by the Planning Commission of the architectural design of the building, exterior building color schemes, and exterior building materials is required prior to issuance of building permits.

12. Approval by the Planning Commission of the walls and fences, and exterior lighting is required prior to issuance of building permits.

13. Approval by the Parks and Recreation staff and the Planning Commission of landscaping and irrigation plans (precise schedule) is required prior to issuance of building permits.

14. A minimum six-foot high decorative block wall shall be provided along the perimeter of the site, except along the front property line and within the required 25-foot front yard setback area, in compliance with the Norco Municipal Code. Plans for this wall shall be submitted to the Planning Commission for approval.

15. Approximately 78,531 square feet of landscaping shall be provided in the first phase of development, and approximately 66,589 square feet of landscaping shall be provided in the second phase of the project. A total of 145,120 square feet or 43% of the total site shall be devoted to landscaping, once the site is completely developed.

16. The planter installed along the perimeter wall on the side and rear property lines shall be a minimum of three feet in width and provided to adequately accommodate a "green wall" which shall also be provided.

17. A green wall along the perimeter wall on the side (except within the front setback area) and rear property lines shall be provided in the first phase of construction (Phase One). The ultimate height of the green wall shall be subject to review and approval by the Planning Commission. This green wall shall be dictated by plant type and size, and shall be maintained on both sides by the applicant.

18. The area of the site devoted to Phase Two of the project will be hydroseeded until construction and development of this phase occurs.

19. 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. Such plans shall indicate plant and tree types, including tree types to establish a green perimeter wall within the first phase of development, 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 five-gallon container. Inside dimensions of any designated landscape planters adjacent to parking/maneuvering areas which allow vehicle approaches to overhang into said planter areas, shall not be credited towards meeting the minimum landscaped area requirements.

20. Parkway landscaping and irrigation plans shall be prepared in conformance with City standards, on standard size sheets by a Registered Civil Engineer or Landscape Architect for approval by the City Engineer and Planning Director, and shall be submitted at the time of initial submission of all improvement plans. Any street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council.

21. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval. Provided further, that any slope banks shall be landscaped and irrigated in accordance with the landscape plan required.

22. A detailed on-site lighting plan shall be submitted for review and approval by the Planning Commission prior to issuance of building permits. Such plan shall indicate style, illumination, location, height and method of shielding, so as to not adversely affect adjacent properties or streets.

23. Light poles/standards shall not exceed a maximum height of fifteen feet and shall be fully shielded.

24. On-site lighting shall be directed inward to the project and sheltered from view as much as possible, from the adjacent property and street.

25. All ground-mounted utility appurtenances such as transformers shall not be located within an equestrian trail, and shall be located out of public view of the main building area and adequately screened through the use or combination of concrete masonry walls, berming and/or landscaping.

26. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable that 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 City 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.

27. Trash enclosures are required and shall be shown on the site plan and subject to the approval of the Planning Director. 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 gate, subject to approval of the Planning Division.

28. All trash enclosures shall be located around the buildings proposed for the site, and away from all property lines.

29. A minimum of 267 parking spaces for patrons and employee parking shall be provided as required by Code for Phase One of the project. An additional 201 parking spaces shall be provided with development of Phase Two, with a total of 468 parking spaces provided for the ultimate development of the site. Handicapped designated parking spaces shall be provided in compliance with Building and Safety Division regulations.

30. Designated access for disabled persons shall be provided to the structure from the right-of-way of Parkridge Avenue, and shall be designated on any and all site plans for building permit purposes.

31. There shall be no exterior sound amplification system allowed for the project. Any sound levels associated with the project shall be controlled as to not exceed 55 PndbA (CNEL) at property lines.

32. Development shall be served by underground facilities.

33. 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 24"x36", ink on mylar, with elevations to nearest 0.01 foot, scale 1" = 40'.

34. A bond or surety device shall be posted and an agreement executed to the satisfaction of the City Engineer and City Attorney guaranteeing completion of all public improvements.

35. Prior to issuance of a 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 three and one-half-inch asphaltic concrete over four-inch aggregate base.
36. 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.
37. The applicant shall pay connection fees to the City of Norco for all sewerage service required prior to building permit issuance.
38. The applicant shall pay connection fees to the City of Norco for all water system services required prior to issuance of a building permit.
39. The project site shall be watered down during construction to control dust.
40. All on-site driveways and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
41. 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.
42. Vehicular rights of ingress and egress to and from Parkridge Avenue, except the approved driveway locations, shall be dedicated to the City of Norco, prior to the issuance of the Certificate of Occupancy.
43. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. without prior written approval from the City Engineer.
44. Dedication of the necessary public right-of-way, and the construction of ultimate half-width of street improvements, 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.
45. A left-turn pocket shall be provided along Parkridge Avenue and shall be indicated on City standard forms prepared by a Registered Civil Engineer or Licensed Land Surveyor for approval by the City Engineer.

46. The intersection of Western and Parkridge Avenues shall be modified to present a standard 90-degree intersection to increase safety, lower speeds and discourage traffic diversion onto Western Avenue.

47. The project shall provide its fair-share costs of signal improvements at Parkridge Avenue and First Street and also at Parkridge Avenue and Second Street.

48. The applicant shall meet with the Norco Fire Department to determine locations of any red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.

49. The applicant shall provide a one-inch = 200-foot scale of site plan, prior to issuance of Certificate of Occupancy, to the Fire Department.

50. Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Marshal's service tag; it shall be appropriately rated for the hazard; shall be mounted so that the top of the extinguisher is no higher than five feet above floor level; and shall be located such that travel distance to extinguisher does not exceed 75 feet.

51. Occupant shall obtain Fire Department permits as required by U.F.C Article 4 prior to occupancy of building.

52. 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 improvements, if applicable. Plans shall be submitted to the Building Department. (Information sheet available from the Fire Department).

53. 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.

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

55. Site plan review of Phase Two of the project shall be required if development of this phase occurs after one year of the approval date of Conditional Use Permit 2001-18. This condition is being required to insure consistency of development of Phase Two with approvals granted under this permit.

56. No modular units, whether temporary or permanent, are authorized with this approval. No modular units shall be placed on the property without prior approval of a Special Event Permit for a temporary placement, or a modification to CUP 2001-18 for a permanent placement.

57. A construction manager shall be on-site for the development of Phases One and Two of the project, to control the impacts of construction and to keep impacts to an absolute minimum to protect the health and safety of the residents in the area.

58. Approval of CUP 2001-18, and Modification 1 thereto, shall be consistent with the approval of Variance 2002-04.

59. The applicant shall maintain the green wall and all landscaping as approved by the Planning Commission for the life of the project.

60. Perimeter lighting in the parking lot shall be turned off by 10 p.m. with the exception of days when special events take place.

61. The applicant shall maintain a schedule that does not conflict with the schedule for the public school located across the street from the subject site.

62. Driveways crossing the horse trail shall be surfaced with trail material in compliance with the Norco Municipal Code.

APPROVED AND ADOPTED on March 12, 2014.

Chair
Planning Commission
City of Norco, California

ATTEST:

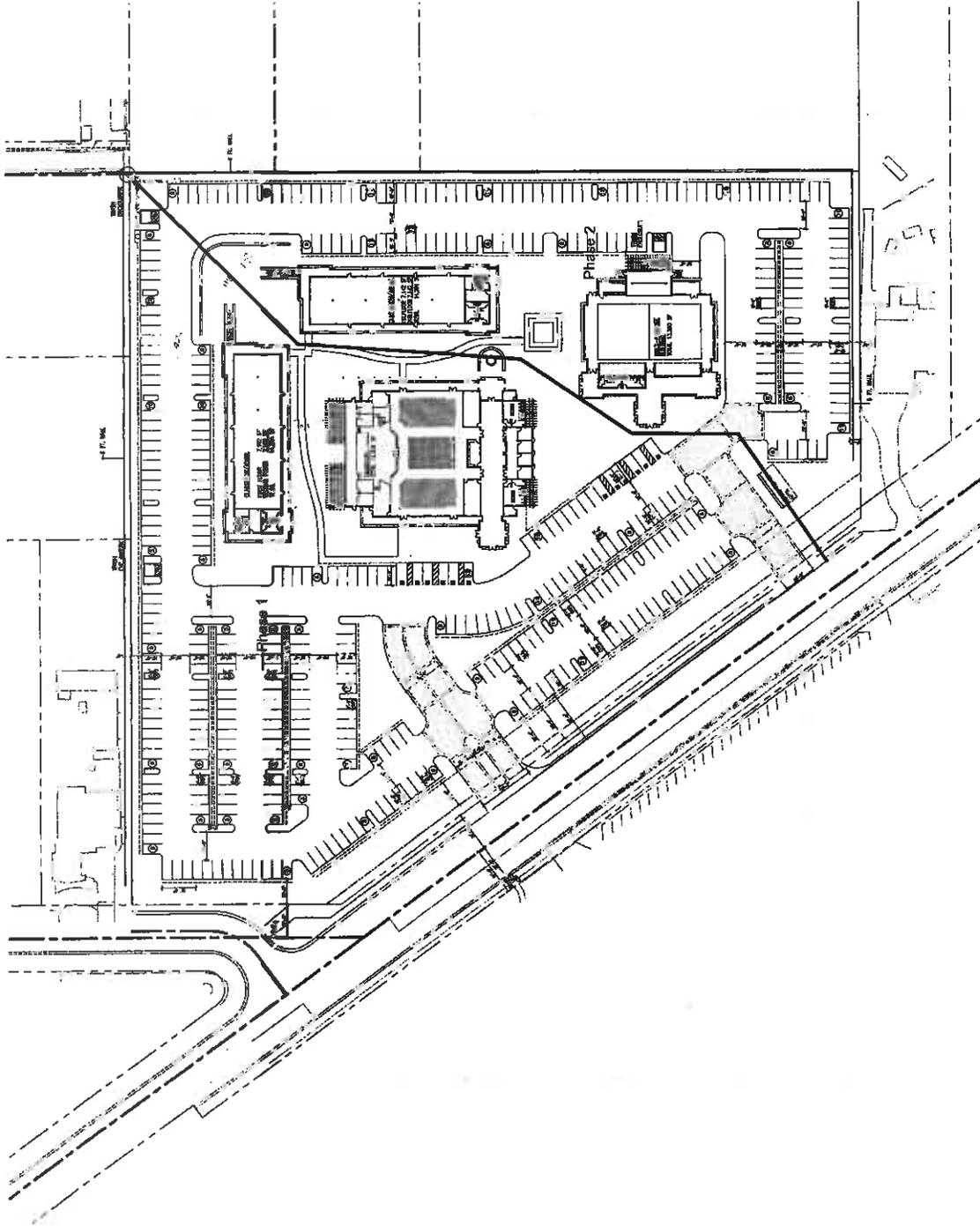
Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on March 12, 2014, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

File copy



NEW BEGINNINGS CHURCH
 Norco, California

CLARKEWORKS

CLARKEWORKS ARCHITECTURAL & ENGINEERING
 10000 UNIVERSITY AVENUE, SUITE 100
 NORCO, CALIFORNIA 95068



DIRECTOR
 OF WORKS

EXHIBIT "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 12, 2014

SUBJECT: Site Plan 2014-08 (MacInnes): A request for approval to allow an accessory building consisting of a 420 square-foot detached garage at 1841 Valley View Avenue located within the A-1-20 (Agricultural Low-Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2014-18 approving Site Plan 2014-08.

Site Plan 2014-08 is a request for approval to allow an accessory building consisting of a 420 square-foot detached garage at 1841 Valley View Avenue located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). The property consists of 1.65 acres/71,874 square-feet and was developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photos).

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed detached garage are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations). The building is proposed to be wood frame construction and will be located behind the existing residence.

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 and 10 feet from any other structure are 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 12 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 71,874 square feet but is not all flat. The property is relatively flat at the front, but then gradually slopes up ending in a steep slope at the rear of the property. Throughout the gradual slope, there are several relatively flat pad areas, with the largest one being at the front of the property. The pad at the front of the property is over 20,000 square feet and just using 20,000 square feet to calculate lot/pad coverage, the coverage is only at about 12% which takes into account the existing and proposed structures.**

RESOLUTION 2014-18

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 420 SQUARE-FOOT DETACHED GARAGE AT 1841 VALLEY VIEW AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2014-08.

WHEREAS, RICHARD and ANITA MACINNES 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 1841 Valley View Avenue (APN 125-190-008).

WHEREAS, at the time set; at 7 p.m. on March 12, 2014 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 March 12, 2014 that the application for Site Plan 2014-08 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" Building Elevations dated February 25, 2014 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. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. The subject building shall complement the existing house in color.
9. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

Resolution 2014-18

Page 4

March 12, 2014

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March 12, 2014.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held March 12, 2014 by the following roll call vote:

AYES:

NOES:

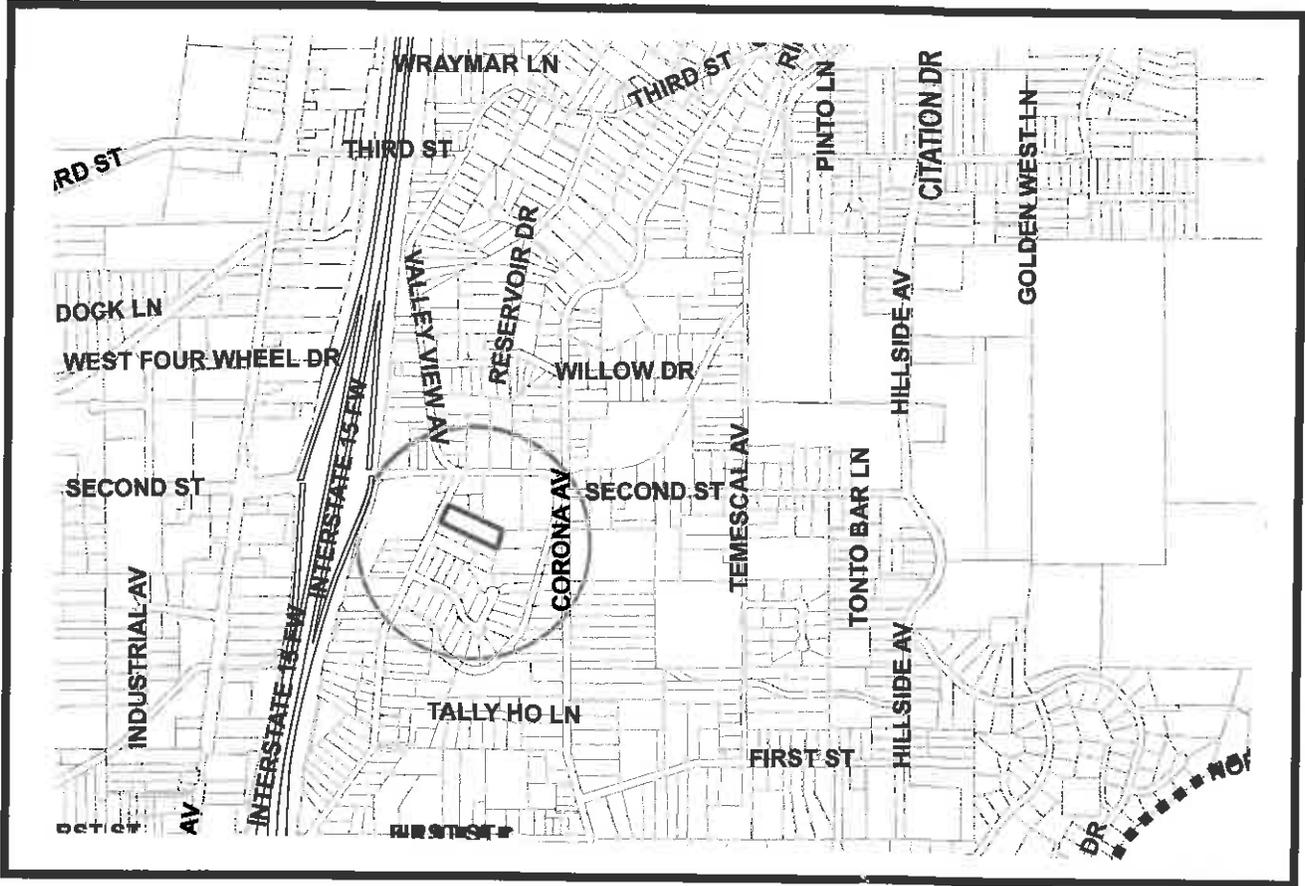
ABSENT:

ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale

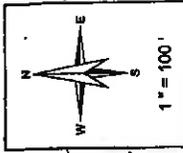


PROJECT: Site Plan 2014-08
APPLICANT: Richard and Anita MacInnes
LOCATION: 1841 Valley View Avenue

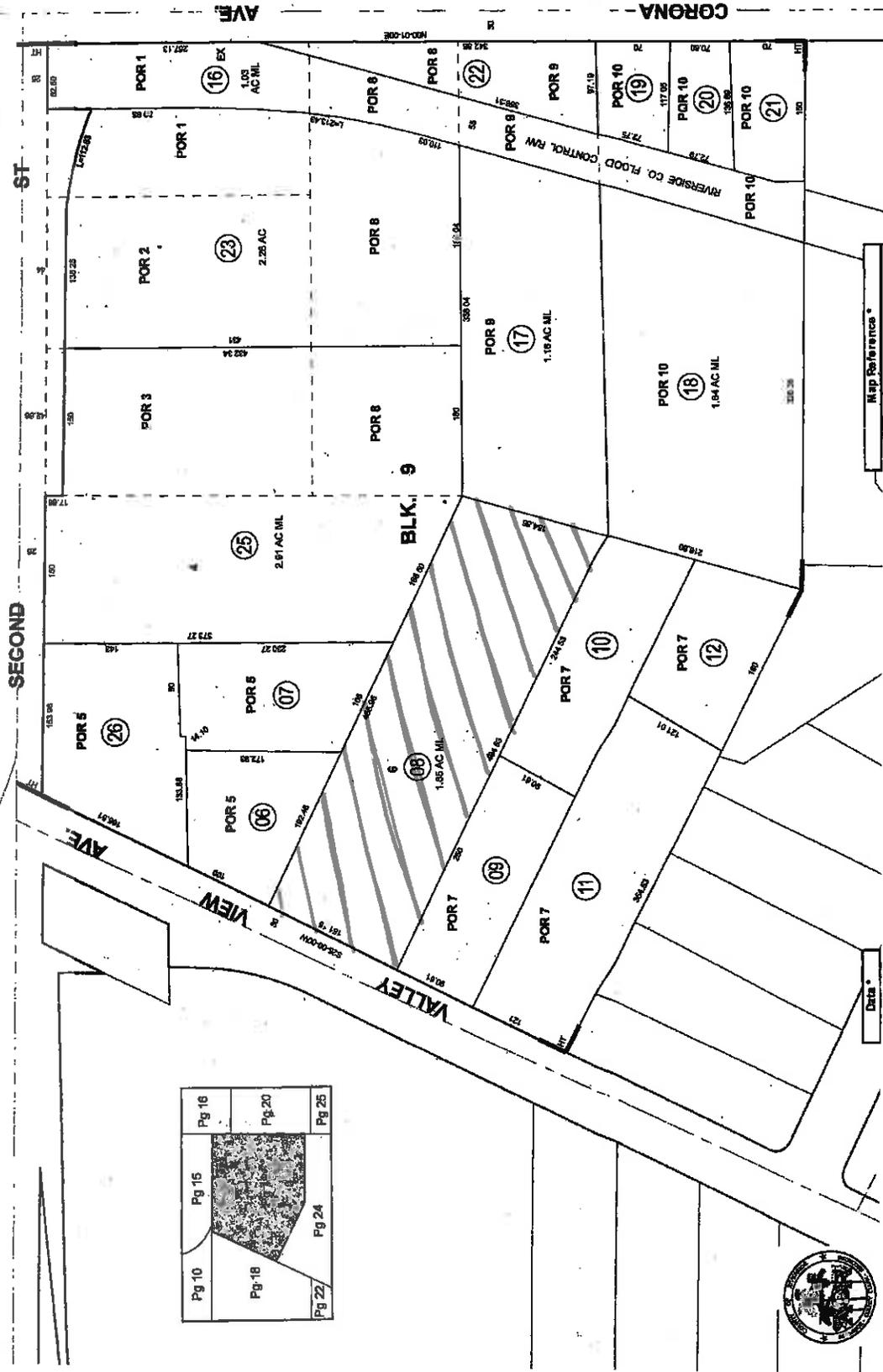
Exhibit "A"

ASSESSOR'S PARCEL MAP

9-9



AP 2 9 2011



Pg 10	Pg 15	Pg 16
Pg 18		Pg 20
Pg 22	Pg 24	Pg 26



Map Reference *

Data *

Exhibit "B"