

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053



City of Norco
Attn: James Daniels, Dir., Com. Dev.
2870 Clark Ave.
Norco, CA 92860



DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053



Thank you for submitting the annual progress report on
your jurisdiction's housing element for the period of

04 2005 ✓

The report was received by the department on

December 29, 2006 ✓

Submission of the annual progress report satisfies one of
the eligibility requirements for the Department's Workforce
Housing Reward Program.

If you have any questions or would like additional
information on the Workforce Housing Reward Program,
please contact us at (916) 445-4728 or visit our website at
www.hcd.ca.gov/fa/whrp.

AED



CITY of NORCO

CITY HALL • 2870 CLARK AVENUE • NORCO CA 92860 • (951) 735-3900 • FAX (951) 270-5622

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December 20, 2006

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12/22

Department Of Housing and Community Development
P O Box 952053
Sacramento, CA 94252-2053

Enclosed please find the City of Norco's Annual Report for 2005. A copy was also forwarded to the State Clearinghouse on October 20, 2006.

Sincerely,

James E. Daniels
Director of Community Development

/sd-67398
Enclosure: One copy

CITY COUNCIL

HARVEY SULLIVAN
Mayor

FRANK HALL
Mayor Pro Tem

KATHY AZEVEDO
Council Member

HAL CLARK
Council Member

HERB HIGGINS
Council Member

Planning Division



Annual Report

2005

City of Norco

2870 Clark Avenue
Norco, CA 92860

City Council

Herb Higgins, Mayor
Kathy Azevedo, Mayor Pro Tem
Hal Clark, Council Member
Frank Hall, Council Member
Harvey Sullivan, Council Member

Planning Commission

Gregory Newton, Chair
Robert Wright, Vice Chair
James Wilson, Commission Member
Philip Jaffarian, Commission Member
James Mercer, Commission Member

Planning Department/Division

James E. Daniels, Community Development Director
Steve King, Senior Planner
Alma Robles, Associate Planner
Michelle Weaver, Assistant Planner
Susan Dvorak, Executive Secretary



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PLANNING DIVISION ACTIVITIES

The City of Norco Planning Division's Annual Report outlines the activities of the Division from January 2005 through December 2005.

The Planning Division has a total of four staff persons, headed by the Community & Development Director. Staff includes three planners (one senior planner, one associate planner and one assistant planner) and an executive secretary.

The Planning Division handles current and advanced planning. The Planning Division deals with technical and aesthetic issues as they relate to land use, environmental concerns, and zoning. All planning projects and cases are reviewed and approved in compliance with the City's Zoning Code and the General Plan.

Current Planning

Activities of current planning involve a great deal of interaction with the general public. Duties include:

- ◆ Administrating the City's Zoning Ordinances, regulations, policies, and codes;
- ◆ Processing planning applications and preparing reports for review by the Streets and Trails Commission, Parks and Recreation Commission, Planning Commission, and City Council;
- ◆ Environmental review of projects;
- ◆ Plan checking of projects as they relate to zoning and land use for compliance with the standards of the City's Zoning Ordinances;
- ◆ Responding to numerous telephone calls and inquires both in writing, at the public counter, and via email regarding zoning and land use issues;
- ◆ Code enforcement assistance in order to facilitate compliance with the zoning code;
- ◆ Field inspections of existing and proposed sites for final occupancy and other planning issues;
- ◆ Business license review for new and existing businesses in the City; and
- ◆ Manage all aspects of commercial vehicle parking exemption permits: issuance, tracking, renewal, and termination.

Advanced Planning

The activities of advance planning include: research, data analysis, and report writing of federal, state, and local mandated documents required of city government for legislative review and compliance. These types of documents generally require a great deal of staff time and many hours of preparation before a final product is ready. In addition, some documents are required to be reviewed and updated on an annual basis.

Other documents are prepared in an effort to seek funding from various federal, state, and/or, local agencies for an array of land use projects. Additionally, updates and amendments to the Norco's Zoning Code, Municipal Code, and Norco's California Environmental Quality Act Guidelines are prepared. Other reports are prepared under separate cover to reflect new and/or required legislation, and lastly, projects processed/prepared under advance planning also require environmental review.

Advanced planning is responsible for handling projects that require extensive community input and interaction. For example, advance planning includes bi-monthly staff reports to the City Council regarding the State of California Department of Toxic Substances Control update on the Wyle Laboratory site. The Community Development Director attended the Wyle Laboratory Community Advisory Group meetings as a City representative. Advanced planning also included staff on the Beautification Committee. The Beautification Committee strives to recognize property owners (both business and residential) who improve their property in an aesthetically pleasing manner.

PLANNING PROJECTS FOR 2005

General Plan

The City of Norco updates elements of its General Plan on a continuing basis. Although there were no elements completed in 2005, staff worked on mandatory elements of the required document that will be completed in the future. The following is a list of the elements that are included in the City's General Plan and their most recent and expected update completion year:

- ◆ Circulation (completed – 2000)
- ◆ Housing (completed – 2000, will be updated in 2008)
- ◆ Land Use (completed – 2001, will be updated in 2006)
- ◆ Conservation (completed – 2002)
- ◆ Noise (completed – 2003)
- ◆ Safety Element (update expected to be completed in the future)
- ◆ Open Space/Parks and Recreation (update expected to be completed in 2008)

Administrative Cases

The following table indicates the number of applications reviewed in-house administratively. Generally, administrative cases are not reviewed by the Planning Commission or City Council unless appealed, or under special circumstances.

As can be seen in Table 1 below, the processing of administrative cases plays a major role in the daily activities of the Planning Division. From the administrative cases reported, building permit reviews continue to be at the top of administrative cases reviewed by the Department. Building permits for new commercial development (after review and approval by the Planning Commission or City Council), new homes, room additions, residential pools, accessory structures, fencing, etc., are reviewed for zoning compliance and consistency with Planning Commission conditions of approval, if applicable.

Table 1
Administrative Cases

CASES	2000	2001	2002	2003	2004	2005
Special Event Permits	90	65	67	78	100	45
Building Permit Reviews	1766	1730	1512	2115	2793	2034
Certificate of Occupancy Reviews	102	182	73	81	82	211
Sign Reviews	29	20	37	35	25	35
Business License Reviews	N/A	N/A	N/A	166	417	321
Large Family Day Care	N/A	N/A	N/A	N/A	N/A	N/A
Landscape Reviews	N/A	N/A	N/A	N/A	N/A	8
Planning Information Letters	N/A	N/A	N/A	N/A	N/A	13
Architectural Reviews	N/A	N/A	N/A	N/A	N/A	9
TOTAL	1987	1997	1689	2475	3417	2676

Planning Cases

The Planning Division processed a total of 51 Planning Commission cases for 2005, which was five less than 2004 (see Table 2 below). Items that went to the Planning Commission included variances, conditional use permits, general plan amendments, tentative tract and parcel maps, site plan reviews, zone changes, and zone code amendments. Many projects now have subsequent reviews by the Planning Commission for certain elements of the overall project approval including lighting landscaping and architecture. The number of these types of reports has increased from previous years even though they are not reflected in the table below.

Table 2
Planning Commission Cases

CASES	2000	2001	2002	2003	2004	2005
Variances	15	20	17	8	6	12
Conditional Use Permits:						
New applications	21	18	18	20	15	13
Modifications	1	0	2	2	1	0
General Plan Amendments	4	2	4	4	2	1
Tentative Parcel Maps	2	3	6	5	5	5
Special Sign Permits	1	3	0	1	4	0
Special Use Permit		1	0	0	0	0
Site Plan Reviews:						
New Applications	21	8	11	20	18	9
Modifications	0	1	1	2	1	0
Specific Plans	2	1	0	3	0	2
Tentative Tract Maps	2	2	1	6	0	1
Zone Changes	2	2	4	3	2	2
Zone Code Amendments	6	5	5	4	5	5
Annexations	1	0	1	0	0	1
TOTAL	78	66	70	78	59	51

◆ General Plan Amendments, Zone Code Amendments, Zone Changes, and Annexations

There were two zone changes (ZC), one general plan amendment (GPA) and one annexation in 2005, compared to two zone changes, two general plan amendments and no annexations in 2004. Below is a brief description of the zone changes, the general plan amendment and the annexation processed in 2005.

ZC 2005-01 (City of Norco): was processed to apply an Open Space Development Overlay Zone to various parcels throughout the City, but was withdrawn prior to approval. The intent of the zone change was to maintain and preserve potential greenspace areas, as well as existing open space areas in the City's environment. **(Status – withdrawn)**

ZC 2005-02 (City of Norco): was reviewed and approved to pre-zone about 6,632 square feet of property located on the south side of First Street between Hillkirk Drive and Corona Avenue, as A-1-20 Agricultural Residential for use as an equestrian trail. **(Status – approved)**

GPA 2005-01 (City of Norco): was reviewed and approved to allow a minor amendment to the City's sphere of influence to add about 6,632 square feet of property located on the south side of First Street between Hillkirk Drive and Corona Avenue, for equestrian trail use. **(Status – approved)**

Annexation 22 (City of Norco): was reviewed and approved by the City of Norco and needs final approval by the Local Agency Formation Commission (LAFCO) for the annexation of approximately 6,632 square feet of property located on the south side of First Street between Hillkirk Drive and Corona Avenue, to the City of Norco with concurrent detachment from the City of Corona. **(Status – approved)**

◆ Zone Code Amendments (ZCA)

There were five zone code amendments initiated by the City and processed in 2005, which was the same as the previous year. Zone code amendments are typically processed to reflect new legislation and to establish and/or update provisions and requirements for certain land uses and development standards. Below is a brief description of the zone code amendments processed for 2005.

ZCA 2005-01 (City of Norco): was approved to amend regulations for freeway-orientated signs in the City.

ZCA 2005-02 (City of Norco): was reviewed, but withdrawn prior to approval, to create an "Open Space Development Overlay Zone" in the City of Norco's Zoning Code.

-
- ☑ ZCA 2005-03 (City of Norco): was approved to Amend Chapter 1.05 "Administrative Citations" of the Municipal Code adding a separate Administrative Citation Fee for construction activities conducted on Saturdays, Sundays, and on National Holidays, and adding Section 15.74.010 for hours of construction activity.
 - ☑ ZCA 2005-04 (City of Norco): was initiated and processed, but withdrawn prior to approval, to clarify that boarding schools are not allowed in A-1-20 Zone.
 - ☑ ZCA 2005-05 (City of Norco): was approved to amend Title 18 Chapter 18.43, of the Norco Municipal Code to revise the procedures for public hearing notifications.

Staff Development

Due to budget restraints, staff did not attend any conferences, workshops, or other staff development opportunities during 2005.

Norco Developments

There were a number of plans reviewed for new development in 2005 in the City of Norco. The following are examples of the many projects that were either approved, completed, or under construction in 2005. Commercial development in the recent past has been mostly along Hamner Avenue, the City's main commercial strip. However, development has recently increased in the areas zoned for industrial in the Gateway Specific Plan, and zoned for neighborhood commercial (i.e., Sixth Street). The next two pages (9 and 10) provide pictures and brief descriptions of some of the City's development projects for 2005.



◆ **Rite Aid Convenience Store and Pharmacy**

The Rite Aid convenience store and pharmacy located at 1325 Sixth Street was approved by the Planning Commission in 2005. The store consists of 17,272 square feet and includes a drive-thru.



◆ **Multi-Tenant Commercial Building**

In September of 2004, the multi-tenant commercial building was reviewed and approved by the Planning Commission. The project was approved to allow the development of a 24,245 multi-tenant building to consist of eleven units at 140 Hidden Valley Parkway, which was built and finalized in 2005.



◆ **Industrial Building Complex**

This project consists of four light industrial buildings ranging from 20,500 to 72,950 square feet in size and is located at 620-650 Parkridge Avenue. The project was completed and finalized in 2005.

BUILDING PERMIT ACTIVITY

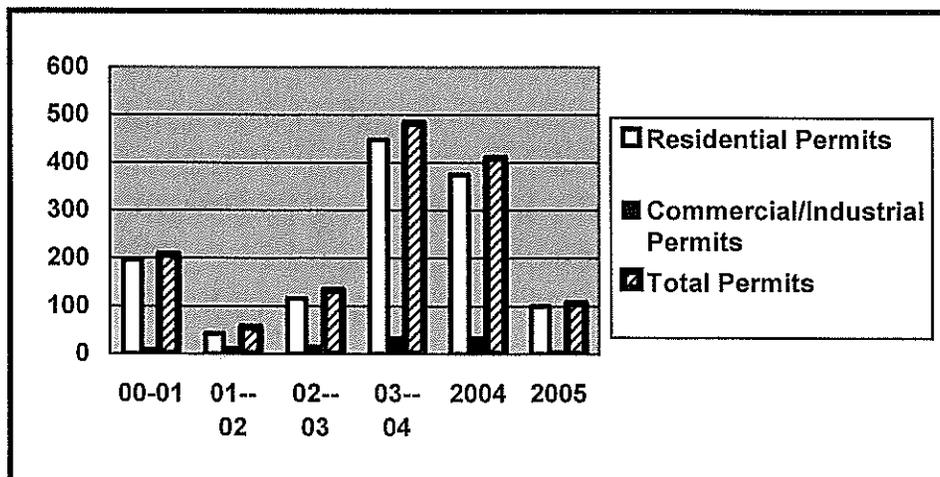
Calendar Year 2005 Activity

The following table (Table 3) indicates the number and value of building permits issued for new construction (not including additions or remodels) for fiscal years 2000 through 2003, calendar years 2004 and 2005. In previous years, the Building Department has tracked activity based on fiscal years. However, beginning in 2004 the Department started using the calendar year format to keep track of the building activity. Chart 1 below provides a comparison of residential versus commercial development activity beginning with fiscal year 2000/2001.

**Table 3
Building Permits**

Year	Residential Permits		Commercial/Industrial Permits		Total Permits	
	Amount	Value	Amount	Value	Amount	Value
00-01	196	\$56,794,586	11	\$10,188,981	207	\$66,983,567
01-02	42	\$13,587,510	13	\$6,103,854	55	\$19,691,365
02-03	135	\$39,654,093	38	\$21,711,595	173	\$61,365,688
03-04	448	\$146,951,424	35	\$18,652,380	483	\$165,603,804
2004	375	\$117,718,415	35	\$16,853,806	410	\$134,572,221
2005	100	\$32,425,682	6	\$6,323,405	106	\$38,749,087

**Chart 1
Building Permit Chart**



COMMUNITY TRENDS AND GROWTH

Commercial/Economic Development (Growth)

The City of Norco has neighborhood, general, and heavy commercial development throughout the City. However, the majority of commercial land is located on two commercial corridors, Hamner Avenue and Sixth Street.

◆ Hamner Avenue

Hamner Avenue is the main commercial corridor in the City. The Gateway Town Center, located on the east side of Hamner Avenue between First Street and Mountain Avenue, and the Norco Auto Mall, located on the east and west side of Hamner Avenue between Second and Third Street, are just a few of the examples of commercial zoning along Hamner Avenue.

Hamner Avenue has experienced major infrastructure and right-of-way improvements along with new development within the last six years. For 2005, many new businesses were either approved or relocated to Norco along Hamner Avenue. As with any other city, new businesses in the area are important as they provide services to the community and additional tax base.

In an effort to have orderly development along Hamner Avenue for the remaining vacant lots as well as the street, staff worked on the Hamner Avenue Corridor Study in 2005. The study focused on architecture, land uses, zoning, and economic development. Staff completed the research for the study and began processing the approved recommended changes in late 2005.

◆ Sixth Street

The commercial corridor along Sixth Street extends from the east side of the I-15 Freeway down to California Avenue. This commercial corridor has undergone several changes throughout the years in an effort to facilitate new development, and to assist the City in maintaining the "Old Town," western-style neighborhood commercial character of Sixth Street.

◆ Residential

The majority of residential development has been taking place towards the eastern portion of the City. In 2000, a specific plan was approved for residential development along the eastern hillside boundary of the City. The "Norco Ridge Ranch Specific Plan" consists of Tract Maps 29588 and 29589, approved for the development of 588 single-family homes on approximately 978 acres. The Norco Ridge Ranch was approved in 2000, grading began in 2001, and approval of all model home complexes within the Specific Plan were completed in 2003. Residential construction continued throughout 2005 and should be completed in mid to late 2006. This eastern section of the City is

characterized by its hillside setting, and residential development within this area is characterized as low-density equestrian homes with scenic views.

◆ **Industrial**

Little industrial development occurred in 2005, except within the Gateway Specific Plan Zone, specifically on Parkridge Avenue. The four buildings ranging from 20,500 square feet to 72,950 square feet were built and designed to accommodate different manufacturing, office, and warehousing uses to help generate industrial growth in the City.

Rural Atmosphere (Zoning Layout of Land)

Locations and types of land uses for commercial, residential or industrial are based on the zoning designation. The majority of land in Norco is zoned for residential development. The amount of land zoned for residential uses allows Norco the ability to maintain its rural atmosphere. Table 4 on page 14 provides a complete breakdown of zoning within the City. Also, see Chart 2, which shows the percentage of land zoned residential as compared to the rest of the zoning in the City.

**Chart 2
NORCO ZONING**

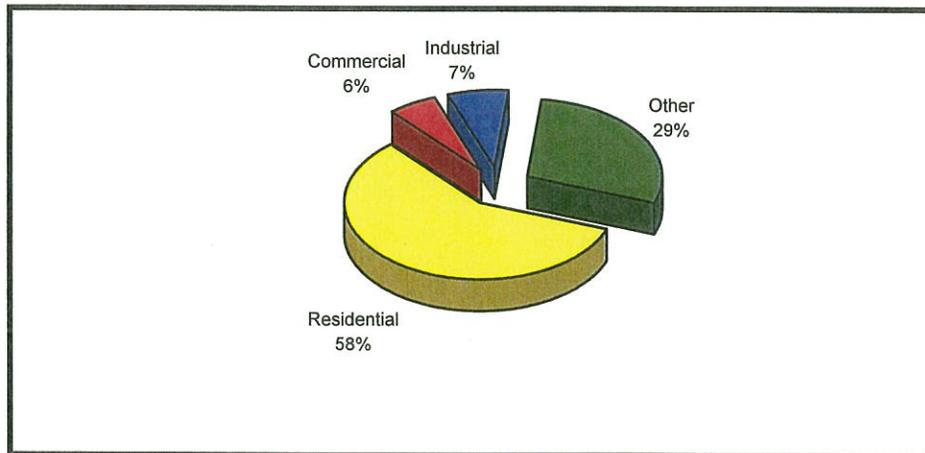


Table 4
Zoning Table

ZONE/LAND USE DISTRICT	ACREAGE	% OF TOTAL
HS (Hillside)	321	3.4
A-E (Agricultural Estate)	164	1.8
A-1-40 (Agricultural-Low Density)	132	1.4
A-1-20 (Agricultural-Low Density)	3958	42
A-1-10 (Agricultural-Low Density)	21	<1
R-1-10 (Residential-Single Family)	160	1.7
NORCO HILLS SP (Residential-Single Family)	230	2.5
NORCO RIDGE RANCH SP (Residential - Single Family)	451	4.8
Residential Total	5437	58
C-O (Commercial Office)	12	<1
C-1 (Light Commercial)	1	<1
C-2 (General Commercial)	205	2.2
C-3 (Heavy Commercial)	93	1
C-4 (Commercial)	94	1.1
GATEWAY SP (Commercial)	105	1
GATEWAY SP (Office Park)	26	<1
AUTO MALL SP (Commercial)	55	<1
NORCO HILLS SP (Commercial)	4	<1
Commercial Total	595	6
M-1 (Light Manufacturing)	123	1.3
M-2 (Heavy Manufacturing)	362	3.9
GATEWAY SP (Industrial)	112	1.2
AUTO MALL SP (Industrial)	19	<1
Industrial Total	616	7
OS (Open Space)	1007	10.8
LD (Limited Development)	459	4.9
Streets and Freeway	754	8.1
NORCO RIDGE RANCH SP (Open Space)	446	4.9
NORCO HILLS SP (Open Space)	1	<1
Other Total	2,667	29
TOTAL AREA	9,315	100

POPULATION

CENSUS DATA/DEPARTMENT OF FINANCE

The 2000 U.S. Census calculated that Norco had a population of 24,157. Since the 1990 census, the City has grown by an estimated 855 persons, an increase of approximately 3.7percent. It should be noted that the City's population includes the inmates at the California Rehabilitation Center, which increased from 5,201 in 1999 to a population of 5,209 in 2000. Table 5 and Chart 3 below illustrate the City's recent population changes.

Table 5
Population Increase

	1980 Census	1990 Census	2000 Census
Population	19,732	23,302	24,157
# Increase	5,221	3,570	855
% Increase	36	18	3.7
Dwelling Units	5,383	5,785	6,277
# Increase	1,956	402	492
% Increase	57	7	9
Household Population	18,231	18,593	19,330
# Increase	N/A	362	737
% Increase	N/A	2	4

OTHER CENSUS DATA

A portion of the Census 2000 data is provided in Table 6. The information in the table indicates the general makeup of the population and other important statistical information. The table also indicates how Norco has changed in the past decade.

**Table 6
Comparison Table**

	1990 Census Data	2000 Census Data
Transportation		
Average commute time	37 minutes	34 minutes
Commute alone	81%	75%
Commute in a carpool	10%	17%
Rent		
Median rent	\$714	\$867
Rents that exceed \$750/month	42%	55%
Rents that exceed \$1,000/month	21%	36%
Mortgage		
Median mortgage	\$1,140	\$1,494
Mortgages that exceed \$2,000/month	7%	17%
Median home value	\$202,000	\$207,400
Households		
Average household size	3.3 people	3.15 people
Median household annual income	\$51,594	\$62,652
Households that make over \$100,000	8%	22%
Households that make over \$150,000	3%	6%
Households that make less than \$25k	17%	14%
Miscellaneous		
Median Age	32	36
Bachelor's Degree or higher	9%	12%
Foreign Born	--	7%

WORK PROGRAM FOR 2006

The Planning Department staff has prepared the following work program for 2006:

1. Implementation of the Hamner Avenue Corridor Study regarding economic development strategy and zoning standards for the Corridor.
2. Prepare Annual Report. The Office of Planning and Research requires that it be completed by the end of the following calendar year (December 2006).
3. Participate, if necessary, in the reuse plan for the Navel Surface Warfare Center facility.
4. Preparation of new base maps for the General Plan Map and Zonings Maps.
5. Participate in the formation of a citizen ad-hoc committee to review and analyze specific sections of the Norco Municipal Code (Zoning Ordinance), and specific sections of the General Plan. The ad-hoc committee will provide recommendations for amendments to the Municipal Code, and the update to the State-mandated Housing Element.
6. Compile standard conditions for development approval for all City departments.
7. Update Open Space Element in the General Plan (completion date expected in 2008).
8. Preparation of update to the City's General Plan, including finishing Open Space Element, and commencing the updating of the State-mandated Housing Element.
9. Preparation of an update to the procedures for Commercial Vehicle Exemption permit process.
10. Preparation of update to the City's Environmental Guidelines.