



**AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
MAY 13, 2015

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CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Vice Chair Hoffman

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 of March 11, 2015
  - ❖ Minutes of Regular Meeting of April 8, 2015**Recommended Action: Approval** (Deputy City Clerk)
4. **PUBLIC HEARINGS:**
  - A. **Conditional Use Permit 2014-32** (Core/Verizon Wireless): A request for approval to allow the installation of an unmanned wireless telecommunication facility at 1101 Hidden Valley Parkway within the Norco Hills Specific Plan. **Recommended Action: Approval** (Senior Planner)
  - B. **CUP 2015-07** (KJ Triangle): A request for approval to allow a kid's indoor playground at 1721 Third Street located within the C-G Zone. **Recommended Action: Approval** (Senior Planner)

- C. **CUP 2015-08** (Kay): A request for approval to allow a detached accessory building consisting of a 2,407 square-foot barn at 2757 Shadow Canyon Circle located within the A-E (Agricultural Estate) Zone. **Recommended Action: Approval** (Senior Planner)
  
- D. **CUP 2015-09** (Glaser): A request for approval to allow a detached accessory building consisting of a 1,920 square-foot storage and barn building at 2065 Pacific Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
  
- E. **Zone Code Amendment 2015-03**: An amendment to Chapter 18.15 – R-1 (Residential-Single Family) Zone of the Norco Municipal Code, to establish animal-keeping standards. **Recommended Action: Approval** (Planning Director)

5. BUSINESS ITEM:

- A. **Site Plan 2015-06** (Garner): A request for approval to allow two accessory buildings consisting of a 560 square-foot covered horse stall and a 289 square-foot shed at 3309 Dapplegray Lane located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

6. CITY COUNCIL MINUTES: Receive and File

- City Council Regular Meeting of April 1, 2015
- City Council Regular Meeting of April 15, 2015

7. PLANNING COMMISSION:

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

9. ADJOURNMENT

Staff reports are on file in the Planning Division.

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

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



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
MARCH 11, 2015

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

**ROLL CALL: Chair Leonard, Vice Chair Hoffman, Commission Members Hedges, and Rigler; Jaffarian, arrived 7:10pm**

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

**PLEDGE OF ALLEGIANCE: Commission Member Rigler**

**1. APPEAL NOTICE: Read by Director King**

**2. PUBLIC COMMENTS: None**

**3. APPROVAL OF MINUTES:**

❖ Minutes of Regular Meeting of, February 11, 2015

**Recommended Action: Continue to the next regular meeting of April 8, 2015 (Deputy City Clerk)**

Deputy City Clerk Germain explained that the draft minutes of the February 11, 2015 were not completed for review at the time of agenda preparation; it will be presented at the next regular meeting of April 8, 2015.

**4. CONTINUED PUBLIC HEARINGS:**

**A. Conditional Use Permit 2014-35 (Anderson):** A request for approval to allow two additional animal units at 4444 Hillside Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval (Senior Planner)**

Chair Leonard has recused himself due to a potential conflict of interest.

Agenda Item 5.A. was presented prior to this item.

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the Animal Control Division has visited the property and determined that it can accommodate the additional two animals. Staff recommends approval based on the approval of the corral under Conditional Use Permit (CUP) 2014-35.

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

**Tammy Anderson** stated that she stopped work when a stop-order was issued. She added that she is asking for two additional horses, although she may have only one additional at most times.

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

Member Jaffarian noted concerns with the condition of the property, existing non-compliant corral that will need to be removed, should bring property into compliance before allowing additional horses.

Director King suggested a re-vote on Agenda Item 5.A., to deny without prejudice which would allow the applicant to return with a different plan for review; and to have Condition 13 read "to resolve the code compliance issue prior to allowance".

**M/S Hedges/Rigler** to adopt Resolution 2015-03, to approve Conditional Use Permit 2014-35, to allow two additional animal units for a maximum of seven animal units on the property located at 4444 Hillside Avenue.

**AYES: Hoffman, Hedges, Jaffarian, Rigler**

**Motion Passed**

**ABSTAIN: Leonard**

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2014-36 (Anderson):** A request for approval to allow a detached accessory building consisting of a 2,997 square-foot covered pole corral at 4444 Hillside Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval (Senior Planner)**

Chair Leonard has recused himself due to a potential conflict of interest.

This item was heard prior to Agenda Item 4.A.

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the Commission had previously questioned the dimensions noted on the plan; staff has visited the property to verify setbacks, which are met. The Architectural Review Subcommittee (ARC) did not express any concerns. Staff recommends approval.

Member Rigler stated that after driving by the property, he is concerned with the lay-out of the plan.

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

**Tammy Anderson** was available to answer questions from the Commission.

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

Member Jaffarian recommended that the plan be reviewed by the Building Department, and require an engineer review of final conditions.

Member Hedges noted concerns with the size of the building, appears too big, and too close to neighbors.

Vice Chair Hoffman concurred, stating that the work continued after a stop-order was issued.

**M/ Jaffarian** to approve

**Motion Died**

**M/S Hedges/Rigler** to deny approval of Conditional Use Permit 2014-36.

**AYES: Hoffman, Hedges, Rigler**

**Motion Passed**

**NOES: Jaffarian**

**ABSTAIN: Leonard**

**A second motion was made as follows:**

**M/S Hedges/Rigler** to amend the denial to be without prejudice, for the approval of Conditional Use Permit 2014-36.

**AYES: Hoffman, Hedges, Rigler**

**Motion Passed**

**NOES: Jaffarian**

**ABSTAIN: Leonard**

- B. Conditional Use Permit 2015-01 (Thomas):** A request for approval to allow a detached accessory building consisting of a 1,085 square-foot workshop, storage and garage building at 1571 El Paso Drive located within the Norco Hills Specific Plan. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. All minimum requirements were met for the Norco Hills Specific Plan. Senior Planner Robles stated that the ARC noted a concern that the unit could be used as a residential habitat; the applicant assured staff that it would not. Staff has added a condition to state "no shower area allowed"; as presented, staff recommends approval.

In response to Member Rigler, Senior Planner Robles stated that when the project goes through the permit process, all conditions approved by the Planning Commission are checked, including that no addition wall is added.

Member Hedges requested that a condition be added to include an additional inspection once the structure is built to assure it did not become a residential unit.

Vice Chair Hoffman indicated that he had googled the property and it appeared to have been graded at least at 2%; based on this he suggested that a Primary Animal Keeping Area (PAKA) should be designated. Senior Planner Robles stated that PAKAs were not required in the Norco Hills Specific Plan.

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

**Ben Thomas**, applicant, indicated that he would like to expand the use of his property. He stated that he has no specific use of the building other than as a garage, and a workshop for personal projects. In response to Member Rigler's concern, Mr. Thomas stated that he is not lacking space in his primary home and assured that he would not turn this building into a second unit. In response to Chair Leonard, the applicant stated that he would not like the entrance to be a roll-up door.

In response to Vice Chair Hoffman, Senior Planner Robles indicated that currently there is no easement for access but can be added in the future.

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

Vice Chair Hoffman noted the importance of preserving animal keeping lots, and that this lot is flat enough to add a barn or an animal keeping coral.

Member Hedges shared her concern that it may be used as a residence in the future.

Senior Planner Robles stated that even though PAKAs were not required, upon the development of the track, each property was recorded with the potential number of animals that may be accommodated, this particular lot showed for the potential of three animal units.

Chair Leonard noted his concern that the applicant is not willing to add a roller door on the building, since it is designated a workshop. He asked that no plumbing be allowed, add a roll door, and verify the lot coverage so that it does not exceed allowance.

Member Jaffarian asked if the conditions are carried with the property, in response, Member Rigler explained that although there may be title restrictions in place, the new buyer may not be advised or informed of them.

**M/S Jaffarian/Hoffman to deny approval of Conditional Use Permit 2015-01.**

**AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed**

**Under discussion:** Member Jaffarian advised the applicant that the denial is based on the appearance that it may become a second residence

- C. **Variance 2015-01** (Blackwood): A request for a variance from the 60-foot rear yard setback and the side yard setback requirements of Chapter 18.13 (A-1 zone) of the Norco Municipal Code, to allow an addition to the side and rear of an existing residence located at 1586 First Street in 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 is to allow the owner's sister and her husband to live with her, they are all seniors. She added that findings can be made for the variance. Staff recommends approval.

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

Mrs. Blackwood thanked the Commission for its consideration; and noted that the fees are high.

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

**M/S Jaffarian/Hoffman** to adopt Resolution 2015-14, to approve Variance 2015-01, to reduce the side and rear yard setback requirements to allow an addition to the side and rear of an existing residence located at 1586 First Street.

**AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed**

- D. **Zone Code Amendment 2015-02; Norco Ridge Ranch Specific Plan Amendment 6:** Amend Norco Municipal Code Chapter 18.13 (A-1 zone) and Norco Ridge Ranch Specific Plan (SP 99-01) Residential District to amend the maximum allowed lot coverage regulations for structures. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He reviewed the outcome of previous discussions by the Planning Commission. Being presented is a copulation of those discussions, which includes a minimum setback for animal area, and have pools/spas and 5-foot coping be included in lot coverages.

In response to Member Jaffarian, Director King confirmed that this code amendment would be for new constructions only.

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

The Commission is in agreement that this amendment is needed and a good step in the right direction to uphold animal keeping in Norco.

**M/S Jaffarian/Hedges** to adopt Resolution 2015-12, to recommend that the City Council approve Zone Code Amendment 2015-02, amending Chapter 18.13 "A-1" (Agricultural Low Density) Zone, with any related cross-references in other chapters as needed to amend the maximum-allowed lot coverage for structures.

**AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed**

**M/S Jaffarian/Hedges** to adopt Resolution 2015-13, to recommend that the City Council approve Specific Plan 99-01 Amendment 6, amending the Residential District, with any related cross-references in other chapters as needed to amend the maximum-allowed lot coverage for structures.

**AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed**

- E. **Zone Code Amendment 2015-03:** An amendment to Chapter 18.15 – R-1 (Residential-Single Family) Zone of the Norco Municipal Code, to establish animal-keeping standards. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He stated that the City Council has requested that animal-keeping rights be added in R-1 Zones, provided all set backs are met. The Animal Control Division has asked that aviaries not be allowed.

In response to Vice-Chair Hoffman, Director King stated that once this is approved, residents residing in the R-1 Zone will need to get pre-approval to have an animal unit on their property. Adding that no permit process is required; due to staff level, animal-keeping permits would be difficult to handle.

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

**M/S Jaffarian/Hedges** to adopt Resolution 2015-11, to recommend that the City Council approve Zone Code Amendment 2015-03, amending Chapter 18-15 "R-1" (Residential Single Family) Zone, with any related cross-references in other chapters as needed to add animal-keeping as a permitted use.

**AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed**

- F. **Zone Code Amendment 2015-04:** An Amendment to Chapter 18.24 – M-1 (Commercial/Light Manufacturing) Zone of the Norco Municipal Code, to add

auto-related services and limited sales, as permitted or conditionally-permitted uses. **Recommended Action: Approval** (Planning Director)  
Planning Director King presented the staff report on file in the Planning Department. Staff initiated this amendment based on numerous requests from businesses wishing to move to Norco. Staff recommends approval.

Member Jaffarian noted his concern with spot zoning.

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

**M/S Jaffarian/Hoffman** to adopt Resolution 2015-10, to recommend that the City Council approve Zone Code Amendment 2015-04, amending Chapter 18.24 "M-1" (Heavy Commercial/Light manufacturing) Zone, with any related cross-references in other chapters as needed to add auto-related services and limited sales as permitted or conditionally-permitted uses in the M-1 Zone where it is located along Industrial Avenue.  
**AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed**

6. BUSINESS ITEM:

- A. **Site Plan 2015-02** (Titsworth): A request for approval to allow a detached accessory building consisting of a 860 square-foot barn at 2150 Santa Anita Road 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 stated that all requirements are met. Staff recommends approval.

In response to the Commission inquiry, Senior Planner Robles reviewed access to the accessory building, and a condition could be added to note that the structure is strictly a barn.

**Chair Leonard invited the public to speak.**

Mr. Titsworth confirmed its use as a barn, for animal use only. He added that it will be consistent with others in the neighborhood. He asked for a revision to Condition 11, to allow the existing shed to remain until the new building is completed.

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

It was requested that a condition be added to reflect that the accessory building consisting of a barn for animal-keeping and associated uses only.

**M/S Rigler/Jaffarian** to adopt Resolution 2015-08, to allow a detached accessory building consisting of an 860 square-foot barn on the property located at 2150 Santa Anita road.

**AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed**

Under discussion: it was agreed to modify the language under Condition 11 to allow the current shed to remain until building is completed.

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

- City Council Regular Meeting of February 4, 2015
- City Council Regular Meeting of February 18, 2015

8. PLANNING COMMISSION:

A. Oral Reports from Various Committees

Member Hedges shared that the Ad-Hoc Committee's final report will be going to City Council for its final review and approval.

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

**M/S Jaffarian/Hedges** to add a discussion item on a future agenda on fees for Variances on non-conforming lots.

**AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed**

9. ADJOURNMENT: Chair Leonard adjourned the meeting at **9:00 PM**

Respectfully submitted,

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Steve King, Secretary  
Planning Commission

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**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
APRIL 8, 2015

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CALL TO ORDER: **7:03 PM**

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

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

PLEDGE OF ALLEGIANCE: **Chair Leonard**

1. APPEAL NOTICE: **Read by Planning Director King**

2. PUBLIC COMMENTS: **None**

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting of February 11, 2015 (Continued from 3/11/15)

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

**M/S Rigler/Hoffman** to approve the minutes of regular meeting February 11, 2015, as written

**AYES: Leonard, Hoffman, Hedges, Rigler**

**Motion Passed**

**ABSENT: Jaffarian**

4. PUBLIC HEARINGS:

A. **Conditional Use Permit 2013-01, Amendment No. 1** (Bogdan): A request for approval to allow a 640 square-foot carport addition to an existing detached accessory building at 2460 Crazy Horse Lane 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 stated that the Architectural Review Committee (ARC) noted the lack of space available in the back, but likes that it cannot be seen from the street. As proposed, all requirements are met. Staff recommends approval.

Senior Planner Robles confirmed for Vice Chair Hoffman that the location of the carport is in the same area as the previously approved building, and that the distance between the building and animal keeping area is 20 feet.

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

**M/S Hedges/Rigler** to adopt Resolution 2015-16, to approve Conditional Use Permit 2013-01, Modification No. 1, to allow a 640 square-foot carport addition to an existing detached accessory building at 2460 Crazy Horse Lane.

**AYES: Leonard, Hoffman, Hedges, Rigler**

**Motion Passed**

**ABSENT: Jaffarian**

**B. Conditional Use Permit 2015-03 (Rivera):** A request for approval to allow a batting cage facility for private lessons at 2800 Reservoir Drive 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 asserted that business athletic uses are allowed in the A-1-20 Zone. She noted that this item had come to light based on a code complaint filed, that Mr. Rivera has been operating without a business license or proper permits for his facility. If approved, staff recommends that a photo metric plan be required. Additional letters of support had been received prior to the meeting, including an opinion from a real estate agent on property value. Staff requested direction if not approved as presented.

In response to Member Hedges, Director King confirmed that this item was reviewed for a potential indoor batting cage by the Planning Commission in 2011; no application for approval had been filed.

Senior Planner Robles explained that a CUP must be approved before the applicant applies for a business license; this is not considered a home occupation, but a permitted use in the zone.

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

**Jerry Kliebert**, owner of Norco Batting Cages, stated that if allowed this will affect his business, a loss of revenue. He is against this proposal.

**Lana Romero** stated that her son attends lessons at Mr. Rivera's facility; noting a positive influence. She supports the facility.

**Joy Olea** read a letter from Coach Leary in support of the facility and Mr. Romero.

**Matthew Juback** is a neighbor, and spoke against the facility, noting that he can hear the loud noise produced from the bat hitting a ball. He shared studies on noise at high decibels, adding that the noise produced is louder than most realize.

**Mary Juback** stated when visiting her son's home, she could hear the noise. She noted her concern of his being unable to sell the property without disclosing the disturbance. She is opposed to the facility.

**Jim Juback** opposes the business, noting that he is operating without a permit, or paying taxes.

**Mickay Manhan** stated his support for Mr. Rivera, asked to allow him to share his passion with Norco's youth.

**Sandy MacQuarrie** stated her support of the business, noting only one complaint was received in 2011, which shows that the neighbors are accepting of the business.

**Bill Stubbs** stated that as a neighbor, he has no issues with the facility.

**Lou Rivera, applicant,** stated that he doesn't take business away from the Norco Batting Cages, noting that he is helping him as students go the Norco Batting Cages to practice what he has taught. He shared that he used to receive donations from those he trained to help keep up the facility but now charges a small fee for its upkeep. Mr. Rivera noted that he is willing to work with the City to become compliant. He shared additional information on how he runs the lessons, age of those he coaches and the number of appointments in a week and the length of each lesson. He noted that the new noise ordinance does not mention sounds from baseball bats; as such he is not in violation of this ordinance.

In response to questions from the Commission, Mr. Rivera stated that he used to coach for the Norco Little League back in 1992, the minor A division; has not coached since 2001; started coaching college level in 2010; one child at most of sessions, on occasion siblings will come together; and each session are one hour long. In reference to the report discussed at the 2011 Planning Commission meeting, he stated that he chose not to pursue an indoor structure for lessons, only to continue private lessons in the current setting. He explained that he has allowed a couple of coaches to use his facility for their individual teams. When asked if he would consider building a buffer for sound, such as adding rubber walls, Mr. Rivera was unable to answer as he was not sure how that could be done. He noted that of 22 hours of coaching in a week, only 12 are used for batting training.

**Sharon Delbuono-Schonne**, next door neighbor, stated that she never had a problem with the sound, adding that roosters and peacocks are louder. She supports the facility.

**Gary Schonne** stated that as a firefighter, the shriek of a fire siren is much higher in decibels and louder than batting sounds. He supports the facility; noting a good avenue for kids to stay off streets.

**Cara McCray** noted her support for Coach Rivera, adding that under his tutelage her son has overcome hardship and plays baseball back to standard. She added that although he does need a business license, it doesn't mean that he needs to shut down.

**Jackie Grana** stated that her son has taken lessons for 10 years at the facility, she supports Coach Rivera. Her son also spoke, stated that Coach is a good person, is very supportive.

**Jessica Uhle** spoke in support of Coach Rivera. She also read a letter on behalf of a friend in support of the facility.

**Lou Paltza** questioned the distance of the decibel reading, the location of batting cage to the horse trail, and height of shrubs. He added that a nonprofit business should be allowed to exist and allowed to take money for upkeep of equipment.

**Judy Dekker** left prior to her name being called, a member of the public read a letter provided she had provided in support of the facility.

**Jeannie Johnson** stated her support of the facility, noting that her grandson attends lessons.

**Andrew Schanner** stated that he had been coached by Coach Rivera, now he is attending college on a baseball scholarship and continues to go work out at the facility.

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

Member Hedges stated her concern with the illegal business, noting that it doesn't belong in a residential area, batting cage on private property should be only for own kids, and that Mr. Rivera should do the coaching outside the area, such as at the park close by.

Member Rigler concurred, noting that it is a great opportunity for local kids but doesn't belong in residential area.

Vice Chair Hoffman detailed his concerns with the lack of permits for business, any structure including lighting; public safety; trees and shrubs are too tall which makes visibility for leaving the property is traffic concern.

Chair Leonard stated that although he supports FFA, 4H and other kids programs, his concern is the lack of a business license which means it's an illegal business; indicating that the applicant has known since 2011 what he needed. All businesses should pay its share of taxes, and it is illegal as a residential business.

**M/S Hedges/Hoffman** to deny Conditional Use Permit 2015-03, to allow a batting cage facility at 2800 Reservoir Drive.

**AYES:** Leonard, Hoffman, Hedges, Rigler  
**ABSENT:** Jaffarian

**Motion Passed**

**Recessed** 8:39 pm

**Reconvened** 8:49 pm

C. **Conditional Use Permit 2015-04** (Boladian): A request for approval to allow a detached accessory building consisting of a 1,200 square-foot garage/workshop at 2428 Alhambra Street located within the A-E (Agricultural Estate) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that all requirements are met; the ARC has reviewed and only asked that the façade match the home. Staff recommends approval.

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

**Doreen Grimes** answered a few questions from the Commission.

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

**M/S Hedges/Rigler** to adopt Resolution 2015-17, to approve Conditional Use Permit 2015-04, to allow a detached accessory building consisting of a 1,200 square-foot garage and workshop at 2428 Alhambra Street.

**AYES:** Leonard, Hoffman, Hedges, Rigler  
**ABSENT:** Jaffarian

**Motion Passed**

D. **Conditional Use Permit 2015-05** (Bond): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot Recreation Vehicle (RV) storage and workshop building at 1191 Seventh Street located within the R-1(Residential Single-Family) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. All minimum requirements are met. Staff recommends approval.

Senior Planner Robles confirmed that the existing shed will be coming down, and that no concerns from neighbors have been received.

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

**Craig Bond, applicant**, thanked the Planning Commission for its consideration. He shared that he is considering creating an old town façade look for the building.

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

Chair Leonard asked that the façade diagram be forwarded for review to the ARC.

**M/S Hedges/Hoffman** to adopt Resolution 2015-18, to approve Conditional Use Permit 2015-05, to allow a detached accessory building consisting of a 2,400 recreational vehicle (RV) and workshop building at 1191 Seventh Street.

**AYES: Leonard, Hoffman, Hedges**

**Motion Passed**

**NOES: Rigler**

**ABSENT: Jaffarian**

- E. **Conditional Use Permit 2015-06** (Duarte): A request for approval to allow a detached accessory building consisting of a 1,250 square-foot storage and barn building at 5060 Pinto Place located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles stated that this item is being continued by staff recommendation to a future regular meeting.

5. DISCUSSION ITEM:

- A. Zone Code Amendment 2015-05; Draft C-4 zone code amendments.  
**Recommended Action : Discuss and Provide Direction**(Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He reviewed previous discussions by the City Council/Planning Commission Working Group, such as potentially creating categories to bring more options into the C-4 Zone, make it development friendly, and introduce ways to encourage lot combination to develop larger lots for business growth in the zone. Director King asked for input from the Commission, he is hopeful to follow up with a scheduled public hearing and make a recommendation to the City Council soon.

Discussions ensued, including the suggestion that tattoo parlors, body piercing and permanent makeup be separate allowances, and not necessarily as ancillary uses, as all are different services.

Member Hedges asked about the reference to “rentals” under section D, suggesting that rentals should only be allowed as ancillary uses. Director King stated that the existing services are non-conforming and grandfathered in.

Director King thanked the Commission for its input, he will bring back the items discussed as code amendments for permitted uses only. A zone code amendment will be brought back at a later date.

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

- City Council Study Session Special Meeting of January 21, 2015
- City Council Regular Meeting of March 4, 2015
- City Council Regular Meeting of March 18, 2015

7. PLANNING COMMISSION:

A. Oral Reports from Various Committees

Member Hedges shared that the next Ad-Hoc Committee meeting is scheduled for Monday, April 13, 2015; discussions are continuing at the direction of City Council.

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

- Member Hedges asked staff if the Planning Commission can take any action on buildings that are being built without permits. Director King offered to prepare a report to address this issue.

8. ADJOURNMENT: Chair Leonard adjourned the meeting at **9:34 PM**

Respectfully Submitted,

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Steve King, Secretary  
Planning Commission

/di

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** May 13, 2015

**SUBJECT:** Conditional Use Permit 2014-32 (Verizon Wireless/Core): A request for approval to allow the installation of an unmanned wireless telecommunication facility at 1101/1161 Hidden Valley Parkway within the Norco Hills Specific Plan.

**RECOMMENDATION:** Adopt Resolution 2015-23, approving Conditional Use Permit 2014-32.

**SUMMARY:** Conditional Use Permit (CUP) 2014-32 is a request for approval to allow the installation of an unmanned wireless telecommunication facility at the shopping center located at 1101/1161 Hidden Valley Parkway (ref. Exhibit "A" – Location Map). Antennas are proposed inside the tower (that will be raised) on an existing building, and the required support equipment is proposed on the ground on the west side of the same building.

**PROPERTY DESCRIPTION:** The project site consists of two legal parcels (1101 and 1161 Hidden Valley Parkway) that make up the neighborhood commercial center located at northwest corner of Hidden Valley Parkway and El Paso Drive. The property also fronts onto Thoroughbred Lane (ref. Exhibit "B" – APN Map).

The parcel identified as 1101 Hidden Valley Parkway consists of about 75,358 square feet and is currently developed with a 16,784 square-foot CVS Pharmacy. The parcel identified as 1161 Hidden Valley Parkway consists of about 73,616 square feet and is currently developed with a 15,198 square-foot multi-tenant commercial retail building. The center was approved with shared driveways, drive aisles, parking, and landscaping (ref. Exhibit "C" – Aerial and Site Photos).

The site shopping center is surrounded by residential homes in the Norco Hills Specific Plan on the north, west and east side, and residential homes in the City of Corona on the south.

**PROJECT DESCRIPTION:** The applicant is requesting approval of a conditional use permit to allow the installation and operation of an unmanned wireless telecommunication facility at the shopping center located at 1101/1161 Hidden Valley Parkway. More specifically, wireless facility is proposed on the parcel identified as 1161 Hidden Valley Parkway (ref. Exhibit "D" – Site Plan, Building Elevations and Project Details).

The existing multi-tenant commercial building at 1161 Hidden Valley Parkway includes three towers/cupolas (architectural elements), one at the west end, one in the middle, and one on

the east end. The cupola on the west end is proposed to be raised from the existing height of 28 feet 8 inches to a proposed height of 35 feet, to accommodate antennas on the inside of the cupola (ref. Exhibit "E" – Photo Simulations). The cupola will consist of new walls that will allow the transmission of radio signals from the antennas. These new walls are proposed to be painted and textured on the exterior to match the existing building.

The required support equipment is proposed on the ground on the west side of the same building, and next to an existing trash enclosure on the property. The support equipment area will take up about 235 square feet, and will be screened within a block wall enclosure that will match the walls of the existing trash enclosure. The height of the enclosure walls are proposed at eight feet.

Cables linking the support equipment to the antennas will be underground up to the building, which will then go up along west side of the building. The cables along the side of building will be covered with a cable tray that will be painted and textured to match the building.

The proposed wireless facility is unmanned. Maintenance personnel will visit the site every four to six weeks to ensure the site is functioning properly and being maintained.

**ANALYSIS:** The subject property is located in the NHSP Neighborhood Commercial District. The Norco Municipal Code (NMC) makes provision to allow building mounted telecommunications facilities in all commercial zones, subject to the approval of a conditional use permit.

When reviewing building mounted antennas, the following is required to be analyzed per the Chapter 18.57 – Wireless Telecommunication Facility Regulations, in the NMC:

- **Antennas and the equipment rooms must comply with the regulations of the underlying zone.** The property is located within the Commercial District of the Norco Hills Specific Plan. Upon development, the neighborhood center was found to be in compliance with all development standards (i.e., setbacks access, parking, landscaping, architecture, trash enclosures, etc.) required in the NHSP. For this project, it only needs to be determined if the proposed height of the cupola will not exceed the height requirements, and if the block wall enclosure for the equipment meets the setback and height requirements/limitations.

The maximum height of a building is 35 feet in the subject zone and the new height of the cupola will not be extended past 35 feet. A minimum 10-foot wide landscape buffer must be maintained along property lines adjacent to streets, and the maximum height of a wall in a commercial zone is nine feet, as long as it's not in the required landscaped setback area. The equipment enclosure will be at least 10 feet back from the property line, thus maintaining the 10-foot wide landscape buffer in that area. The height of the enclosure walls are proposed at eight feet, thus not exceeding that maximum height.

- **The total height of the building and the antenna shall not exceed the height limit of the underlying zone. Antenna exceeding the allowed height limit shall be required to obtain a variance.** As noted above, the maximum height of 35 feet for the underlying zone is not exceeded and therefore a variance is not required for this project.
- **Building mounted antennas must be screened from adjacent properties and adjacent public rights-of-way. The screening may include parapets, walls, or similar architectural elements provided that it is painted and textured to integrate with the architecture of the building.** The proposed antennas will be completely screened within the walls of the cupola and therefore not visible to adjacent properties and adjacent public rights-of-way.
- **The associated equipment rooms may be located in either an interior space in the existing building or in an attached or detached exterior building. Exterior equipment buildings constructed on premises shall be architecturally similar to the existing building and screened.** The intent of this equipment is to ensure that the equipment is screened from public view. The required support equipment is detached, proposed on the ground on the west side of the subject building, and next to an existing trash enclosure on the property. The proposed enclosure is not a building (no roof), but will completely screen the equipment with walls that match the existing trash enclosure. Staff is recommending approval of the proposed enclosure, since it meets the intent or the requirement and because it does not interrupt the architecture of the exiting commercial building.

The Federal Communications Commission (FCC) regulates Radio Frequency (RF) emissions to ensure public safety. Verizon Wireless performed a RF compliance pre-construction evaluation for the project and based on the results of the evaluation, will be compliant with FCC guidelines (ref. Exhibit "F" – FCC Compliance Letter).

Architectural Review Sub-Committee (ARC): The project was provided to the ARC. No comments were expressed over the proposed height increase of the cupola.

Project Review Board (PRB): The PRB reviewed this project on January 7, 2015 all of the comments discussed at the meeting have been reflected in the design of the project or incorporated into the conditions of approval.

Environmental Review: The project has been determined by staff to be exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Class 32 (Infill Development Projects).

Streets, Trails, and Utilities Commission (STUC): The project did not require review by the STUC since all the required street dedication and improvements exist.



## RESOLUTION NO. 2015-23

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY AT 1161 HIDDEN VALLEY PARKWAY LOCATED WITHIN NORCO HILLS SPECIFIC PLAN (NHSP). CONDITIONAL USE PERMIT 2014-32**

WHEREAS, VERIZON WIRELESS/CORE submitted an application for a conditional use permit to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code on property generally described as:

Parcel 2 of Parcel Map No. 30218 in the City of Norco, County of Riverside, State of California recorded in Book 201, Pages 1 and 2 of Parcel Maps, records of Riverside County;

More generally described as irregular-shaped area of about 1.69 acres, having a frontage on the south side of Thoroughbred Lane of about 476 feet, a frontage on the north side of El Paso Drive of about 431 feet, a frontage on the east side of Hidden Valley Parkway of about 84 feet, and being further identified as 1161 Hidden Valley Parkway (Assessor's Parcel Number of 122-631-004); and

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

WHEREAS, said application was scheduled for a public hearing on May 13, 2015; and

WHEREAS, at the time set at 7 p.m. on May 13, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested conditional use permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan has designated the site as Specific Plan (SP), and the Specific Plan zoning designation of the site is consistent with the General Plan. The nature of the proposed land use is conditionally permitted in the zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and will therefore not have any significant effects. The land use is passive and will not create any noticeable traffic, noise, induce growth, or impact facilities in any way.

B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area given that the proposed wireless telecommunication facility is proposed within an existing building and on a site that is fully developed. The proposed improvements will not inhibit or induce growth or development on any of the adjacent properties. The proposed facility will not create any other environmental impacts to the adjacent properties. The land use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.

C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed project meets applicable development standards. The facility as conditioned and designed will minimize potential visual impacts.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. The subject wireless facility is unmanned, with maintenance personnel only visiting the site every four to six weeks to ensure the site is functioning properly and being maintained.

E. The City has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Class 32 (Infill Development Projects).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled May 13, 2015 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 "D" – Site Plan, Building Elevations and Project Details dated March 19, 2015 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 applicant or 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. The subject use shall be conducted in accordance with the approved plans and stipulations, on file in the Norco Planning Division.
6. This is not approval to begin work. The applicant shall apply and obtain all necessary permits from the Building Division and pay all applicable City of Norco fees prior to issuance of any permits.
7. Plans submitted to the Building Division shall include but not be limited to: a complete construction submittal for the enclosure and equipment, complete structural design including analysis of existing structure supporting loads from new construction, and complete electrical plans and specifications.
8. The telecommunications facility approved with is resolution consists of the installation of antennas inside the tower (that will be raised to a maximum height of 35 feet) of the existing building located at 1161 Hidden Valley Parkway, and the required support equipment on the ground on the west side of the same building.
9. The outside of the new walls that will be used to extend the height of the existing building cupola, shall consist of colors, patterns and textures that match the existing building.

10. The applicant shall be responsible for obtaining a legal access agreement for access to the site and/or subject leased areas.

11. All lease and usage agreement details are between the applicant, property owner, and the owner of the existing telecommunications facility; however, they shall in no way violate the conditions of this approval.

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

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

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

13. Any future modification/co-location on the subject telecommunication facility shall be reviewed and approved by the Planning Division, but may also require approval by the Planning Commission at the discretion of Planning Staff.

14. All cables, electrical and power shall be underground.

15. This project shall only be served by underground utilities. All utility locations shall be incorporated into the public improvements plans and shall be prepared on standard size sheets by a registered civil engineer for approval by the City Engineer. A plan check deposit per sheet shall be posted prior to checking and standard fees paid prior to plan approval.

16. 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.

17. Ground level equipment associated with this project shall not extend above the equipment enclosure approved with the project.

18. The applicant shall meet all standards, requirements and conditions of the Planning, Engineering/Public Works, Building and Safety Divisions, the Fire Department, and all other applicable departments and agencies.

19. Any stop work order caused by failure to make application for building permits with the City of Norco will cause a revocation hearing to be held at the next regularly scheduled meeting of the Planning Commission.

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

21. Access to the equipment and antennas shall be locked and secured.

22. The equipment enclosure building must be graffiti coated.

23. The owner of the antennas shall obtain a City of Norco business license and pay all applicable business license fees.

##

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on May 13, 2015.

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Robert Leonard, Chairmain  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on May 13, 2015 by the following roll call vote:

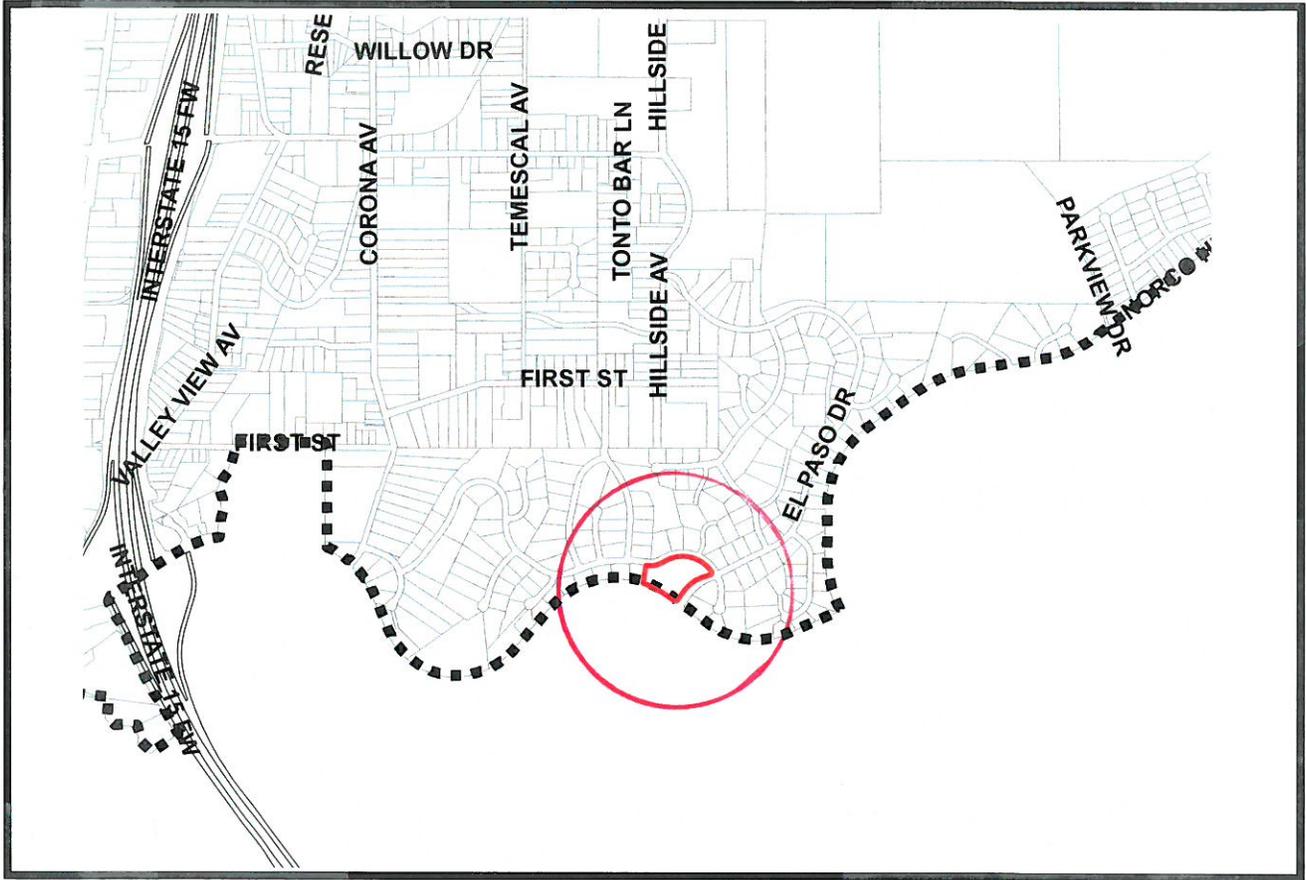
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2014-32

**APPLICANT:** CORE/VERIZON

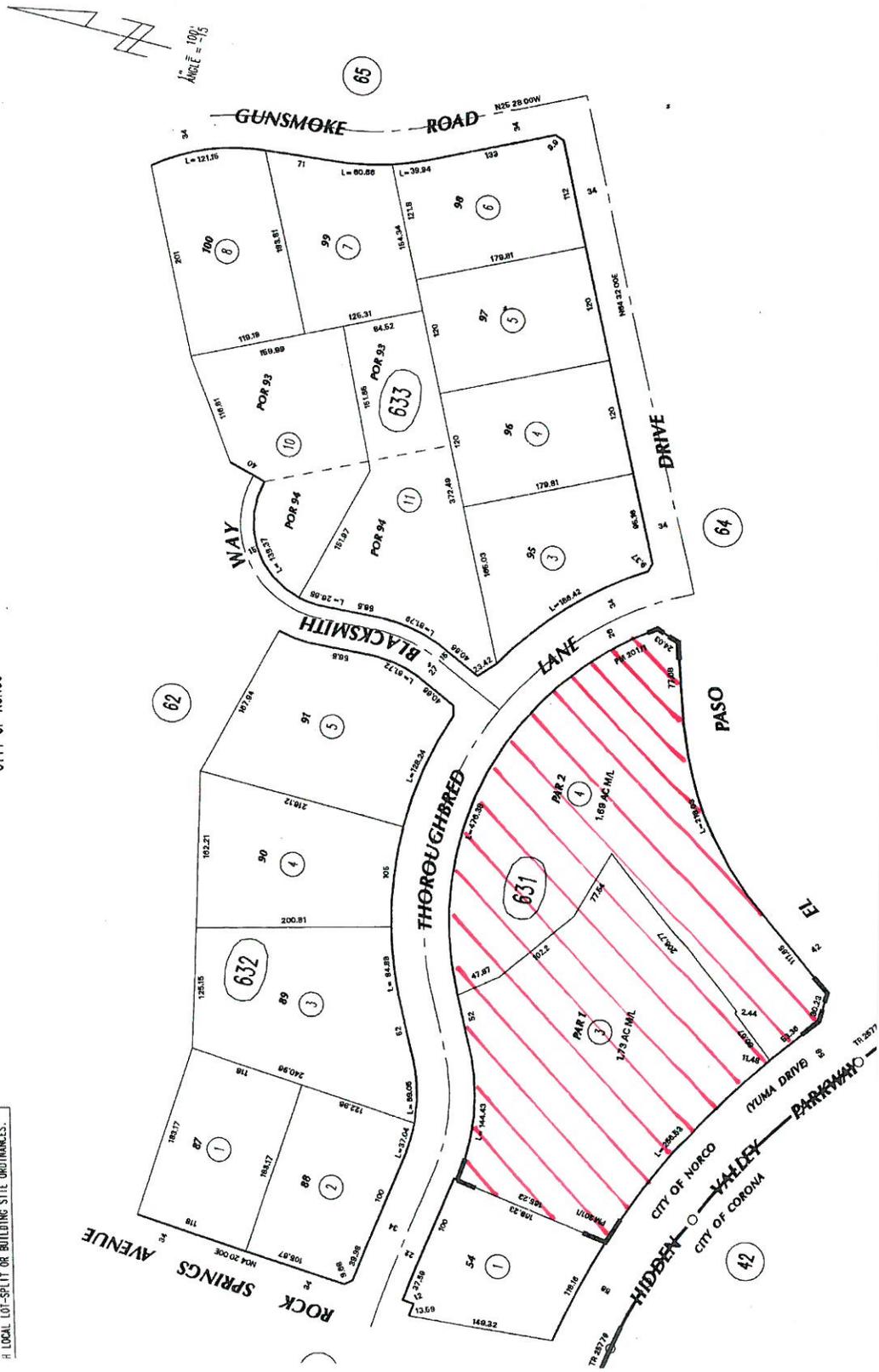
**LOCATION:** 1101 Hidden Valley Parkway

**Exhibit "A"**

# ASSESSOR'S PARCEL MAP

NOT FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY  
 ACCORDING TO THE CITY'S ASSESSOR'S PARCEL  
 MAP LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

TUESDAY, JULY 10, 2007  
 CITY OF NORCO



**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** May 13, 2015

**SUBJECT:** Conditional Use Permit 2015-07 (KJ Triangle Inc.): A request for approval to allow a kid's indoor playground at 1721 Third Street located within the C-G Zone.

**RECOMMENDATION:** Adopt Resolution 2015-26, approving Conditional Use Permit 2015-07.

**SUMMARY:** Conditional Use Permit (CUP) 2015-07 is a request for approval to allow a kid's indoor playground at 1721 Third Street (ref. Exhibit "A" – Location Map).

**PROPERTY DESCRIPTION:** The project site is part of a master planned commercial/office business center that has frontage on Third Street (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial Photo). The center consists of seven multi-tenant buildings with associated landscaping, parking (289 spaces) and drive aisles that are shared among all the buildings in the center. The entire center is fully developed and all required street dedications and improvements exist.

Building "B" of the center, also identified as 1721 Third Street, is the building proposed for the subject use. This building is located at the front of the center and consists of 7,800 square feet (ref Exhibit "D" – Existing Site Plan)

**PROJECT DESCRIPTION:** The applicant is requesting approval of a conditional use permit to allow a kid's indoor playground at 1721 Third Street. No exterior building and site improvements are proposed. Improvements/modifications will be to the interior of the building to accommodate the indoor playground (ref. Exhibit "E" – Proposed Floor Plan).

The intent of this business is to serve kids from ages two to six and will include: free play within the indoor playset, private parties, mommy and me classes and after school classes and fun time. The maximum operating hours are proposed from 10:00 a.m. to 7:00 p.m. every day of the week.

**ANALYSIS:** The subject property is located in the C-G zone in which indoor recreation, which would include indoor playgrounds, is a conditionally permitted land use.

With conditionally permitted land uses, the Commission must hold a public hearing to consider all aspects of the project and must consider whether the proposed land use will adversely affect the adjoining land uses and the growth and development of the area.

The site complies with all development standards (i.e., setbacks, landscaping, etc.) required in the C-G zone, which were met when the existing center (which includes the project site) was approved. With this proposal, it would just need to be determined that the existing parking spaces are sufficient to accommodate the proposed use and that the parking demand does not conflict with existing uses.

When the site was developed, the parking ratio that was applied was the retail/office ratio of one parking space for every 250 square feet of gross floor area and the existing 289 parking spaces met the parking requirement.

The Code does not specifically list the parking requirements for an indoor playground. For this reason, the report references a similar project. A past project similar to this proposal is the LA Fitness gym. The parking ratio that was applied to this gym was for a commercial use which requires one parking space for every 250 square feet of gross floor area. While this is the closest type of use, it may not be an accurate assessment for the proposed use in terms of requiring more parking than is needed. Staff is recommending that the same ratio be applied for the indoor playground. Should the Planning Commission concur, the parking demand would be consistent with the original approval of the center and the parking demand would not change with the proposed use.

Based on a research of existing Business Licenses for the center, the majority of existing tenants are office-related uses, with hours of operation between 7:00 a.m. and 6:00 p.m. Monday thru Friday and no hours on Saturdays and Sundays (1751, 1761, 1771, 1781, 1791, and 1801 noted on Exhibit "D" - Existing Site Plan). There are two vacant buildings (1731 and 1741 noted on Exhibit "D" - Existing Site Plan). The existing uses are consistent with the existing approvals and parking. Similar uses would have to be allowed in vacant buildings unless it is a use allowed with the approval of a conditional use permit. There is no conflict between the existing uses and the proposed use, since the parking ratio is the same.

There are two conditional use permits at the same center that were approved for two different churches. Because of this, it would have to be determined if the proposed use, which also requires a conditional use permit, would conflict with the existing conditional use permits in terms of parking.

One church was approved for 1741 Third Street with church services on Saturdays from 10 a.m. to 6:30 p.m., and which required 33 parking spaces (based on the parking requirements for churches of one parking for every 3 seats fixed or otherwise). The other church was approved at 1771 Third Street with church services on Sundays from 10:00 a.m. to 1:00 p.m. and a midweek service from 7:00 p.m. to 9:00 p.m., and which required 78 parking spaces (based on one parking for every 3 seats fixed or otherwise). The two churches and the proposed use would be the only business operating on the weekends, but with one church on Saturday and the other on Sunday (note: a church is currently not operating from 1741 Third Street, but it must be considered because of the existing conditional use permit).

The subject use is proposed to have operating hours are from 10:00 a.m. to 7:00 p.m. on Saturdays and Sundays, which requires 31 parking spaces (based on the parking requirement of one parking space for every 250 square feet of gross floor area). On Saturday, the combined parking requirement between one of the churches and the proposed use would be 64 spaces, and on Sunday it would be 109 spaces. There are no conflicting hours during the week, and the existing 289 parking spaces are more than sufficient for the existing and proposed uses during the weekend.

Improvements/modifications to the interior of the existing building will require building permits and will have to comply with building and safety requirements.

Because the project does not require any waivers from site development standards, the project is not expected to adversely affect adjoining land uses and growth or development in the area. The use as proposed and conditioned can be operated in a manner that is compatible with the surrounding uses and should not have any significant effects..

The property is adequate to allow for full development of the project, and the traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. The proposed use meets parking requirement, and all street improvements exist.

Environmental Review: City staff has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Section 3.13, Class 1 – Existing Facilities. A notice of exemption will be filed with the County of Riverside.

**CONCLUSION:** As proposed and conditioned, the project meets the applicable requirements of the C-G Zone. Staff is recommending that the Planning Commission adopt Resolution 2015-26 approving Conditional Use Permit 2015-07.

/adr

Attachments:           Resolution 2015-23  
                              Exhibit "A" – Location Map  
                              Exhibit "B" – APN Map  
                              Exhibit "C" – Aerial Photo  
                              Exhibit "D" – Existing Site Plan  
                              Exhibit "E" – Floor Plan

## RESOLUTION NO. 2015-26

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW A KID'S INDOOR PLAYGROUND WITHIN AN EXISTING BUILDING AT 1721 THIRD STREET, BUILDING "B", LOCATED WITHIN THE C-G (COMMERCIAL GENERAL) ZONE. CONDITIONAL USE PERMIT 2015-07**

WHEREAS, KJ TRIANGLE INC./KATE DENG submitted an application to the City of Norco, California for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code for a church use on property generally described as:

Lot 1 through 8, inclusive of Tract No. 33876, as shown by Map on File in Book 430, Pages 17 through 22, inclusive of Maps, Records of Riverside County, California; and

More generally described as an irregular-shaped area of about .22 acres, having a maximum width of about 80 feet, a maximum depth of approximately 130 feet, and being further described as 1721 Third Street, Building "B" (APN 129-380-002); and

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

WHEREAS, said application was scheduled for a public hearing on May 13, 2015; and

WHEREAS, at the time set at 7 p.m. on May 13, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

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

working in the neighborhood thereof, by reason that the Norco General Plan designates the site as CC (Commercial Community) and the existing C-G (Commercial General) zoning designation is consistent with the General Plan. An indoor playground is conditionally permitted 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 subject land use is conditionally permitted, meets Code requirements, and is subject to conditions to help avoid any potential adverse effects. The indoor playground when operated in compliance with the conditions of approval, will be complementary and compatible with existing businesses and surrounding properties and therefore will not have an adverse effect on adjoining properties.

C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed use meets all applicable development standards which includes parking.

D. The traffic generated by the church will not impose an undue burden upon the streets and highways in the area based on compliance with conditions of approval, and because the street in front of the center where the project site is located is fully improved and designed to accommodate build-out conditions of surrounding zoning.

E. The City has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Section 3.13, Class 1.

## II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on May 13, 2015 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 "D" – Existing Site Plan and Exhibit "E" – Floor Plan dated March 19, 2015, and incorporated herein by reference and on file with the Planning Division. The use shall occur as shown unless otherwise noted in these conditions.

2. The applicant and 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. The applicant shall obtain building permits for the improvements to the interior of the existing building. Tenant improvements shall comply with building and safety requirements and will not be allowed to require more parking than has been approved for the use.
6. This is not an approval to begin work or to occupy the subject building. The building shall not be occupied until the City issues applicable building permits (i.e., for tenant improvements) and all other appropriate permits (i.e., business license, certificate of occupancy, etc.).
7. The applicant shall comply with all requirements from Building and Safety, Planning, Fire, and all other applicable divisions, departments and agencies.
8. The requirement for fire sprinklers as required by Code, occupancy separation between Buildings, and any additional ADA parking (to be designated/re-striped) shall be complied with if determined necessary.
9. The applicant shall comply with all the requirements of the Fire Department, which may include providing detailed information on the walls separating Buildings/Suites.
10. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate.

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

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

12. 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.

13. The applicant shall maintain the floor plan layout within the building as indicated in Exhibit "E" – Floor Plan dated March 19, 2015. Any modifications to the floor plan shall be reviewed by the Planning Division for a determination on whether the required parking is available to support any modifications to the floor plan.

14. The approved hours of operation for the indoor playground shall be from 10:00 a.m. to 7:00 p.m. every day of the week. Any modifications to the hours of operation shall be reviewed by the Planning Division for a determination on whether the required parking is available to support changes in the hours of operation.

15. No private school or daycare center is approved with this conditional use permit.

16. An alarm system shall be installed on exits and entrances for the building.

17. Said approval shall become null and void unless building permits for all construction/interior modifications authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, 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.

18. The owner/operator of the indoor playground, regardless of any changes in ownership, shall provide a self audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the issuance of a business license and or Certificate of Occupancy, and then every year thereafter by December 31. The owner/operator shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.

Resolution No.2015-26  
Page 6  
May 13, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 13, 2015.

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Robert Leonard, Chairman  
Planning Commission  
City of Norco, California

ATTEST:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on May 13, 2015 by the following roll call vote:

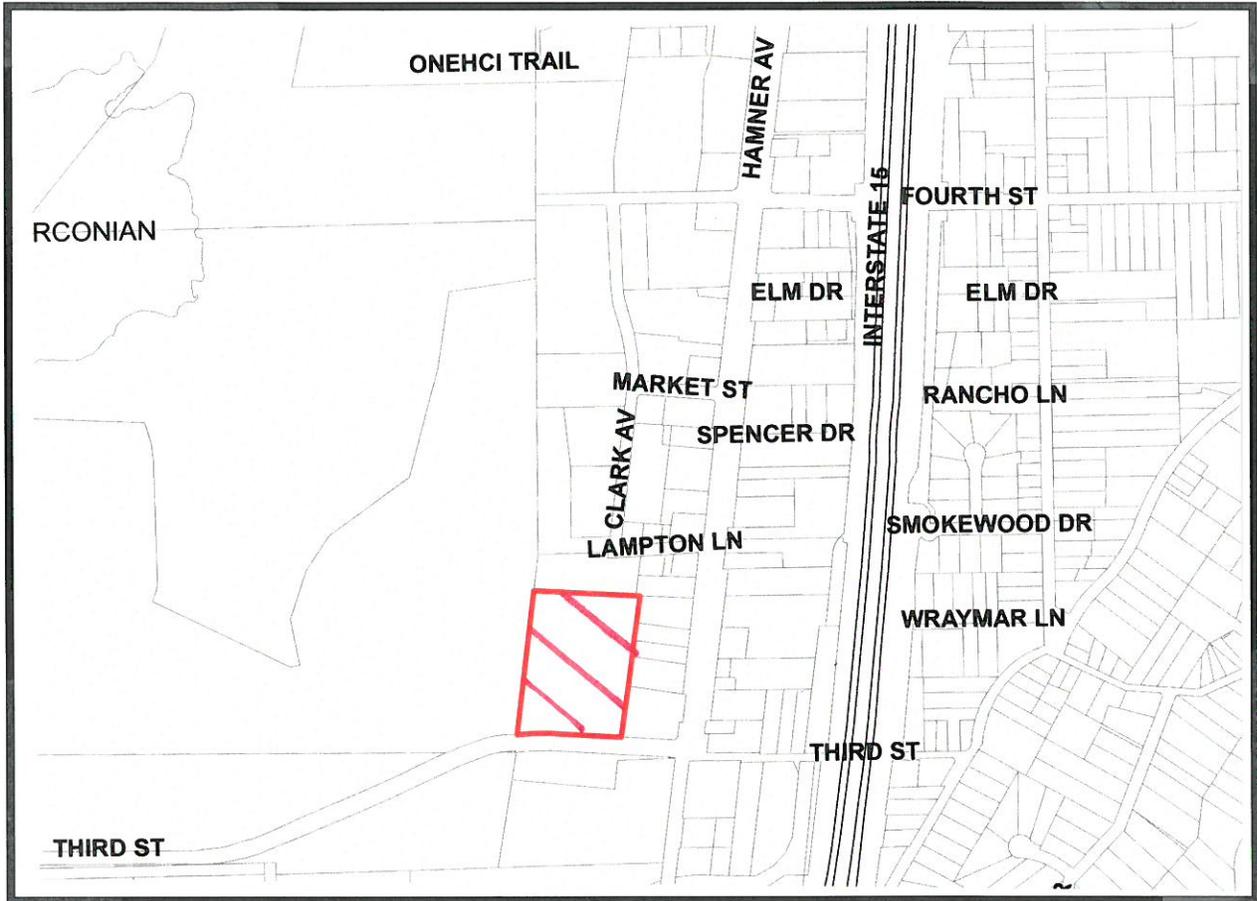
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2015-07  
**APPLICANT:** KJ Triangle/Kate Deng  
**LOCATION:** 1721 Third Street

**Exhibit "A"**

# ASSESSOR'S PARCEL MAP

16-1-2008

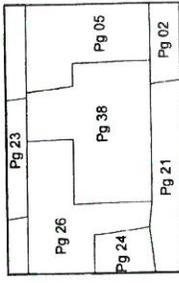
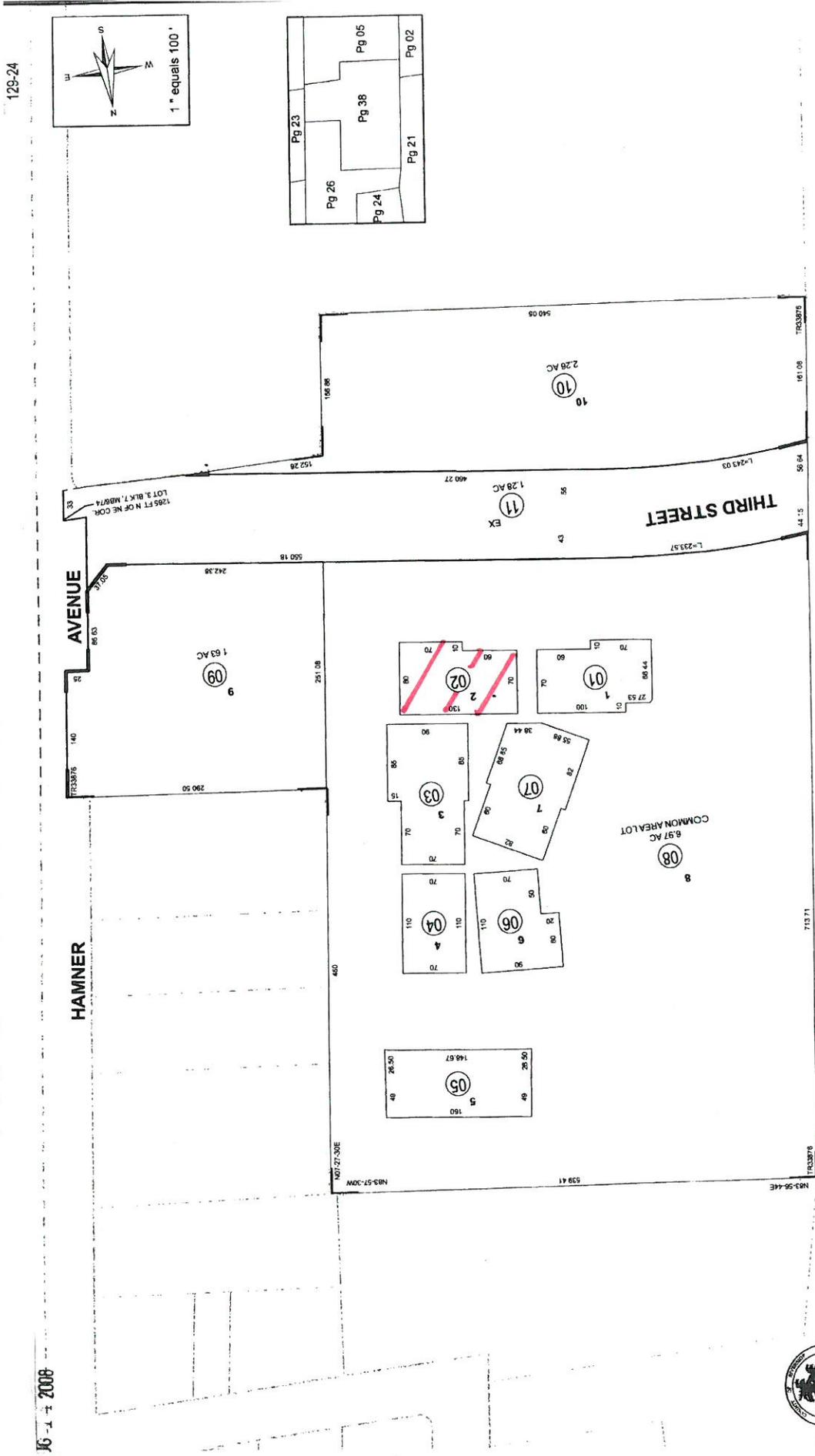


Exhibit "B"

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** May 13, 2015

**SUBJECT:** Conditional Use Permit 2015-08 (Kay): A request for approval to allow a detached accessory building consisting of a 2,407 square-foot barn at 2757 Shadow Canyon Circle located within the A-E (Agricultural Estate) Zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2015-21 approving Conditional Use Permit 2015-08.

Conditional Use Permit 2015-08 is a request for approval to allow an accessory building consisting of a 2,407 square-foot animal-keeping barn at 2757 Shadow Canyon Circle (ref. Exhibit "A" – Location Map). The property consists of about .81 acres/35,283 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan and Building Elevation). The building is an animal-keeping barn that includes tack and feed rooms. The proposed structure is a metal pipe framed Shedrow Barn, that will match the existing house in color.

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

- A minimum of 5 feet from property lines and 10 feet from any other structure are the setbacks required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a height of about 13 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 lot area. **The lot coverage for the property is approximately 21%, which takes into account the existing and proposed structures.**

Animal-keeping is allowed in the A-E Zone, however; a contiguous open animal area is not required for the approval of accessory buildings on properties in the A-E Zone.

The project was provided to the Architectural Review Sub-Committee (ARC). One member of the ARC found the architecture to be acceptable. The other member of the ARC expressed their dislike for metal buildings but found the structure's design to be acceptable as long as it matched the existing home in color.



## RESOLUTION NO. 2015-21

### **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 2,407 SQUARE-FOOT ANIMAL-KEEPING BARN AT 2757 SHADOW CANYON CIRCLE LOCATED WITHIN THE A-E ZONE. (CONDITIONAL USE PERMIT 2015-08)**

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by NICK and LISA KAY for property located at 2757 Shadow Canyon Circle (APN 130-311-023); and

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

WHEREAS, at the time set, at 7 p.m. on May 13, 2015 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 May 13, 2015 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 Building Elevations dated March 24, 2015 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 match the existing house in color.

10. This approval is for an accessory building consisting of a barn for animal-keeping and its associated uses. 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.

#

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 13, 2015.

---

Robert Leonard, Chairman  
Planning Commission  
City of Norco, California

ATTEST:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on May 13, 2015 by the following roll call vote:

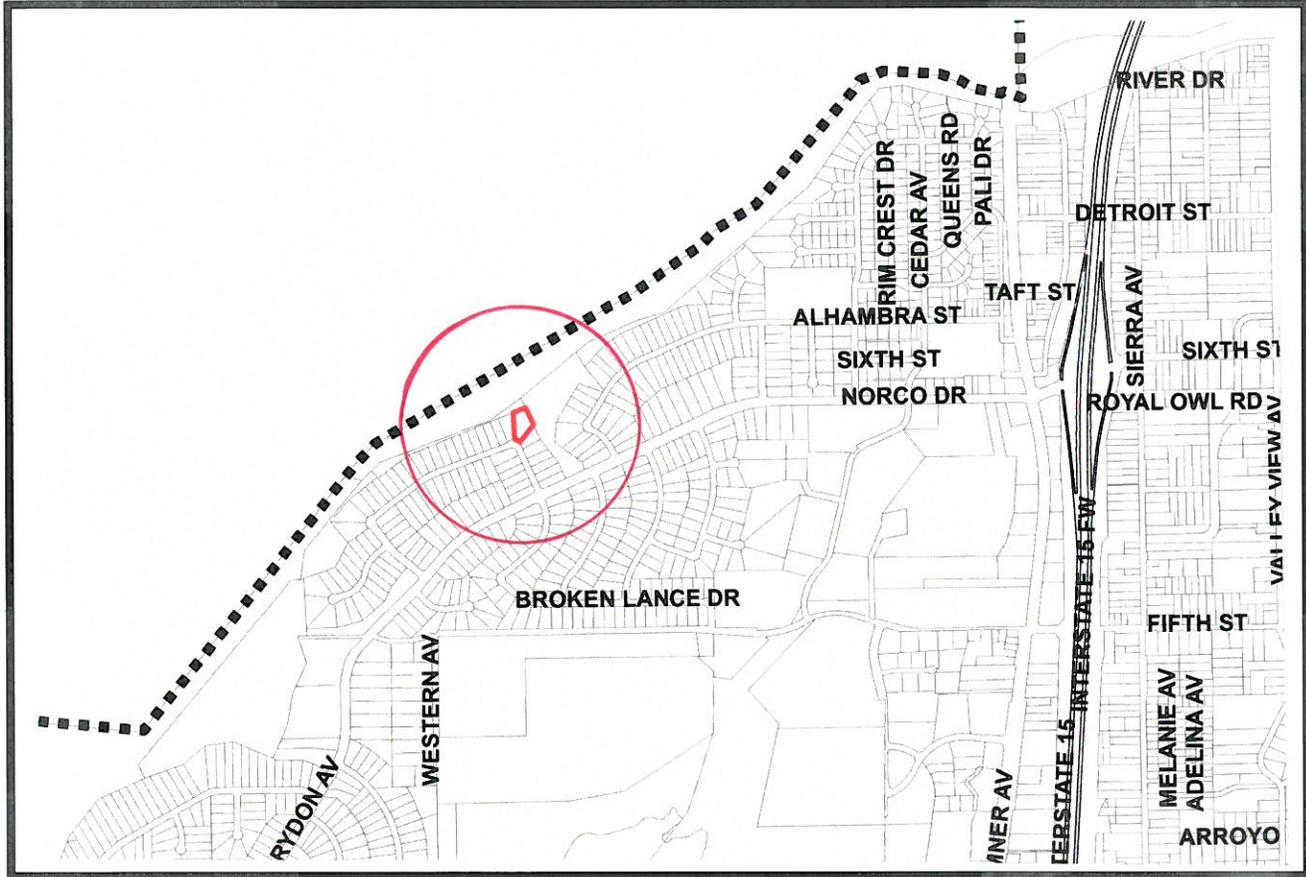
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/cmm/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2015-08

**APPLICANT:** Nick and Lisa Kay

**LOCATION:** 2757 Shadow Canyon Circle

**Exhibit "A"**

# ASSESSOR'S PARCEL MAP

APPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

CITY OF NORCO

2008

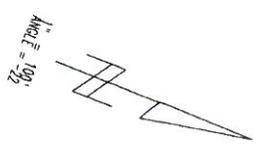


Exhibit "B"

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** May 13, 2015

**SUBJECT:** Conditional Use Permit 2015-09 (Glaser): A request for approval to allow a detached accessory building consisting of a 1,920 square-foot storage and barn building at 2065 Pacific Avenue located within the A-1-20 (Agricultural Low Density) Zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2015-22 approving Conditional Use Permit 2015-09.

Conditional Use Permit 2015-09 is a request for approval to allow an accessory building consisting of a 1,920 square-foot storage and barn building at 2065 Pacific Avenue (ref. Exhibit "A" – Location Map). The property consists of about 1.78 acres/77,537 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations). The building is proposed to be a metal structure and will complement the existing house in color.

The building is primarily for animal-keeping, and is proposed at the west end of the building where it will be open on two sides.

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 about 16 feet 3 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 77,537 square feet and the entire property has a grade of 4% or less. The lot/pad coverage for the property is approximately 6%, 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 20 animal units would be allowed which would require an open area of at least 11,520 square-feet. There is an open area of well over 11,520 square-feet at the rear of the property behind the proposed structure.**



## RESOLUTION NO. 2015-22

### **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 1,920 SQUARE-FOOT STORAGE AND BARN BUILDING AT 2065 PACIFIC AVENUE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2015-09)**

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by RANDAL GLASER for property located at 2065 Pacific Avenue (APN 126-090-012); 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 May 13, 2015 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 May 13, 2015 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 March 25, 2015 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 barn and storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The existing metal storage containers located at the rear of the property shall either be removed or the required permits shall be obtained before the building permit is finalized for the structure approved with this resolution.

#

Resolution No. 2015-22  
Page 4  
May 13, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 13, 2015.

---

Robert Leonard, Chairman  
Planning Commission  
City of Norco, California

ATTEST:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on May 13, 2015 by the following roll call vote:

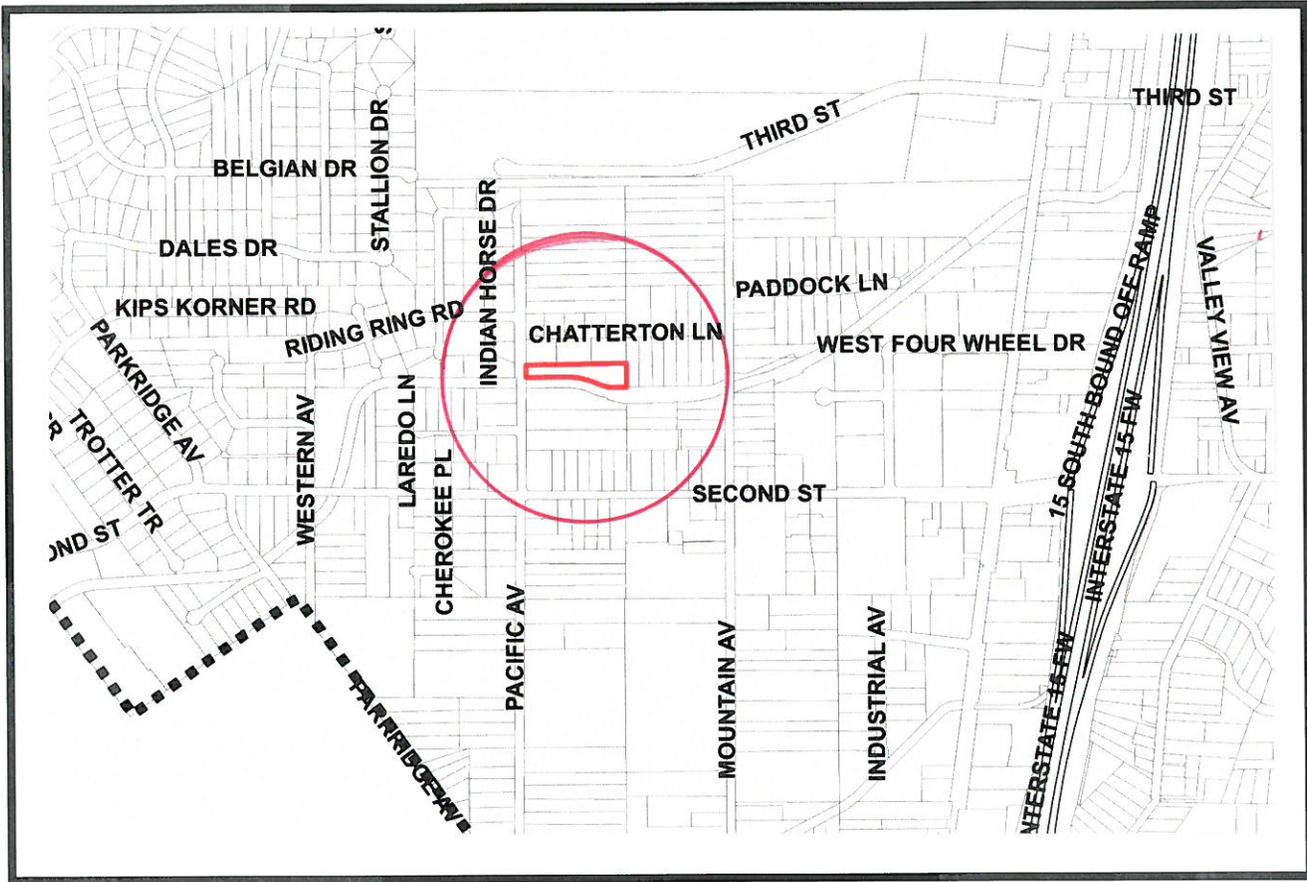
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/cmm/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2015-09

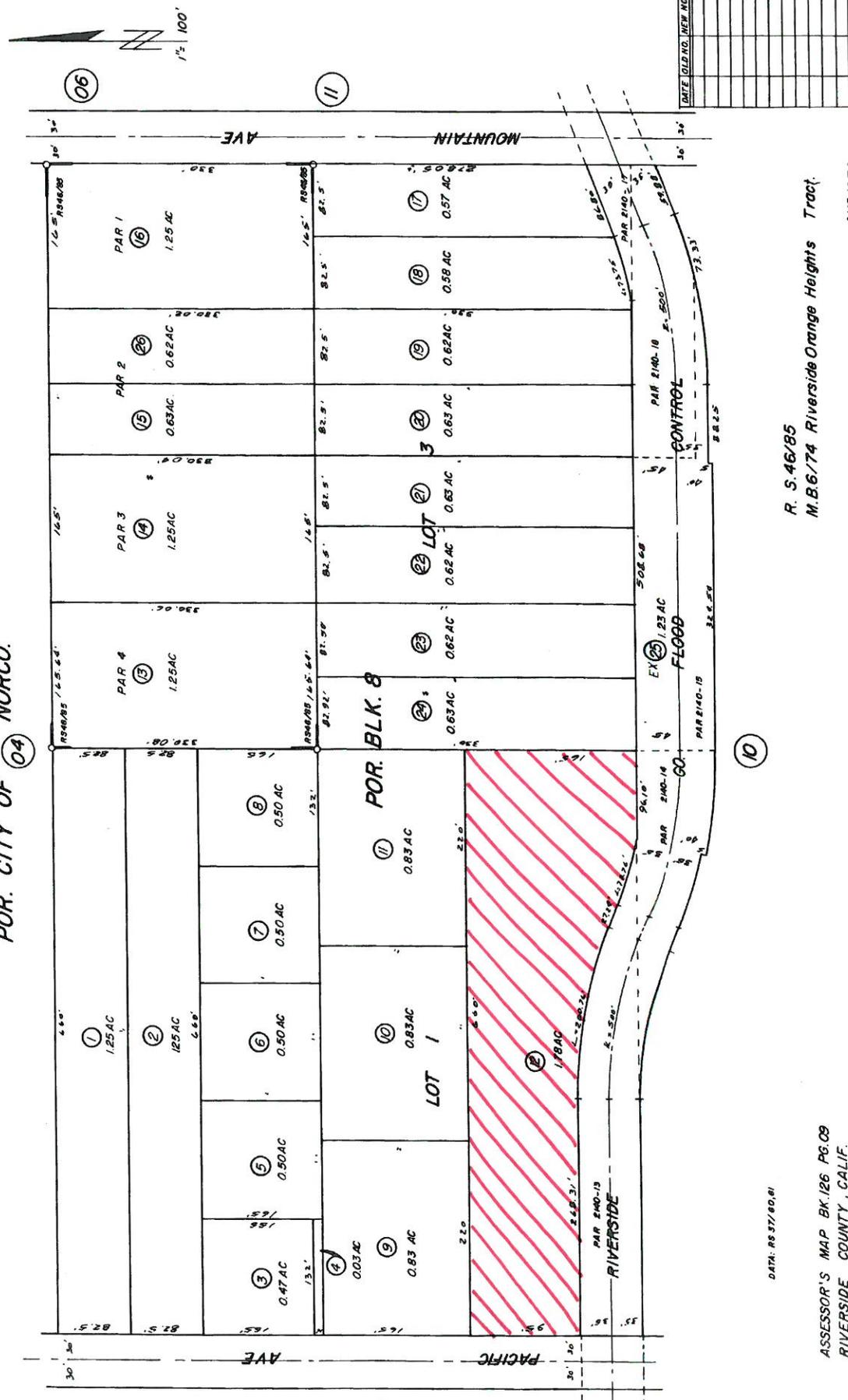
**APPLICANT:** Randal Glaser

**LOCATION:** 2065 Pacific Avenue

**Exhibit "A"**

# ASSESSOR'S PARCEL MAP

POR. RO. LA SIERRA  
 POR. CITY OF 04 NORCO.



R. S. 46/85  
 M. B. 67/74 Riverside Orange Heights Tract.  
 AUG 1974

ASSESSOR'S MAP BK. 126 PG. 09  
 RIVERSIDE COUNTY, CALIF.

## Exhibit "B"

## CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: May 13, 2015

SUBJECT: **Zone Code Amendment 2015-03 (City):** An amendment to Chapter 18.15 – R-1 (Residential-Single Family) zone of the Norco Municipal Code, to establish animal-keeping standards.

RECOMMENDATION: Adopt Resolution 2015-24, recommending that the City Council approves Zone Code Amendment 2015-03.

SUMMARY: Zone Code Amendment 2015-03 would add animal-keeping as a permitted use in certain lots zoned R-1 (Residential-Single Family) to the same standards and regulations as exist in the A-1 (Agricultural-Low Density) zone.

BACKGROUND: At the February 11, 2015 meeting the Planning Commission discussed the potential for establishing animal-keeping rights for properties that are zoned R-1 where currently animal-keeping is prohibited. After discussion it was decided that all R-1 properties should have the right to keep animals similar to the A-1 zone provided that all of the associated regulations could be met. That was the recommendation given to the City Council, which, at its April 15, 2015 meeting voted to send the matter back to the Planning Commission for further discussion and recommendation.

The City Council did not concur with the blanket establishment of animal-keeping rights to all properties in the R-1 zone, with the only controlling factor being the ability to comply with A-1 zoning regulations. There currently already is an Animal-keeping Overlay zone that can be applied to lots in the R-1 zone but it requires a zone change application on behalf of the property owner(s) wishing to have the overlay. The only location where the Overlay has been applied is 10 lots on the northwest corner of Corona Avenue and Seventh Street that was actually established by the City and not by any of the benefitting property owners.

There are different ways to approach allowing animal-keeping in the R-1 zone. The first approach is to just broadly allow animal-keeping subject to the limiting regulations of the A-1 zone. This would likely preclude most of the R-1 lots from being able to keep animals because of the small lot sizes. This was the concept rejected by the City Council on April 15 as not being specific enough.

A second approach could be to select eligible properties and simply apply the already existing Overlay zone to those properties that meet the minimum requirements including a minimum lot size of 10,000 square feet. The overlay established the same animal-keeping rights as in the A-1 Zone but without the allowance for commercial boarding operations.

A third approach could be to amend the text of the R-1 zone to allow animal-keeping on all lots that meet minimum factors so that the overlay is no longer needed. In addition to a minimum lot size, the possible locations could be further filtered by other minimum standards such as access to a trail, etc.

If the City establishes all of the lots in the R-1 zone where animals can be kept then the individual property owners would not have to apply for a zone change request on their own to get the Overlay zone applied. For an owner to apply for a zone change request it would require the payment of an application fee of \$5,050.00 which could be prohibitive for a single owner.

To apply the Overlay zone there is a minimum open area size requirement per animal unit of 500 square feet; however, this cannot be monitored since an owner is not required to obtain permission from the City before securing any animals. As has been discussed before, by default, it can only get enforced through code enforcement action if a violation occurs.

To change the R-1 zone regulations so that animal-keeping is a permitted use by right if certain minimum standards exist, it would eliminate the Overlay requirement of a minimum open animal area per animal unit and would replace the current allowance for animals on lots that are greater than 20,000 square feet. The A-1 zone does not have a minimum area requirement per animal unit for the keeping of animals. That only comes into play when an accessory building is being proposed to assure that there will be an adequate open animal area after the accessory building is constructed.

If the Planning Commission determines to recommend that the existing Overlay zone be applied to certain R-1 lots that meet minimum standards then the project will have to be re-advertised as a zone change request as opposed to a zone code amendment.

The attached resolution is a zone code amendment that amends the R-1 zone to allow animal-keeping by right provided that certain minimum standards exist on the lot in question. This is what was advertised and so if the Planning Commission determines to go this route an action could be taken for a recommendation to the City Council without having to re-advertise. The resolution is based on a minimum lot standard of 10,000 square feet and being adjacent to a City horse trail.

The attached exhibits show the lots in the R-1 zone that meet these two requirements. And again the draft resolution excludes the uses commercial operations, apiaries, and aviaries which are permitted uses in the A-1 zone. In either scenario lots in the R-1 zone where animals would be allowed would be subject to the same location and setback requirements of the A-1 zone.

The lot coverage allowance in the R-1 zone is 50% for all structures. This combined with the smaller lot sizes automatically restricts the size of accessory buildings. For that same reason staff believes that it is not needed to require that accessory buildings in the R-1 zone be approved by the Planning Commission as is done in the A-1 zone.

If the Planning Commission determines to recommend a zone code amendment the following changes are what are proposed in the R-1 zone "Permitted Uses" section. The black text is what exists currently and is shown for context; and the red underlined is what is being proposed.

#### **18.15.06 Permitted Uses.**

(3) Accessory buildings and uses:

- (a) Private garages used by persons residing on the premises;
- (b) Cabanas, pergolas, laundry rooms, workshops, stables, barns, tack rooms, pens, corrals, and similar structures provided these structures shall not be used as a habitable dwelling or space as defined by the adopted Uniform Building Code, unless expressly authorized by this ordinance.
- (c) Agricultural and horticultural, flower and vegetable gardening, tree crops, nurseries, and greenhouses used only for the purposes of propagation and culture, including the sale thereof from the premises and the use of one sign pertaining to the sale of said products. The sign shall not exceed 2 square feet in area.
- ~~(d) The noncommercial keeping of horses on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept over 125 feet from any street and 20 feet from any property line; and provided further, that a maximum of two horses per 20,000 square feet, and in any event not more than four horses, will be permitted.~~
- (e)(d) Home occupation, as defined in Section 18.02.04 (31) and subject to conformance to the criteria for home occupations provided in Chapter 18.32 and all the provisions thereof.

(9) Supportive housing as defined in Chapter 18.02.

(10) Transitional housing as defined in Chapter 18.02.

(11) Single-resident occupancy as defined in Chapter 18.02 and regulated by Section 18.66.06.

(12) Animal-keeping in terms of animal units as defined in Chapter 18.13 (A-1 zone), subject to the same location and setback requirements of that zone but does not allow for commercial boarding operations, apiaries, or aviaries. The minimum lot standards to allow animal-keeping on lots in the R-1 zone are:

(a) Minimum lot size of 10,000 square feet;

(b) Adjacency to a street that contains a public horse trail

Attached: Resolution 2015-24 (Zone Code Amendment)  
Exhibit "A" – R-1 Lots 10,000 Square-feet and Larger, Adjacent to a Trail.

## RESOLUTION 2015-24

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2015-03 AMENDING CHAPTER 18.15 "R-1" (RESIDENTIAL SINGLE FAMILY) ZONE, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO ADD ANIMAL-KEEPING AS A PERMITTED USE. ZONE CODE AMENDMENT 2015-03.**

WHEREAS, THE PLANNING COMMISSION, initiated an application for a zone code amendment to add animal-keeping as a permitted use in the R-1 zone; and

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

WHEREAS, at the time set at 7 p.m. on March 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, said Planning Commission adopted Resolution 2015-11 recommending that the City Council approve Zone Code Amendment 2015-03; and

WHEREAS, said application for zone code amendment was duly submitted to said City's City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on April 15, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the City Council for the City of Norco; and

WHEREAS, at said time and place, said City Council heard and considered both oral and written evidence; and

WHEREAS, the City Council remanded Zone Code Amendment 2015-03 to the Planning Commission for further discussion and consideration; and

WHEREAS, said application for zone code amendment, as revised, was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on May 13, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, said Planning Commission adopted Resolution 2015-11 recommending that the City Council approve Zone Code Amendment 2015-03; and

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

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

I. FINDINGS:

- A. The proposed zone code amendment is consistent with the Zoning Ordinance and the intent of the R-1 zone and related zoning standards. The zone code amendment will introduce uses that are not inconsistent with the operation of other permitted uses in the R-1 zone and should not generate significant new traffic over what is currently generated by permitted uses. The proposed new uses will not be detrimental to public health, convenience, or welfare of the community or to any surrounding businesses or residences.
- B. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on May 13, 2015 does hereby recommend to the City Council of the same said City that Zone Code Amendment 2015-03 be approved, thereby amending the Norco Municipal Code as follows:

18.23.06 Permitted Uses.

- (3) Accessory buildings and uses:
  - (a) Private garages used by persons residing on the premises;

(b) Cabanas, pergolas, laundry rooms, workshops, stables, barns, tack rooms, pens, corrals, and similar structures provided these structures shall not be used as a habitable dwelling or space as defined by the adopted Uniform Building Code, unless expressly authorized by this ordinance.

(c) Agricultural and horticultural, flower and vegetable gardening, tree crops, nurseries, and greenhouses used only for the purposes of propagation and culture, including the sale thereof from the premises and the use of one sign pertaining to the sale of said products. The sign shall not exceed 2 square feet in area.

~~(d) The noncommercial keeping of horses on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept over 125 feet from any street and 20 feet from any property line; and provided further, that a maximum of two horses per 20,000 square feet, and in any event not more than four horses, will be permitted.~~

~~(e)~~(d) Home occupation, as defined in Section 18.02.04 (31) and subject to conformance to the criteria for home occupations provided in Chapter 18.32 and all the provisions thereof.

(9) Supportive housing as defined in Chapter 18.02.

(10) Transitional housing as defined in Chapter 18.02.

(11) Single-resident occupancy as defined in Chapter 18.02 and regulated by Section 18.66.06.

(12) Animal-keeping in terms of animal units as defined in Chapter 18.13 (A-1 zone), subject to the same setback requirements of that zone but does not include commercial boarding operations, aviaries or apiaries). The minimum lot standards to allow animal-keeping on lots in the R-1 zone are:

a. Minimum lot size of 10,000 square feet;

b. Adjacency to a street that contains a public horse trail.

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held  
May 13, 2015.

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Robert Leonard, Chairman  
Planning Commission  
City of Norco, California

ATTEST:

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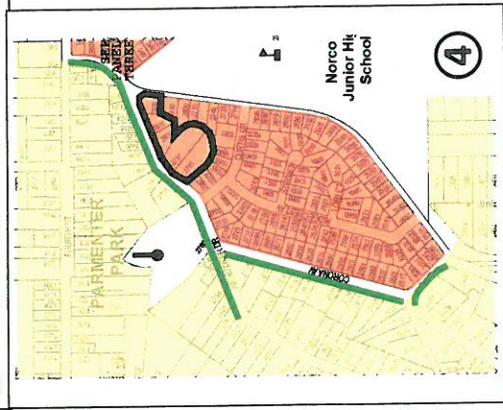
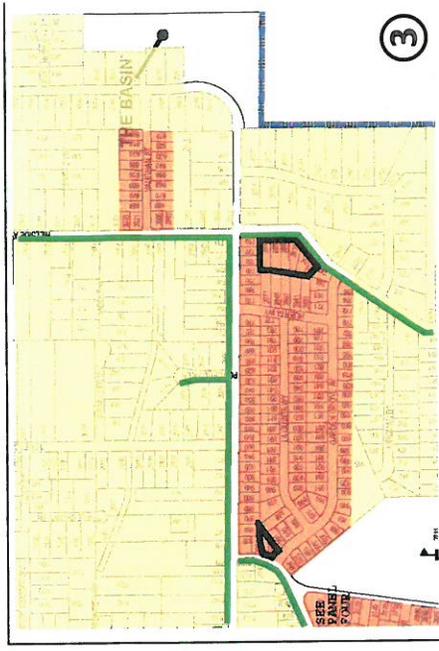
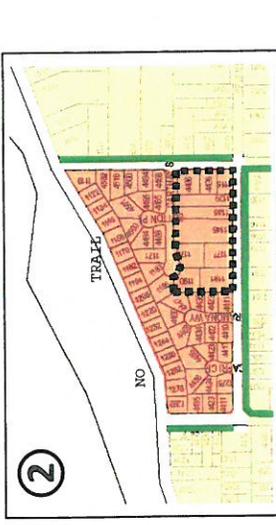
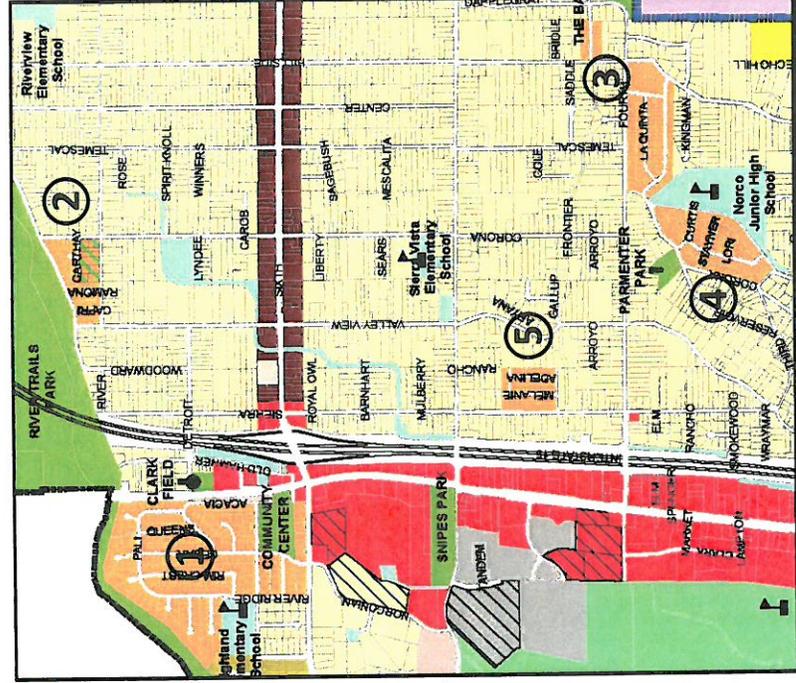
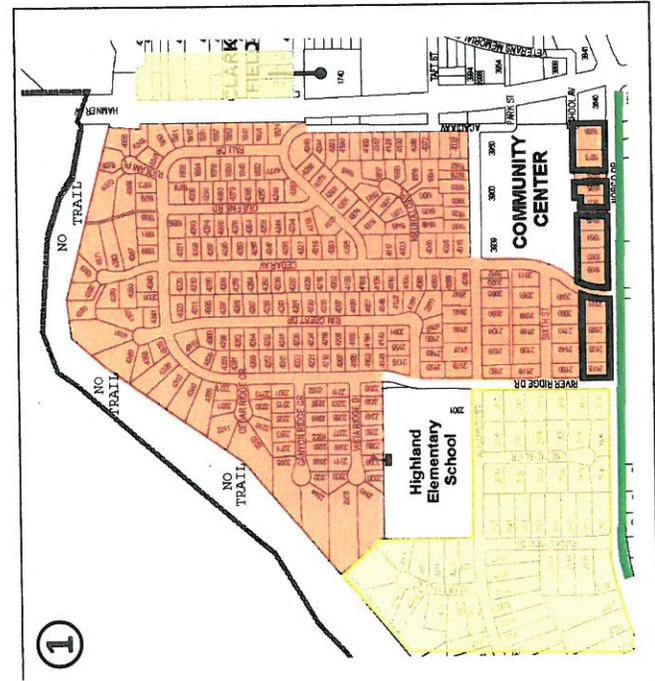
Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly  
passed and adopted by the Planning Commission of the City of Norco at a special  
meeting thereof held on May 13, 2015 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

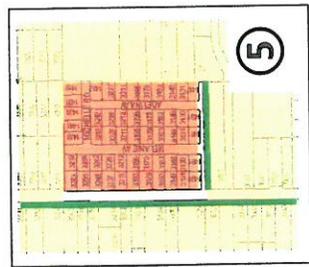
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Steve King, Secretary  
Planning Commission  
City of Norco, California



**ANIMAL-KEEPING POTENTIAL IN R-1 LOTS  
FAVORABLE CONDITIONS**

-  Lots currently zoned R-1
-  R-1 lots greater than 10,000 square feet
-  Original Animal Keeping Overlay lots
-  Adjacent trail



**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** May 13, 2015

**SUBJECT:** Site Plan 2015-06 (Garner): A request for approval to allow two accessory buildings consisting of a 560 square-foot covered horse stall and a 289 square-foot shed at 3309 Dapplegray Lane located within the A-1-20 (Agricultural Low-Density) Zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2015-25 approving Site Plan 2015-06.

Site Plan 2015-06 is a request for approval to allow two accessory buildings consisting of a 560 square-foot covered horse stall and a 289 square-foot shed at 3309 Dapplegray Lane (ref. Exhibit "A" – Location Map). The property consists of .46 acres/20,038 square-feet and is 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 horse stall and shed are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations and Picture Example). The site plan submitted for this review shows a horse stall area of 32' x 30'. Within that area, is a 16' x 35' area that will be covered (which has been highlighted on the site plan) and totals about 560 square-feet. The 560 square-foot covered area is what requires approval by the Planning Commission. The structure consists of a metal roof and fencing.

The 289 square-foot shed is proposed to consist of a 144 (12' x 12') square-foot building for storage (structure already exists on site, it was left by the previous owner) and a 145 square foot patio that will be attached.

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

- The minimum setbacks of 5 feet from property lines and 10 feet from any other structure are required for accessory buildings. **The proposed buildings 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. **Both structures are proposed with a maximum height of 13 feet.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The**

**subject property is approximately 20,038 square feet however, the property is not entirely flat and has a pad of approximately 17,518 square feet. The pad coverage for the property is approximately 35%, which takes into account the existing and proposed structures.**

- **A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. Based on the size of the property, a total of 5 animal units would be allowed which would require an open area of at least 2,880 square feet. The site plan submitted with this request shows an animal keeping area of 2,914 square feet behind the existing house. The applicant is requesting that the Planning Commission allow the proposed covered horse stall of 560 square feet in the required open animal area.**

Per the code, the contiguous open animal area must be free of any structures that require a building permit. This proposed structure requires a building permit and as such, would not be allowed in the open animal area. However, it is an animal keeping structure that helps maintain an animal keeping area on the property, which is the intent of the open animal area requirement. Furthermore, the structure is open on all sides and it has a dirt floor. It is staff's recommendation that the covered stall be allowed in the open animal area.

Should the Commission approve the proposed location of the covered stall, the project could be found to meet the minimum requirements for an accessory building of 864 square feet or less. Resolution 2015-25, approving Site Plan 2015-06 has been included should the Commission choose to approve the project. Should the Commission not allow the structure in the location proposed, the Commission should continue the project and direct the applicant to either move the covered horse stall or reconfigure the location of the open animal area.

/cmm

Attachments:

Resolution 2015-25

Exhibit "A" – Location Map

Exhibit "B" – APN MAP

Exhibit "C" – Site Plan

Exhibit "D" – Building Elevations and Picture Example

Exhibit "E" – Aerial and Site Photos

## RESOLUTION 2015-25

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW TWO ACCESSORY BUILDINGS CONSISTING OF A 560 SQUARE-FOOT COVERED HORSE STALL AND A 289 SQUARE-FOOT SHED AT 3309 DAPPLEGRAY LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2015-06.**

WHEREAS, CAROL GARNER 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 3309 Dapplegray Lane (APN 123-441-013).

WHEREAS, at the time set; at 7 p.m. on May 13, 2015 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 May 13, 2015 that the application for Site Plan 2015-06 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 and Picture Sample dated March 26, 2015 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 accessory buildings and/or structures 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 building shall complement the existing house in color.

9. A home occupation shall not be permitted from the subject building.
10. Building permits for the accessory buildings 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 buildings at the owner's expense.
11. The covered stall approved with this resolution is for animal keeping and related uses.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 13, 2015.

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Robert Leonard, Chairman  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held May 13, 2015 by the following roll call vote:

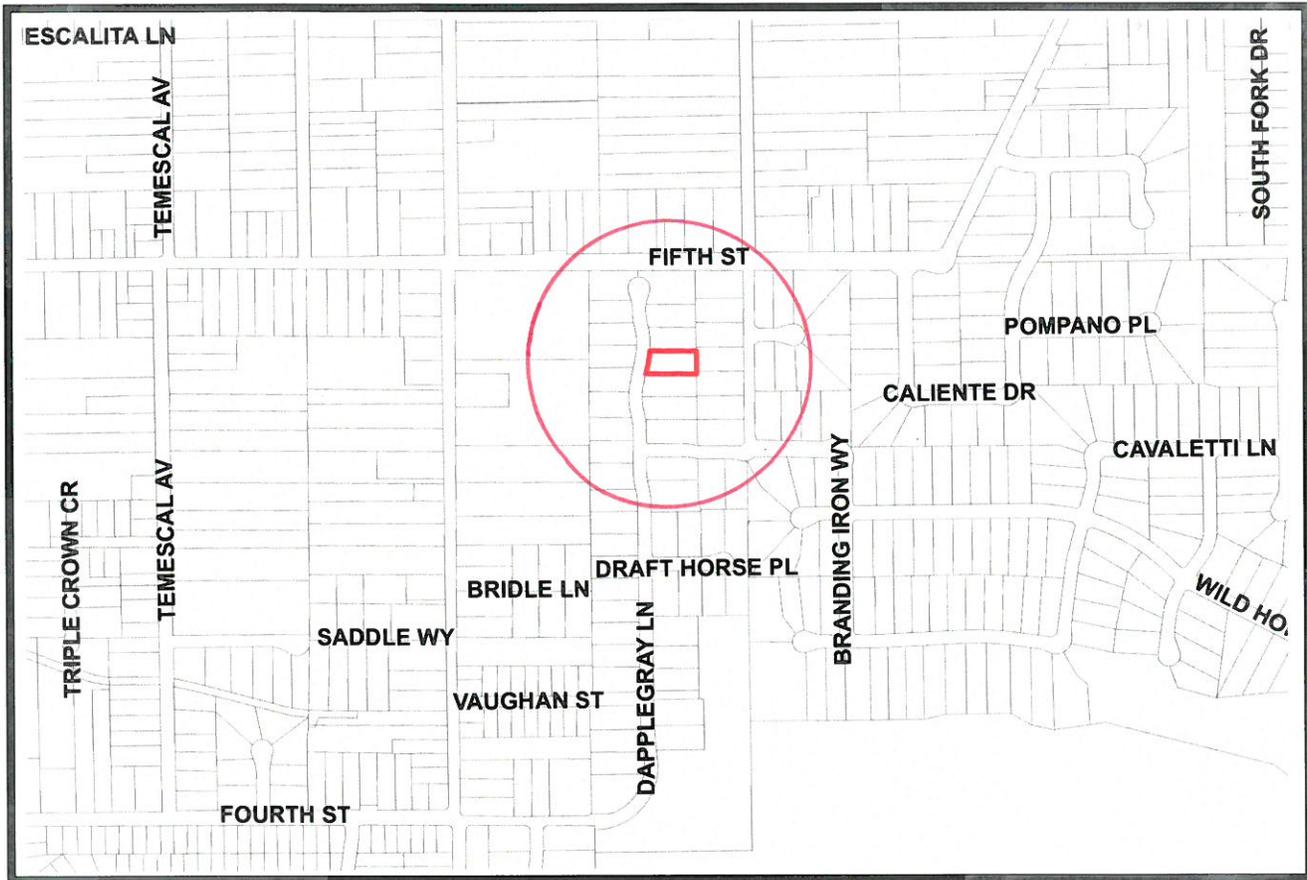
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/cmm/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Site Plan 2015-06  
**APPLICANT:** Carol Garner  
**LOCATION:** 3309 Dapplegray Lane

## Exhibit "A"

