



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JUNE 10, 2015

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Hedges

1. **APPEAL NOTICE:** In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
2. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.
3. **APPROVAL OF MINUTES:**
 - ❖ Minutes of Regular Meeting of May 13, 2015
 - Recommended Action: Approval** (City Clerk)
4. **CONTINUED PUBLIC HEARINGS:**
 - A. **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: Continue off Calendar** (Senior Planner)
 - B. **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: Continue to July 8, 2015** (Planning Director)

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2015-02** (Core/Verizon Wireless): A request for approval to allow the installation of an unmanned wireless telecommunication facility designed as a water tank, on property located at the northwest corner of Second Street and South Four Wheel Drive (APN 126-130-022) located within the Norco Auto Mall Specific Plan Area "B". **Recommended Action: Approval** (Senior Planner)
- B. **Conditional Use Permit 2015-10** (Gould): A request for approval to allow a detached accessory building consisting of a 2,000 square-foot garage and storage building at 5153 Bluff Street located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

6. BUSINESS ITEM:

- A. **Site Plan 2015-13** (Robert's Construction): A request for approval to allow a detached accessory building consisting of a 720 square-foot garage at 2550 Sierra Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)
- B. **Site Plan 2015-10** (Donaldson): A request for approval to allow a detached accessory building consisting of 600 square-foot horse corral shade structure at 119 Breeders Cup Place located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)
- C. **Site Plan 2015-07** (Cadena): A request for approval to allow a detached accessory building consisting of a 600 square-foot barn at 3201 Cavaletti Lane located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)
- D. **Site Plan 2015-09** (Tuff Shed): A request for approval to allow a detached accessory building consisting of a 720 square-foot garage at 1850 Parkridge Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)
- E. **Site Plan 2015-12** (Bartz): A request for approval to allow a detached accessory building consisting of a 730 square-foot horse shelter at 1501 Andalusian Drive located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)

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7. CITY COUNCIL MINUTES: Receive and File
 - City Council Special Meeting/Budget Workshop May 6, 2015
 - City Council Regular Meeting of May 6, 2015

8. 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)

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

CALL TO ORDER: 7:00 PM

ROLL CALL: Chair Leonard, Vice Chair Hoffman, Commission Members Hedges, Jaffarian and Rigler

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

PLEDGE OF ALLEGIANCE: Vice Chair Hoffman

1. APPEAL NOTICE: Read by Director King

2. PUBLIC COMMENTS:

Lance Gregory commented on the City Council denial of the second reading of Ordinance 989. Mr. Gregory noted his understanding of the intent of the proposed Ordinance, but concurred with the Council's decision to deny approval as it was not fair, nor the intent of the Planning Commission.

Glenn Hedges expressed a complaint about code case involving a neighbor, which started in November 2014. His neighbor started with seven horses and has escalated to ten. Code Enforcement and Animal Control have given many warnings and some citations; however, the problem continues. Mr. Hedges requested progress on this.

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)

M/S Hedges/Rigler to approve the regular meeting minutes of March 11, 2015 as written.

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

M/S Hedges/Rigler to approve the regular meeting minutes of April 8, 2015 as written.

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

ABSTAIN: Jaffarian

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)

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

Member Jaffarian inquired about Condition #22 regarding graffiti coating. In response, Senior Planner Robles indicated that it is the responsibility of the applicant to maintain it. Member Jaffarian also commented on Conditions #14 and #15, stating that #14 should state that all cables, electrical, and power shall be obscured.

Member Rigler expressed his concerns about RF energy in populated areas, as there are houses across the street.

Member Hedges commented on the need for additional screening for ground equipment during construction.

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

Elaine Yang, applicant, spoke on the concern raised by Commission Member Rigler. Ms. Yang indicated that Verizon engineers follow strict policies and comply with Federal Communications Commission (FCC) regulations. The FCC has provided a letter confirming that the project meets necessary requirements. Verizon also obtained approval from a third party vendor who approved the project. Ms. Yang commented on the aerial view of building and the proposed telecommunication facility referencing color coded clouds which represent the signals coming from the facility in three separate directions. The clouds only occupy that distance, which does not reach the homes across the street.

Vice Chair Hoffman commented on Condition #12b and periodic testing of equipment for safety. Ms. Yang indicated that engineers visit the site every 4-6 weeks for safety, quality, and performance inspections.

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

Member Jaffarian referenced Condition #9 and suggested amending it to add an architectural element to the shutters in addition to what is already noted in the conditions. Member Jaffarian also suggested amending Condition #14 to add that the cables, electrical, and power vertically be shrouded. He also suggested amending Condition #22 to state that the equipment enclosure building must be graffiti coated, maintained, and cleaned by the applicant.

Vice Chair Hoffman suggested amending Condition #12c to indicate safety, quality, and performance testing be done annually.

M/S Jaffarian/Hedges to adopt Resolution 2015-23, as amended, to approve Conditional Use Permit 2014-32, to allow the installations of an unmanned wireless telecommunication facility at 1161 Hidden Valley Parkway.

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

- 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)

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

In response to Vice Chair Hoffman, Director King confirmed that the use is not a daycare center.

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

Kate Deng, applicant, indicated that she is offering an indoor kids play area targeting children ages 2-6 years old. Ms. Deng stated that drop-offs are prohibited and parents and guardians are required to remain on site with their children.

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

Member Rigler noted that there is a need in the community for this type of use and is in support as long as the center is not overwhelmed due to lack of parking.

Chair Leonard noted that if complaints begin regarding parking, then consider requiring a maximum capacity for the center.

Member Jaffarian stated that there are already regulations in place from the Fire Department regarding capacity. He suggested amending Condition #15 adding that parents and guardians must remain in attendance.

M/S Jaffarian/Hoffman to adopt Resolution 2015-26 approving Conditional Use Permit 2015-07, with the amendment to Condition #15, 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.

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

- 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)

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

In response to Vice Chair Hoffman, Senior Planner Robles indicated that the drainage easement is not affected.

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 2015-21, to approve Conditional Use Permit 2015-08, to allow a detached accessory building consisting of a 2,407 square-foot animal-keeping barn at 2757 Shadow Canyon Circle.

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

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)

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

Member Hedges suggested that the metal building be painted.

Member Rigler noted the comment made in the staff report that one member of Architectural Review Committee expressed dissatisfaction with the building and it should be painted like the home. Senior Planner Robles referred to Condition #9.

Vice Chair Hoffman commented that the property is next to a flood control channel and expressed his concerns with animal keeping being adjacent to it. Mr. Hoffman noted the need to avoid any potential issues with drainage and NPDES.

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

Vaughn Friedrichsen expressed his concern that the building is located adjacent to homes and ten feet from the flood control channel, and that the size of the building is much larger compared to others. His main concern is that in the past, the previous applicant conducted an automotive business from the property. There were many cars on the property, which created considerable noise at night. Mr. Friedrichson indicated that he supports the CUP as presented.

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

In response to Member Jaffarian's question about Condition #8, Senior Planner Robles indicated that a business license on this property is not allowed.

Vice Chair Hoffman suggested adding a condition that stipulates no form of business is allowed on the property. Senior Planner Robles indicated that Condition #10 identifies the use; however, staff can add Condition #13 to state the subject building shall not be used for an auto repair business.

Member Jaffarian added to Condition #13 to prohibit auto storage as well.

M/S Hedges/Rigler to adopt Resolution 2015-22, as amended, to approve Conditional Use Permit 2015-09, to allow a detached accessory building consisting of a 1,920 square-foot storage and barn building at 2065 Pacific Avenue.

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)

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

In response to Member Jaffarian's question regarding NMC 18.15.06, Director King stated that the Code applies to any apiaries and aviaries.

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

Lou Paltza expressed his concern with allowing animal keeping in residential areas. R-1 zone was created for the purpose of not allowing animal keeping. In response, Director King indicated that the Planning Commission is acting on direction from the City Council. R-1 was not created to prohibit animals; it was created to pertain to existing development when the City incorporated. The City Council is asking the Planning Commission to develop standards in the R-1 zone if animal keeping is allowed. Mr. Paltza suggested keeping R-1 as is.

Mike Thompson commented that he does not want to see R-1 changed for animals that can be ridden unless the R-1 zones have horse trails. Other animals such as goats and chickens could be allowed.

Glenn Hedges asked the Commission to think outside the box. Currently, 4-H students living in R-1 zones are not allowed to have animals.

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

In response to Member Hedges, Director King stated that animal keeping is allowed in the R-1 zone if the lot is larger than 20,000 square feet. Member Hedges commented that all residents should be allowed to have animals as they are the City's lifestyle. She suggested adding the requirement that applicants get approval from their neighbors. Member Hedges supports option 3 noted in the staff report.

Member Rigler said that he is not clear on the direction from the City Council. If there is enough space and there are setbacks, why couldn't residents keep a certain number of animals. He stated he supports option 2 as noted in the staff report.

Vice Chair Hoffman commented on having a minimal fee for animal keeping permits in the R-1 zone. He suggested having Animal Control staff make the judgment if animal keeping is appropriate on a case-by-case basis. Vice Chair Hoffman suggested prohibiting animal keeping on lots less than 10,000 square feet. Also, requested for animal keeping in the R-1 zone should require neighborhood surveys.

Chair Leonard concurred with Vice Chair Hoffman regarding Animal Control evaluating properties.

Member Jaffarian commented that residents in the City of Corona are allowed to keep four chickens, whereas the City of Norco only allows one. He suggested developing standards that are consistent with neighboring cities. He said that he is not prepared to take action tonight as more information is needed.

M/S Jaffarian/Rigler to continue discussion of Zone Code Amendment 2015-03 to the June 10, 2015 meeting to allow staff time to research standards from UC Davis and animal keeping standards from neighboring cities.

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

Recessed 8:12 p.m.

Reconvened 8:22 p.m.

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)

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

Member Hedges stated that moving the shed leaves no room for animal keeping. If the shed is kept in place, the barn and stalls can be placed outside of the animal keeping area.

Vice Chair Hoffman and Member Jaffarian concurred that the proposed buildings and locations are acceptable.

M/S Jaffarian/Hoffman to adopt Resolution 2015-25, to approve Site Plan 2015-06, to allow two accessory buildings consisting of a 560 square-foot covered horse stall and a 289 square-foot shed at 3309 Dapplegray Lane.

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

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

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

7. PLANNING COMMISSION: **None**

A. Oral Reports from Various Committees

Commission Member Hedges indicated that the next Ad-Hoc Committee meeting on Infrastructure Need and Funding Options is May 18, 2015 at 6:30 p.m. at City Hall.

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

- Vice Chair Hoffman inquired about a property on Pinto Place. Director King indicated he could not respond as it is an active code case.
- Member Hedges thanked Director King for the sign on the corner of Valley View and Sixth Street.
- Chair Leonard requested to agendaize discussion of the situation over the past weekend regarding a dog rescue. Director King indicated that he cannot comment as it is an active code case. The NMC allows four dogs.
- Member Jaffarian requested agendaizing discussion of a recommendation of the Planning Commission to the City Council to address Code Enforcement procedures. Director King indicated that a new policy is being implemented.

8. ADJOURNMENT: Chair Leonard adjourned the meeting at **9:05 PM**

Respectfully Submitted,

Steve King, Secretary
Planning Commission

/di/cll

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 10, 2015

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

RECOMMENDATION: Continue off-calendar.

Conditional Use Permit (CUP) 2015-06 is a request for approval to allow an accessory building consisting of a 1,250 square-foot storage and barn building at 5060 Pinto Place. The subject building is already constructed. The applicant was issued a stop work order and was informed that permits for the subject structure are required. As a result there is currently an open code case on the property. The applicant is now going through the necessary channels to legalize the structure, which begins with the approval of a CUP; however, there are other issues associated with the code case that need to be resolved before the project can be presented to the Planning Commission.

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: June 10, 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: Continue to July 8, 2015.

BACKGROUND: Additional time is needed to get background information that the Planning Commission requested.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 10, 2015

SUBJECT: Conditional Use Permit 2015-02 (Core/Verizon Wireless): A request for approval to allow the installation of an unmanned wireless telecommunication facility designed as a water tank, on property located at the northwest corner of Second Street and South Four Wheel Drive (APN 126-130-022) located within the Norco Auto Mall Specific Plan Area "B".

RECOMMENDATION: Adopt Resolution 2015-33, approving Conditional Use Permit 2015-02.

SUMMARY: Conditional Use Permit (CUP) 2015-02 is a request for approval to allow the installation of an unmanned wireless telecommunication facility designed as a water tank, on the property located at the northwest corner of Second Street and South Four Wheel Drive (ref. Exhibit "A" – Location Map). The project is proposing to include the City of Norco "HorseTown USA" logo on the water tank.

PROPERTY DESCRIPTION: The project site is a rectangular-shaped area consisting of about 2.61 acres/113,691 square feet, having a frontage on the north side of Second Street of about 304 feet, and a frontage on the west side of South Four Wheel Drive of about 344 feet (ref. Exhibit "B" – APN Map). The site is located in the Norco Auto Mall Specific Plan Area "B", which has an underlying M-1 (Heavy Commercial/Light Manufacturing) Zone.

The site relatively flat, undeveloped, and surrounded by Norco Auto Mall Specific Plan zoned properties with commercial uses on the north, east and west, and property in the Gateway Specific Plan with light industrial uses to the south. There is chain link fencing with barbed wire on top along the south (front) and east (street side) property lines, and there is a combination of chain link and block wall along the north (rear) property line. The building on the adjacent property to the west sits along the property line, thus eliminating the need for a fence along most of the west (interior side) property line. The site is currently being used for vehicle storage.

The necessary improvements for the site have not been completed to the ultimate width along Second Street (sidewalk is missing), but are existing on South Four Wheel Drive (Exhibit "C" – Aerial and Site Photos).

PROJECT DESCRIPTION: The applicant is requesting approval of a conditional use permit to allow the installation and operation of an unmanned wireless telecommunication facility designed as a water tank (ref. Exhibit "D" – Site Plan, Building Elevations and Project Details and Exhibit "E" – Photo Simulations).

The water tank is proposed to be free standing and proposed with a maximum height of 55 feet. All antennas for this wireless facility will be contained within the water tank, which will be designed to allow the transmission of radio signals through its walls.

The project also includes the installation of support equipment on the ground, underneath the water tank. The base of the water tank and support equipment will be contained and screened within an eight-foot high 900 square feet block wall enclosure. The total ground leased area for the project will be approximately 900 square feet and is proposed towards the northwest corner of the site.

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

Because of the high visibility of the water tank and to make the project more compatible in the area and in the City as a potential landmark, the applicant has agreed to provide the City of Norco "HorseTown USA" logo on the water tank. Staff is recommending that the logo be maintained by the applicant.

ANALYSIS: The subject property is located in the Norco Auto Mall Specific Plan Area "B", which has an underlying M-1 (Heavy Commercial/Light Manufacturing) Zone. The Norco Municipal Code (NMC) makes provision to allow freestanding telecommunications facilities in all zones, except residential, subject to the approval of a conditional use permit.

When reviewing freestanding 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 Chapter 18.57 and the underlying zone.** The project will meet the requirements of Chapter 18.57 by complying with the requirements discussed below. In addition, the project will need to comply with pertinent requirements of the M-1 Zone. There is setback, lot coverage, height, landscaping and parking requirements in the M-1 zone. Because the subject proposal is not considered a typical development of the site, staff has determined that the only applicable development standards from the M-1 zone are for setbacks, lot coverage, and building and fence height. With the exception of lot coverage, these development standards are also discussed below. There is no lot coverage requirement in the M-1 Zone.
- **Freestanding antennas shall not be allowed within front yard or street side yard setbacks for the underlying zone.** The proposed facility will meet this requirement. The front property line is along Second Street and the street side yard setback is along South Four Wheel Drive. The minimum setback from any property along a street is 30 feet in the M-1 zone. The telecommunications facility is proposed towards the northwest corner of the site, about 297 feet from Second Street and 256 feet from South Four Wheel Drive. There is no interior side or rear yard setbacks requirements in the M-1 zone.

- **The maximum height of any wireless telecommunication antenna tower facility is 50 feet. Applications requesting a height over 50 feet must include a report prepared by a radio frequency (RF) engineer justifying a height over 50 feet.** Justification for a height of 55 feet has been attached (ref. Exhibit "F" – Height Justification letter dated January 22, 2015). The maximum height of a structure in the M-1-Zone is 35 feet; however Chapter 18.57 allows 50 feet or higher specifically for wireless facilities. Staff is recommending approval of the proposed height.
- **All freestanding antennas must be sited on property to minimize visual impacts to adjacent properties and adjacent public right-of-way, and designed to blend into the surrounding environment. Designs used to blend in with the surrounding environment shall include: clock/bell towers, signs, light poles, or other structures. Landscaping may be required adjacent to the antenna for screening, to include trees and/or shrubs.** When the applicant approached the City with their preliminary request to install a telecommunications facility, the applicant was directed to prepare a water tank design. Staff's direction was based on the best design compatible given the high visibility of a telecommunication facility in this area. The applicant has adhered to staff's direction and submitted the water tank. No landscaping is being proposed and none that is being recommended. However, the Planning Commission can require landscaping around the proposed block wall enclosure at its discretion.
- **Wherever possible, antennas shall be integrated into other existing structures, such as light poles, utility poles, signs or other communication towers.** There are no other structures in the area available to integrate the proposed facility at the proposed height. Furthermore, there are no other wireless telecommunication facilities in the immediate area for co-location.
- **All antenna sites shall be enclosed with a six-foot-high fence and posted with warning signs alerting people to keep their distance from the antenna site. The design and material of the fence must be compatible with the site. All wireless communication providers shall abide by the requirements of the American National Standards Institute (ANSI).** The base of the water tank and support equipment will be contained and screened within an eight-foot high 900 square foot block wall enclosure. The requirement for the six-foot high fence was established as a minimum and not a maximum with the intent of properly screening telecommunication facilities. The maximum height of a wall in a commercial zone is nine feet, and the proposed block wall enclosure does not exceed this requirement.

The project will be conditioned to require the posting of the warning signs alerting people to keep their distance.

The proposed facility will operate in full compliance with the United States standards for radio frequency emissions as published by ANSI. These standards are used by the Federal Communications Commission (FCC) for safe human exposure to radio

RESOLUTION NO. 2015-33

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 DESIGNED AS A WATER TANK ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF SECOND STREET AND SOUTH FOUR WHEEL DRIVE (APN 126-130-022) CONDITIONAL USE PERMIT 2015-02

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:

All that portion of Lot 4 in Block 7 of the Riverside Orange Heights Tract, in the City of Norco, County of Riverside, State of California, as per map recorded in Book 6, Page 74 of Maps, in the office of the County Recorder of Riverside County, California;

More generally described as rectangular-shaped area of about 2.61 acres, having a frontage on the north side of Second Street of about 304 feet, and a frontage on the west side of South Four Wheel Drive of about 344 feet, and being further identified with the Assessor's Parcel Number of 126-13-022); 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 June 10 2015; and

WHEREAS, at the time set at 7 p.m. on June 10, 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 with the underlying M-1 Zone 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 on only a small portion of an existing legal lot that is surrounded by existing developed properties. 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 June 10, 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 May 6, 2015 and Exhibit "E" – Photo Simulations dated January 29, 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: Engineered Plans for the tower and block wall enclosure, and complete electrical plans and specifications.
8. The telecommunications facility approved with this resolution consists of a free standing facility designed as a water tank and with a maximum height of 55 feet.
9. The water tank shall include the City of Norco "HorseTown USA" logo which shall be maintained by the applicant.
10. The applicant shall be responsible for obtaining a legal access agreement for access to the site and/or areas to be leased.

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 assigned person, 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 and vertical cables shall be shrouded as best possible.

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. Any and all existing storm drain easements shall be shown on the construction drawings submitted to the Building Division. Any encroachments into these easements shall only be allowed at the discretion of the Engineering Division.

17. 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.

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

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

20. 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 agendized at the next regularly scheduled meeting of the Planning Commission.

21. 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.

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

23. The equipment enclosure walls shall be graffiti coated and maintained graffiti free/clean by the applicant.

24. Warning signs shall be posted alerting people to keep their distance from the antenna site.

25. The wireless communication provider shall abide by the requirements of the American National Standards Institute (ANSI).

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

27. The owner/operator of the business, regardless of any changes in ownership, shall provide a self-audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date of said project and/or after the project is built and finalized by the Building Division, and then by December 31 of every year from date of approval thereafter. 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.

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

Robert Leonard, Chairmain
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

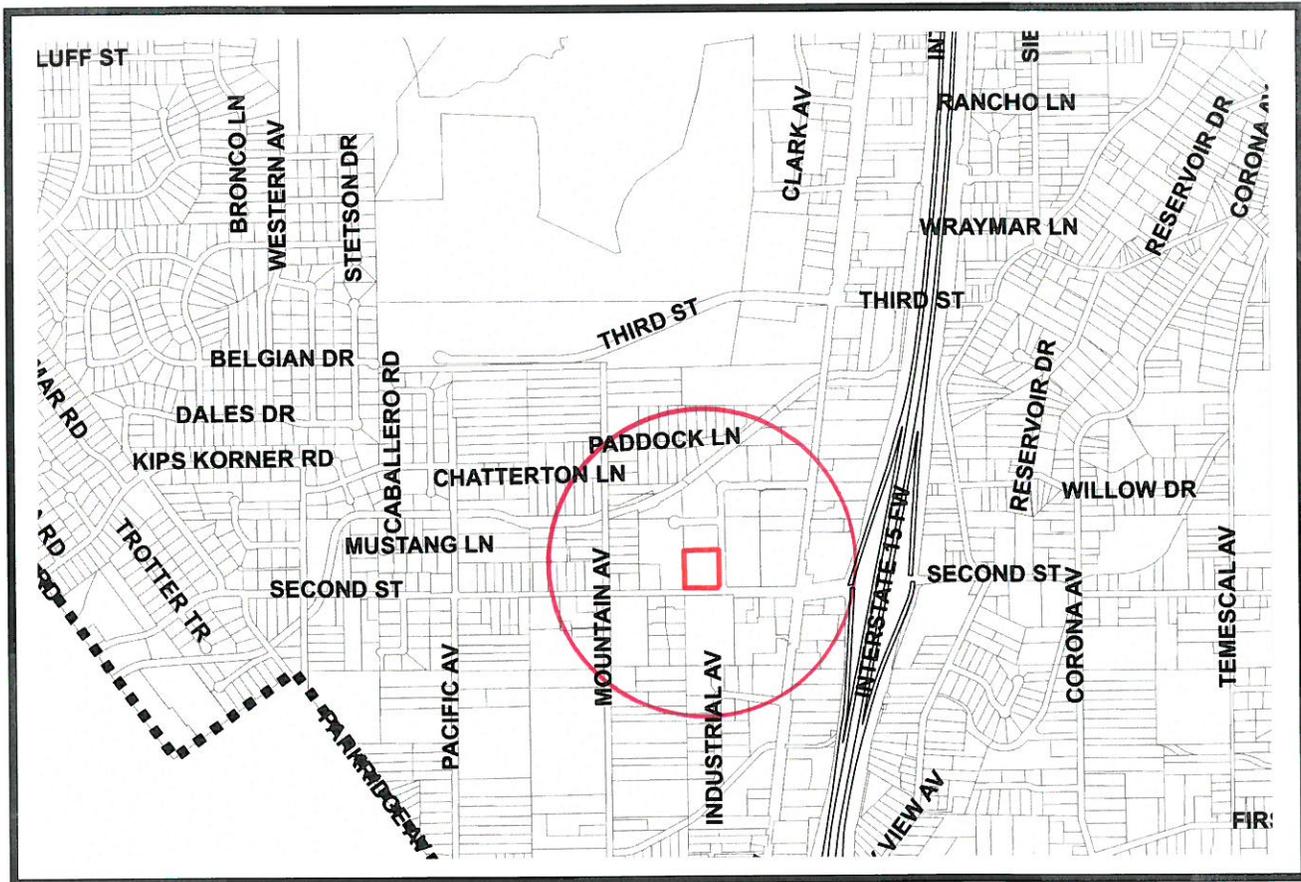
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on June 10, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2015-02
APPLICANT: Verizon Wireless/Core Development Services
LOCATION: APN 126-130-022

Exhibit "A"



Verizon Wireless
15505 Sand Canyon Ave.
Building D-1
Irvine, CA 92618

January 22, 2015

**Subject: Height Justification
Verizon Wireless (VzW) Telecommunications Facility,
1951 Second St, Norco CA 92860
(Verizon Wireless 'Mustang')**

The purpose for the site Mustang is to cover and provide capacity offload along Second St west of Hamner Ave in the City of Norco. Existing Verizon Wireless sites that need capacity relief are as follows; site Norco to the north about 1 mile away, site River to the west about 1 mile away, and site Parkridge to the east about ½ mile away. The average antenna center line for these sites is around 55 feet. The average clutter height in this area which includes buildings and mature trees is around 40 feet. Optimum coverage is achieved usually if antennas are about 10 feet above clutter. Taking this into account the optimum RAD center for Mustang is 50 feet.

Thank you,

**Carlos Herrera
Radio Frequency Engineering
Verizon Wireless**

EXHIBIT "F"



January 22, 2015

RE: Verizon Wireless Rice Road Site Located at: North of 1951 Second St, Norco, CA 92860

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to VZWRFCCompliance@verizonwireless.com. Contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Diana Scudder	WestSoCalNetworkCompliance@VerizonWireless.com	949-243-4849

Sincerely,

Tim O'Malley
Manager-RF System Design
Verizon Wireless

EXHIBIT "G"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 10, 2015

SUBJECT: Conditional Use Permit 2015-10 (Gould): A request for approval to allow a detached accessory building consisting of a 2,000 square-foot garage and storage building at 5153 Bluff Street located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-31 approving Conditional Use Permit 2015-10.

Conditional Use Permit 2015-10 is a request for approval to allow an accessory building consisting of a 2,000 square-foot garage and storage building at 5153 Bluff Street (ref. Exhibit "A" – Location Map). The property consists of about .49 acres/21,344 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, building elevations and floor plan for the proposed building are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations and Floor Plan). The building is proposed to be wood construction and will complement the existing house in color.

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 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 17 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 21,344 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is approximately 24%, 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. There is an open area of over 2,880 square-feet between the existing home and proposed structure.**

RESOLUTION NO. 2015-31

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 2,000 SQUARE-FOOT GARAGE AND STORAGE BUILDING AT 5153 BLUFF STREET LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2015-10)

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 PHIL GOULD for property located at 5153 Bluff Street (APN 121-091-006); 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 June 10, 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 June 10, 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 and Floor Plan dated April 6, 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 garage 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 container 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. 2015-31
Page 4
June 10, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 10, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

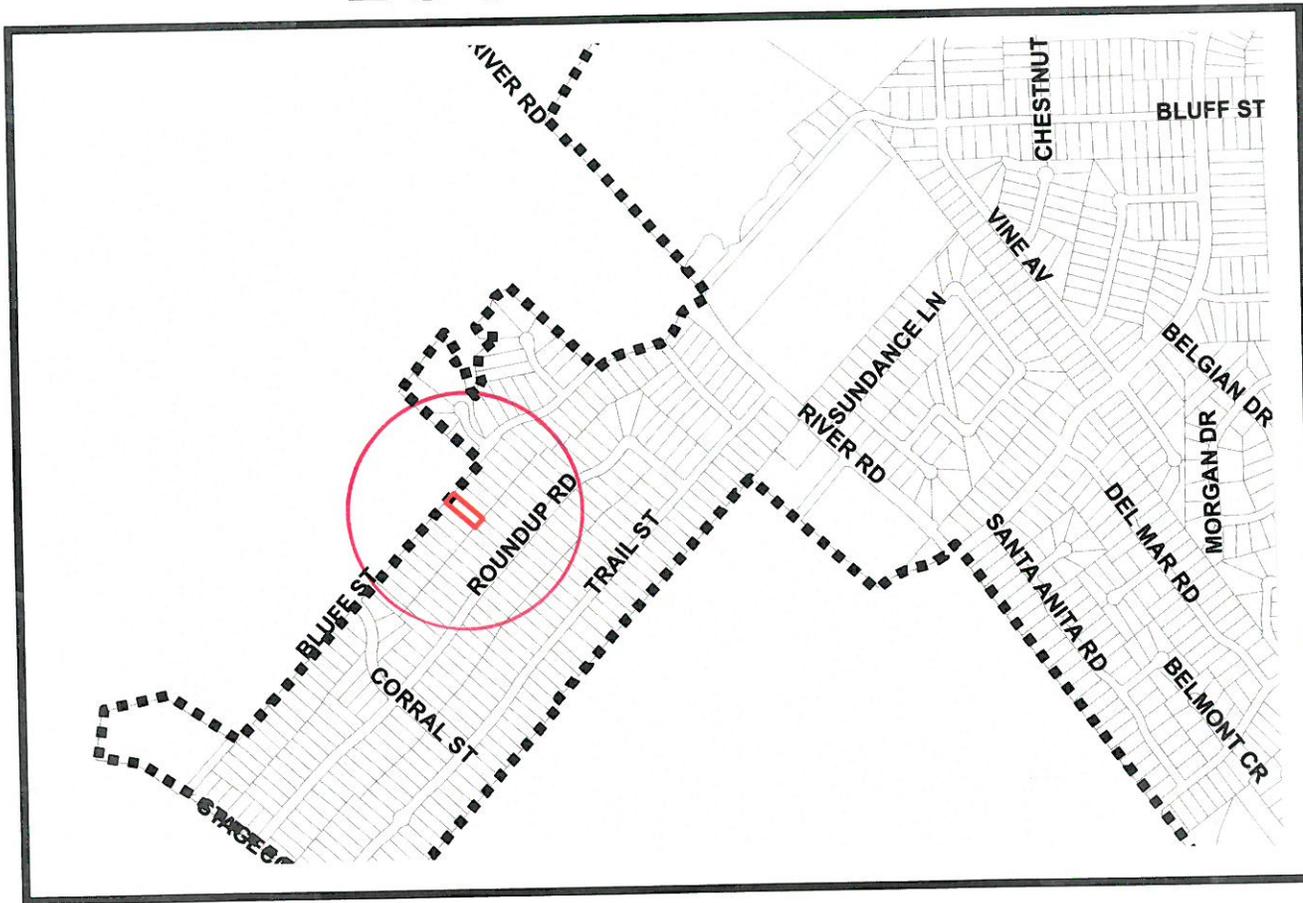
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on June 10, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2015-10
APPLICANT: Phil Gould
LOCATION: 5153 Bluff Street

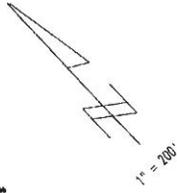
Exhibit "A"

ASSESSOR'S PARCEL MAP

IN ASSASSOR'S PARCEL
 MAPS, THE SITE ORDINANCES

POR. PSEC 15 T. 3S., R. 7W
 CITY OF NORCO, CALIFORNIA

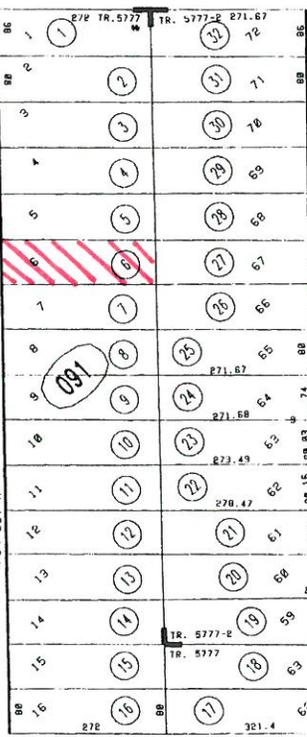
4-30



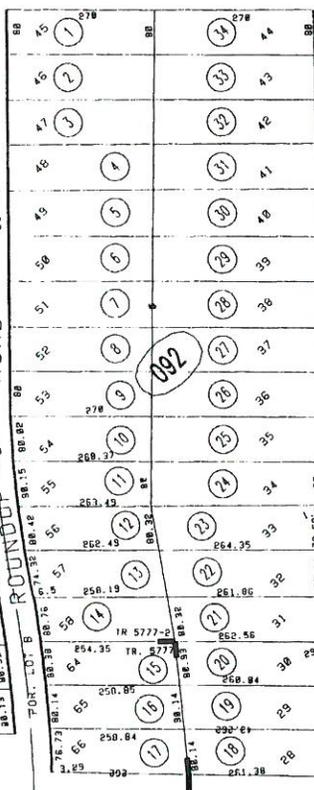
08

02

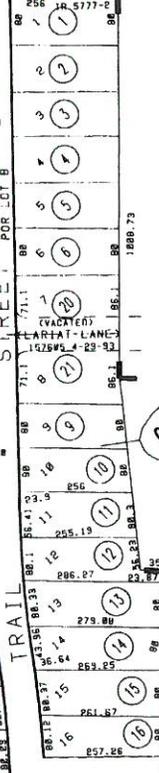
BLUFF FOR LOT A & STREET



ROUNDUP ROAD



TRAIL STREET FOR LOT B



DATE	DATE	DATE
PREPARED BY	DATE	DATE
DATE	DATE	DATE

Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 10, 2015

SUBJECT: Site Plan 2015-13 (Robert's Construction Inc.): A request for approval to allow a detached accessory building consisting of a 720 square-foot garage at 2550 Sierra Avenue located within the A-1-20 (Agricultural Low-Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-32 approving Site Plan 2015-13.

Site Plan 2015-13 is a request for approval to allow an accessory building consisting of a 720 square-foot garage at 2550 Sierra Avenue (ref. Exhibit "A" – Location Map). The property consists of .38 acres/16,552 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "F" – Aerial and Site Photos).

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan, floor plan and building elevations for the proposed garage are attached (ref. Exhibit "C" – Site Plan, Exhibit "D" – Floor Plan, and Exhibit "E" – Building Elevations). The structure is proposed to be located at the rear of the property, will be a wood framed construction, and will complement the existing house in color.

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 building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 14 feet 8 inches as measured to the peak of the roof. Staff is recommending that the project be conditioned for a maximum height of 14 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 16,552 square feet, and the entire property has a grade of 4% or less. The lot/pad coverage is approximately 13% 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 3 animal units would be allowed which would require an open area of at least 1,728 square feet. There is an open area**

RESOLUTION 2015-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 720 SQUARE-FOOT GARAGE AT 2550 SIERRA AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2015-13.

WHEREAS, ROBERTS CONSTRUCTION INC. submitted an application for 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 2550 Sierra Avenue (APN 127-220-007).

WHEREAS, at the time set; at 7 p.m. on June 10, 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 June 10, 2015 that the application for Site Plan 2015-13 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, Exhibit "D" – Floor Plan and Exhibit "E" – Building Elevations dated May 14, 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 building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. The building shall complement the existing house in color.
9. This site plan approval is for a garage. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.
10. The garage shall have a maximum height of 14 feet as measured from outside finished grade, to the peak of the roof.

Resolution 2015-32
Page 4
June 10, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 10, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

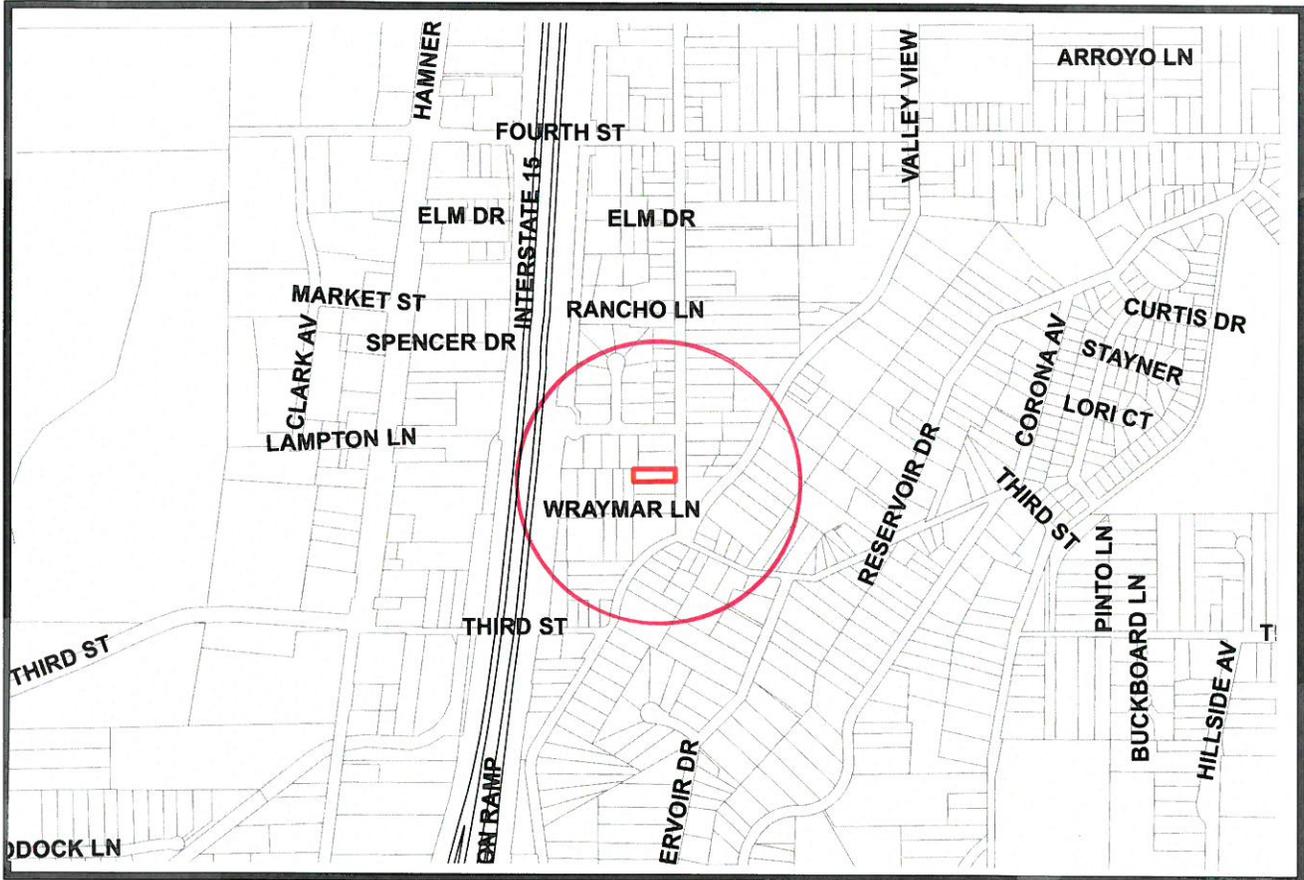
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held June 10, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



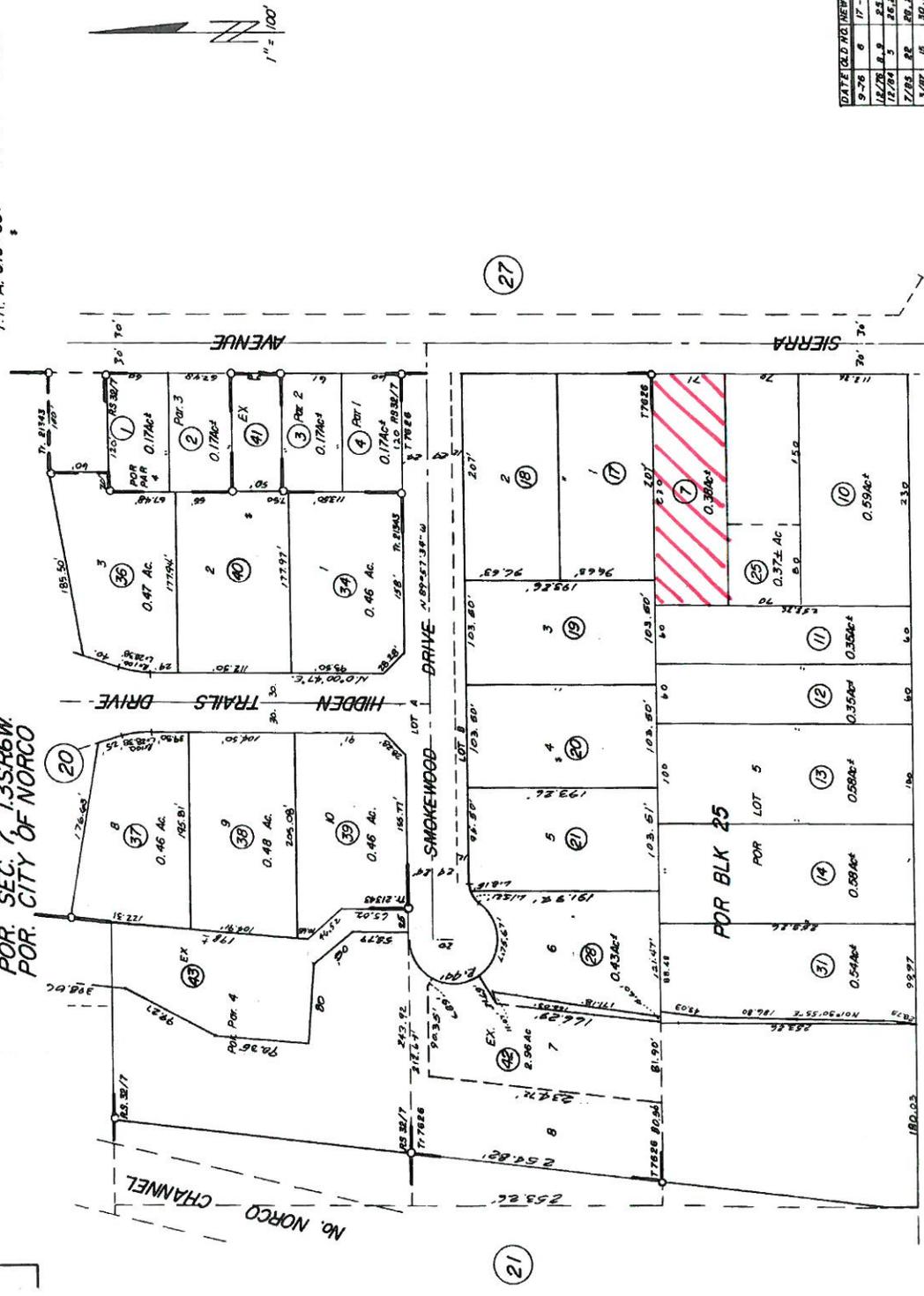
PROJECT: Site Plan 2015-13
APPLICANT: Robert's Construction Inc.
LOCATION: 2550 Sierra Avenue

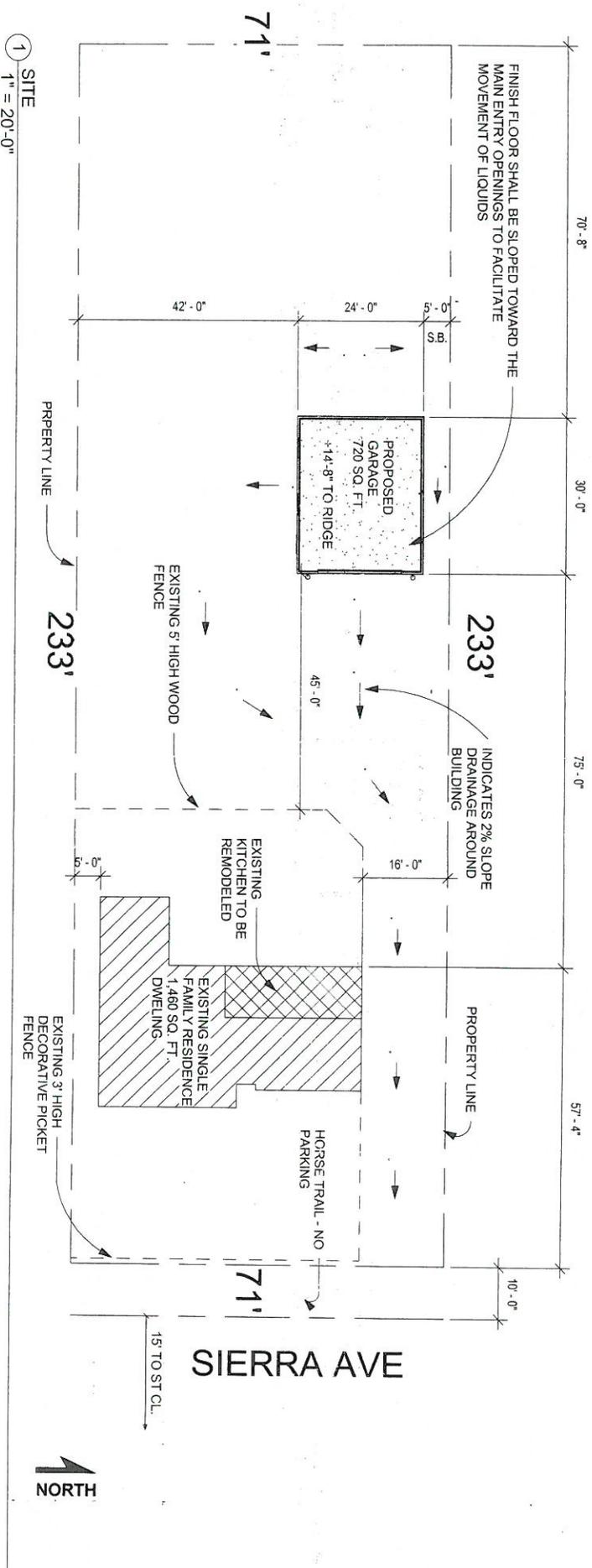
Exhibit "A"

ASSESSOR'S PARCEL MAP

T.R.A. 015-007 1 C 1 - C C

POR. SEC. 7, T.35R6W.
POR. CITY OF NORCO





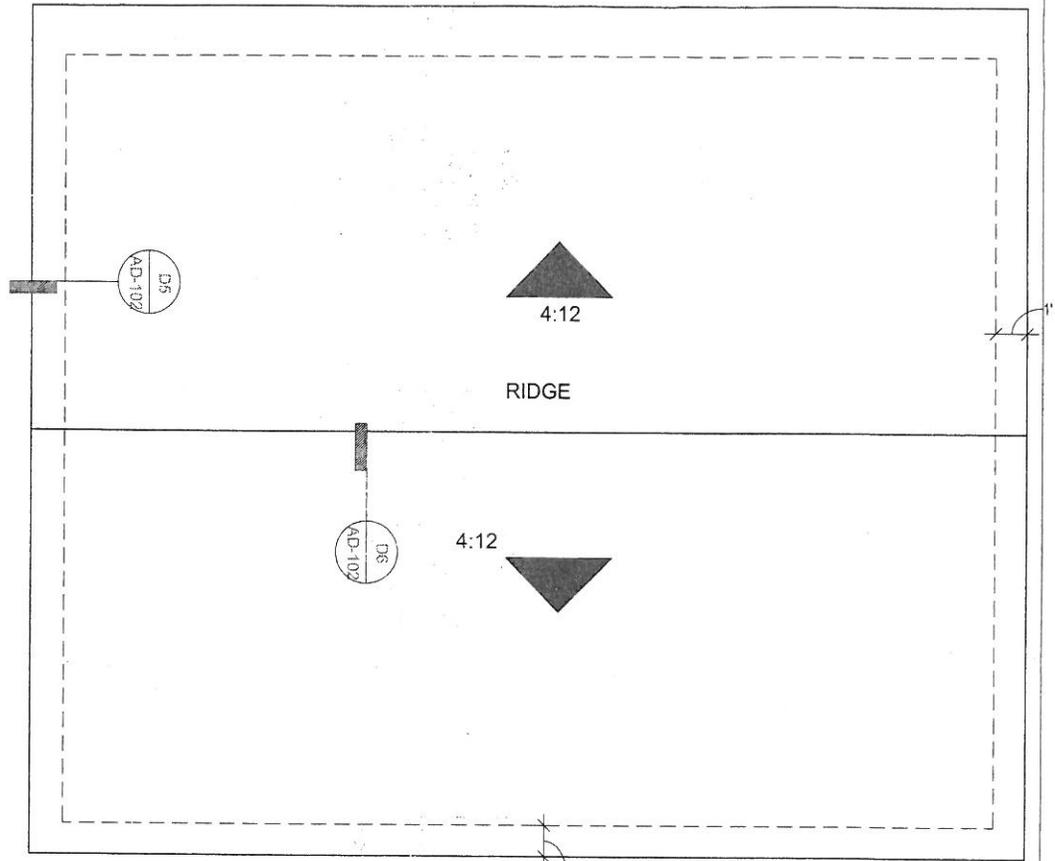
R-D-S 6868 COOLIDGE AVE., RIVERSIDE, CA 951-283-0591	Date	01/26/15	SHEET # A-100
	Drawn by LR 127220007		
	Apn:		
	Plan Check #		

KITCHEN REMODEL/GARAGE ADDITION

Owner: JOSEPH CARRILLO
Address: 2650 SIERRA AVE, NORCO, CA.

EXHIBIT "C"
5/14/15

2 GARAGE ROOF PLAN
1/4" = 1'-0"



1 PROPOSED GARAGE FLOOR PLAN
1/4" = 1'-0"

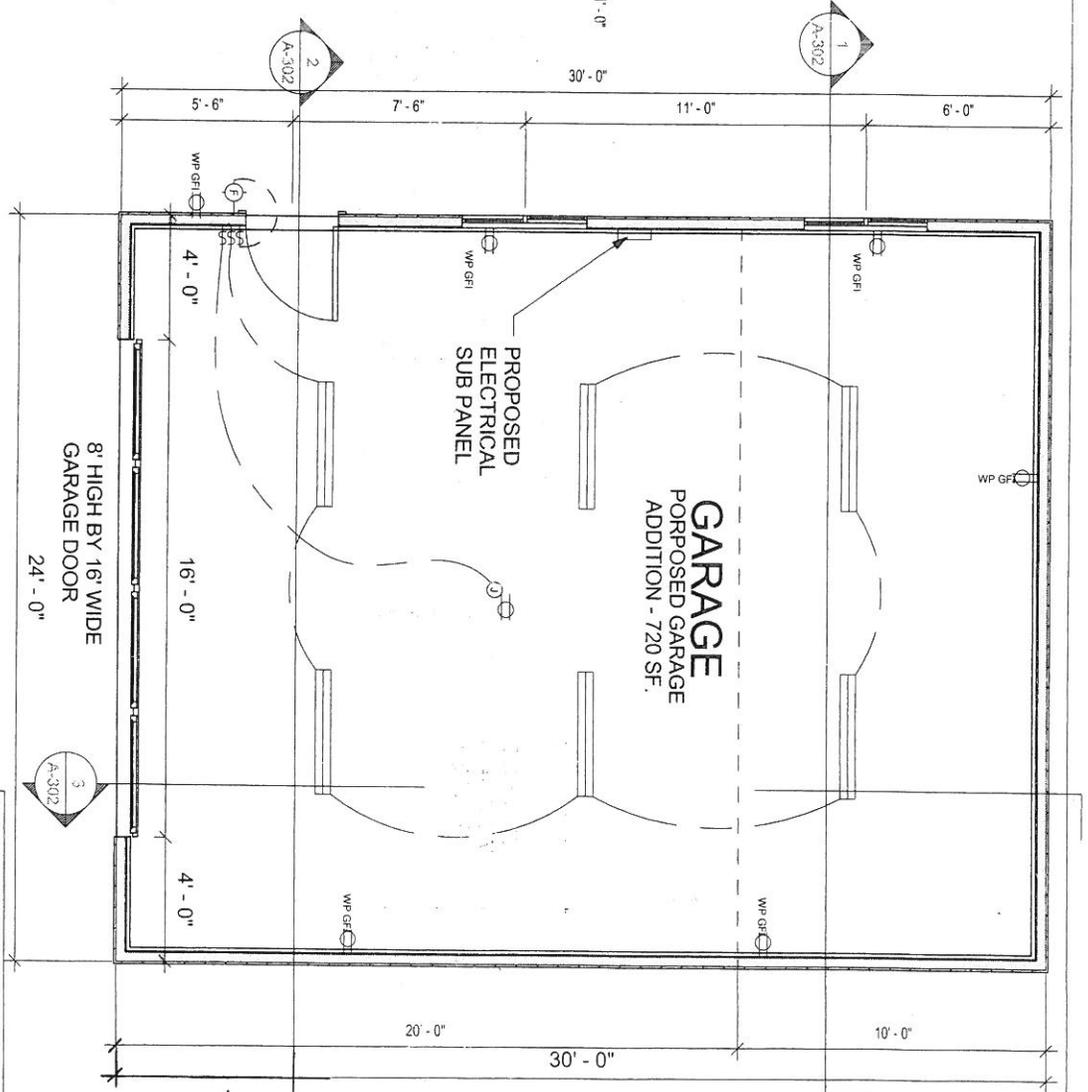


EXHIBIT "D"

R-D-S
6888 COOLIDGE AVE.,
RIVERSIDE, CA

Date: 01/26/15
Drawn by: [Signature]
Apr: 127220007

GARAGE TR. & ROOF PLN.
SHEET 1
A 201

Owner: JOSEPH CARRILLO
Address: 2550 SIERRA AVE. NORCO, CA.

KITCHEN REMODEL/ GARAGE ADDITION

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 10, 2015

SUBJECT: Site Plan 2015-10 (Donaldson): A request for approval to allow a detached accessory building consisting of a 600 square-foot horse corral shade structure at 119 Breeders Cup Place located within the Norco Ridge Ranch Specific Plan (NRRSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-29 approving Site Plan 2015-10.

Site Plan 2015-10 is a request for approval to allow an accessory building consisting of a 600 square-foot horse corral shade structure at 119 Breeders Cup Place (ref. Exhibit "A" – Location Map). The property consists of about .46 acres/20,173 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photos). The subject property includes a recorded Primary Animal Keeping Area (PAKA) of 3,316 square feet.

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed shade structure are attached (ref. Exhibit "C" – Site Plan and Building Elevations). The structure consists of a galvanized steel framed corral with a 600 square foot corrugated steel roof/shade cover, with no walls and a dirt floor. The structure is proposed at the rear of the property in the PAKA.

The following is required of accessory buildings in the NRRSP:

- The minimum setbacks of 5 feet from property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or less is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 9 feet 6 inches as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). The maximum allowed coverage of a PAKA is 40%. **The subject property is approximately 20,173 square feet, with a pad of about 19,390 square feet. The lot/pad coverage for the property is approximately 24% which takes into account the existing and proposed structures. The PAKA coverage is proposed at 18%.**

Site Plan 2015-10 (Donaldson)

Page 2

June 10, 2015

The accessory building ordinance for properties in the NRRSP does not require an open animal area, since all properties in the NRRSP include a PAKA.

As proposed, the project meets the minimum requirements for an accessory building of 864 square feet or less. Staff is recommending that the Commission adopt Resolution 2015-29, approving Site Plan 2015-10.

/adr

Attachments:

Resolution 2015-29

Exhibit "A" – Location Map

Exhibit "B" – APN MAP

Exhibit "C" – Site Plan and Building Elevations

Exhibit "D" – Aerial and Site Photos

RESOLUTION 2015-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 600 SQUARE-FOOT HORSE CORRAL SHADE STRUCTURE AT 119 BREEDERS CUP PLACE LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP). SITE PLAN 2015-10.

WHEREAS, WS DONALDSON 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 119 Breeders Cup Place (APN 123-630-004).

WHEREAS, at the time set; at 7 p.m. on June 10, 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 NRRSP, Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the NRRSP, 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 June 10, 2015 that the application for Site Plan 2015-10 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Building Elevations dated May 11, 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 building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. A home occupation shall not be allowed out of the subject building.
9. This site plan approval is for a corral shade structure for animal-keeping and its related uses. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

Resolution 2015-29
Page 4
June 10, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 10, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

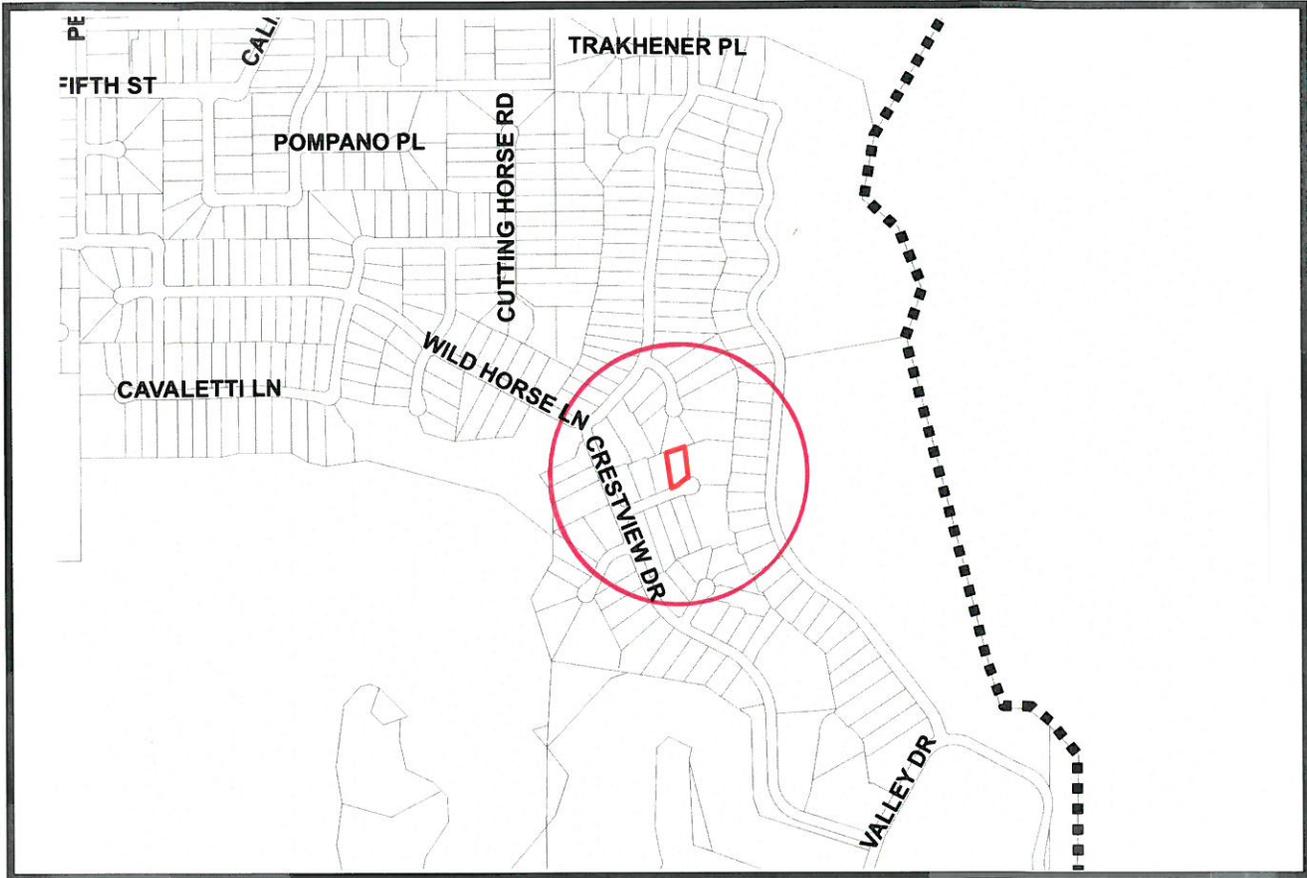
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held June 10, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2015-10
APPLICANT: WS Donaldson
LOCATION: 119 Breeders Cup Place

Exhibit "A"

THE DONALDSON SHADE COVER

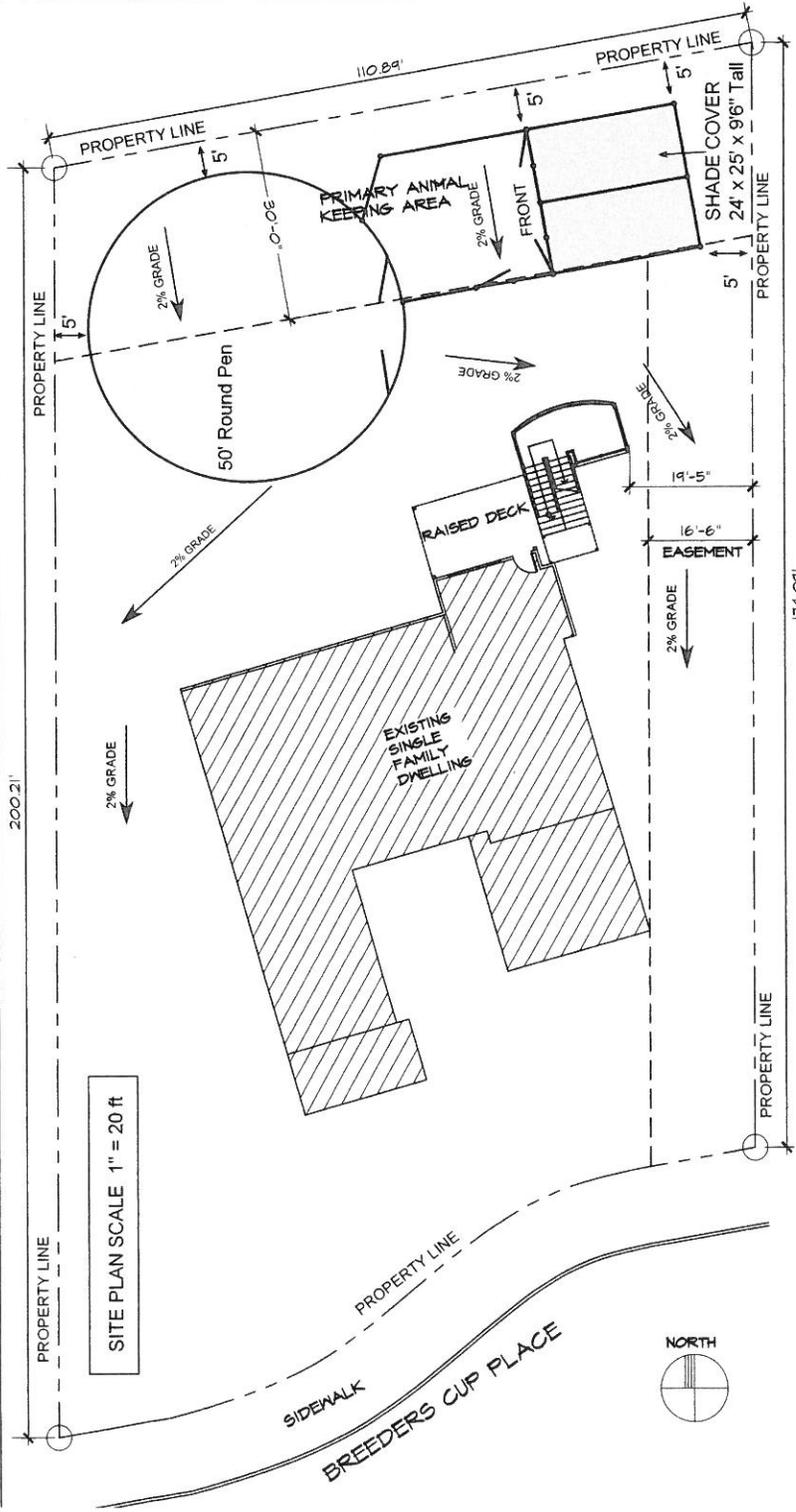
BILL & SUSAN DONALDSON (OWNER)
 119 BREEDERS CUP PLACE
 NORCO, CA 92860
 951 372 9152
 DONALDSONWS@HOTMAIL.COM

PROJECT DESCRIPTION
 24' X 25' SHADE COVER AND 24' X 24' HORSE CORRAL
 GALVANIZED STEEL FRAMEWORK
 GALVALUME COATED CORRUGATED STEEL COVER

PROJECT DATA
 TRACT 29588-4 LOT 22
 RESIDENTIAL PROPERTY
 SITE AREA 20,173 SQFT
 PAKA AREA 3,316 SQFT
 STRUCTURE WIDTH 24 FT
 STRUCTURE LENGTH 25 FT
 STRUCTURE HEIGHT 9.5 FT
 STRUCTURE AREA 600 SQFT (18% OF PAKA AREA)
 STRUCTURE LOCATION: N.E CORNER OF LOT
 SETBACK FROM PROPERTY LINES = 5 FT

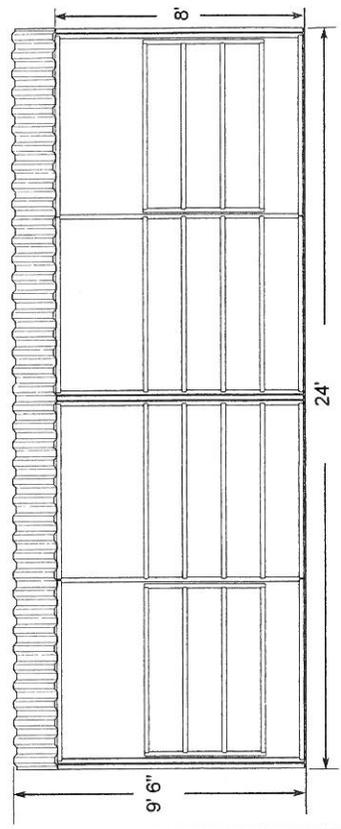
INDEX
 SITE PLAN.....Page 1

EXHIBIT "C"
 5/11/15

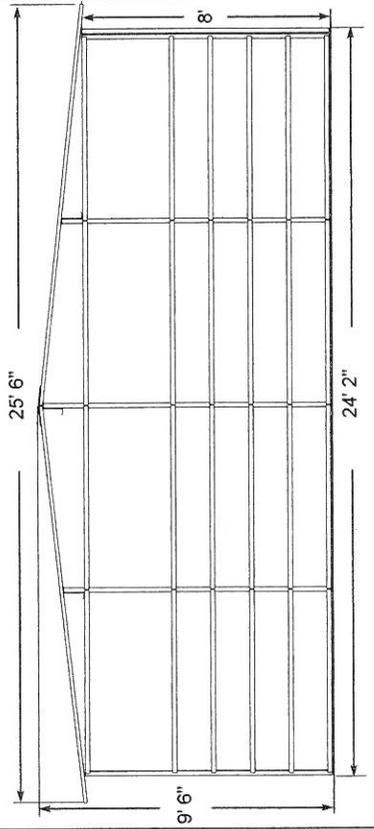


SITE PLAN SCALE 1" = 20 ft

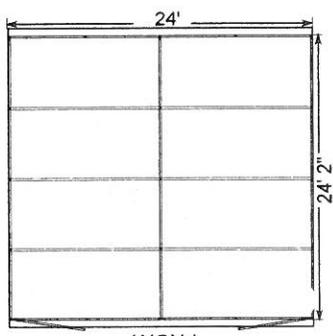
FRONT ELEVATION SCALE 1/4" = 1'



SIDE ELEVATION SCALE 1/4" = 1'



PLAN VIEW SCALE 1" = 10 ft



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 10, 2015

SUBJECT: Site Plan 2015-07 (Cadena): A request for approval to allow a detached accessory building consisting of a 600 square-foot barn at 3201 Cavaletti Lane located within the Norco Ridge Ranch Specific Plan (NRRSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-28 approving Site Plan 2015-07.

Site Plan 2015-07 is a request for approval to allow an accessory building consisting of a 600 square-foot barn at 3201 Cavaletti Lane located (ref. Exhibit "A" – Location Map). The property consists of about .48 acres/21,063 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photos). The property includes a recorded Primary Animal Keeping Area (PAKA) of 2,422 square feet.

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan, building elevations and floor plan for the proposed barn are attached (ref. Exhibit "C" – Site Plan, Exhibit "D" – Building Elevations and Floor Plan). The structure is proposed to be wood framed construction with a stucco finish, which will complement the existing house in color and material. The structure is proposed at the rear of the property in the PAKA.

The following is required of accessory buildings in the NRRSP:

- The minimum setbacks of 5 feet from property lines and pools, and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or less is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 14 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). The maximum allowed coverage of a PAKA is 40%. **The property is approximately 21,063 square feet, with a pad of about 16,675 square feet. The lot/pad coverage for the property is approximately 26% which takes into account the existing and proposed structures. The PAKA coverage is proposed at 25%.**

RESOLUTION 2015-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 600 SQUARE-FOOT BARN AT 3201 CAVALETTI LANE LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP). SITE PLAN 2015-07.

WHEREAS, AL CADENA 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 3201 Cavaletti Lane (APN 123-611-002).

WHEREAS, at the time set; at 7 p.m. on June 10, 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 NRRSP, Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the NRRSP, 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 June 10, 2015 that the application for Site Plan 2015-07 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, Exhibit "D" – Building Elevations and Floor Plan dated April 8, 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 building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. The building shall complement the existing house in color.
9. A home occupation shall not be allowed out of the subject building.
10. This site plan approval is for a **barn for animal-keeping and its related uses**. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

Resolution 2015-28
Page 4
June 10, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 10, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

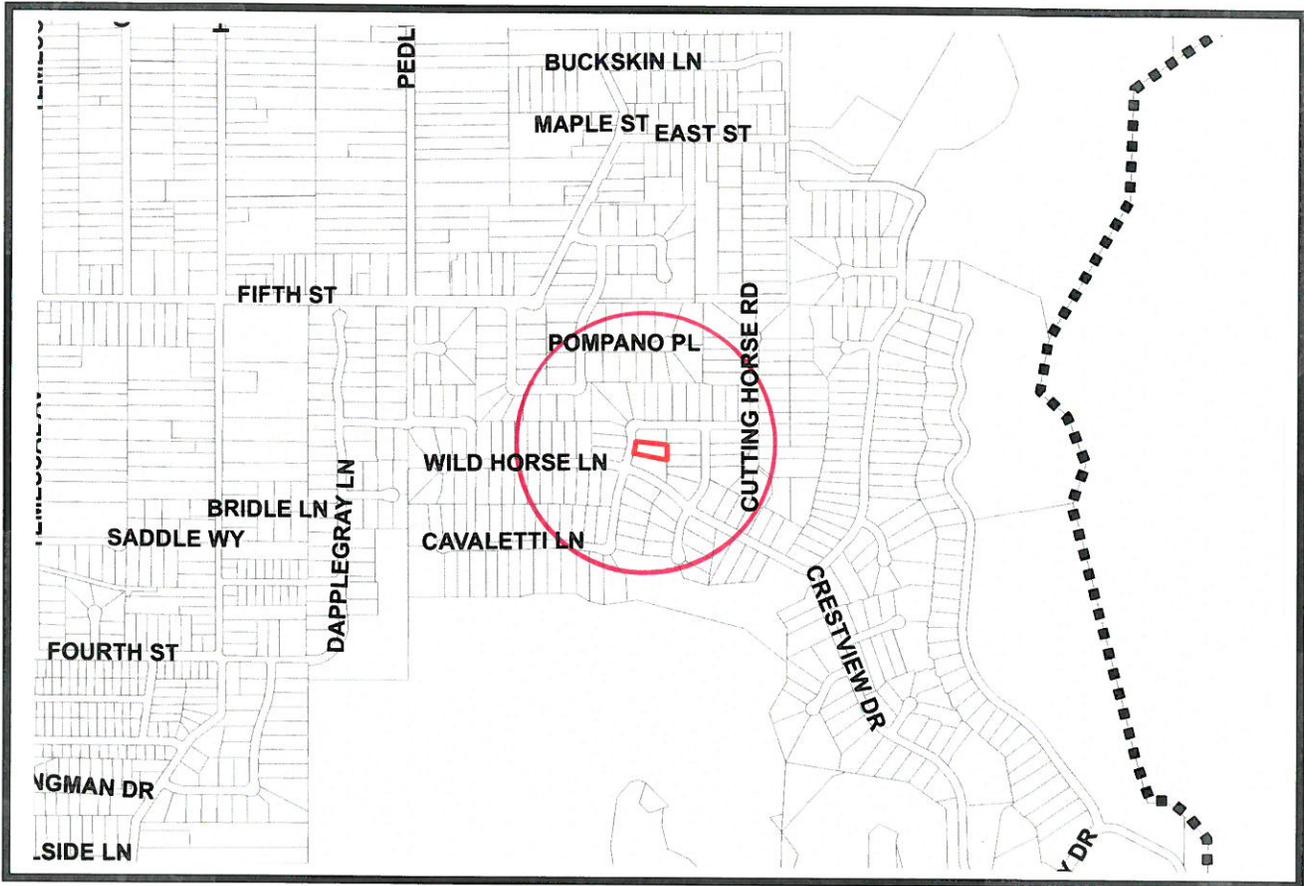
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held June 10, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2015-07
APPLICANT: Al Cadena
LOCATION: 3201 Cavaletti Lane

Exhibit "A"

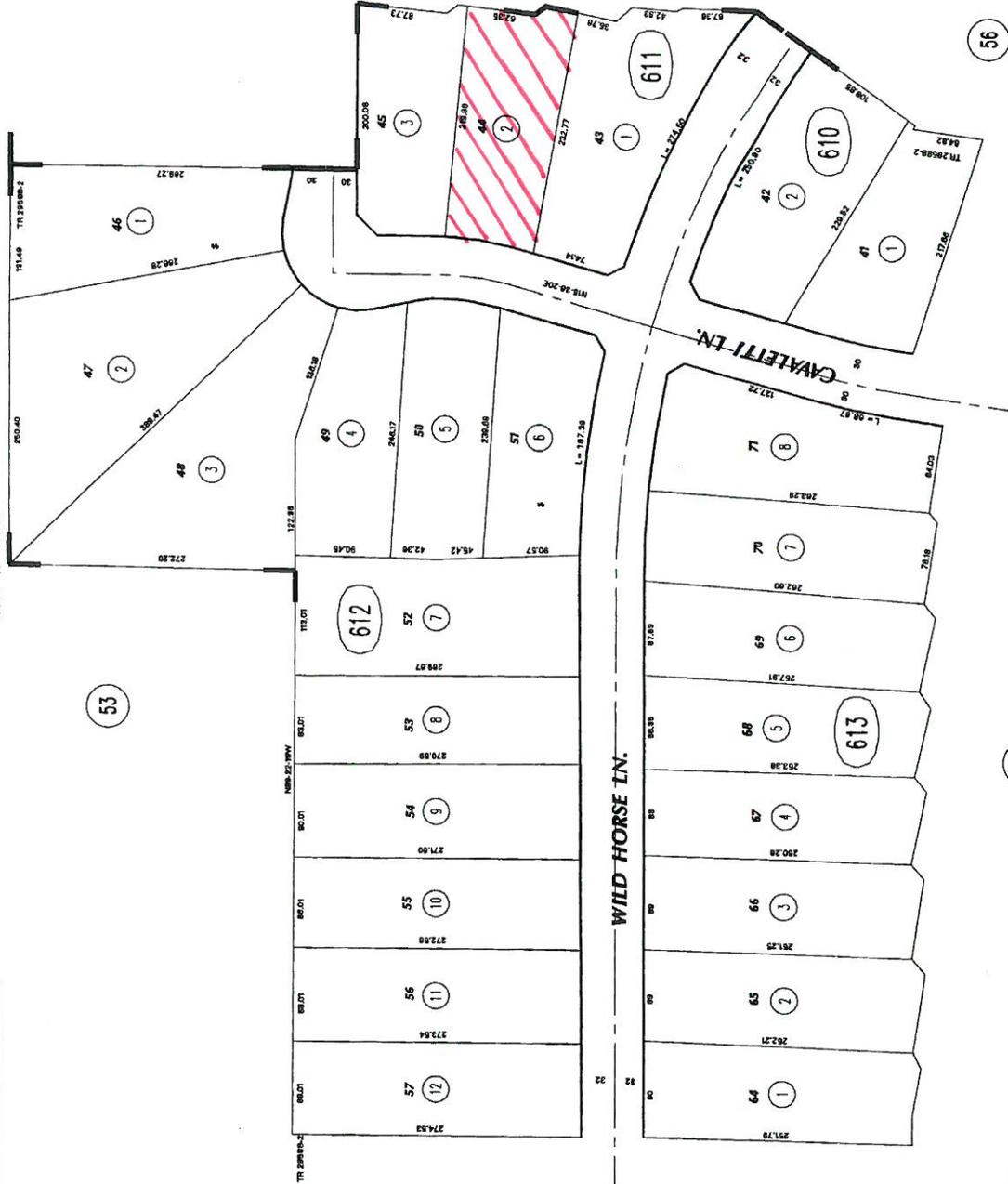
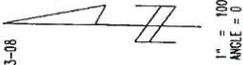
ASSESSOR'S PARCEL MAP

FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY FOR INACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP. LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. NW 8 T. 35. S., R. 6W
CITY OF NORCO

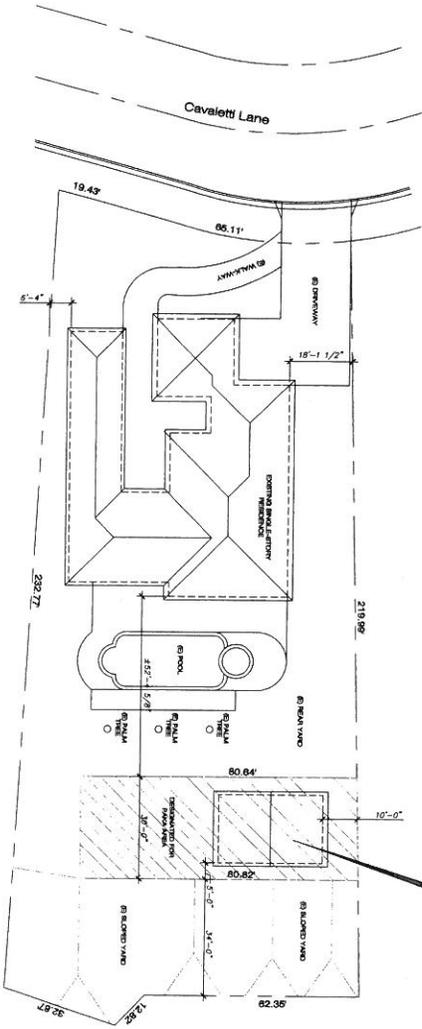
T. R. A. 015-002 *

123-61
123-08



New Detached Barn for Mr. & Mrs. Steve Butler

Residence Address : 3201 Cavaletti Lane, Norco, Ca 92860



New Detached Barn
(600 Square Feet)



Site Plan

1/16" = 1'-0"

General Notes :

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
3. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND DETAILS OF THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

Sheet Index

- A1 Title-sheet & Site Plan
- A2 Floor Plan & Elevation
- A3 Foundation & Framing
- A4 Section
- A5 Details

Construction Data

Type of Construction : V-B
Occupancy Group : F-3

Project Directory

Owner : Mr. & Mrs. Steve Butler
3201 Cavaletti Lane
Norco, CA 92860
Contract : Steve Butler

Designer : AAC Drafting Services
205 S. Nebraska St.
Lake Elsinore, CA 92550
Contract : A1-A, Details

Architect : James A. Cadena
2105 Jimmy Don Avenue Blvd., Ste. 117
Norco, CA 92860
Contract : A1-A, Details

Sq. Ft. Breakdown

Lot sq. ft. : 271,603 s.f.
Existing Single Family Residence sq. ft. : 2,876 s.f.
Added Detached Barn : 600 s.f.

Legal Description

Legal Description : 46 Acres More or Less in Lot 44 MB 9410281 TR 28668-2
Assessor's Parcel Number / Tax ID # 126-611-002

AAC Drafting Services

Contact Name : **AI A. Cadena**
205 S. Nebraska, Lake Elsinore, Ca 92530 714-447-6907

Steve Butler Residence
New Detached Barn
3201 Cavaletti Lane
Norco, Ca 92860

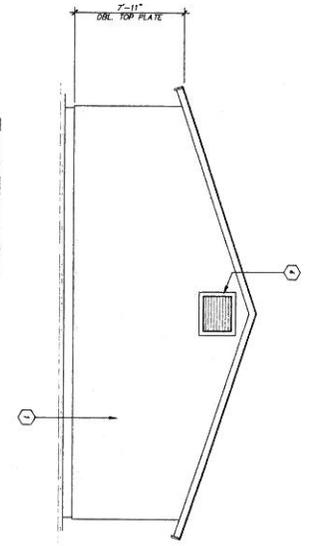
REV.	DATE	DESCRIPTION

<p>SHEET TITLE Title Sheet, General Notes Schedules & Sheet Index</p> <p>REVIEWED AND APPROVED</p>	<p>DATE</p>
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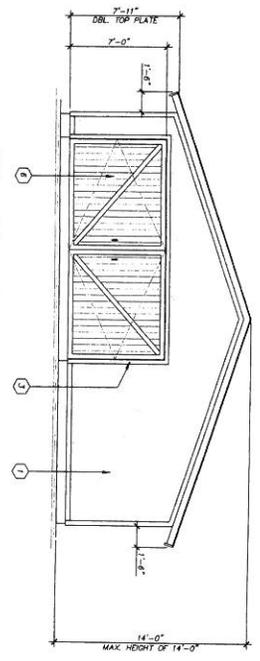
<p>SCALE AS NOTED</p> <p>DATE June 2, 2015</p> <p>DESIGN NO. 1501</p> <p>SHEET A1</p>	<p>LEGAL DESCRIPTION 46 Acres More or Less in Lot 44 MB 9410281 TR 28668-2 Assessor's Parcel Number / Tax ID # 126-611-002</p>
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EXHIBIT "C"

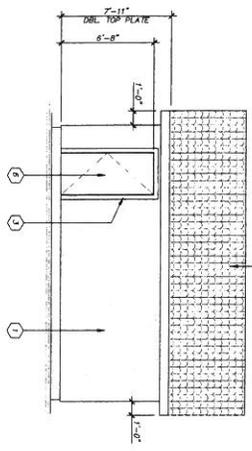
4/8/15



East Elevation
 REAR ELEVATION OF ADDITION
 1/4" = 1'-0"

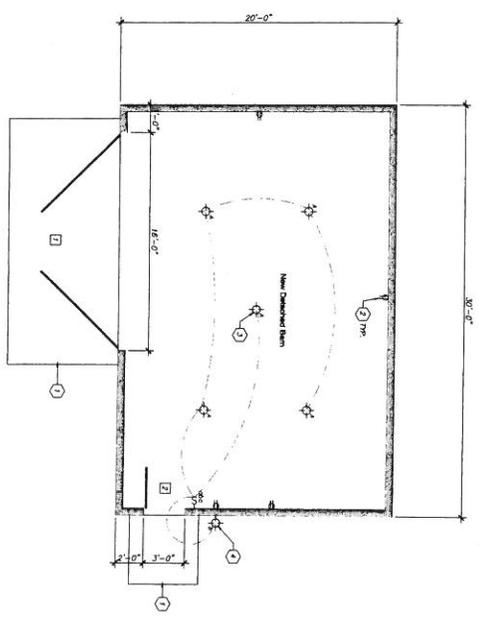


West Elevation
 FRONT ELEVATION OF ADDITION
 1/4" = 1'-0"



North Elevation
 SIDE ELEVATION OF ADDITION
 1/4" = 1'-0"

South Elevation
 SIDE ELEVATION OF ADDITION
 1/4" = 1'-0"



Floor Plan
 1/4" = 1'-0"

- Ext. Elevation Keynotes**
- 1 NEW EXTERIOR STUCCO FINISH, MATCH EXIST. RESIDENCE
 - 2 NEW WOOD EXTERIOR DOOR
 - 3 NEW WOOD SHED
 - 4 NEW METAL RENTATION SHEET
 - 5 NEW ROOF MET. MATCH EXIST. RESIDENCE BUT MAKE SURE TO MATCH EXIST. 2'-0" x 7'-0" WOOD BARN DOOR WITH METAL HINGES

- Wall Legend**
- 1 NEW WALL
 - 2 EXISTING WALL COLOR
 - 3 SMALL PAINT LIGHT SWITCH
 - 4 NEW METAL RENTATION SHEET, MATCH EXIST. FINISH
 - 5 NEW ROOF MET. MATCH EXIST. RESIDENCE BUT MAKE SURE TO MATCH EXIST. 2'-0" x 7'-0" WOOD BARN DOOR WITH METAL HINGES

- Construction Keynotes**
- 1 ALL NEW RECEPTILES SHALL BE AND PROTECTED & PROTECTED SHALL HAVE COVER. COULDS SHALL HAVE #

- Door Types**
- 1 PAIR OF 6'-0" WIDE x 7'-0" HIGH BARN DOORS
 - 2 3'-0" WIDE BY 6'-6" HIGH SOLID WOOD DOOR

SHEET TITLE Floor Plan & Ext. Elevations SCALE 1" = 20'-0" DATE June 2, 2015 PER NO. 1501 SHEET A2	REV. DATE DESCRIPTION REVIEWED AND APPROVED DATE	Steve Butler Residence New Detached Barn 3201 Cavaletti Lane Norco, Ca 92860	■ AAC Drafting Services ■ Contact Name : Al A. Cadena 206 S. Nebraska, Lake Elsinore, California 714-447-6907
---	--	---	---

EXHIBIT "D"

4/8/15

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 10, 2015

SUBJECT: Site Plan 2015-09 (Tuff Shed): A request for approval to allow a detached accessory building consisting of a 720 square-foot garage at 1850 Parkridge Avenue located within the A-1-20 (Agricultural Low-Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-27 approving Site Plan 2015-09.

Site Plan 2015-09 is a request for approval to allow an accessory building consisting of a 720 square-foot garage at 1850 Parkridge Avenue (ref. Exhibit "A" – Location Map). The property consists of .46 acres/20,089 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "F" – Aerial and Site Photos).

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan, building elevations and floor plan for the proposed garage are attached (ref. Exhibit "C" – Site Plan, Exhibit "D" – Building Elevations and Floor Plan). The structure is proposed to be located at the rear of the property, is a pre-fabricated wood structure, and will complement the existing house in color.

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 building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a height of about 14 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 20,089 square feet and the entire property has an average slope of 4% or less. The lot/pad coverage is approximately 21% 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. There is an open area**

RESOLUTION 2015-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF AN 720 SQUARE-FOOT GARAGE AT 1850 PARKRIDGE AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2015-09.

WHEREAS, TUFF SHED/DAVID SANTIAGO 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 1850 Parkridge Avenue (APN 119-371-021).

WHEREAS, at the time set; at 7 p.m. on June 10, 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 June 10, 2015 that the application for Site Plan 2015-09 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, Exhibit "D" – Building Elevations and Floor Plan dated May 5, 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 building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. The building shall complement the existing house in color.
9. A home occupation shall not be allowed out of the subject building.
10. This site plan approval is for a garage. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.
11. The garage shall have a maximum height of 14 feet as measured from outside finished grade to the peak of the roof.
12. The existing metal storage container 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 2015-27
Page 4
June 10, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 10, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

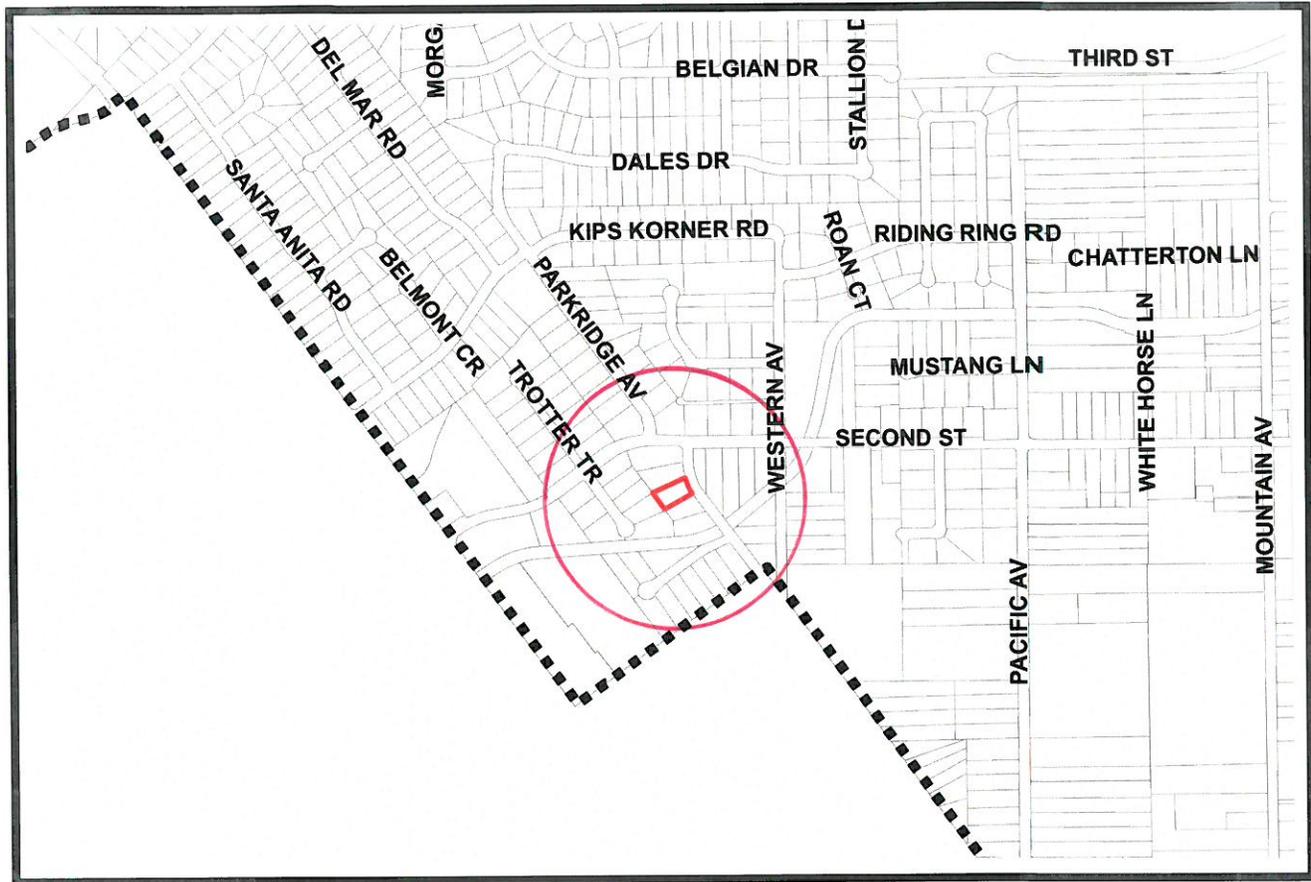
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held June 10, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2015-09
APPLICANT: Tuff Shed/David Santiago
LOCATION: 1850 Parkridge Avenue

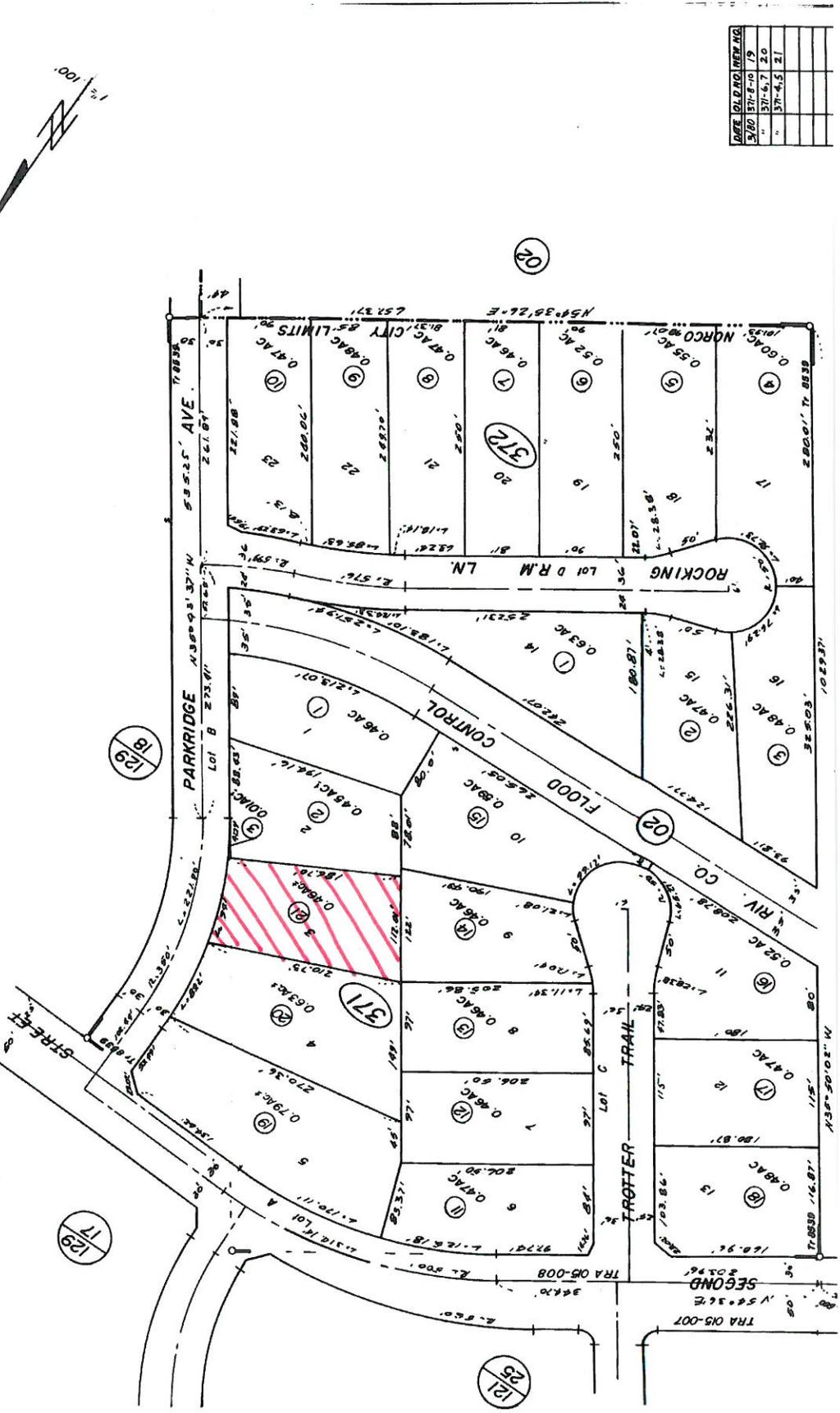
Exhibit "A"

ASSESSOR'S PARCEL MAP

POR AUBURNDALE COLONY & TOWNSITE
 POR. CITY OF NORCO

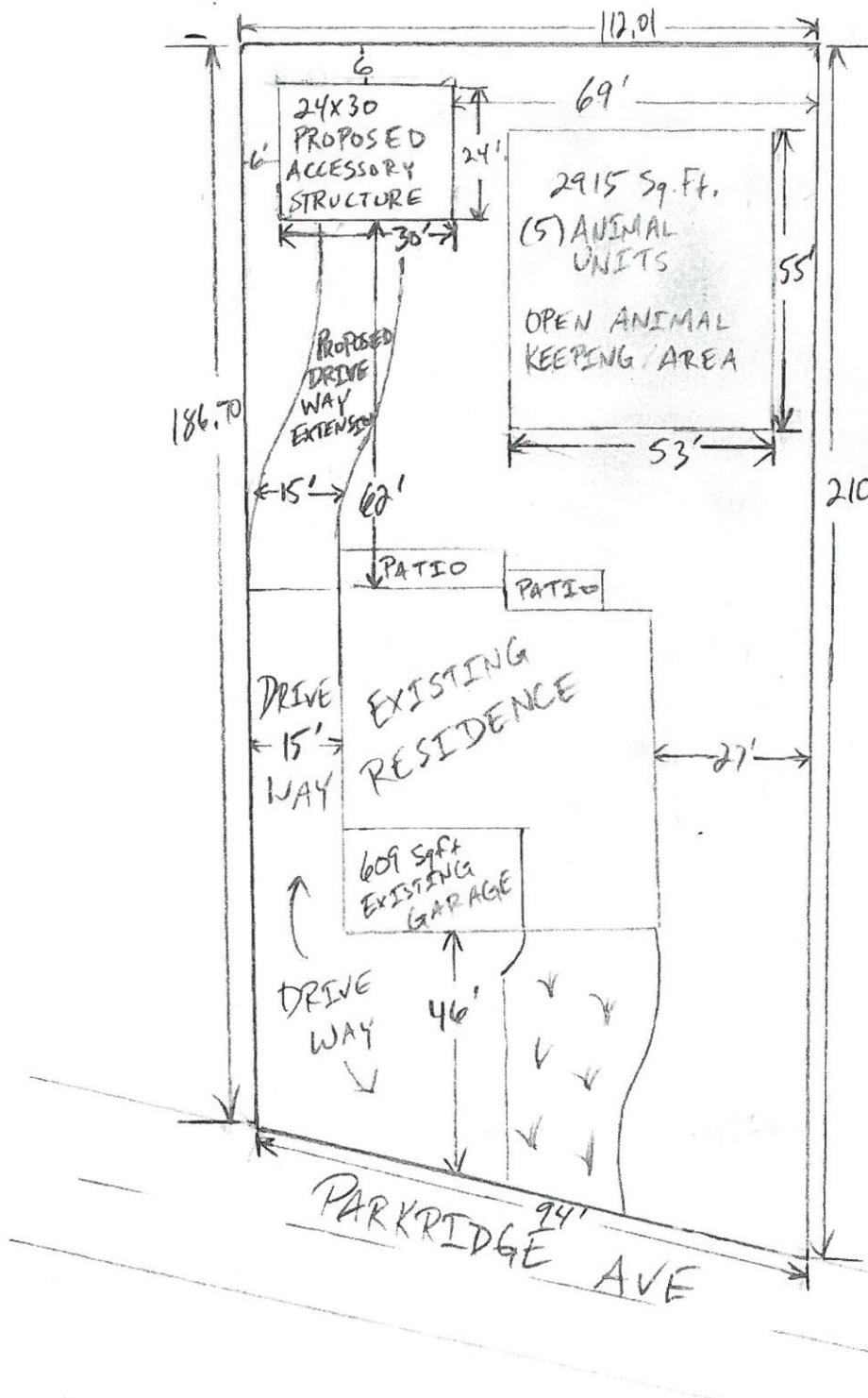
ASSESSMENT PURPOSES ONLY

015-007
 015-009



DATE	OLD PROJ. REF. NO.
3/30/19	37-4.5 19
"	37-4.7 20
"	37-4.5 21

Exhibit "B"



OWNER: JACK PRETCHARD
 1850 PARKRIDGE AVE
 NORCO, CA 92860
 C: (714) 315-1250
 APN: 119-371-021
 Sq. Ft.: 20,089

1" = 30'
 N →

CONTRACTOR: TUFF SHED INC.
 2330 S. CASTLE HARBOUR PL.
 ONTARIO, CA 91761
 O: (909) 988-8833
 CONTACT: DAVID SANTIAGO
 C: (909) 721-8603

EXHIBIT "C"

5.5.15

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 10, 2015

SUBJECT: Site Plan 2015-12 (Bartz): A request for approval to allow a detached accessory building consisting of a 730 square-foot horse shelter at 1501 Andalusian Drive located within the Norco Ridge Ranch Specific Plan (NRRSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-30 approving Site Plan 2015-12.

Site Plan 2015-12 is a request for approval to allow an accessory building consisting of a 730 square-foot horse shelter at 1501 Andalusian Drive (ref. Exhibit "A" – Location Map). The property consists of about .60 acres/26,283 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photos). The subject property includes a recorded Primary Animal Keeping Area (PAKA) of 2,177 square feet located at the rear of the property.

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan, building elevations and floor plan for the proposed structure are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations and Floor Plan). The structure consists of a steel roof, with galvanized steel framing on the front and south side elevations. There are existing retaining walls at the rear of the property, near the northwest and northeast border of the PAKA. The proposed building will be placed up against these walls to create the other side and rear walls of the structure. The structure will consist of a dirt floor and will be entirely in the PAKA.

The following is required of accessory buildings in the NRRSP:

- The minimum setbacks of 5 feet from interior property lines, 15 feet from a side property line adjacent to a street, and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or less is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 10 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 maximum allowed coverage of a PAKA is 40%. **The subject property is approximately 26,283 square feet, with a pad of about 14,163 square feet. The**

RESOLUTION 2015-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 730 SQUARE-FOOT HORSE SHELTER AT 1501 ANDALUSIAN DRIVE LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP). SITE PLAN 2015-12.

WHEREAS, TERRI BARTZ 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 1501 Andalusian Drive (APN 168-282-001).

WHEREAS, at the time set; at 7 p.m. on June 10, 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 NRRSP, Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the NRRSP, 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 June 10, 2015 that the application for Site Plan 2015-12 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations and Floor Plan dated May 14, 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 building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. A home occupation shall not be allowed out of the subject building.
9. This site plan approval is for a horse shelter for animal-keeping and its related uses. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

Resolution 2015-30
Page 4
June 10, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 10, 2015.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

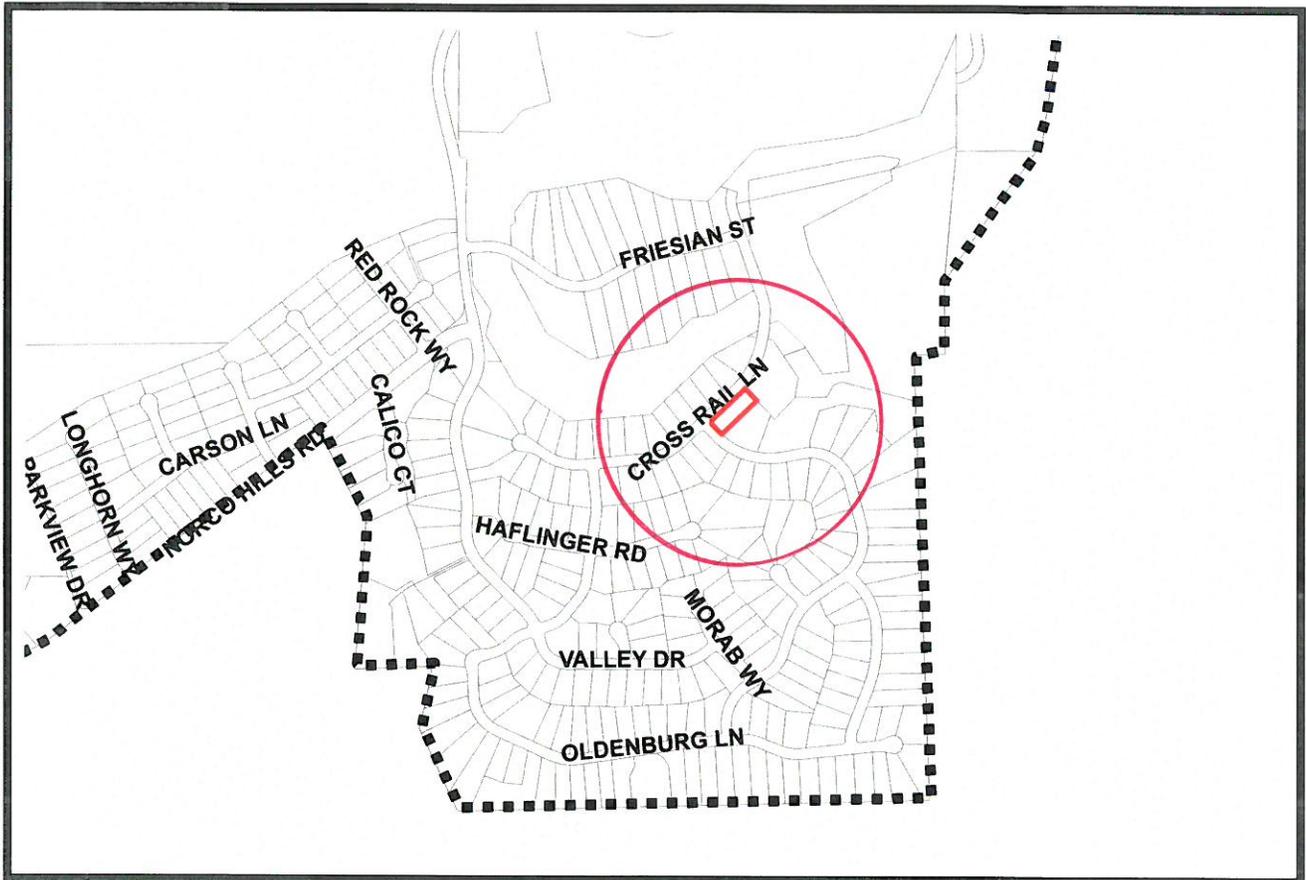
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LOCATION MAP

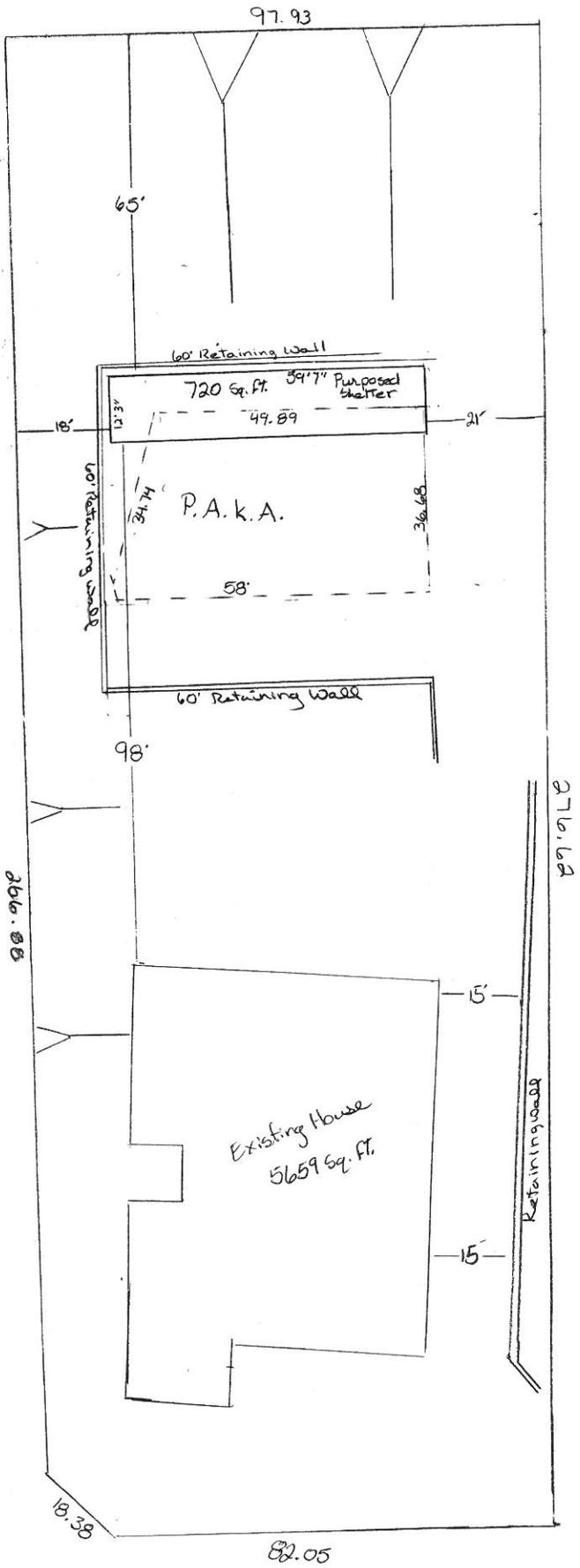


Not to Scale



PROJECT: Site Plan 2015-12
APPLICANT: Terri Bartz
LOCATION: 1501 Andalusian Drive

Exhibit "A"



Site Address
 1501 Andalusian Dr.
 Norco, CA 92860

APN#: 168-282-001
Lot Size: .06 Acres

Owner
 Tony Barreto
 1501 Andalusian Dr.
 Norco, CA 92860
 951-906-1788

Summary Table
 Existing House: 5659 sq. ft.

Proposed Shelter
 Shelter: 720 sq. ft.

Contact
 Terri Bartz
 4920 Rock Ct.
 Mira Loma, CA 91752
 951-538-4067

EXHIBIT "C"
 5/14/15