



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
October 28, 2015

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Hoffman

1. **APPEAL NOTICE:** In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
2. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.
3. **APPROVAL OF MINUTES:**
 - ❖ Minutes of Regular Meeting of September 30, 2015
 - Recommended Action: Approval** (Deputy City Clerk)
4. **CONTINUED PUBLIC HEARING:**
 - A. **Conditional Use Permit 2015-20** (Moyer): A request for approval to allow a detached accessory building consisting of a 1,632 square-foot storage and hobby shop building at 2301 Western Avenue located within the A-1-20 (Agricultural Low Density) Zone. Continued from September 30, 2015 regular meeting. Continued from September 30, 2015 **Recommended Action: Approval** (Senior Planner)

- B. **Conditional Use Permit 2015-21** (Hall): A request for approval to allow a detached accessory building consisting of a 1,040 square-foot workshop at 3113 Half Circle Road located within the A-1-20 (Agricultural Low Density) Zone. Continued from September 30, 2015 **Recommended Action: Continue to the Regular Meeting of December 9, 2015** (Senior Planner)
5. PUBLIC HEARING:
- A. **Conditional Use Permit 2015-11** (Verizon Wireless/Core): A request for approval to allow the installation of an unmanned wireless telecommunication facility at 240 Hidden Valley Parkway located within the Commercial District of the Gateway Specific Plan (GWSP). **Recommended Action: Approval** (Senior Planner)
 - B. **Conditional Use Permit 2015-23** (Cozart): A request for approval to allow a detached accessory building consisting of a 2,025 square-foot garage at 2863 Broken Arrow Street located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
 - C. **Site Plan 2015-23; Tentative Parcel Map 36999; Conditional Use Permits 2015-26, -27, -28; Variance 2015-05** (Lewis Retail Centers): A proposal to construct a 113,331 square-foot commercial center with seven buildings, and to subdivide approximately 13.7 net acres into 9 parcels with conditional use permits for the sale of distilled spirits, four drive-through, and a service station; and a variance request to reduce the required 50-foot rear building setback to 38 feet; located on the southwest side of River Road and the northwest side of Corydon Street in the C-G (Commercial General) Zone (APN 121-310-086, -087; 121-180-014) **Recommended Action: Approval** (Planning Director)
 - D. **General Plan Amendment 2015-01; Zone Change 2015-01; Specific Plan 91-02, Amendment 8; Site Plan 2015-22; Conditional Use Permit 2015-25** (Olsen): A proposal to construct a 6,205 square-foot commercial center with two restaurant buildings and a conditional use permit for one of the buildings to have a drive-through; located on the norco side of Hidden Valley Parkway, east of Yasment Drive (APN 122-570-001) **Recommended Action: Approval** (Planning Director)
6. BUSINESS ITEMS:
- A. **Site Plan 2015-18** (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)

- B. **Site Plan 2015-21** (Parraga): A request for approval to allow a detached accessory building consisting of an 862 square-foot garage/workshop/storage building at 45710 Temescal Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)
 - C. **Site Plan 2015-23** (Lewis Retail Center): A request to construct a 113,331 square-foot commercial center with seven buildings for retail, office and pad sites on 13.7 acres located on the southwest side of River Road and the northwest side of Corydon Street in the C-G (Commercial General) Zone. Report combined with Agenda Item 5.C. **Recommended Action: Approval** (Planning Director)
 - D. **Site Plan 2015-22** (Olsen): A proposal to construct a 6,205 square-foot commercial center with two restaurant buildings **Recommended Action: Approval** (Planning Director)
7. CITY COUNCIL MINUTES: Receive and File
- City Council Regular Meeting of September 16 , 2015
 - City Council Regular Meeting of October 7, 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: Adjourn meeting to December 9, 2015 (dark in November due to holidays)

Staff reports are on file in the Planning Division.

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

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

/di



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
September 30, 2015

CALL TO ORDER: **7:00 p.m.**

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

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

PLEDGE OF ALLEGIANCE: **Vice Chair Leonard**

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

2. PUBLIC COMMENTS: **None**

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting of July 8, 2015

Recommended Action: Approval (Deputy City Clerk)

M/S Leonard/Hoffman to approve the minutes of regular meeting of July 8, 2015 as written.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler

❖ Minutes of Regular Meeting of August 12, 2015

Recommended Action: Approval (Deputy City Clerk)

M/S Jaffarian/Rigler to approve the minutes of regular meeting of August 12, 2015 as written.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler

4. CONTINUED PUBLIC HEARING:

- A. **Conditional Use Permit 2015-17** (Navarrete): A request for approval to allow a detached accessory building consisting of a 2,800 square-foot workshop and storage building at 2180 Reservoir Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Application withdrawn; Public Hearing cancelled; was continued from August 12, 2015** (Senior Planner)

Senior Planner Robles indicated that the applicant has withdrawn his request; as such the public hearing is cancelled.

5. PUBLIC HEARING:

- A. **Conditional Use Permit 2015-20** (Moyer): A request for approval to allow a detached accessory building consisting of a 1,632 square-foot storage and hobby shop building at 2301 Western 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. No comments were received from the Architectural Review Subcommittee (ARC). Staff recommends a minimal retaining wall at the rear of the property. Staff also recommends approval.

In response to Member Hoffman, Senior Planner Robles confirmed that the animal-keeping area is a contiguous "L" shape area; and that the accessory building is the item being presented and that staff is requesting a retaining wall be a condition of approval.

Member Jaffarian questioned the side-gate access to the animal-keeping area; Planner Robles stated that it is adjacent to an open area off of Belgian Drive.

Member Rigler questioned why the "L" shaped animal-keeping area is being allowed, as a previous request was denied. In response, Planner Robles stated that the previous request had the animal-keepin area wrapped around a building, as opposed to this one that is "L" shaped to go around a future pool, not yet build. Director King stated that the pool cannot be conditioned by the Commission, as no building permit has been applied for.

Vice Chair Leonard asked staff to verify if the entrance off Belgian is permitted and if the gate was built with or without a permit. Planner Robles stated she will check with the Engineering Division.

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

James Moyer, applicant, in response to questions from the Commission, he asked if the allowed animal units could be reduced to accommodate a smaller animal-keeping area so that it can be rectangular in shape; he noted that the entrance off Belgian was there when he moved in two years ago; he explained that the retaining wall and grading will be done first to accommodate a larger animal-keeping area. Planner King stated that the determination regarding the side street entrance is by the Engineering Division, as well as reviewed by the Streets, Trails and Utilities Commission.

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

Discussion ensued, to modify Condition 12 to read that the retaining wall and grading is to be completed prior to building permit issued; no reduction to the animal units allowed; have animal-keeping area redone to a rectangular-shaped area; and verify side gate access legal.

M/S Jaffarian/Hoffman to continue the Conditional Use Permit 2015-20 to the next regular meeting to allow the applicant to redesign the plans to accommodate the Commissions' input.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler

- B. Conditional Use Permit 2015-21 (Hall):** A request for approval to allow a detached accessory building consisting of a 1,040 square-foot workshop at 3113 Half Circle Road located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She indicated that the site plan will actually have the building closer to the house and further away from the animal-keeping area. The Architectural Review Subcommittee (ARC) has reviewed and only questioned its intended use.

Planner Robles answered questions of the Commission, there are no drainage issues on the property and no grading permits have been pulled.

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

Travis Hall, applicant, in response to Member Jaffarian, Mr. Hall stated that he is aware that the accessory building cannot be used as a residence, and the general Architect notes on the plans do not apply to this project, just standard notes by Architects. The only utility in the structure will be water for outside use, not restrooms are planned. In response to Member Hoffman, Mr. Hall stated that the property owner has a backhoe that he uses to clean up the property and move heavy rocks; it is not used for mass grading. He explained to Vice Chair Leonard that the design of the garage door is set to keep it away from the animal-keeping area.

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

Member Jaffarian asked that the apron in front of the garage, not be within the animal-keeping area, and be noted on the plan; staff is to verify if access over the horse trail is valid; add a condition to note that no sewer or plumbing be put into the building; and it cannot be used as a residence.

Remaining Members concurred.

Vice Chair Leonard recommended that the garage door be placed in front because of its size, and remove from the plans the emergency egress and line items that do not apply to a garage building.

M/S Jaffarian/Rigler to continue Conditional Use Permit 2015-21 to the next regular meeting to allow the applicant to make changes based on the Commission's input, remove plan comments; verify access through the trail; staff to verify the grading.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler

- C. **Conditional Use Permit 2015-22** (Parmely): A request for approval to allow a temporary mobile home for the elderly at 1372 Third Street located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that as proposed all requirements are met. Staff recommends approval.

Member Jaffarian asked that a condition be noted that a recorded property title indicate that the temporary mobile home be removed should the property be sold.

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

M/S Leonard/Rigler to adopt Resolution 2015-54, to approve Conditional Use Permit 2015-22, to allow a temporary mobile home for the elderly at 1372 third Street.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler

- D. **Conditional Use Permit 2015-29** (Navarro): A request for approval to allow a detached accessory building consisting of a 855 square-foot garage building at 2879 Sierra Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Remove from the Public Hearing**

Senior Planner Robles indicated that this item was advertised as a public hearing, it should be a site plan based on the size of the accessory building. It will be brought back to the Commission at a future meeting.

6. BUSINESS ITEMS:

- A. **Site Plan 2015-17** (Hernandez): A request for approval to allow a detached accessory building consisting of a 852 square-foot garage at 1037 Second Street 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. All requirements are met, staff recommends approval.

M/S Jaffarian/Hoffman to adopt Resolution 2015-51, to approve Site Plan 2015-17, to allow a detached accessory building consisting of an 852 square-foot garage at 1037 second Street.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler

- B. **Site Plan 2015-16** (Attema): A request for approval to allow a detached accessory building consisting of an 864 square-foot garage at 685 Foxtail Way located within the Norco Hills Specific Plan (NHSP). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. all requirements have been met; staff recommends approval with the condition that the height is at a maximum of 14 feet.

In response to Member Jaffarian, Planner Robles confirmed that the 15-foot height is all around the building.

In response to Member Hoffman, Planner Robles stated that the drainage is not an issue at this time but that it will be reviewed by engineering through the permit process.

Chair Hedges invited the public to speak.

Mike Cortez, applicant, indicated that the grading is at 1%, assuring that no grading is required, the V ditch will not be affected; the topography provided is from City records. He further explained that the 15-foot request is so that the look is consistent with the home, which is at that height, and that it will not hinder neighboring properties. He also shared that the engineering has reviewed the property for the grading.

Chair Hedges brought discussions back to the Commission.

Members Jaffarian and Hoffman had no issue with and supports the homeowner's request for the 15-foot height.

Vice Chair Leonard noted his concern with allowing a 15-foot height, as if allowed, future requests will ask for a taller height, adding that the 14-foot maximum height should be followed.

M/S Jaffarian/Hoffman to adopt Resolution 2015-48, to approve Site Plan 2015-16, to allow a detached accessory building consisting of a 864 square-foot garage, at the 14-foot height, located at 685 Foxtail Way.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler

- C. **Site Plan 2015-08** (Viramontes): a request for approval to allow two detached accessory building consisting of a 576 square-foot storage/workshop building with an attached 122 square-foot covered porch, and an 864 square-foot covered horse corral/stable at 2348 Valley View Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

Director King presented the staff report on file in the Planning Department. he explained that this request comes as a correction to a code case, construction had begun without permits, for which a stop-order was issued, but continued to add to the project. In order to finalize and close the code case, this is being presented for approval so that proper permits are obtained. All requirements for accessory buildings are met. Staff recommends approval.

Vice Chair Leonard asked if staff has verified that no one is living in the building in question. He asked that the kitchen and full bath be removed, and all sewer connections be removed as well.

In response to Member Hoffman, Director King stated that currently a stop order is in place, and that the Building Inspector will be in charge to verify that all is in compliance with the approved Site Plan.

Member Jaffarian, based on his concerns about Fire Department access, he asked that in the future reviews from the Sheriff's and Fire Departments be included with staff reports.

Member Rigler questioned the 7-foot gate access noted on the plan, noting that the easement should be at 12 feet.

Chair Hedges invited the public to speak.

Ray Martinez, property owner, explained that the 7-foot gate is a typo, that the access is actually at 12 feet; there are no obstructions in front of the gate; adding that a vehicle can easily travel through. In response to Member Hoffman, he stated that the floor will be wood, as its intent is not a garage but a workshop.

Chair Hedges brought discussions back to the Commission.

Member Jaffarian requested that a condition be noted for the removal of all utility usage, all plumbing to kitchen and bathroom, and have a follow-up inspection to verify no residential usage.

Vice Chair Leonard questioned the addition of a porch, as its use is being presented as a storage building. He agreed that sewer and gas lines should also be removed.

After further discussions, Director King clarified what the Commission would like completed prior to returning the project for further approval, all utilities to be removed, all walls, all that pertain to the kitchen and bathroom also to be removed, and remove the porch from the plan, Title 24; and allow a demolition permit.

M/S Jaffarian/Leonard to adopt Resolution 2015-55, to approve Site Plan 2015-08, to allow for corrals, size and orientation, animal-keeping area and access, and approval of the second building be continued until the demolition of the non-permitted items are completed to correct code issues.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler

7. CITY COUNCIL MINUTES:

Received and Filed

- City Council Regular Meeting of July 15, 2015
- City Council Regular Meeting of August 5, 2015
- City Council Regular Meeting of August 19, 2015
- City Council Regular Meeting of September 2, 2015

8. PLANNING COMMISSION:

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

B. Request for Items on Future Agenda (within the purview of the Commission):
None

9. ADJOURNMENT: Chair Hedges adjourned the meeting at **9:00 p.m.**, to October 28, 2015.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 28, 2015 (Continued from September 30, 2015)

SUBJECT: Conditional Use Permit 2015-20 (Moyer): A request for approval to allow a detached accessory building consisting of a 1,632 square-foot storage and hobby shop building at 2301 Western Avenue located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-52 approving Conditional Use Permit 2015-20.

BACKGROUND: At the Planning Commission meeting of September 30, 2015, the Planning Commission reviewed Conditional Use Permit 2015-20. The project was continued to the meeting of October 28, 2015 with direction that the applicant submits revised plans showing a more rectangular-shaped animal-keeping area, as opposed to the “L” shaped area being proposed. Furthermore, staff was directed to research if a permit existed for the access gate on the south side of the property.

Revised plans have been attached to this report, and the plans now show a rectangular-shaped animal keeping area. The side access has been researched, but no permits were located. However, Engineering Staff has indicated that the side access is acceptable and can be approved at staff level. *(Note: a pool was originally shown on the site plan, but plans for the pool have been postponed and therefore not shown on the revised site plan).*

PROJECT DESCRIPTION/ANALYSIS: Conditional Use Permit 2015-20 is a request for approval to allow an accessory building consisting of a 1,632 square-foot storage and hobby shop building at 2301 Western Avenue, located at the northeast corner of Western Avenue and Belgian Drive (ref. Exhibit “A” – Location Map). The property consists of about .46 acres/20,001 square-feet and is developed with a single family residence (ref. Exhibit “B” – APN Map and Exhibit “E” – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit “C” – Site Plan, and Exhibit “D” – Building Elevations). The building is proposed to be wood construction, and is proposed with a tile/composite roof and stucco exterior with colors that match the existing residence.

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

- The minimum setbacks of 5 feet from interior property lines, 15 feet from a street side property line when on a corner, 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 20 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 20,001 square feet, but is not all flat. This is due to a slight slope at the front of the property, and a 4:1 slope in the rear yard and partially along the north property line. Approximately 13,000 square feet of the property consists of an average grade of 4% or less.**

With the proposed building, the applicant is proposing to construct retaining walls to flatten most of the rear yard, thus increasing the flat pad to at least 16,000 square feet. The applicant is also proposing to add retaining walls to the front of the property to further increase the pad to about 18,262 square feet. Staff is recommending that at a minimum, the installation of retaining walls at the rear of the property be a condition of approval for this project, for a pad area of at least 16,000 and for the reasons discussed below in the required open animal keeping section.

Just using the proposed pad of 16,000 square feet (with the addition of retaining walls in the backyard), the pad coverage for the property would be approximately 32%, which takes into account the existing home, attached garage and proposed structure. *(Note: The future patio shown on the site plan was not included in this lot coverage since it does not exist and since lot coverage for this structure will be analyzed when the building permit is requested. At that time, the applicant can decide to install the retaining wall in the front yard if needed to meet the lot coverage requirement.)*

- 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 at least 2,880 square-feet at the rear of the property towards the south property line, which is rectangular in shape and a minimum of 24 feet on all sides.**

A portion of the designated open animal-keeping area is currently on a slope, but is proposed to be graded flat and will require the construction of retaining walls (at the rear of the property where noted on the attached site plan). Staff is recommending that building permits for retaining walls and any applicable grading permits to flatten the designated open animal-keeping area, be issued before the building permit for the subject building as a condition of approval for this project.

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

RESOLUTION NO. 2015-52

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF 1,632 SQUARE-FOOT STORAGE AND HOBBY SHOP BUILDING AT 2301 WESTERN AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2015-20)

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 JAMES MOYER for property located at 2301 Western Avenue (APN 129-371-001); 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 September 30, 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 continued said application to the meeting of October 28, 2015; and

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

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

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.
- B. The requested use will not adversely affect the adjoining land uses.
- C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.
- D. The traffic generated by the proposed use will not impose an undue burden.
- E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled October 28, 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, Floor Plan and Exhibit "D" - Building Elevations dated October 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 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 conducted 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 storage and hobby shop 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. Building permits for retaining walls and any applicable grading permits to flatten the designated open animal-keeping area (at the rear of the property) shown on Exhibit "C" – Site Plan dated October 5, 2015, shall be issued **before** the building permit for the subject building.
13. The required permits shall be obtained for the existing access gate on the south side of the property.

##

Resolution No. 2015-52
Page 4
October 28, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

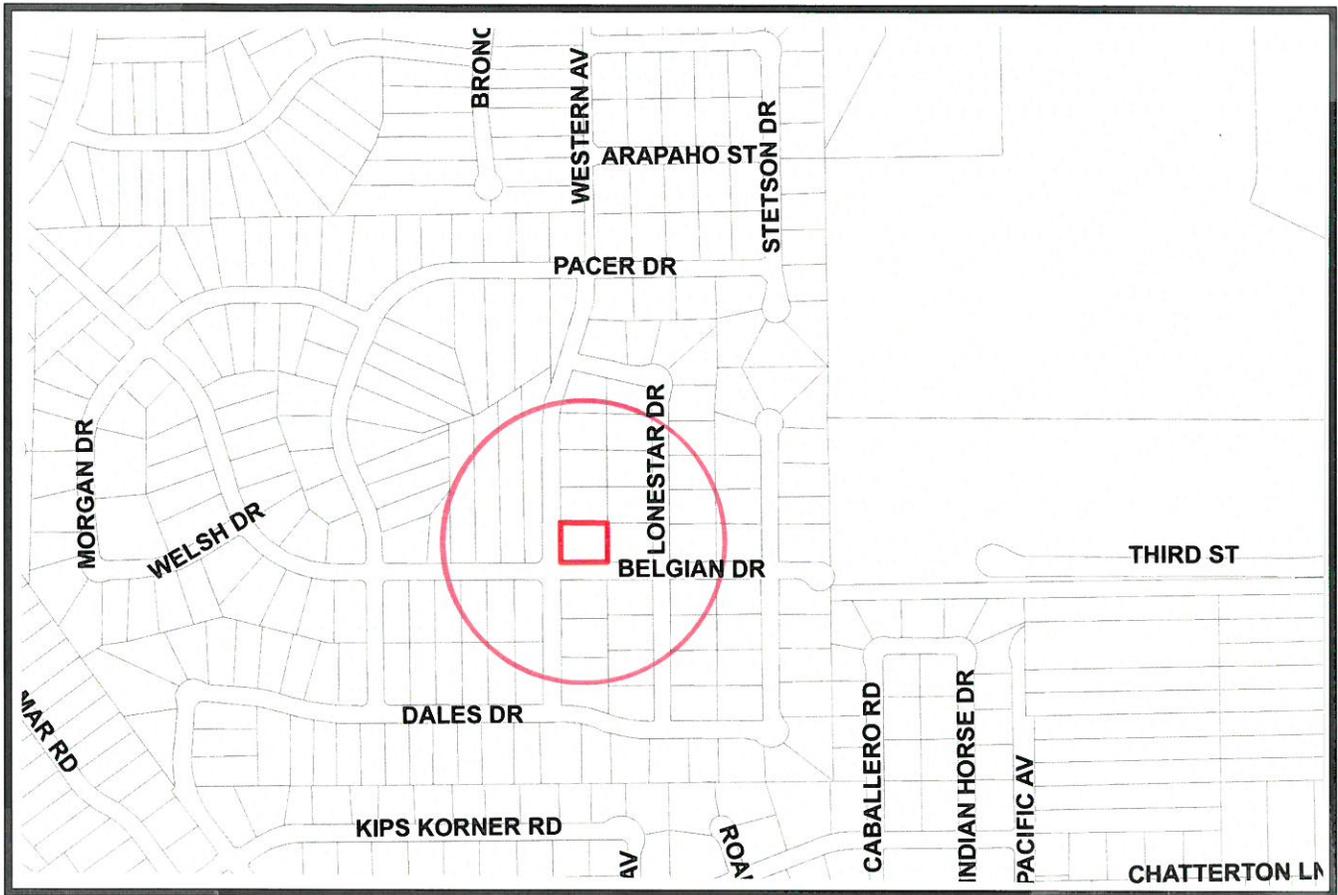
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2015-20
APPLICANT: James Moyer
LOCATION: 2301 Western

Exhibit "A"

ASSESSOR'S PARCEL MAP

129-37
129-15

I.R.A. 015-007

SEC. 11 12 13 14 T. 3S., R. 7W
CITY OF NORCO

1" = 200'
ANGLE = 0



Exhibit "B"

GENERAL NOTES:

Owners: James & Darlene Moyer
 Contact Ph#: 951-735-5533
 Property Address: 2301 Western Ave.
 Norco, Ca. 92860

Site Information:

Legal Description:
 Lot 1 of Tract No. 23507-2, in the County of
 Riverside, State of California, as per recorded in book
 250 pages 16, 17 & 18 inclusive of maps, in the
 office of the county recorder of said county.

APN# 129-371-001-8
 Zoning: A-1
 Site Area: 20,001 Sqft.
 Useable (less than 4% grade) Site Area: 18,262.62 Sqft.
 Required PACA: NO
 Required Animal keeping area: YES
 Allowed # of animals: 5 x 576 Sqft per animal.
 Total required animal keeping area: 2,880 Sqft.

 = Denotes lot area with greater
 than a 4% slope. (unusable land)
TOTAL AREA = 1,738.38 Sqft

Existing Residence(Main House) Building Information:

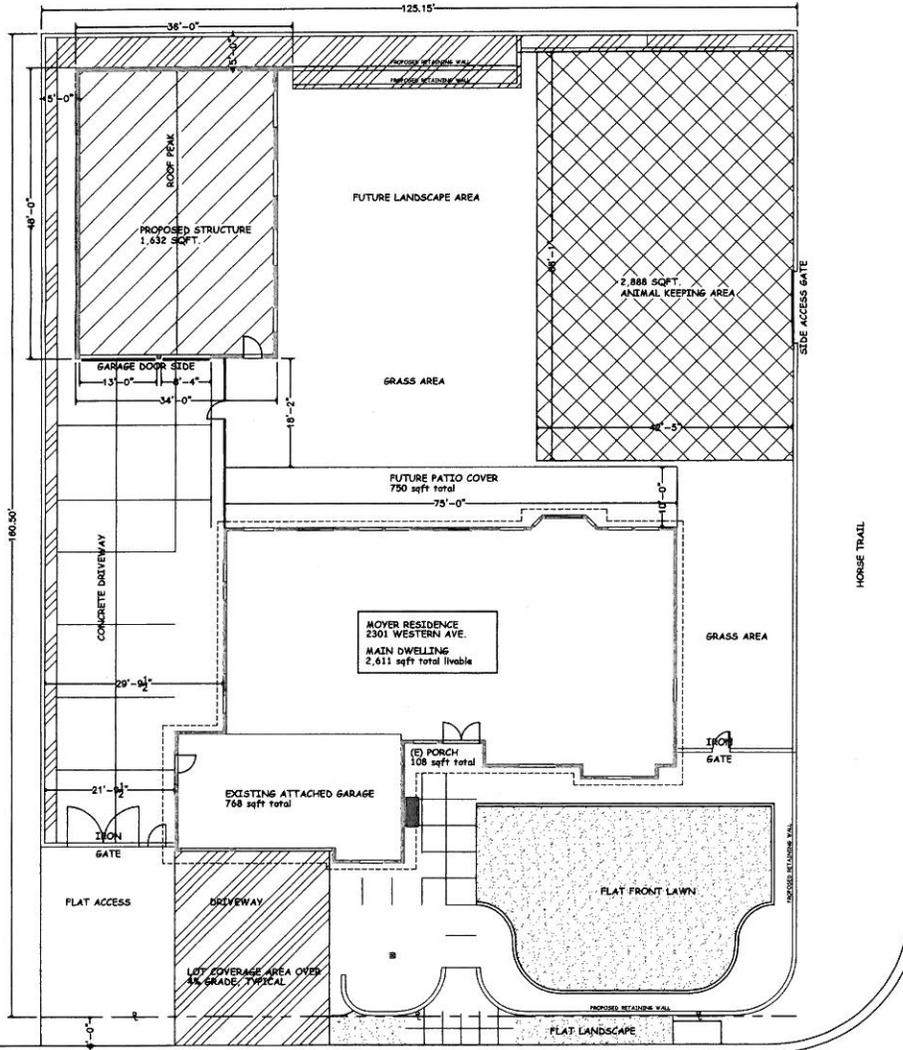
Construction type: VN
 Occupancy: R3/U
 Building Area: 2,611 Sqft. Livable, 768 Sqft. attached
 Garage, & 108 Sqft Entry Patio.
 # of Stories: 1
 Year Built: 1995
 Roof Type: Tile

Proposed Building(Accessory Building) Information:

Construction Type: Wood Frame
 Occupancy: S/U
 Building Area: 1,632 Sqft.
 # of Stories = 1
 Proposed Building Height =
 16'-0" Plate Height - 20'-0" @ roof peak
 Roof Type = Composition/Tile

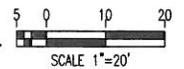
Building Use: Storage of yard equipment and
 Antique Collection Items, hobbies.

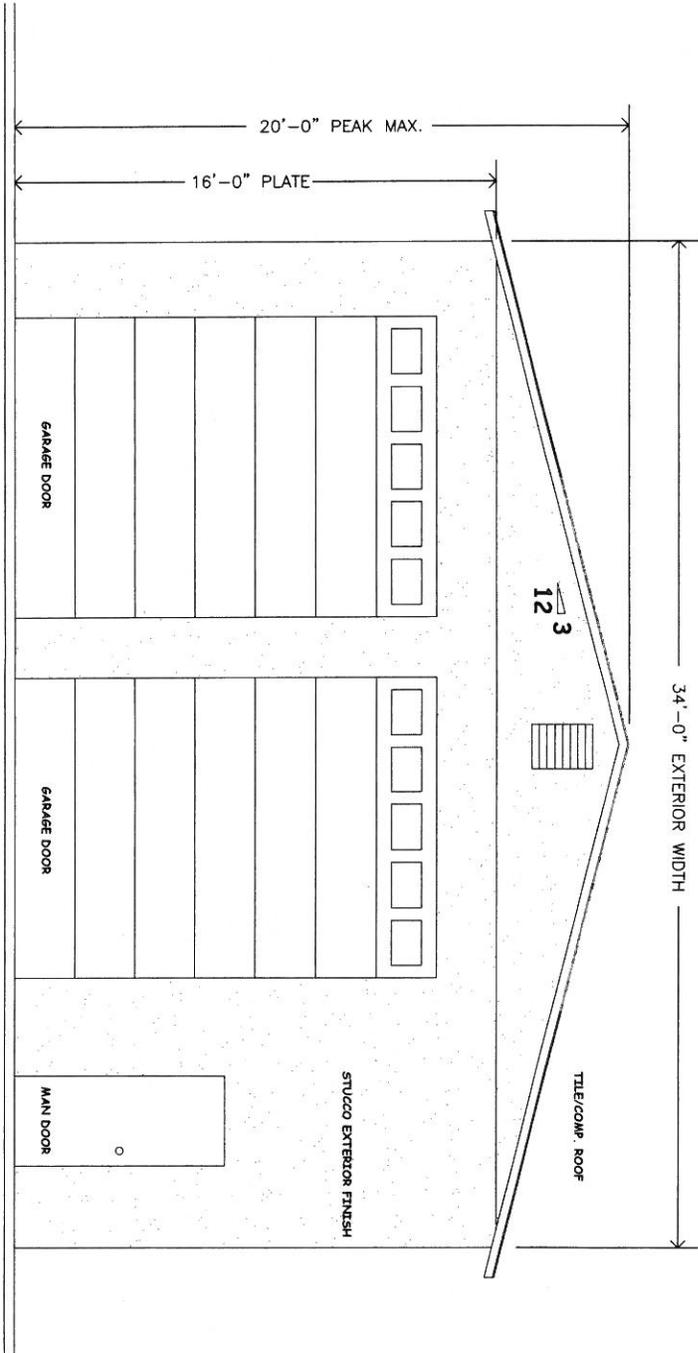
Total Allowed Lot coverage (40%) = 7,305.04 Sqft
 Proposed Lot coverage= 5,119 Sqft.
 + Future Patio = 750 Sqft.
Total Proposed Lot Coverage = 5,869 Sqft.



WESTERN AVENUE

**MOYER RESIDENCE
PROPOSED ACCESSORY BLDG.
SITE PLAN**





STREET(WEST) FACING ELEVATION
NOTE: COLORS TO MATCH EXISTING RESIDENCE

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 28, 2015

Conditional Use Permit 2015-21 (Hall): A request for approval to allow a detached accessory building consisting of a 1,040 square-foot workshop at 3113 Half Circle Road located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission continue the project to the meeting of December 9, 2015.

Staff is recommending that the Planning Commission continue Conditional Use Permit 2015-21 to the meeting of December 9, 2015. A continuation is necessary to allow the applicant time to submit the final plans on the project to present to the Planning Commission.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 28, 2015

SUBJECT: Conditional Use Permit 2015-11 (Verizon Wireless/Core): A request for approval to allow the installation of an unmanned wireless telecommunication facility at 240 Hidden Valley Parkway located within the Commercial District of the Gateway Specific Plan (GWSP).

RECOMMENDATION: Adopt Resolution 2015-58, approving Conditional Use Permit 2015-11.

SUMMARY: Conditional Use Permit (CUP) 2015-11 is a request for approval to allow the installation of an unmanned wireless telecommunication facility completely contained within one of the buildings of the mini-storage business located at 240 Hidden Valley Parkway (ref. Exhibit "A" – Location Map). Antennas are proposed inside the towers of this building, and the required support equipment is proposed in one of the storage units in the same building.

PROPERTY DESCRIPTION: The project site consists of two legal parcels that total approximately 3.99 acres/172,496 square-feet. The site does not front onto a public street, but is behind a commercial shopping center located at the southeast corner Hamner Avenue and Hidden Valley Parkway. The project site is developed with a mini-storage facility consisting of seven buildings, associated landscaping and parking. (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

The site is surrounded by a commercial shopping within the Commercial District of the Gateway Specific Plan on the north, the I-15 on the east, vacant land in the City of Corona on the south, and a residential trailer park in the City of Corona on the west.

PROJECT DESCRIPTION: This project is a request for approval of a CUP to allow the installation and operation of an unmanned wireless telecommunication facility, completely contained within one of the buildings of the mini-storage business located at 240 Hidden Valley Parkway (ref. Exhibit "D" – Site Plan, Building Elevations and Project Details).

The mini-storage building located along the east property line, which is closest to the I-15, will be used for this project. This building consists of two towers/cupolas (architectural elements) on the north and south ends, that are about 47 feet tall as measured from finished grade. The antennas for this project are proposed on the inside these towers, whose walls will be modified to allow the transmission of radio signals from the antennas. The height of the existing towers will not be extended or modified and the antennas will not be visible from the outside (ref. Exhibit "E" – Photo Simulations).

The required support equipment is proposed on the inside of a storage unit next to the tower at the south end. Cables linking the support equipment to the antennas will be on top of the roof and screened by the existing parapet wall, and also inside a tower thus not visible from the outside.

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

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

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

- **Antennas and the equipment rooms must comply with the regulations of the underlying zone.** The property is located within the Commercial District of the GWSP. The mini-storage facility was found to be in compliance with all development standards (i.e., setbacks, building height, access, parking, landscaping, architecture, trash enclosures, etc.) required in the GWSP when it was approved for development. Because this project is fully contained within an existing building, and the building is not being expanded and its height is not being raised, the regulations of the underlying zone are not affected.
- **The total height of the building and the antenna shall not exceed the height limit of the underlying zone. Antenna exceeding the allowed height limit shall be required to obtain a variance.** The antennas will be inside the towers of an existing building, whose height is not being changed with this proposal.
- **Building mounted antennas must be screened from adjacent properties and adjacent public rights-of-way. The screening may include parapets, walls, or similar architectural elements provided that it is painted and textured to integrate with the architecture of the building.** The proposed wireless telecommunication facility will be completely contained within a building. Antennas are proposed inside the tower of this building, and the required support equipment is proposed in one of the storage units in the same building.
- **The associated equipment rooms may be located in either an interior space in the existing building or in an attached or detached exterior building. Exterior equipment buildings constructed on premises shall be architecturally similar to the existing building and screened.** The required support equipment will be completely screened, being proposed in an existing storage unit.

RESOLUTION NO. 2015-58

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY AT 240 HIDDEN VALLEY PARKWAY LOCATED WITHIN COMMERCIAL DISTRICT OF THE GATEWAY SPECIFIC PLAN (GWSP). CONDITIONAL USE PERMIT 2015-11

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

Parcel 1: Those portions of Lots 12 and 15, Block 1 of Moulton and Praed Subdivision of Auburndale Height, in the City of Norco, County of Riverside, State of California, as per Map recorded in book 3, pages 7 and 8 of Maps, in the office of the County Recorder of said County, conveyed in a deed to the State of California recorded March 13, 1973 as Instrument No. 31320, of Official Records, in the office of the County Recorder of said County;

Parcel 2: Parcel 7 as shown by Parcel Map No. 28989, in the City of Norco, County of Riverside, State of California, on file in book 193, pages 23 through 46 inclusive of Parcel maps, Records of Riverside County, California;

More generally described as irregular-shaped area of consisting of two legal parcels totaling approximately 3.99 acres, and being further identified as 240 Hidden Valley Parkway (Assessor's Parcel Numbers 122-090-061 and 122-230-011); 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 October 28, 2015; and

WHEREAS, at the time set at 7 p.m. on October 28, 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 categorically exempt from environmental assessment.

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

I. FINDINGS:

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

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

C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed project meets applicable development standards. The facility is fully contained within an existing building, and the building is not being expanded and its height is not being raised.

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 October 28, 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 August 20, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The applicant or recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. The subject use shall be conducted in accordance with the approved plans and stipulations, on file in the Norco Planning Division.
6. This is not approval to begin work. The applicant shall apply and obtain all necessary permits from the Building Division and pay all applicable City of Norco fees prior to issuance of any permits.
7. Plans submitted to the Building Division shall include but not be limited to: a complete construction submittal for the antennas and equipment, complete structural design including analysis of existing structure supporting loads from new construction, and complete electrical plans and specifications.
8. The telecommunications facility approved with this resolution consists of the installation of antennas inside the towers of one of the existing buildings on the

subject site, and the installation of the required support equipment in one of the storage units of the same building.

9. The outside of the walls of the towers/cupolas that will be modified to all allow the transmission of radio signals from the antennas, shall consist of colors, patterns and textures that match the existing building.

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

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

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

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

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

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

14. All cables, condensers and any other equipment proposed on the roof shall not extend past the height of the existing building parapet wall.

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

16. A City of Norco Public Works encroachment permit shall be taken out for all work in the public right-of-way prior to the start of work. All work shall be done in

accordance with, City Standards, and/or otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.

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

18. 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.

19. 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.

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

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

22. The wireless communication provider shall abide by all the requirements Federal Communications Commission (FCC).

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

24. Applicable permits for all signage on the subject building shall be obtained in conjunction with the building permit for the installation of the wireless telecommunications facility.

Resolution No. 2015-58
October 28, 2015
Page 6

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

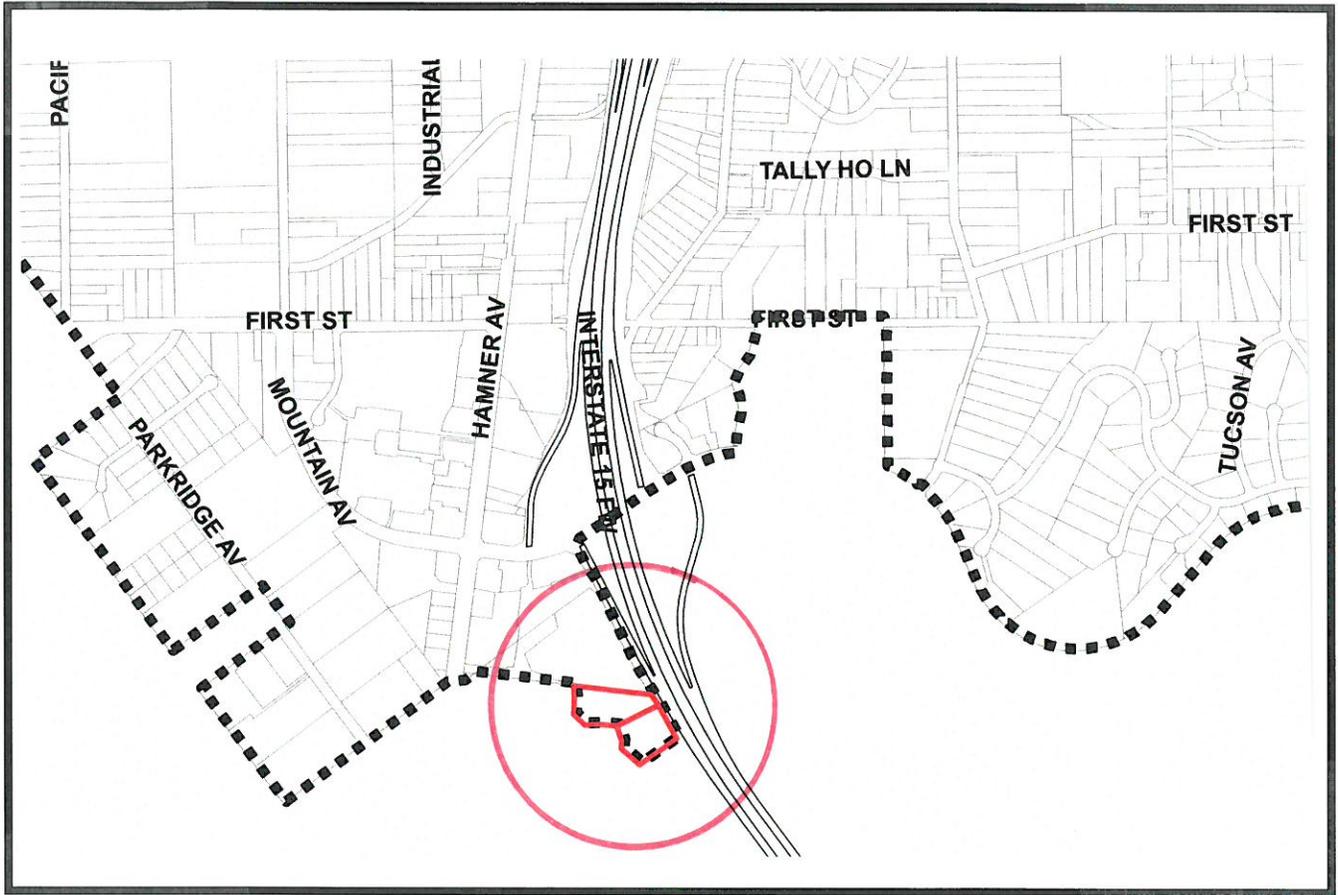
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



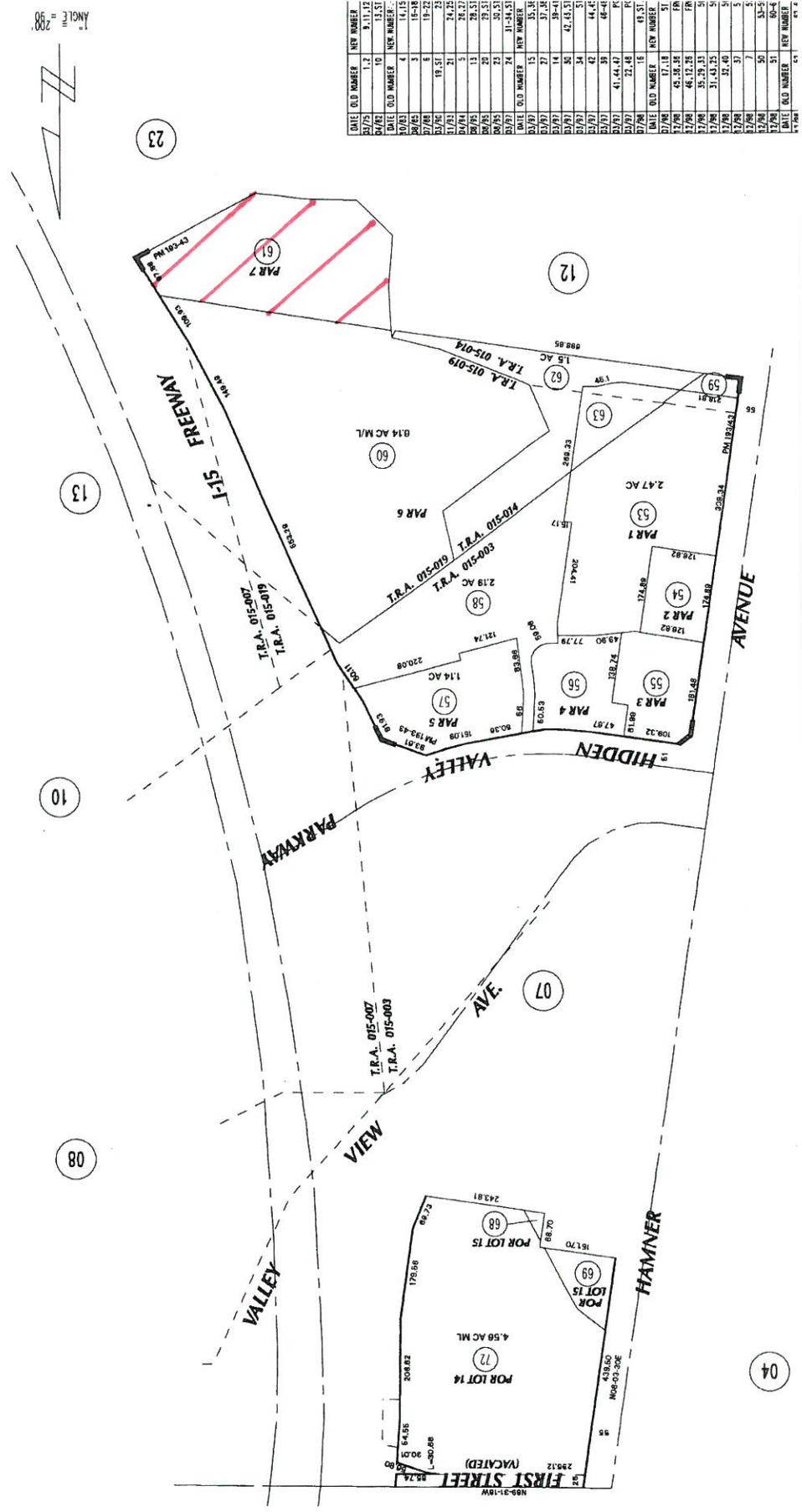
Not to Scale



PROJECT: Conditional Use Permit 2015-11
APPLICANT: Verizon/Core
LOCATION: 240 Hidden Valley Parkway

Exhibit "A"

ASSESSOR'S PARCEL MAP



DATE	OLD NUMBER	NEW NUMBER	DATE	OLD NUMBER	NEW NUMBER
07/05	1	11	07/05	10	11
07/05	2	12	07/05	11	12
07/05	3	13	07/05	12	13
07/05	4	14	07/05	13	14
07/05	5	15	07/05	14	15
07/05	6	16	07/05	15	16
07/05	7	17	07/05	16	17
07/05	8	18	07/05	17	18
07/05	9	19	07/05	18	19
07/05	10	20	07/05	19	20
07/05	11	21	07/05	20	21
07/05	12	22	07/05	21	22
07/05	13	23	07/05	22	23
07/05	14	24	07/05	23	24
07/05	15	25	07/05	24	25
07/05	16	26	07/05	25	26
07/05	17	27	07/05	26	27
07/05	18	28	07/05	27	28
07/05	19	29	07/05	28	29
07/05	20	30	07/05	29	30
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07/05	42	52	07/05	51	52
07/05	43	53	07/05	52	53
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07/05	45	55	07/05	54	55
07/05	46	56	07/05	55	56
07/05	47	57	07/05	56	57
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07/05	88	98	07/05	97	98
07/05	89	99	07/05	98	99
07/05	90	100	07/05	99	100



April 13, 2015

RE: Verizon Wireless Rice Road Site Located at: 240 Hidden Valley Parkway, 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 "F"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 28, 2015

SUBJECT: Conditional Use Permit 2015-23 (Cozart): A request for approval to allow a detached accessory building consisting of a 2,025 square-foot garage at 2863 Broken Arrow Street located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-56 approving Conditional Use Permit 2015-23.

Conditional Use Permit 2015-23 is a request for approval to allow an accessory building consisting of a 2,025 square-foot garage at 2863 Broken Arrow Street (ref. Exhibit "A" – Location Map). The property consists of about .48 acres/20,960 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan and Building Elevations). The building is proposed to be wood framed construction, with Hardie Plank lap siding and a shingle roof. *(Note: there is an existing accessory building located at the rear of the property that will be torn down and replaced with the proposed building).*

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

- The minimum setbacks of 5 feet from interior 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 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 20 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 20,960 square feet, and at least 20,483 square feet of the property has an average grade of 4% or less. The pad coverage for the property is approximately 31%, 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-**

RESOLUTION NO. 2015-56

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 2,025 SQUARE-FOOT GARAGE AT 2863 BROKEN ARROW STREET LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2015-23)

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 KENT AND TRACI COZART for property located at 2863 Broken Arrow Street (APN 129-312-004); and

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

WHEREAS, at the time set, at 7 p.m. on October 28, 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 October 28, 2015 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Building Elevations dated August 13, 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. 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.

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Resolution No. 2015-56
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October 28, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

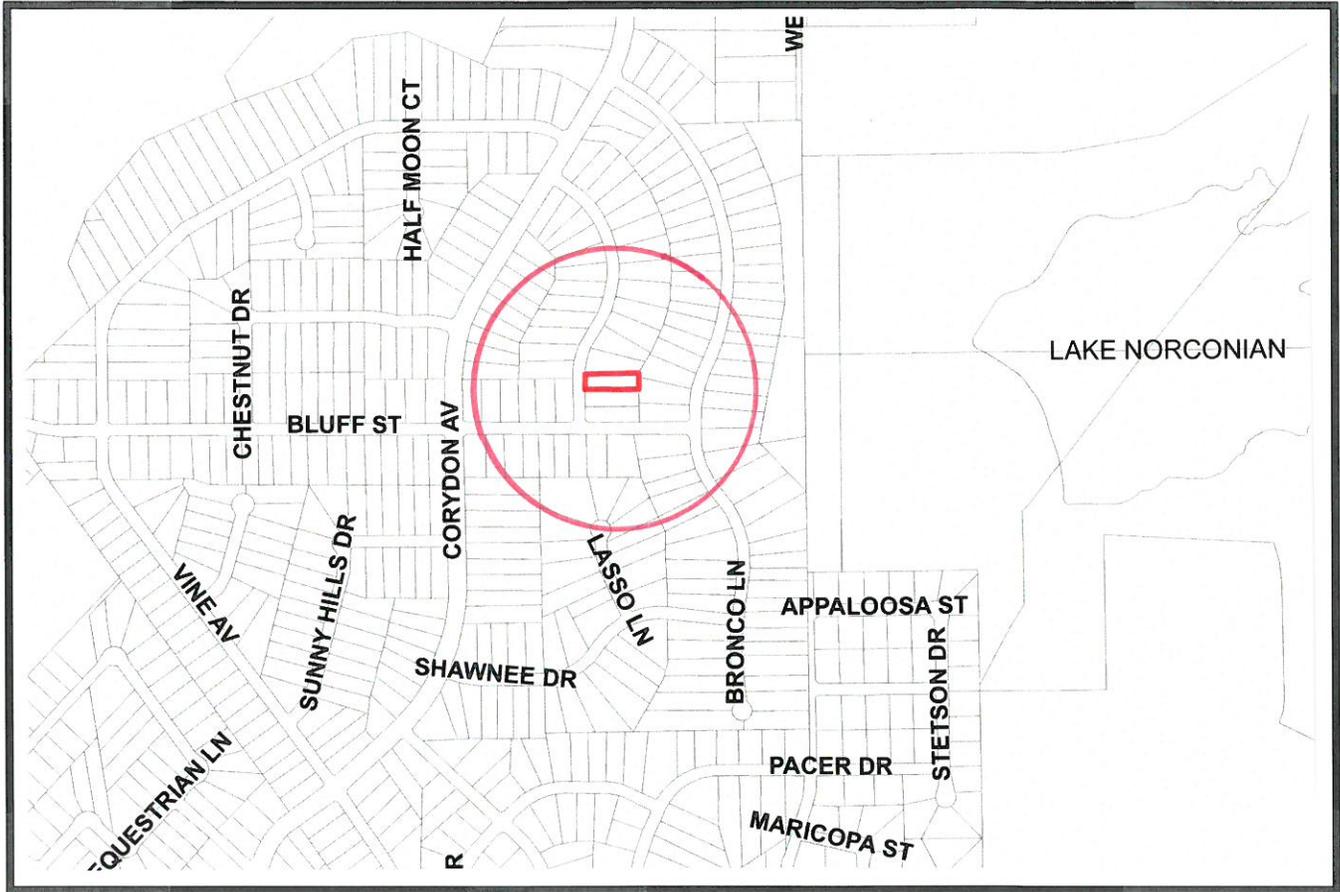
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2015-23
APPLICANT: Kent and Traci Cozart
LOCATION: 2863 Broken Arrow

Exhibit "A"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: October 28, 2015

SUBJECT: **Site Plan 2015-23; Tentative Parcel Map 36999; Conditional Use Permits 2015-26, -27, -28; Variance 2015-05:** A proposal to construct a 113,331 square-foot commercial center with seven buildings, and to subdivide approximately 13.7 net acres into 9 parcels with conditional use permits for the sale of distilled spirits, four drive-throughs, and a service station; and a variance request to reduce the required 50-foot rear building setback to 38 feet; located on the southwest side of River Road and the northwest side of Corydon Street in the C-G zone (APN 121-310-086, 087; 121-180-014).

RECOMMENDATION: That the Planning Commission approve the project with the following motions:

Motion 1: Adopt a Mitigated Negative Declaration;

Motion 2: Adopt Resolution 2015-60 approving Site Plan 2015-23;

Motion 3: Adopt Resolution 2015-62 approving Conditional Use Permit 2015-26 for the development of four drive-throughs associated with Site Plan 2015-23;

Motion 4: Adopt Resolution 2015-63 approving Conditional Use Permit 2015-27 to allow the sale of distilled spirits associated with Site Plan 2015-23;

Motion 5: Adopt Resolution 2015-64 approving Conditional Use Permit 2015-28 for the development of a service station associated with Site Plan 2015-23;

Motion 6: Adopt Resolution 2015-65 approving Variance 2015-05 to reduce the required rear-yard setback from 50 feet to 38 feet associated with Site Plan 2015-23;

Motion 7: Adopt Resolution 2015- 66 approving the Norco Village Sign Program associated with Site Plan 2015-23;

Motion 8: Adopt Resolution 2015-61 recommending that the City Council approve Tentative Parcel Map 36999 to subdivide 13.7 net acres into nine parcels associated with Site Plan 2015-23.

SUMMARY: The proposed project is an integrated shopping center on 13.7 net acres on the southwest side of River Road at the northwest side of Corydon Street. Approval of the project requires approval of the site plan, three conditional use permits, a variance request from the rear yard setback requirement, a sign program, and a recommendation on a proposed parcel map to the City Council. The proposed center would be anchored by a major grocery store and a stand-alone pharmacy along with in-line retail buildings, pad sites, a 2-story office structure, and a service station. All proposed uses are either permitted, or conditionally-permitted uses in the C-G zone which is the zoning designation on the property. Staff prepared an initial study and is recommending the adoption of a Mitigated Negative Declaration.

BACKGROUND/PROJECT DESCRIPTION: The applicant, Lewis Retail Centers, on behalf of the property owner, is proposing the development of a 113,331 square-foot shopping center consisting of the following buildings:

- Major "A" – 44,200 SF
- Major "B" – 14,576 SF
- Shops "1" – 7,938 SF (adjacent to Major A)
- Shops "2" – 9,198 SF (adjacent to Major A)
- Shops "3" – 6,456 SF with drive-through
- Office – 2-story, 22,000 SF
- Pad "A" – 2,780 SF with drive-through
- Pad "C" – 3,198 SF with drive-through
- Pad "D" – 2,965 SF service station

The proposed anchors are a full-service grocery store and a free-standing pharmacy. The free-standing pharmacy is proposed at the intersection of River Road and Corydon Street with a drive-through. Three buildings along River Road (Pads A and B, and Shops 3) are also designed with drive-throughs for flexibility to be able to accommodate quick service restaurants though none are being proposed now. The service station is proposed on the northwestern corner of the property and the 2-story office building in the southwestern corner. The project includes the development of a horse trail along River Road even though this is not a designated trail route on the City's Official Trail Map. The rear yard setback variance is being requested to accommodate the trail.

ANALYSIS/Land Use: The proposed retail uses are permitted uses in the C-G (Commercial General) zone where the property is located. The proposed drive-throughs, the sale of distilled spirits, and the service station all require approval of a conditional use permit (CUP). To approve a CUP the Planning Commission needs to make certain findings that the proposed uses will not adversely affect the General Plan or public convenience or general welfare of persons residing in the neighborhood; or place an undue traffic burden on area streets. Staff has analyzed the project and is satisfied that the Planning Commission can make the required findings which are included in the respective Resolutions.

Circulation and Traffic: The project is being proposed with three driveway accesses on River Road with the primary site access being at Sundance Lane. A new traffic signal will be installed at Sundance Lane that will allow full turning movements into and out of the center. The other two River Road accesses will be driveways next to the "Major B" building and the "Shops 3" Building. Both of these are not proposed for signalization and will be restricted to right-in/right-out only. There is also a proposed driveway access onto Corydon Street at the rear of the project site. This too will be restricted to right-in/right-out only with no left turns into or out of the site being permitted at this location. There will be a dedicated right-turn lane from Corydon Street into this driveway. All of the driveways will have enhanced paving entering the center.

To assess traffic impacts project vehicle trips are determined using standardized trip generation rates from the Institute of Transportation Engineers. The traffic impacts are then analyzed comparing before and after-project conditions under three scenarios. The first scenario compares existing traffic conditions to what they would be with project-related traffic added. The second scenario analyzes what the traffic conditions will be for the anticipated opening year of the project (2017), with and without project-related traffic. The third scenario analyzes a "horizon year" (2035) representing future cumulative traffic conditions, again comparing conditions with and without the project-related traffic added.

The method for determining traffic conditions was done using industry standard "Level-of-Service" categories for 21 intersections that could be impacted with project-related traffic. The LOS categories range from A to F where A represents free-flow conditions and F represents forced or breakdown flow where every vehicle moves in lockstep with the vehicle in front. Per the Norco General Plan project related traffic impacts cannot reduce a LOS below Level D without mitigations for the project-related traffic impacts.

Of the 21 intersections analyzed six already operate at a LOS E during morning or afternoon peak times before the project is even developed. The needed improvements to bring those intersections to LOS D or better are not changed when project-related traffic is added, and one intersection (Sundance Lane) will improve to LOS C with project development because of the new signal. The same holds true for the project opening year 2017 except that one additional intersection will have an afternoon LOS E that will exist

with or without project-related. For the horizon year 2035 five additional intersections will have a LOS worse than D and that will also occur regardless of project-related traffic.

Existing improvement programs are in place to provide infrastructure improvements to roads before conditions on those roads reach unacceptable levels-of-service (worse than D). Those programs include the City Capital Improvement Program that is funded with Development Impact Fees and other sources, and the Transportation Uniform Mitigation Fee Program (TUMF) administered by the Western Riverside Council of Governments. All development projects are conditioned to contribute funds to both of these programs as general mitigation to the incremental increases in traffic impacts. A project then is typically conditioned to provide additional road improvements as mitigation to the traffic impacts that it specifically creates that are in addition to the traffic growth already expected to occur without the project, and for which these funding programs are established.

As noted above the same general level of road improvements will be needed for future traffic conditions whether the project is built or not. The only additional infrastructure that will be provided with the project is the signal at Sundance Lane that will allow that intersection to function as a full-movement intersection and will improve the LOS from F to C in the project opening year (2017) and to D in the horizon year projection (2035). Other road infrastructure that will be developed with the project, that is needed for future conditions with or without the project, include the widening of River Road and Corydon Street since the development of the center is hastening the impact and need for those improvements. Other infrastructure improvements including road restriping and reconfiguration of the existing signal at Corydon Street and River Road are included in the conditions of approval. The project has also been conditioned to provide a dedicated right-turn lane from Corydon Street into the south driveway access.

The applicant is proposing a horse trail connection along River Road from east of Trail Street to Corydon Avenue/Street even though this is not identified as an official trail route on the City's Horse Trail Map. The provision of this trail serves positive benefits by first helping to establish the western/equestrian theme of the center. More importantly it provides a connection between the Bluff Street/Trail Street neighborhood to trail access at Corydon Avenue and Sundance Lane where there will be street crossings for the trail including equestrian-level crossing buttons. Thermoplastic pavement markings at both crossings will give the appearance of bricks or pavers and will help drivers be aware of the crossings. The applicant is also proposing a covered hitching area next to the trail.

Because there will be a trail along River Road there will not be a sidewalk since the trail legally can serve as both, and is defined in the NMC as pedestrian/equestrian access. This is similar to commercial development along Sixth Street where there is only trail. There will be a sidewalk along Corydon Street that will connect into the existing sidewalk south of the project site in the City of Corona.

Site Design/Buffer Treatments: The project site borders River Road and Corydon Street on two sides where the building setback requirement is 25 feet and the parking setback is 10 feet. The site plan meets these requirements. The rear-yard building setback in the C-G zone where it abuts a residential zone is 50 feet. The project site abuts residential zones on two sides. On the northwest side the property abuts six homes along Trail Street in the City of Norco. On the southwest side it abuts sixteen homes along Ellington Drive in the City of Corona. All of the proposed structures meet the 50-foot setback requirement with the exception of the canopy for the proposed service station which has been conditioned to be relocated to meet the 50-foot setback requirement.

The other building that does not meet the 50-foot setback requirement is the Major A building that is proposed at 38 feet. That setback reduction is the subject of the Variance request associated with this project. Because of the addition of the trail where one is not required by the City Master Trail Plan, and the parking requirements for the anchor to have the number of parking spaces it needs in front of the store to make it work at this location, it was not possible to relocate or re-design the structure and still meet the setback requirement. Within the 38-foot setback the applicant has proposed a landscape buffer of 10 feet 8 inches. This reduces the travel width on the drive aisle down to 27 feet 10 inches which is wide enough to meet the minimum 25 feet for access after allowing for swing-out exit doors on the building.

One issue that is part of the buffer on this side is a problem with the rear lot line for residences along Ellington Drive in Corona. At some point there was a lot line adjustment in the City of Corona to establish the lot line on what would be the rear lot line for those homes. There was an error in the engineering and there technically is an additional three feet of property behind those homes that belongs to them. The problem is that the existing wall is built where it was thought the lot line was. The commercial project being considered has been conditioned to provide a new block wall on the property line as is required by the NMC. But the new wall will create a three-foot block wall corridor behind those homes if built with the existing wall intact. Since the property line issue is on someone else's property this project can't be conditioned to fix it. However, the project has been conditioned so that the new block wall is not required until prior to the issuance of occupancy permits to allow the City of Corona to resolve the property line issue and the existing wall with those residences.

The maximum height of a wall between the C-G zone and a residential zone is nine feet with that portion over six feet not having more than 10% obstruction of visibility. The maximum allowed height of a wall in a residential zone is six feet but there is provision for the Planning Director to require more height in the interest of public health and safety. Based on these provisions the project has been conditioned to provide a wall height that is minimum six feet high on the side facing residences along the two property lines where it abuts residential zoning. On the commercial side of these walls the height will range from 6 to 9 feet depending on the height of the retaining wall portion that is needed in some locations.

Walls are one aspect when addressing buffer treatments between residential and commercial zones. Another aspect is landscaping. In the attached exhibit it shows the line-of-sight cross-sections between the rear yards of the residences closest to the Major A Building. If you increase the height of the wall adjacent to the residential rear yards to nine feet minimum it would result in a wall height of up to 12 feet on the commercial side and it would not completely block the view of the tops of the commercial building. Landscaping, however, can be planted such that it will provide the additional height and would provide additional sound attenuation if planted at the right density and with the right specimens to provide dense foliage. The project has been conditioned to provide a wall that is minimally six feet high on the residential side and with appropriate landscaping to be approved by the Architectural Review Subcommittee. In addition the project has been conditioned to widen the proposed landscape buffer to the side of the service station to match the proposed 10'8" in the rest of the center.

Parking: All of the retail and office uses in the center are required to be parked at a 1 space per 250 square feet of floor space ratio. Restaurants are parked at a 1:100 ratio and all spaces within the length of a drive-through are counted toward the overall total for that use. Pads A and C Buildings are anticipated to be drive-through/quick serve restaurants and at least a portion of the Shops 3 Building has been designed for a quick-serve restaurant with a drive-through. Based on these uses, assuming nothing but retail in the Shops 1 and 2 Buildings, and with the Shops 3 Building being assumed for restaurant use, the parking requirement would be 529.

The developer has made allowance for more restaurant uses in the Shops 1 and 2 Buildings and has determined the ultimate parking demand to be 617 with 648 being provided. Based on the minimum requirements of the Norco Municipal Code (NMC) and the assumed greater demand by the developer, and then exceeding that number with the number of stalls being provided there should be enough parking to allow for a mix of retail and restaurant uses.

In addition to parking stalls the NMC requires a loading zone for each building with each loading zone being a minimum of 12 feet wide by 25 feet long and they all have been designed to meet those standards. The Shops 3 Building does not show a loading zone on the site plan and the project has been conditioned for the provision of one.

Tentative Parcel Map (TPM) 36999: The proposed TPM is designed with nine parcels to correspond to the various components of Site Plan 2015-23. The minimum lot size in the C-G zone is 13,125 square feet and all of the proposed lots exceed that minimum.

Sign Program: The NMC regulates the number, type, and size of signs allowed for commercial developments. Typically signs are regulated based on individual lots and businesses but for larger integrated centers a sign program allows for an increase in the number of allowed signs, and size and height as needed, so as to accommodate more

businesses onto a sign and thereby prevent a proliferation of sign clutter along the street and on the faces of buildings. A Sign Program requires Planning Commission approval.

The allowed square-footage of wall signs that is proposed in the Sign Program is similar to what is allowed per the NMC (2 sq. ft. per linear ft. of frontage) for the Pad A, C, and D Buildings and the Shops 3 Building. The Office, and Shops 1 and 2 Buildings are proposed at 1 sq. ft. per linear ft. which is less than what the NMC allows. The proposed sign allowance for the Major Buildings in the Sign Program is 2 sq. ft. of sign area per 1 sq. ft. of lease area and staff is recommending this be changed to 2 sq. ft. per linear ft. of frontage the same as NMC.

The Sign Program is proposing six monument/pylon signs including the price sign for the service station. The height of the signs is proposed as follows:

Service station price sign	6'
Multi-tenant monument: River Road/Sundance Lane	6'
Multi-tenant monument: River Road/center driveway	9'
Multi-tenant pylon: River Road/east driveway	15'
Norco Village identification monument: River/Corydon corner	6'
Multi-tenant pylon: Corydon Street/south driveway	15'

The allowed height for a monument sign in the C-G zone is six feet however this is the only location where a project in the C-G zone is located adjacent to a horse trail. Similar to the C-4 zone on Sixth Street higher signs are warranted due to the horse trail fencing that obstructs visibility of the lower portion of the sign structure. The proposed 15-foot pylon on River Road is appropriate given that River Road is an arterial road with the potential for attracting pass-by trips from through traffic. Staff, however, is recommending that the proposed 15-foot pylon on Corydon Street be eliminated since it only serves a captive traffic pattern for that neighborhood with little potential for attracting pass-by customers. It is also recommended that a restriction be added that no signage be permitted on any building faces that are adjacent to a residential zone and not facing a public street frontage.

Architecture: The proposed architecture reflects the western and equestrian design theme of Norco with such elements as fiber cement siding with the appearance of wood both in vertical and horizontal patterns, knee bracing, parapets, and standing seam metal roofs. The Sign Program reflects the same architectural theme of the buildings. The Architectural Review Subcommittee reviewed the architecture and has recommended approval but with a condition that the rear faces of the buildings be improved with more design articulation. A condition has been added that revised rear elevations be submitted for approval by the Architectural Review Subcommittee.

Landscape Concept and Site Plan Photometric Exhibits: In addition to the large plans the attachments include an Exhibit Reference Booklet which is just reduced copies of the

larger plans. Within that booklet there is a Landscape Concept Plan and a Site Lighting Plan. Approval of the project by the Planning Commission will only include concept approval of these two plans as contained in the booklet. The final plans will be filed with separate permit and application fees for approval at staff level after the project has been approved and prior to application for building permits. This is the process that is followed for all commercial projects and conditions are included to require the separate submittals. The Site Plan has been designed to include 2.17 acres of landscaping which is 15.8 percent of the project site. The requirement in the C-G zone is a minimum of 15 percent.

Project Review: The project was reviewed at Project Review Board on October 7, 2015 and all discussion has either been incorporated into the Site Plan or has been added as conditions of approval. Likewise the project and traffic analysis were provided to the Cities of Corona and Eastvale. The City of Corona provided comments and recommendations and those also have been incorporated into the conditions of approval as appropriate.

Attachment: Resolution 2015-60, Site Plan 2015-23
Resolution 2015-61, Tentative Parcel Map 36999
Resolution 2015-62, Conditional Use Permit 2015-26
Resolution 2015-63, Conditional Use Permit 2015-27
Resolution 2015-64, Conditional Use Permit 2015-28
Resolution 2015-65, Variance 2015-05
Resolution 2015-66, Norco Village Sign Program
Exhibit "A" – Location Map
Exhibit "B" – Site Plan
Exhibit "C" – Elevations
Exhibit "D" – Materials and Colors Sheet
Exhibit "E" – Exhibit Reference Booklet
Exhibit "F" – Norco Village Sign Criteria
Exhibit "G" – Line of Sight/Buffer Exhibits
Exhibit "H" – Tentative Parcel Map 36999

RESOLUTION 2015-60

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA APPROVING SITE PLAN 2015-23 FOR DEVELOPMENT OF A 113,331 SQUARE-FOOT COMMERCIAL CENTER CONSISTING OF SEVEN BUILDINGS: MAJOR "A" (44,200 SF), MAJOR "B" (14,576 SF), SHOPS 1 (7,938 SF), SHOPS 2 (9,198 SF), SHOPS 3 (6,456 SF), PAD "A" (2,780 SF), PAD "C" (3,198 SF), PAD "D" (2,965 SF) AND OFFICE (2-STORY, 22,000 SF) ON 13.7 ACRES LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AT THE NORTHWEST SIDE OF CORYDON STREET IN THE C-G ZONE. SITE PLAN 2015-23 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for site plan approval for the development of a 113,331 square-foot commercial center consisting of seven buildings: Major "A" (44,200 SF), Major "B" (14,576 SF), Shops 1 (7,938 SF), Shops 2 (9,198 SF), Shops 3 (6,456 SF), Pad "A" (2,780 SF), Pad "C" (3,198 SF), Pad "D" (2,965 SF) and Office (2-story, 22,000 SF) on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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

I. FINDINGS:

- A. The proposed site plan as conditioned complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the zoning is consistent with the General Plan Land Use Designation of Community Commercial and the site plan is designed in accordance with the zoning standards of said zone.
- B. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood.
- C. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- D. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, that the aforesaid application for site plan approval is granted, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including but not limited to, the following conditions:

- 1. Approval is based on Exhibit "B" – Site Plan and Exhibit "C" – Elevations, 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 recorded 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 not specifically waived or conditioned by the Planning Commission 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 property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
6. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
7. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
8. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
9. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.
10. Building elevations, building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Director prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file.
11. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.

12. A six-foot high decorative solid block wall on top of any retaining wall facing the commercial center shall be provided along the project boundaries adjoining residential zoning that is not across a public street to help screen and buffer existing residential neighborhoods. Development of the block walls shall be required prior to issuance of occupancy permits for any building approved with Site Plan 2015-23.
13. Approval shall be granted by the Planning Division of all walls and fences, landscaping plans (precise schedule), and exterior lighting prior to issuance of building permits.
14. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants, along with the application fee, shall be submitted to the Planning Division for approval. Such plans shall indicate plant and tree types and sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees to be installed shall be minimum 24-inch planter box. Shrubs to be installed shall be minimum 5-gallon container. Landscape plans shall include a water budget in accordance with the state Water Conservation in Landscaping Act. The inside dimensions of any designated landscape planters adjacent to parking/maneuvering areas which allow vehicle approaches to overhang into said planter areas shall not be credited towards meeting the minimum landscaped area requirements.
15. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval. The property owner is responsible for maintenance of on-site and off-site landscaping.
16. A detailed on-site photometric lighting plan, and application fee, shall be submitted for review and approval by the Planning Division prior to issuance of building permits. Said plan shall indicate style, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties or streets. On-site lighting shall be directed inward to the project and sheltered from view, as much as possible, from the adjacent property.
17. All ground-mounted utility appurtenances such as transformers shall be located out of public view of the main building area and adequately screened through the use or combination of concrete masonry walls, berms, and landscaping to the satisfaction of the Planning Division.
18. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director prior to the issuance of build-

ing permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment of the same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.

19. Trash enclosures shall be designed to meet City standards in the location as indicated on the site plan and/or in a location approved by the authorized waste-hauler. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry wall in conformance with City standards, and shall be equipped with a six-foot high sight-obscuring gate and "man" entrance, subject to approval of the Planning Division. The trash enclosure shall be a minimum size for two bins, one bin for trash and the other bin for recycling.
20. The developer and subsequent owners shall participate in recycling programs that are in compliance with state requirements and the City's recycling program, and shall place recycling facilities as approved by the City and the City's waste hauler.
21. A minimum of 617 standard parking spaces shall be maintained for customer and employee parking as required by the Norco Municipal Code. The number of accessible parking spaces shall be provided in accordance with the adopted Building Code. Parking shall remain clear and accessible to the public during normal business hours.
22. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable.
23. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of the system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.
24. Any stop work order caused by a 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.
25. The proposed project lies within the Western Riverside Council of Governments (WRCOG) area-wide Multi-Species Habitat Conservation Plan (MSHCP). The City has adopted the MSHCP program, and this project shall be subject to the payment of these fees prior to the issuance of building permits.

26. A bond or surety device shall be posted and an agreement executed to the satisfaction of the City Engineer and City Attorney, guaranteeing completion of all public improvements. NOTE: Upon acceptance by the City Council of the public improvements and installation of any necessary erosion control devices, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
27. A bond or surety device shall be posted and an agreement executed to the satisfaction of the Planning Director and City Attorney, guaranteeing completion of any building prior to the issuance of a building permit for said building. NOTE: Upon the issuance of a Certificate of Occupancy on said structure, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
28. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. or on Saturdays, Sundays or holidays without prior written approval from the Planning Director.
29. Trash enclosures proposed for this site, near buildings where food uses are anticipated, shall be protected from surface run-off by a six-inch concrete curb or masonry wall and shall drain inward to a sewer inlet to the satisfaction of the Building Division. Access to enclosures from entry drives will not be permitted.
30. Driveway approaches shall be constructed in accordance with City standards as approved by the City Engineer. An alternative surfacing material such as "Stalok" shall be used as approved by the City Engineer in accordance with standard City policies.
31. All on-site driveways and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
32. A City of Norco Encroachment Permit shall be obtained for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards, and/or as otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.
33. The applicant shall obtain written authorization granting permission for any work to be completed on property in which he is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.

34. The proposed project lies within an area subject to an area-wide Transportation Uniform Mitigation Fee (TUMF). The City has adopted the TUMF program, and this project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance.
35. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of grading permit.
36. A registered civil engineer shall prepare an on-site precise grading, paving, and drainage plan for approval by the City Engineer. Plans shall be 24"x36", ink on mylar, with elevations to the nearest 0.01 foot, and scale of 1" = 20,' unless approved differently.
37. Prior to issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a registered civil engineer for approval by the City Engineer. Those recommendations of the report, as approved by the City Engineer, shall be incorporated into the public improvement plans and site development plans prior to their approval.
38. The applicant shall participate in the Master Drainage Plan improvement facility identified for the project site and shall be responsible for its construction and shall dedicate those drainage easements to the City as are determined necessary to the City Engineer.
39. Prior to the issuance of a grading permit, the applicant's engineer shall prepare and submit a Storm Water Pollution Plan (SWPPP) covering all construction. Maintenance of the necessary erosion control devices shall be the responsibility of the applicant. Any emergency repair to these devices performed by City forces shall be billed to the applicant and paid for prior to the release of certificate of occupancy.
40. The project engineer shall include an erosion control plan as part of the precise grading plan, providing for installation of approved erosion control devices (sand-bags, desilting basins, etc.) during all phases of construction.
41. All slopes shall be a maximum of 2:1, unless a slope stability analysis prepared by a registered soils engineer is submitted recommending steeper slope gradients. Review and approval of this analysis shall be at the sole discretion of the City Engineer and in no case shall slopes steeper than 1.5:1 be permitted. Slopes greater than 5 feet in height and slopes adjacent to street right-of-way shall be planted and irrigated with an approved plant material. Review and approval of corresponding landscaping/irrigation plans shall be performed by the Planning Division.

42. A registered civil engineer or landscape architect shall prepare street tree planting, parkway landscaping and irrigation plans on standard size sheets for approval by the City Engineer and Planning Director. Plans shall be submitted at the time of initial submission of all improvement plans. All street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council.
43. Off-site landscaping must be included on the on-site landscaping plans, which shall be submitted for review and approval by the Planning and Engineering Divisions.
44. Street improvements, including a new traffic signal at Sundance Lane, a dedicated right-turn lane on Corydon Street, a signal modification at Corydon Avenue/Street, and striping as needed including thermoplastic asphalt markings for trail crossings, are required with this project. A registered civil engineer shall prepare street improvement plans on 24" x 36" mylar for approval by the City Engineer. Striping and signing shall be included as part of these plans, when required. Striping and legends shall be thermoplastic paint. A plan check deposit may be required prior to plan checking and standard fees shall be paid prior to plan approval. Any necessary modifications to the existing signal shall be included with the street improvement plans.
45. The applicant shall dedicate all vehicular access rights to River Road and Corydon Street, except across driveway openings as indicated on the approved site plan prior to issuance of a building permit.
46. The developer may be subject to payment of regional traffic improvements for affected intersections in the cities of Norco and Corona, the terms of which will be determined with each City.
47. This development shall be served by underground utilities. All utility locations shall be incorporated into the on-site utility plan and shall be prepared on 24" x 36" mylar, by a registered civil engineer, for approval by the City Engineer.
48. The project shall be connected to the City's sewer system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance. Grease interceptors shall be required for all food service uses.
49. The project shall be connected to the City's water system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.

50. Separate water meters shall be required for each unit within each building and are required to be installed prior to issuance of a certificate of occupancy for each unit.
51. Irrigation lines require reduced pressure backflow preventors to be installed to City standards.
52. A preliminary Water Quality Management Plan (WQMP) shall be submitted prior to site grading plan submittal. A Final WQMP shall be submitted and approved by the City Engineer. Prior to issuance of a grading permit, the property owner shall record a Covenant and Agreement, or other approved instrument, with the County-Clerk Recorder to inform future property owners of the requirement to implement the approved WQMP.
53. Prior to the issuance of a grading permit, the applicant shall apply for a National Pollution Discharge and Elimination System (NPDES) permit. Proof of compliance (a copy of the Notice of Intent and application fee) shall be submitted to the Engineering Division prior to start of work. No work shall be done that causes a violation of the City-wide NPDES Permit.
54. The applicant shall meet with the Norco Fire Department to determine locations of fire hydrants, red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.
55. Fire lanes, turn-around/access any yard hydrants shall be in accordance with the 2001 California Fire Code. See the Norco Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.
56. A knock box is required for any building which has multiple tenant spaces or for a building that has multiple entrances.
57. All gates shall be installed in compliance with the 2001 edition of the California Code, Section 902 and approval of the Norco Fire Department is required.
58. Fire Department roof access ladders are required when buildings have a parapet which is four feet or greater. See the Norco Fire Department for "Roof Access" requirements.
59. The developer/general contractor is responsible for reasonable continuous clean-up of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation; consequently, the developer/general contractor would be cited for this.

60. Complete architectural and structural building plans, including all specifications, shall be submitted to the Fire Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to, construction type, exits, fire protection equipment, building protection, and interior finish. The developer is responsible for, and shall apply for and receive, all Fire Department permits, paying all necessary fees prior to beginning construction.
61. Portable fire extinguishers shall be installed in accordance with Fire Department standards prior to occupancy. The developer should contact the Fire Department to determine the exact number, type, and placement required. Where exterior-mounted extinguishers are provided, it is suggested that installation be in recessed cabinets for aesthetics and to reduce theft or vandalism.
62. A fully supervised automatic fire sprinkler system is required for buildings of 2,500 square feet or greater. Supervision must include monitoring to a listed and U.L. certified Central Station. Said system design to include provisions for future tenant improvement, if applicable. Plans must be submitted to the Building Division. (Information sheet available from the Fire Department.)
63. All roof coverings shall be of fire-resistive materials only (Class A or Class B according to the Uniform Building Code). The Building Division shall approve materials.
64. The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by subcontractors. Plan review fees and permit fees may apply - check with the Fire Department for confirmation.
 - Building Architectural Plans
 - On-Site Water & Fire Hydrant Utility Plans
 - Detailed Site Plan with Islands and Drive Aisles
 - Fire Sprinkler
 - Fire Alarm/Sprinkler Monitoring
 - Fire Lanes
 - Flammable Liquid/Hazardous Materials
65. Approved numbers or addresses must be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must contrast with their background. The minimum sizes of the numerals shall be as specified by the following:
 - Industrial/Commercial: 12-inch height minimum on building located front and rear and 6-inch minimum height on suites, both front and rear doors.

66. Owner must file an emergency notification form with the Sheriff's Department prior to obtaining certificate of occupancy.
67. The project site shall be screened during construction.
68. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.
69. A mutual agreement, in the form of a covenant running with the land and prepared in a form and manner satisfactory to the City Attorney and the Planning Director shall be recorded with the property prior to any subdivision to ensure reciprocal vehicular and pedestrian access and circulation, in perpetuity, regardless of any existing or future land divisions.
70. Revised architectural elevations for the rear building faces that face toward the existing residential neighborhood in Corona shall be submitted for approval by the Architectural Review Subcommittee prior to the issuance of building permits.

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2015-61

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP 36999 TO SUBDIVIDE 13.7 ACRES INTO NINE PARCELS FOR FINANCING PURPOSES LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AT THE NORTHWEST SIDE OF CORYDON STREET IN THE C-G ZONE. TENTATIVE PARCEL MAP 36999 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for a tentative parcel map to subdivide 13.7 acres into nine parcels on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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

I. FINDINGS:

- A. The proposed tentative map as conditioned complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the

General Plan in that the zoning is consistent with the General Plan Land Use Designation of Community Commercial and the tentative map is designed in accordance with the zoning standards of said zone.

- B. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood.
- C. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- D. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, does recommend to the City Council that Tentative Parcel Map 36999 be approved for a period of 24 months, subject to the following conditions:

1. Approval is based on Exhibit "H," associated with Site Plan 2015-23, and incorporated herein by reference and on file with the Planning Division. The subdivision shall occur as shown unless otherwise noted in these conditions or modified by the City Council.
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 recommended approval before the tentative tract map 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 any approval.
4. The applicant shall pay all applicable fees associated with this proposal and the subdivision of land. Furthermore, the applicant shall pay all development fees in accordance with the NMC prior to approval of the final map.

5. All provisions of Chapters 17 and 18 of the NMC shall be met as it relates to the division of land.
6. A tentative map shall be approved prior to the issuance of a grading permit and a final map, in accordance with the provisions of the State Subdivision map Act and the City Subdivision Ordinance, shall be recorded prior to the issuance of any permits for development and within 24 months from the date of tentative map approval.
7. Approval of the tentative parcel map shall expire if the subject map has not been recorded within a two-year period from the date of City Council approval.
8. Extension of the tentative parcel map approval shall only be considered if the applicant filing the map submits a written request for extension to the City Planning Division stating the reason for the request, at least 30 days before the tentative parcel map approval is due to expire, pursuant to and in compliance with Section 17.16.170 of the City Subdivision Ordinance.
9. Prior to recordation of the final subdivision map, the applicant shall pay off any and all special assessments on the property to be subdivided. In lieu of the payment of any special assessment, the applicant shall pay to have the special assessment "split" for each proposed parcel on the tentative tract map.
10. The proposed project lies within an area subject to an area-wide Transportation Uniform Mitigation Fee (TUMF). The City has adopted the TUMF program, and this project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance.
11. All parcels within this development 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 fee per sheet shall be posted prior to checking and standard fees paid prior to plan approval.
12. A copy of the improvement plans, grading plans, and final subdivision map, along with supporting hydrologic and hydraulic calculations, should be submitted to the Riverside County Flood Control District for review and approval prior to recordation of the final map. Any conditions imposed and/or required by the Riverside County Flood Control District shall become conditions of this map as approved by the City Engineer.

13. A final map must be prepared on 18"x26" sheets and approved by the City Engineer prior to recordation. A plan check deposit must be posted prior to plan check.
14. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Departments, and all other applicable departments and agencies.
15. This subdivision of property shall satisfy all conditions of the Subdivision Map Act relating to the "Quimby Act" as applicable prior to the recordation of the final map. The applicant shall contact the City of Norco Parks and Recreation Department for payment of any required fees. Proof of compliance/payment of required fees shall be required and provided for final recordation of the subject map.

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APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2015-62

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT 2015-26 FOR DEVELOPMENT OF FOUR DRIVE-THRU LANES ASSOCIATED WITH SITE PLAN 2015-23 ON 13.7 ACRES LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AND THE NORTHWEST SIDE OF CORYDON STREET. CONDITIONAL USE PERMIT 2015-26 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated 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 for the development of four drive-thrus on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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 designated the site as Commercial, which is consistent with the C-G (Commercial General) zoning. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.
- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the project includes adequate screening to adjoining properties including block walls and landscaping to mitigate added noise and light. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, that the aforesaid application for conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including but not limited to, the following conditions:

October 28, 2015

1. Approval is based on Exhibit "B" – Site Plan and Exhibit "C" – Elevations associated with Site Plan 2015-23, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. Approval is subject to the same conditions of approval associated with Site Plan 2015-23 as applicable.
3. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
4. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
5. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
6. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
7. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
8. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
9. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
10. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided

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

11. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in creating an increased demand for public services.
12. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Departments, and all other applicable departments and agencies.

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APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2015-63

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT 2015-27 FOR THE SALE OF DISTILLED SPIRITS ASSOCIATED WITH SITE PLAN 2015-23 ON 13.7 ACRES LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AND THE NORTHWEST SIDE OF CORYDON STREET. CONDITIONAL USE PERMIT 2015-27 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated 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 for the development of four drive-thrus on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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 designated the site as Commercial, which is consistent with the C-G (Commercial General) zoning. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.
- B. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, that the aforesaid application for conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including but not limited to, the following conditions:

- 1. Approval is subject to the same conditions of approval associated with Site Plan 2015-23 as applicable.

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

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

11. No signs are authorized by approval of this conditional use permit. Any signs proposed for this project shall be submitted to the Planning Division for review and approval. Once signs are approved, building permits shall be obtained from the Building Division for issuance of a building permit.
12. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations, and orders of the State Alcoholic Beverage Control Department. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.
13. Entertainment beyond events televised on the television screens during normal broadcast times, shall not be permitted without the issuance of a special event permit from the Planning Division, or approval of an entertainment permit by the City Council.
14. Hours of operation shall be limited to the hours between 6 a.m. and 2 a.m. the following morning, seven days a week.
15. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by the State Department of Alcoholic Beverage Control. The restaurant shall maintain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only sandwiches or salads shall not be deemed to be in compliance with this requirement.
16. Except within City-approved outdoor eating places which are adequately separated from direct public access, no alcoholic beverages shall be consumed outside of an enclosed building.
17. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the restaurant and wagering area total sales, which includes all food and all alcoholic and non-alcoholic beverages.
18. The owner of the establishment shall, upon request, provide the City of Norco with an audited report of sales ratio of food and wagering to alcoholic beverages.
19. In the event security problems occur and at the request of the Sheriff's Department, the permittee, at his/her own expense, shall provide a California licensed,

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

20. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - a. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - b. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
21. "No Trespassing" after-hours signage shall be posted on the rear of all buildings.
22. Adequate lighting shall be maintained during business hours at night.
23. The owner/operator of the business, regardless of any changes in ownership, shall provide a self-audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date of this CUP. The owner/operator shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.

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

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2015-64

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT 2015-27 FOR THE DEVELOPMENT OF A SERVICE STATION ASSOCIATED WITH SITE PLAN 2015-23 ON 13.7 ACRES LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AND THE NORTHWEST SIDE OF CORYDON STREET. CONDITIONAL USE PERMIT 2015-28 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated 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 for the development of a service station on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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 designated the site as Commercial, which is consistent with the C-G (Commercial General) zoning. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.
- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that appropriate buffer treatment consisting of block walls and landscaping is being developed against adjoining properties to attenuate noise and light impacts from the project. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, that the aforesaid application for conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including but not limited to, the following conditions:

October 28, 2015

1. Approval is based on Exhibit "B", Site Plan, and Exhibit "C", Elevations associated with Site Plan 2015-23 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. Approval is subject to the same conditions of approval associated with Site Plan 2015-23 as applicable.
3. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
4. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC), and these conditions of approval, not specifically waived in compliance with City procedures shall constitute cause for beginning immediate and automatic revocation and/or termination of the approvals granted under authority of permit, bypassing City Code compliance procedures.
5. This approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two (2) years after the granting of such approval, and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six (6) months, provided that after consulting with the City Engineer and Fire Marshall, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.

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.

6. 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 therefor.
7. Litter shall be removed from the premises on a daily basis, including adjacent public sidewalks and all parking areas under the control of the licensee.
8. The property owner shall maintain the required trash enclosure, keep the trash bins inside the enclosure, and ensure that no debris is littering the trash enclosure area.

9. 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.
10. Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 48 hours of notification.
11. The exterior of the premises, including adjacent public right-of-way and all parking lots under the control of the licensee, shall be illuminated during the hours of darkness the business is open, at the public right-of-way or parking surface, at a minimum of two foot candles of light.
12. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director, or designee, as appropriate.

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

13. No signs are authorized by approval of this conditional use permit. Any signs proposed for this project shall be submitted to the Planning Division for review and approval. Once signs are approved, building permits shall be obtained from the Building Division for issuance of a building permit.
14. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations, and orders of the State Alcoholic Beverage Control Department. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.
15. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - a. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or

- b. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
16. The owner/operator of the business, regardless of any changes in ownership, shall provide a self-audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date of this CUP. The owner/operator shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.

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

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APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2015-65

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A VARIANCE FROM NORCO MUNICIPAL CODE SECTION 18.29.30 SITE DEVELOPMENT STANDARDS TO REDUCE THE REAR YARD SETBACK REQUIREMENT FROM 50 FEET TO 38 FEET LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AT THE NORTHWEST SIDE OF CORYDON STREET IN THE C-G ZONE. VARIANCE 2015-05 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for a variance under provisions of Title 18 of the Norco Municipal Code on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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

I. FINDINGS:

- A. There are special characteristics attached to related project Site Plan 2015-23 and the addition of a horse trail at a location not identified on the Norco Horse Trail Map as a location for a trail, which does not generally apply to other properties in the C-G zone since trails typically are not applied to projects in the C-G zone.
- B. The granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code since the proposed addition of the trail cannot be achieved without compromising the ability of the project to meet the standard minimum setback requirement.
- C. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to the public health, safety, or welfare since granting the variance will allow use of the property similar to that which is enjoyed by other commercial properties in the C-G zone where there is not a horse trail.
- D. The granting of the variance will not be detrimental or contrary to the General Plan since the proposed reduction in setback requirement will accommodate a trail at a location where there had not been a trail identified in the Norco Trail Map and which will provide connectivity within the city-wide trail system which is a component of the General Plan and the Circulation Element of the General Plan.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, that the aforesaid application for a variance is hereby granted subject to the following conditions:

- 1. Approval is based on Exhibit "B," Site Plan associated with Site Plan 2015-23, and incorporated herein by reference and on file with the Planning Division. The subdivision shall occur as shown unless otherwise noted in these conditions or modified by the City Council.

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

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APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2015-66

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA APPROVING THE SIGN PROGRAM FOR NORCO VILLAGE (SITE PLAN 2015-23) FOR DEVELOPMENT OF A 113,331 SQUARE-FOOT COMMERCIAL CENTER CONSISTING OF SEVEN BUILDINGS: MAJOR "A" (44,200 SF), MAJOR "B" (14,576 SF), SHOPS 1 (7,938 SF), SHOPS 2 (9,198 SF), SHOPS 3 (6,456 SF), PAD "A" (2,780 SF), PAD "C" (3,198 SF), PAD "D" (2,965 SF) AND OFFICE (2-STORY, 22,000 SF) ON 13.7 ACRES LOCATED ON THE SOUTH-WEST SIDE OF RIVER ROAD AT THE NORTHWEST SIDE OF CORYDON STREET IN THE C-G ZONE. SITE PLAN 2015-23 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for approval of a Sign Program associated with the development of a 113,331 square-foot commercial center consisting of seven buildings: Major "A" (44,200 SF), Major "B" (14,576 SF), Shops 1 (7,938 SF), Shops 2 (9,198 SF), Shops 3 (6,456 SF), Pad "A" (2,780 SF), Pad "C" (3,198 SF), Pad "D" (2,965 SF) and Office (2-story, 22,000 SF) on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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

I. FINDINGS:

- A. The requested sign program will not adversely affect the General Plan or the public convenience or general welfare of the community or persons residing or working in the neighborhood thereof.
- B. The requested sign program will not adversely affect land uses or property in the same proximity in which the signs are proposed to be located.
- C. The location or configuration of the proposed signs will not cause visual interference for the traveling public nor interfere with sighting of other signs or nearby buildings.
- D. The signs in the sign program are compatible to the architecture of the center which reflects a western theme and are dimensioned and are in proportion to the site and the viewing needs of the traveling public and customers.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, that the aforesaid application for sign program approval is granted, subject to the following conditions:

- 1. The Sign Criteria for Norco Village (Site Plan 2015-23), shall be revised and submitted for file purposes to the Planning Division (4 copies) to reflect all standards and conditions as approved by the Planning Commission prior to the submittal of any sign permit application for any signs on the subject property.
- 2. All details of any sign plan, including but not limited to; dimensions, area, copy, colors, materials, location and lighting shall be subject to review and approval by the Planning Director prior to issuance of building permits for said sign.

3. No permanent signs shall be erected or constructed prior to the issuance of building permits, including final inspections of the subject sign by the Building Division in compliance with all procedures and requirements.
4. The developer, owner, or center management agency or organization shall maintain, and refurbish upon change in tenants, all signs and sign locations in accordance with this sign program, or with the City sign standards whichever is applicable, and in a clean condition. Failure to do so may result in the "center" being cited for code violations.
5. The approval of this permit shall be suspended in the event of non-compliance with the sign program, with any of the conditions of approval, or compliance with City of Norco sign standards.
6. In the event that standards adopted in the Sign Program are inconsistent with the sign standards of the Norco Municipal Code, the standards of the Sign Program shall supersede.
7. Where standards or criteria are not established by the Sign Program, all signs shall be subject to the sign standards of the Norco Municipal Code.

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October 28, 2015

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

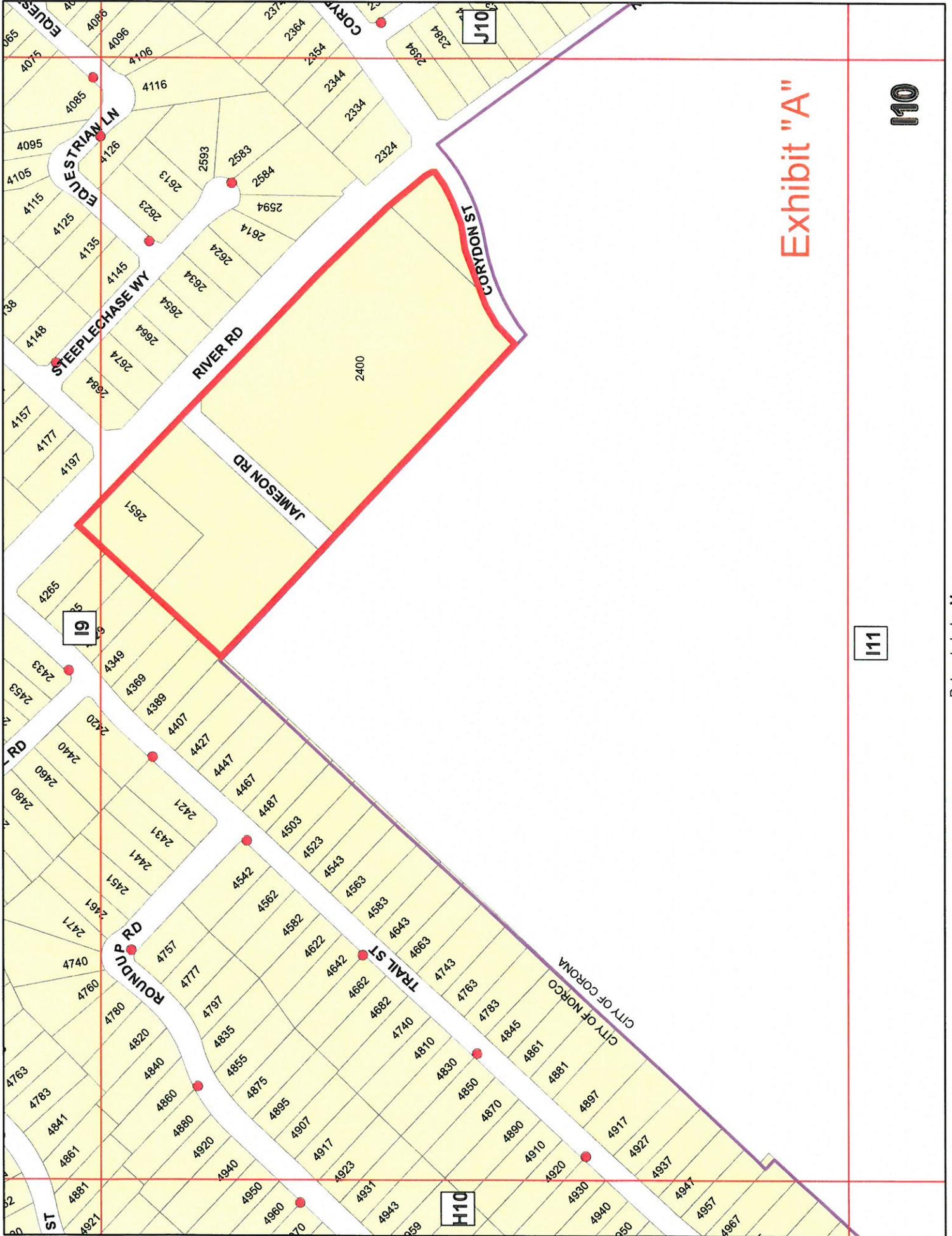


Exhibit "A"

I10

I11

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: October 28, 2015

SUBJECT: **General Plan Amendment 2015-01; Zone Change 2015-01; Specific Plan 91-02, Amendment 8; Site Plan 2015-22; Conditional Use Permit 2015-25:** A proposal to construct a 6,205 square-foot commercial center with two restaurant buildings and a conditional use permit for one of the buildings to have a drive-through; located on the north side of Hidden Valley Parkway east of Yasment Drive (APN 122-570-001; 122-660-002).

RECOMMENDATION: That the Planning Commission approves the project with the following motions:

Motion 1: Adopt a Mitigated Negative Declaration;

Motion 2: Adopt Resolution 2015–67 recommending that the City Council approve General Plan Amendment 2015-01 and Zone Change 2015-01;

Motion 3: Adopt Resolution 2015–68 recommending that the City Council approve Amendment 13 to Specific Plan 91-02 (Norco Hills Specific Plan);

Motion 4: Adopt Resolution 2015–69 approving Site Plan 2015-22;

Motion 5: Adopt Resolution 2015–70 approving Conditional Use Permit 2015-25 for a drive-through associated with a proposed restaurant building in Site Plan 2015-22.

SUMMARY: The proposed project is the detachment of 1.1 acres from the Norco Hills Specific Plan and the rezoning of a combined 1.39 acres from Specific Plan 91-02 and A-1-20 to C-4 (Commercial) zone. In addition to the zone change and general plan amendment the project includes a site plan approval for two restaurants and a conditional use permit for a drive-through associated with one of the restaurant buildings. Ultimate

architecture will need approval by the Architectural Review Subcommittee once the occupants of the buildings are known.

BACKGROUND/PROJECT DESCRIPTION: The applicant, Jim Olsen, is proposing the development of a commercial center consisting of two restaurants on 1.39 acres located on the north side of Hidden Valley Parkway, east of Yasment Street. The project consists of a proposed sit-down restaurant along with a proposed quick-serve/fast food restaurant with a drive-through. The development requires a zone change be approved on the property in question from the existing zone (Specific Plan 91-02 and A-1-20) to C-4 (Commercial) along with the corresponding change to the General Plan designation. The project also requires an amendment to Specific Plan 91-02 (Norco Hills Specific Plan) to remove 1.1 acres from the Specific Plan. Finally the project requires approval of a conditional use permit for a proposed drive-through associated with the quick-serve restaurant.

ANALYSIS/Land Use: The property in question consists of 1.1 acres that are located within the Norco Hills Specific Plan (SP) Equestrian Residential District and an additional .29 acres from adjacent property that is located in the A-1-20 zone. The adjacent property is also owned by the applicant and a lot line adjustment application has been filed with the City so that the entire needed 1.39 acres are combined into one parcel.

The primary parcel within the Specific Plan was originally slated to be the location of a third fire station for the City. Because of the mutual aid agreement the City has with the City of Corona there is no longer a need for a fire station at this location and the property was surplus and sold to the current owner. Once the lot line adjustment is completed the parcel will consist of 1.39 acres, the amount needed for the proposed development.

The development of two restaurants on the site requires a zone change to commercial zoning on the property. One option was to do a Specific Plan amendment to annex the .29 acre from the adjacent property and then change the SP Equestrian Residential District to the SP Commercial district. SP Commercial is the zoning of the shopping center at Hidden Valley Parkway and El Paso Drive. The other option, and the one chosen as most conducive to the development of the proposed project, was to remove the 1.1 acres from the Specific Plan and combine it with the .29 acre from the adjacent parcel through the lot line adjustment and then rezone the resulting 1.39 acres to one of the commercial zones in the Norco Municipal Code (C-G or C-4).

Because of the size of the property and the proximity of residential land uses it was determined that the most appropriate zone was the C-4 zone which is the zoning of commercial property along Sixth Street. The C-4 zone was designed because of the closeness of residential zoning to the rear on both sides of the street, similar to the site being considered here. The C-4 zone has more relaxed rear and side yard building setback standards from residential zoning than the C-G zone where the setback is 50 feet. There is no rear or side yard setback in the C-4 zone for an interior lot. The minimum lot

size in the C-4 zone is 20,000 square feet which this site will meet. To change the zoning from Specific Plan and A-1-20 to C-4 requires a 4/5ths approval vote from the City Council based on the City's Charter Amendment.

The proposed uses (sit down and quick-serve restaurants) are permitted uses in the C-4 zone. The sale of distilled spirits is also a permitted use in the C-4 zone and does not require a conditional use permit as it does in the C-G zone. The proposed drive-through, however, does require approval of a conditional use permit. To approve a CUP the Planning Commission needs to make certain findings that the proposed use will not adversely affect the General Plan or public convenience or general welfare of persons residing in the neighborhood; or place an undue traffic burden on area streets. Staff has analyzed the project and is satisfied that the Planning Commission can make the required findings which are included in the attached Resolution.

Circulation and Traffic: The project is being proposed with two driveway accesses on Hidden Valley Parkway with the primary driveway access being at the existing traffic signal. A second driveway on the west side of the site will be restricted to right-in/right-out only with no left turns into or out of the site being permitted at this location.

To assess traffic impacts project vehicle trips are determined using standardized trip generation rates for land uses taken from the Institute of Transportation Engineers Trip Generation Manual. The level of impact is then determined by comparing what conditions would be with project-related traffic being added to what conditions would be like without the project traffic. The first analysis is existing traffic conditions to determine if there are already existing problems. Then the comparison is made for future conditions when the anticipated trips from project development are factored in while also taking into consideration ambient growth in traffic that is going to occur with or without the project.

The method for determining traffic conditions is done using industry standard "Level-of-Service" (LOS) categories. The LOS categories range from A to F where A represents free-flow conditions and F represents forced or breakdown flow where every vehicle moves in lockstep with the vehicle in front. Per the Norco General Plan project related traffic impacts cannot reduce a LOS below Level D without mitigations for the project-related traffic impacts.

The existing LOS at the main driveway currently operates at a LOS A and will operate at that level with project-related traffic added to the mix and the cumulative traffic impacts anticipated to occur from regional growth. The conclusion of the traffic analysis was that the existing signal would provide better protected left-turn access into and out of the project site given the curvature of Hidden Valley Parkway at this location. The City of Corona had been proposing a traffic signal at Via Blairo further east along Hidden Valley Parkway when it was thought that this existing signal at the project site was going to be removed. Now that the signal is being maintained the planned signal at Via Blairo is not

going forward. If that changes in the future the two signals would have to be synchronized with each other.

A sidewalk is being proposed along the Hidden Valley Parkway continuing from the existing sidewalk to the west in front of the residential neighborhood. The horse trails that come down the north side of Hidden Valley Parkway east of the project site will turn north into the project site just east of the signalized driveway. The trail will continue north and connect into trails on Corona Avenue and Sedona Lane. There will not be a horse trail in front of the center west of the traffic signal. A hitching post and watering station is being provided east of the main driveway access and adjacent to the existing residence that is located on the south side of Sedona Lane.

Site Design/Buffer Treatments: The project site fronts Hidden Valley Parkway on the south side where the building setback requirement is 30 feet. Parking is allowed within the 30-foot setback and there is no minimum setback for the parking. The project site also borders the knuckle where Corona Avenue connects to Sedona Lane but since there will be no project access to these streets and there will be a block wall with a landscaped parkway around the knuckle there is no "front" to those streets and the front building setback requirement does not apply. As stated earlier there is no side or rear-yard building setback requirement for interior lots but buffer landscaping is being provided on both sides and along the rear side of the lot. The project has been conditioned so that final landscaping plans incorporate appropriate tree species at a spacing that will provide quick growth and dense foliage to attenuate noise and light impacts from the project.

Parking: Restaurants are parked at a 1 space per 100 square feet of floor space ratio per the Norco Municipal Code (NMC). Additionally all spaces within the length of a drive-through are counted toward the overall parking requirement. Based on the site plan of 6,205 square feet of restaurant space the parking requirement would be 63 spaces with a total of 68 spaces being provided. The applicant was directed during Project Review Board that one loading zone would be appropriate for both buildings given the small size of the lot. It has not yet been provided on the site plan but has been conditioned to revise the Site Plan for approval by staff prior to the issuance of a building permit. The same is true for trash receptacles (one each) that have to be shown on the site plan also.

Architecture: The proposed architecture reflects a design theme with modernized elements of western features. The Architectural Review Subcommittee reviewed an earlier rendering of the proposed architecture which was rejected for not providing enough detail. The newer architectural concepts are provided with more detail but will likely change once the tenants for the buildings become known. The site plan is conditioned so that final architectural plans for each building, including materials and colors, are reviewed and approved by the Architectural Review Subcommittee prior to issuance of building permits.

Landscaping and Lighting Plans: The site plan has been conditioned so that landscaping and lighting plans are approved at staff level prior to application for building permits. This is the same process that is followed for all commercial projects. In the C-4 zone the minimum required landscaping is five percent of the site and as designed the project exceeds that requirement.

Project Review: The project was reviewed at Project Review Board on October 7, 2015 and all discussion has either been incorporated into the Site Plan or has been added as conditions of approval. Likewise the project and traffic analysis were provided to the City of Corona who did provide comments and recommendations that have been incorporated into the conditions of approval as appropriate

Attachments:

Resolution 2015-67, General Plan Amendment 2015-01/Zone Change 2015-01

Resolution 2015-68, Specific Plan 91-02, Amendment 8

Resolution 2015-69, Site Plan 2015-22

Resolution 2015-70, Conditional Use Permit 2015-25

Exhibit "A" – Location Map

Exhibit "B" – Site Plan

Exhibit "C" – Elevations

RESOLUTION 2015-67

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE 2015-01 CHANGING EXISTING ZONING FROM SPECIFIC PLAN (SP) AND AGRICULTURAL LOW-DENSITY (A-1-20) TO COMMERCIAL (C-4) AND CHANGE THE CORRESPONDING GENERAL PLAN DESIGNATION FROM SPECIFIC PLAN AND RESIDENTIAL AGRICULTURE TO COMMERCIAL COMMUNITY ON 1.39 ACRES ON THE NORTH SIDE OF HIDDEN VALLEY PARKWAY EAST OF YASMENT DRIVE. ZONE CHANGE 2015-01, GENERAL PLAN AMENDMENT 2015-01 (APNs 122-570-001, 122-660-002)

WHEREAS, JIM OLSEN initiated Zone Change 2015-01 and General Plan Amendment 2015-01 on property generally described as:

All the certain real property in the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 284, Pages 20 through 30 of Maps, in the office of the County Recorder of said County.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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

I. FINDINGS:

- A. The proposed zone change complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the proposed zoning is consistent with the proposed General Plan Land Use Designation of Community Commercial.
- B. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood because of site design features that include restricted access with no through traffic between Hidden Valley Parkway and Corona Avenue, landscape buffering, and controlled lighting.
- C. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- D. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, does recommend to the City Council that Zone Change 2015-01 and General Plan Amendment 2015-01 are approved.

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APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2015-68

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN 91-02, AMENDMENT 8 TO DETACH APPROXIMATELY 1.1 ACRES ON THE NORTH SIDE OF HIDDEN VALLEY PARKWAY EAST OF YASMENT DRIVE. SPECIFIC PLAN 91-02, AMENDMENT 8 (APN 122-570-001)

WHEREAS, JIM OLSEN initiated Specific Plan 91-02, Amendment 8 on property generally described as:

All the certain real property in the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 284, Pages 20 through 30 of Maps, in the office of the County Recorder of said County.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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

I. FINDINGS:

- A. The proposed amendment to Specific Plan 91-02 complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the proposed zoning is consistent with the proposed General Plan Land Use Designation of Community Commercial.
- B. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood.
- C. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- D. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, does recommend to the City Council that Specific Plan 91-02, Amendment 8 is approved.

#

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2015-69

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA APPROVING SITE PLAN 2015-22 FOR DEVELOPMENT OF A 6,205 SQUARE-FOOT COMMERCIAL CENTER CONSISTING OF TWO RESTAURANT BUILDINGS ON 1.39 ACRES LOCATED ON THE NORTH SIDE OF HIDDEN VALLEY PARKWAY EAST OF YASMENT DRIVE. SITE PLAN 2015-22 (APNs 122-570-001, 122-660-002)

WHEREAS, JIM OLSEN initiated an application for site plan approval for the development of two restaurant buildings on property generally described as:

All the certain real property in the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 284, Pages 20 through 30 of Maps, in the office of the County Recorder of said County.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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

I. FINDINGS:

- A. The proposed site plan as conditioned complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the proposed zoning is consistent with the proposed General Plan Land Use Designation of Community Commercial and the site plan is designed in accordance with the zoning standards of said zone.
- B. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood.
- C. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- D. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, that the aforesaid application for site plan approval is granted, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including but not limited to, the following conditions:

- 1. Approval is based on Exhibit "B" – Site Plan and Exhibit "C" – Elevations, 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 recorded 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 not specifically waived or conditioned by the Planning Commission 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 property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
6. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
7. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
8. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
9. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.
10. Building elevations, building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Director prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file.
11. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.

12. A six-foot high decorative solid block wall on top of any retaining wall facing the commercial center shall be provided along the west, north, and east property lines to help screen and buffer existing residential neighborhoods.
13. Approval shall be granted by the Planning Division of all walls and fences, landscaping plans (precise schedule), and exterior lighting prior to issuance of building permits.
14. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants, along with the application fee, shall be submitted to the Planning Division for approval. Such plans shall indicate plant and tree types and sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees to be installed shall be minimum 24-inch planter box. Shrubs to be installed shall be minimum 5-gallon container. Landscape plans shall include a water budget in accordance with the state Water Conservation in Landscaping Act. The inside dimensions of any designated landscape planters adjacent to parking/maneuvering areas which allow vehicle approaches to overhang into said planter areas shall not be credited towards meeting the minimum landscaped area requirements.
15. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval. The property owner is responsible for maintenance of on-site and off-site landscaping.
16. A detailed on-site photometric lighting plan, and application fee, shall be submitted for review and approval by the Planning Division prior to issuance of building permits. Said plan shall indicate style, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties or streets. On-site lighting shall be directed inward to the project and sheltered from view, as much as possible, from the adjacent property.
17. All ground-mounted utility appurtenances such as transformers shall be located out of public view of the main building area and adequately screened through the use or combination of concrete masonry walls, berms, and landscaping to the satisfaction of the Planning Division.
18. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director prior to the issuance of building permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment of the

same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.

19. Prior to the issuance of a building permit the applicant shall submit a trash enclosure location plan for approval by the Planning Division. Trash enclosures shall be designed to meet City standards in the location as indicated on the site plan and/or in a location approved by Waste Management. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry wall in conformance with City standards, and shall be equipped with a six-foot high sight-obscuring gate and "man" entrance, subject to approval of the Planning Division. The trash enclosure shall be a minimum size for two bins, one bin for trash and the other bin for recycling.
20. The developer and subsequent owners shall participate in recycling programs that are in compliance with state requirements and the City's recycling program, and shall place recycling facilities as approved by the City and the City's waste hauler.
21. A minimum of 63 standard parking spaces shall be maintained for customer and employee parking as required by the Norco Municipal Code. The number of accessible parking spaces shall be provided in accordance with the adopted Building Code. Parking shall remain clear and accessible to the public during normal business hours.
22. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable.
23. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of the system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.
24. Any stop work order caused by a 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.
25. The proposed project lies within the Western Riverside Council of Governments (WRCOG) area-wide Multi-Species Habitat Conservation Plan (MSHCP). The City has adopted the MSHCP program, and this project shall be subject to the payment of these fees prior to the issuance of building permits.

26. A bond or surety device shall be posted and an agreement executed to the satisfaction of the City Engineer and City Attorney, guaranteeing completion of all public improvements. NOTE: Upon acceptance by the City Council of the public improvements and installation of any necessary erosion control devices, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
27. A bond or surety device shall be posted and an agreement executed to the satisfaction of the Planning Director and City Attorney, guaranteeing completion of any building prior to the issuance of a building permit for said building. NOTE: Upon the issuance of a Certificate of Occupancy on said structure, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
28. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. or on Saturdays, Sundays or holidays without prior written approval from the Planning Director.
29. Trash enclosures proposed for this site, near buildings where food uses are anticipated, shall be protected from surface run-off by a six-inch concrete curb or masonry wall and shall drain inward to a sewer inlet to the satisfaction of the Building Division. Access to enclosures from entry drives will not be permitted.
30. Driveway approaches shall be constructed in accordance with City standards as approved by the City Engineer. An alternative surfacing material such as "Stalok" shall be used as approved by the City Engineer in accordance with standard City policies.
31. All on-site driveways and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
32. A City of Norco Encroachment Permit shall be obtained for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards, and/or as otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.
33. The applicant shall obtain written authorization granting permission for any work to be completed on property in which he is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.

34. The proposed project lies within an area subject to an area-wide Transportation Uniform Mitigation Fee (TUMF). The City has adopted the TUMF program, and this project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance.
35. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of grading permit.
36. A registered civil engineer shall prepare an on-site precise grading, paving, and drainage plan for approval by the City Engineer. Plans shall be 24"x36", ink on mylar, with elevations to the nearest 0.01 foot, and scale of 1" = 20,' unless approved differently.
37. Prior to issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a registered civil engineer for approval by the City Engineer. Those recommendations of the report, as approved by the City Engineer, shall be incorporated into the public improvement plans and site development plans prior to their approval.
38. The applicant shall participate in the Master Drainage Plan improvement facility identified for the project site and shall be responsible for its construction and shall dedicate those drainage easements to the City as are determined necessary to the City Engineer.
39. Prior to the issuance of a grading permit, the applicant's engineer shall prepare and submit a Storm Water Pollution Plan (SWPPP) covering all construction. Maintenance of the necessary erosion control devices shall be the responsibility of the applicant. Any emergency repair to these devices performed by City forces shall be billed to the applicant and paid for prior to the release of certificate of occupancy.
40. The project engineer shall include an erosion control plan as part of the precise grading plan, providing for installation of approved erosion control devices (sand-bags, desilting basins, etc.) during all phases of construction.
41. All slopes shall be a maximum of 2:1, unless a slope stability analysis prepared by a registered soils engineer is submitted recommending steeper slope gradients. Review and approval of this analysis shall be at the sole discretion of the City Engineer and in no case shall slopes steeper than 1.5:1 be permitted. Slopes greater than 5 feet in height and slopes adjacent to street right-of-way shall be planted and irrigated with an approved plant material. Review and approval of corresponding landscaping/irrigation plans shall be performed by the Planning Division.

42. A registered civil engineer or landscape architect shall prepare street tree planting, parkway landscaping and irrigation plans on standard size sheets for approval by the City Engineer and Planning Director. Plans shall be submitted at the time of initial submission of all improvement plans. All street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council.
43. Off-site landscaping must be included on the on-site landscaping plans, which shall be submitted for review and approval by the Planning and Engineering Divisions.
44. Street improvements and a signal modification are required with this project. A registered civil engineer shall prepare street improvement plans on 24" x 36" mylar for approval by the City Engineer. Striping and signing shall be included as part of these plans, when required. Striping and legends shall be thermoplastic paint. A plan check deposit may be required prior to plan checking and standard fees shall be paid prior to plan approval. Any necessary modifications to the existing signal shall be included with the street improvement plans.
45. The applicant shall dedicate all vehicular access rights to Hidden Valley Parkway, except across driveway openings as indicated on the approved site plan prior to issuance of a building permit. The applicant shall dedicate all vehicular access rights to Corona Avenue/Sedona Lane prior to the issuance of a building permit.
46. This development shall be served by underground utilities. All utility locations shall be incorporated into the on-site utility plan and shall be prepared on 24" x 36" mylar, by a registered civil engineer, for approval by the City Engineer.
47. The project shall be connected to the City's sewer system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance. Grease interceptors shall be required for all food service uses.
48. The project shall be connected to the City's water system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.
49. Separate water meters shall be required for each unit within each building and are required to be installed prior to issuance of a certificate of occupancy for each unit.
50. A fire hydrant shall be provided on Chaparral Drive.
51. Irrigation lines require reduced pressure backflow preventors to be installed to City standards.

52. A preliminary Water Quality Management Plan (WQMP) shall be submitted prior to site grading plan submittal. A Final WQMP shall be submitted and approved by the City Engineer. Prior to issuance of a grading permit, the property owner shall record a Covenant and Agreement, or other approved instrument, with the County-Clerk Recorder to inform future property owners of the requirement to implement the approved WQMP.
53. Prior to the issuance of a grading permit, the applicant shall apply for a National Pollution Discharge and Elimination System (NPDES) permit. Proof of compliance (a copy of the Notice of Intent and application fee) shall be submitted to the Engineering Division prior to start of work. No work shall be done that causes a violation of the City-wide NPDES Permit.
54. The applicant shall meet with the Norco Fire Department to determine locations of fire hydrants, red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.
55. Fire lanes, turn-around/access any yard hydrants shall be in accordance with the 2001 California Fire Code. See the Norco Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.
56. A knock box is required for any building which has multiple tenant spaces or for a building that has multiple entrances.
57. All gates shall be installed in compliance with the 2001 edition of the California Code, Section 902 and approval of the Norco Fire Department is required.
58. Fire Department roof access ladders are required when buildings have a parapet which is four feet or greater. See the Norco Fire Department for "Roof Access" requirements.
59. The developer/general contractor is responsible for reasonable continuous clean-up of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation; consequently, the developer/general contractor would be cited for this.
60. Complete architectural and structural building plans, including all specifications, shall be submitted to the Fire Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to, construction type, exits, fire protection equipment, building protection, and interior finish. The developer is responsible for, and shall apply for and receive, all

Fire Department permits, paying all necessary fees prior to beginning construction.

61. Portable fire extinguishers shall be installed in accordance with Fire Department standards prior to occupancy. The developer should contact the Fire Department to determine the exact number, type, and placement required. Where exterior-mounted extinguishers are provided, it is suggested that installation be in recessed cabinets for aesthetics and to reduce theft or vandalism.
62. A fully supervised automatic fire sprinkler system is required for buildings of 2,500 square feet or greater. Supervision must include monitoring to a listed and U.L. certified Central Station. Said system design to include provisions for future tenant improvement, if applicable. Plans must be submitted to the Building Division. (Information sheet available from the Fire Department.)
63. All roof coverings shall be of fire-resistive materials only (Class A or Class B according to the Uniform Building Code). The Building Division shall approve materials.
64. The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by subcontractors. Plan review fees and permit fees may apply - check with the Fire Department for confirmation.
 - Building Architectural Plans
 - On-Site Water & Fire Hydrant Utility Plans
 - Detailed Site Plan with Islands and Drive Aisles
 - Fire Sprinkler
 - Fire Alarm/Sprinkler Monitoring
 - Fire Lanes
 - Flammable Liquid/Hazardous Materials
65. Approved numbers or addresses must be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must contrast with their background. The minimum sizes of the numerals shall be as specified by the following:
 - Industrial/Commercial: 12-inch height minimum on building located front and rear and 6-inch minimum height on suites, both front and rear doors.
66. Owner must file an emergency notification form with the Sheriff's Department prior to obtaining certificate of occupancy.
67. The project site shall be screened during construction.

68. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.
69. A mutual agreement, in the form of a covenant running with the land and prepared in a form and manner satisfactory to the City Attorney and the Planning Director shall be recorded with the property prior to any subdivision to ensure reciprocal vehicular and pedestrian access and circulation, in perpetuity, regardless of any existing or future land divisions.

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APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2015-70

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT 2015-25 FOR DEVELOPMENT OF A DRIVE-THRU LANE ASSOCIATED WITH SITE PLAN 2015-22 ON 1.39 ACRES LOCATED ON THE NORTH SIDE OF HIDDEN VALLEY PARKWAY EAST OF YASMENT DRIVE. SITE PLAN 2015-22 (APNs 122-570-001, 122-660-002)

WHEREAS, JIM OLSEN initiated 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 for the development of a drive-thru on property generally described as:

All the certain real property in the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 284, Pages 20 through 30 of Maps, in the office of the County Recorder of said County.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

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 designated the site as Commercial, which is consistent with the C-4 (Commercial) zoning. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.
- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the adjoining properties are all elevated above the project site and will have the added noise and light attenuation features of a block wall and landscaped buffer. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, that the aforesaid application for conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including but not limited to, the following conditions:

1. Approval is based on Exhibit "B" – Site Plan and Exhibit "C" – Elevations associated with Site Plan 2015-22, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. Approval is subject to the same conditions of approval associated with Site Plan 2015-22 as applicable.
3. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
4. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
5. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
6. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
7. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
8. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
9. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
10. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval

of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.

11. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in creating an increased demand for public services.
12. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Departments, and all other applicable departments and agencies.

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 28, 2015, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

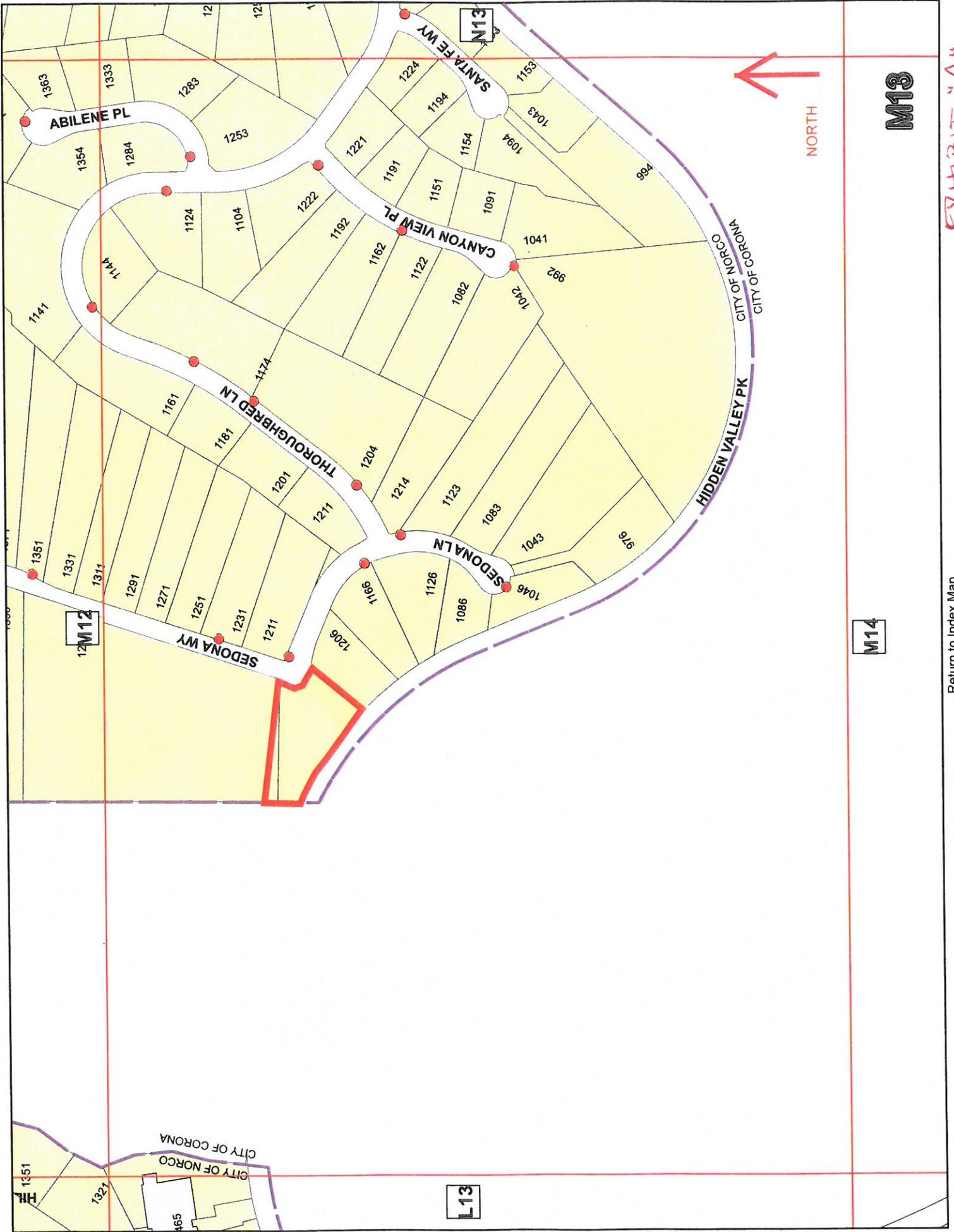


EXHIBIT "A"

Return to Index Map

OWNER
 CHAMBERLAIN
 7811 EAST CORTO ROAD
 SUITE 200
 FOLSOM, CA 95630
 PH: (916) 935-1601
 FAX: (916) 935-1602
 EMAIL: JASON.KELLER@KELLER.COM
 WWW.KELLERCON.COM

ASSOCIATE ARCHITECT
 JAMES OLSON
 24455 VIA ANDES LANE
 TORO LINDO, CA 94587
 PH: (925) 231-8788
 FAX: (925) 231-8788
 EMAIL: JAMES@JAMESOLSON.COM
 WWW.JAMESOLSON.COM

SECTIONS, TOWNSHIPS AND RANGES
 FOR SECTION 19, T.5S. R.5E. S.8E.M.
 COUNTY OF SACRAMENTO, CALIFORNIA

LAND USE
 GENERAL PLAN: SP
 ZONING MAP: SP
 PROPOSED GENERAL PLAN: SP
 PROPOSED ZONING: C-4
 SPECIFIC PLAN: HIDDEN VALLEY SPECIFIC PLAN

UTILITY SERVICES
 ELECTRICAL: 120V AC (NET)
 GAS: 60,000 BTU/hr (NET)
 WATER: 1,700 GPD
 SEWER: 1,700 GPD
 TELEPHONE: 1,700 GPD
 CABLE: 1,700 GPD
 SLOPE: 1% (MIN)
 SOIL: SLOPE 1% (MIN)

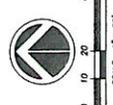
SCHOOL DISTRICT
 CORONA UNIFIED SCHOOL DISTRICT

PROJECT NOTES
 1. ALL UTILITIES SHOWN ARE BASED ON THE CITY OF NORCO, CALIFORNIA RECORD MAPS.
 2. ALL UTILITIES SHOWN ARE BASED ON THE CITY OF NORCO, CALIFORNIA RECORD MAPS.
 3. ALL UTILITIES SHOWN ARE BASED ON THE CITY OF NORCO, CALIFORNIA RECORD MAPS.

LEGAL DESCRIPTION
 LOT 1, OF TRACT NO. 25738, IN THE CITY OF NORCO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 284 PAGES 20, THROUGH 30 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LINE #	LENGTH	DIRECTION
L1	10.00'	S47°16'30"W

CORNER #	LENGTH	AMOUNT	DELTA
C1	101.39'	64.00'	89°27'07"

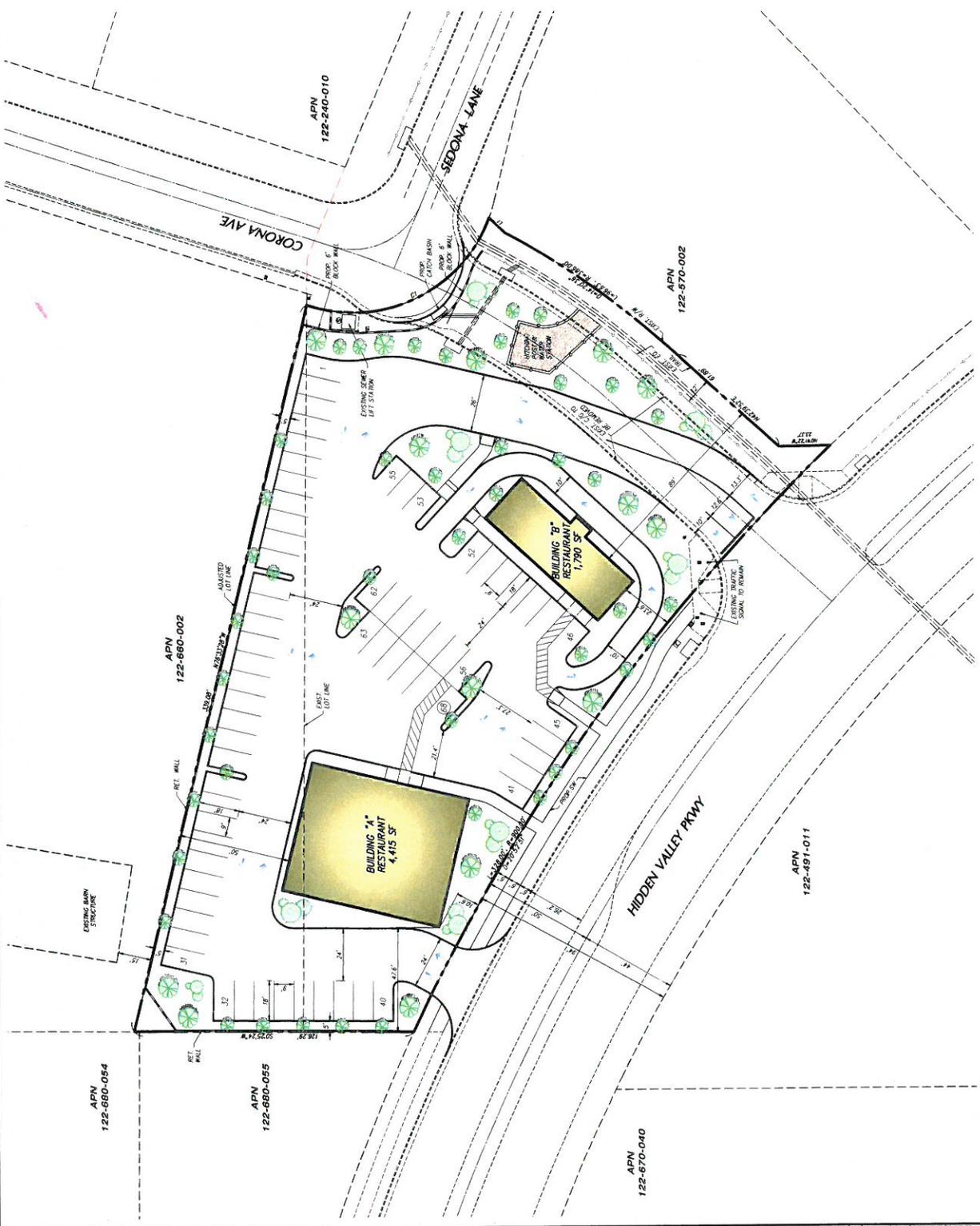


SCALE 1" = 20'

SITE PLAN
 CITY OF NORCO, CA
 PREPARED DATE: OCTOBER 9, 2015

KELLER
 CONSULTING INC.
 24455 Via Andes Lane
 Toro Lindo, CA 94587
 Ph: 925.231.8788

EXHIBIT 125



Small text at the bottom of the page, likely a disclaimer or copyright notice.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 28, 2015

SUBJECT: Site Plan 2015-18 (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 2015-59 approving Site Plan 2015-18.

BACKGROUND: At the Planning Commission meeting of June 10, 2015, the Planning Commission reviewed Site Plan 2015-07, which was request to build a 600 square-foot barn in the Primary Animal Keeping Area (PAKA) on the subject property. The project was denied without prejudice because the Commission determined that the structure reflected more of a non-animal-keeping garage, and not a barn based on the plans submitted.

The Planning Commission's direction was that the applicant could resubmit revised plans that reflect either an animal-keeping structure (with details for boarding animals, feed storage, etc.) in the PAKA, or a garage outside the PAKA.

Revised plans have since been submitted. The building has been kept in the PAKA, but now shows stalls on the floor plan. Additionally, the building is proposed with a wood siding exterior (as opposed to a stucco finish under the old application), windows have been added (none were shown on the original plan) and all power outlets have been removed with the exception of one on the right side wall (there was four under the original plan). This request is now being presented under a Site Plan 2015-18, which is a new application since the former one was denied.

PROJECT DESCRIPTION/ANALYSIS: Site Plan 2015-18 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 "D" – Aerial and Site Photos). The property includes a recorded 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, Building Elevations and Floor Plan). The structure

RESOLUTION 2015-59

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 CVALETTI LANE LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP). SITE PLAN 2015-18.

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 October 28, 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 October 28, 2015 that the application for Site Plan 2015-18 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, Building Elevations and Floor Plan dated September 10, 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.

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Resolution 2015-59
Page 4
October 28, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

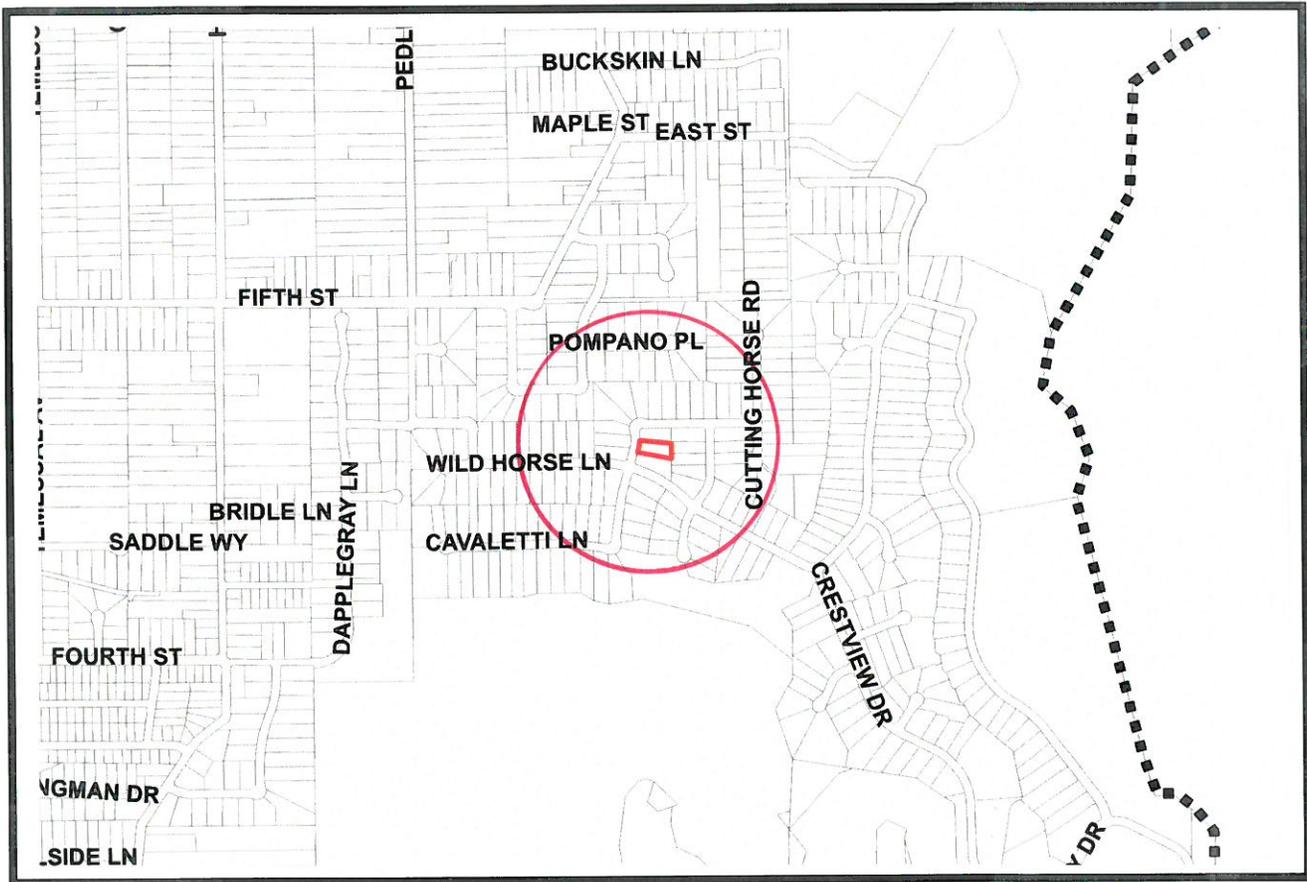
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held October 28, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2015-18
APPLICANT: Al Cadena
LOCATION: 3201 Cavaletti Lane

Exhibit "A"

ASSESSOR'S PARCEL MAP

123-61
123-08

T.R.A. 015-002 *

POR. NW 8 T. 3S., R. 6W
CITY OF NORCO

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

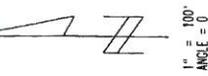


Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 28, 2015

SUBJECT: Site Plan 2015-21 (Parraga) A request for approval to allow a detached accessory building consisting of an 862 square-foot garage/workshop/storage building at 4570 Temescal Avenue located within the A-1-20 (Agricultural Low-Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2015-57 approving Site Plan 2015-21.

Site Plan 2015-21 is a request for approval to allow an accessory building consisting of an 862 square-foot garage/workshop/storage building at 4570 Temescal Avenue (ref. Exhibit "A" – Location Map). The property consists of .33 acres/14,375 square-feet and is developed as a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photos).

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan, building elevations and floor plan for the proposed building are attached (ref. Exhibit "C" – Site Plan, Building Elevations and Floor Plan). The structure is proposed to be wood framed construction, with a shingle roof and stucco exterior to match the existing house.

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

- The minimum setbacks of 5 feet from side and rear property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a height of about 13 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 14,375 square feet, and the entire property has a grade of 4% or less. The lot/pad coverage 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 2 animal units would be allowed which**

RESOLUTION 2015-57

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 862 SQUARE-FOOT GARAGE/WORKSHOP/STORAGE BUILDING AT 4570 TEMESCAL AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2015-21.

WHEREAS, IXCOATL PARRAGA 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 4570 Temescal Avenue (APN 152-100-020).

WHEREAS, at the time set; at 7 p.m. on October 28, 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 October 28, 2015 that the application for Site Plan 2015-21 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, Building Elevations and Floor Plan dated September 1, 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/workshop/storage building. 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 2015-57
Page 4
October 28, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 28, 2015.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

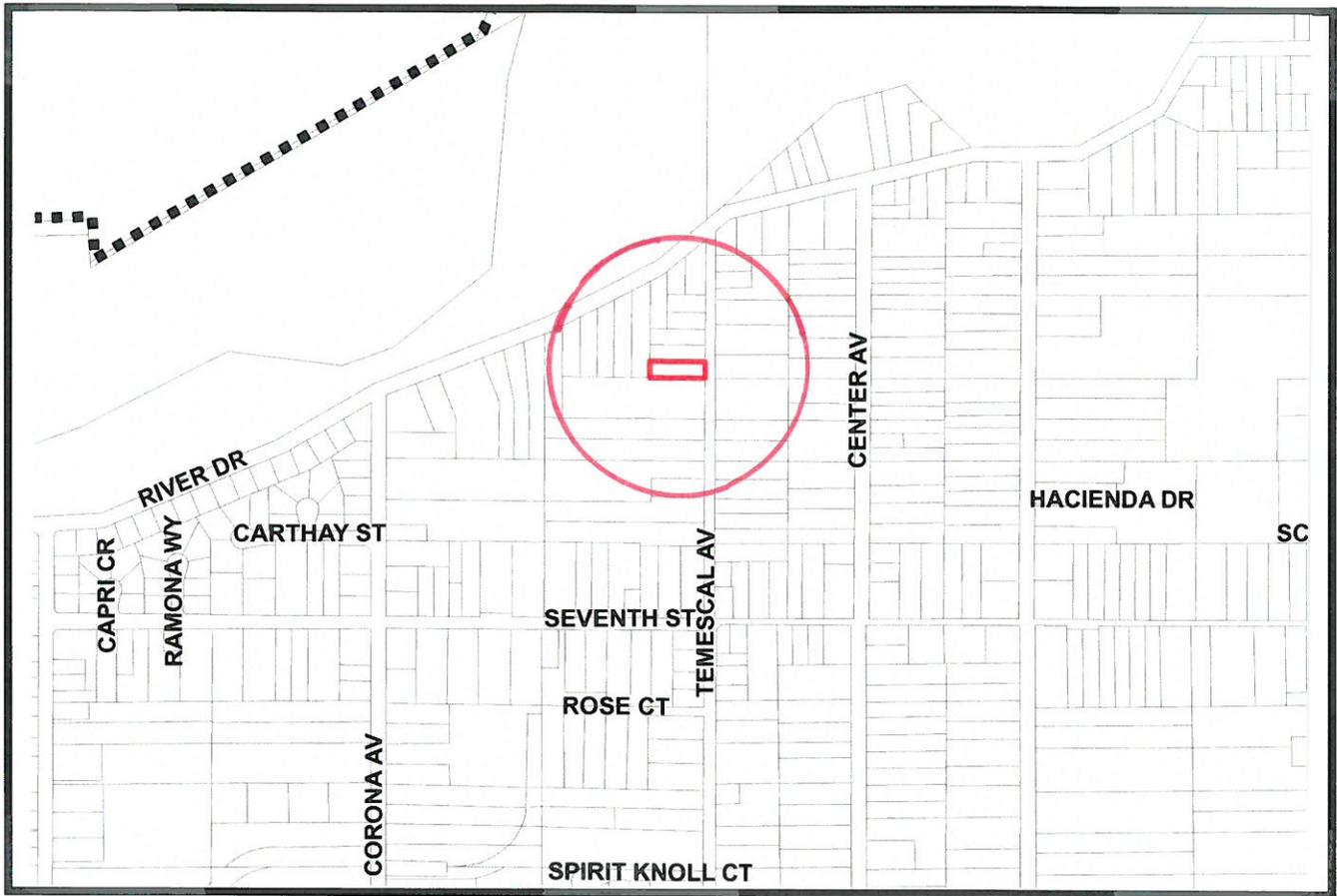
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held October 28, 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2015-21
APPLICANT: Ixcoatl Parraga
LOCATION: 4570 Temescal Avenue

Exhibit "A"

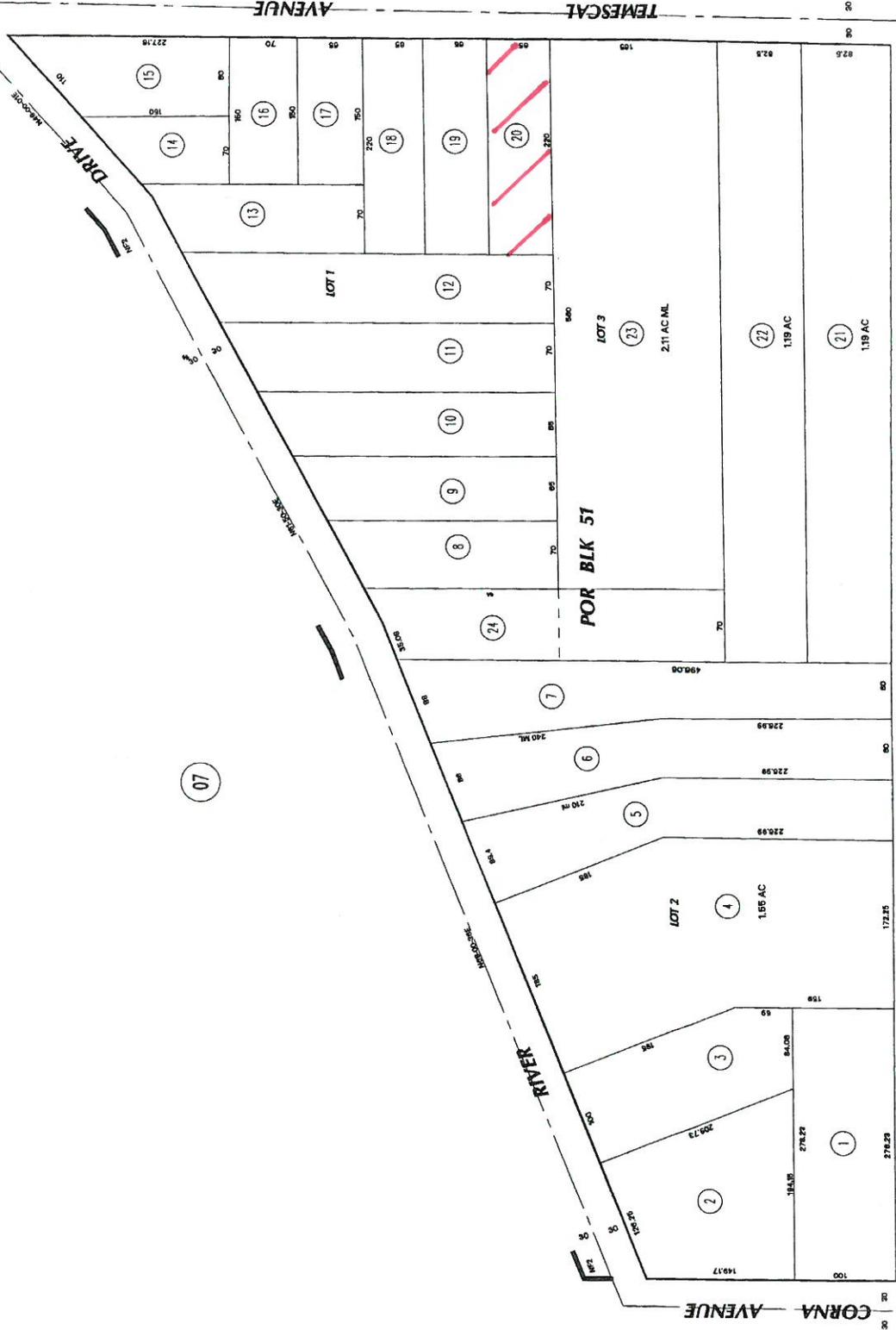
ASSESSOR'S PARCEL MAP

152-10
134-30

T.R.A. 015-007



1" = 100'
ANGLE = 0



08