



**AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
December 9, 2015

---

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Jaffarian

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 October 28, 2015
  - Recommended Action: Approval** (Deputy City Clerk)
4. **CONTINUED PUBLIC HEARING:**
  - A. **Conditional Use Permit 2015-21** (Hall): A request for approval to allow a detached accessory building consisting of a 1,040 square-foot garage/workshop with an attached 320 square-foot covered porch at 3113 Half Circle Road located within the A-1-20 (Agricultural Low Density) Zone. Continued from September 30, and October 28, 2015 **Recommended Action: Approval** (Senior Planner)

5. PUBLIC HEARING:

- A. **Conditional Use Permit 2015-30** (Kosmal): A request for approval to allow a Fitness Studio with a retail component at 3230 Hamner Avenue, Suite 404, located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (Senior Planner)
- B. **Conditional Use Permit 2015-31** (Baker): A request for approval to allow a restaurant (Cowboy Joe's) to sell liquor (distilled spirits) for on-site consumption at 3230 Hamner Avenue, Suite 401 located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (Senior Planner)
- C. **Conditional Use Permit 2015-34** (Luiten): A request for approval to allow a detached accessory building consisting of a 2,475 square-foot storage building at 3054 Corona Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
- D. **Conditional Use Permit 2015-35** (Sandoval): A request for approval to allow a detached accessory building consisting of a 1,152 square-foot Recreational Vehicle (RV) garage at 1593 Clydesdale Court located within the Norco Hills Specific Plan (NHSP) Amendment No.1(Ito Farms). **Recommended Action: Approval** (Senior Planner)
- E. **Conditional Use Permit 2015-12** (Verizon Wireless): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 53-foot tall freestanding pole with antennas, designed to function as a ball field/park light pole, at 2760 Reservoir Drive (Parmenter Park) located within the OS (Open Space) Zone. **Recommended Action: Approval** (Senior Planner)
- F. **Conditional Use Permit 2015-13** (Verizon Wireless): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 67-foot tall freestanding pole with antennas, designed to function as a ball field/park light pole, at 3364 Western Avenue (Wayne Makin Park/Shearer Sports Complex) located within the OS (Open Space) Zone. **Recommended Action: Approval** (Senior Planner)
- G. **Conditional Use Permit 2015-14** (Verizon Wireless): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 50-foot tall freestanding pole with antennas, designed to function as a parking lot light pole, at 3737 Crestview Drive (Ingals Park) located within the OS (Open Space) Zone. **Recommended Action: Approval** (Senior Planner)

- H. **Tentative Tract Map 36717** (Dallape): A request to subdivide 26.69 gross acres into 32 parcels for single-family residential development on property located on the northeast side of River Road and south of Bluff Street in the A-1-20 zone. **Recommended Action: Approval** (Planning Director)
  - I. **Zone Code Amendment 2015-07, Code Change 2015-07** (City of Norco): A proposal to amend Title 5 and Title 18 of the Norco Municipal Code regarding the cultivation and delivery, and all aspects of the growing, retailing, and the use of marijuana, medical marijuana, and/or cannabis in the City of Norco. **Recommended Action: Approval** (Planning Director)
6. BUSINESS ITEMS:
- A. **Site Plan 2015-25** (Castro): A request for approval to allow a detached accessory building consisting of a 768 square-foot horse shelter at 3112 Sunset Court located within the A-E (Agricultural Estate) Zone. **Recommended Action: Approval** (Senior Planner)
  - B. **Special Sign Permit 2015-01** (Bovee): A request for approval of a freeway-oriented sign to advertise three businesses on property located at 1701-1713 Hamner Avenue in the CTO (Commercial Transition Overlay) zone. **Recommended Action: Approval** (Planning Director)
7. CITY COUNCIL MINUTES: Receive and File
- City Council Regular Meeting of October 21, 2015
  - City Council/Historic Preservation Commission Special Joint Meeting of October 28, 2015
  - City Council Regular Meeting of November 4, 2015
  - City Council Regular Meeting of November 18, 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: to Special Meeting on December 14, 2015 at 6:00 p.m., Norco City Hall, Conference Rooms A & B

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)

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** December 9, 2015 (Continued from September 30, 2015 and October 28, 2015)

**SUBJECT:** Conditional Use Permit 2015-21 (Hall): A request for approval to allow a detached accessory building consisting of a 1,040 square-foot garage/workshop with an attached 320 square-foot covered porch at 3113 Half Circle Road located within the A-1-20 (Agricultural Low Density) Zone

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2015-49 approving Conditional Use Permit 2015-21.

**BACKGROUND:** At the Planning Commission meeting of September 30, 2015, the Planning Commission reviewed Conditional Use Permit 2015-21, but continued the project to the meeting of October 28, 2015. The Commission expressed concerns over the structure being used for living purposes due the architectural notes on the plans relating to habitable use, grading that appeared to have been done on the property, and the garage door apron being over the required open animal keeping area.

The project was continued with direction that the applicant submits revised plans showing the garage door apron not within the animal-keeping area, that notes pertaining to a habitable use be removed from the plans, and that a condition be added to note that no sewer or plumbing be put into the building, and that the building cannot be used as a residence. Furthermore, staff was directed to research if grading had been done on the property, and if a permit exists for the access gate on the south side of the property. The project was not ready for the meeting of October 28 and was continued to the meeting of December 9, 2015.

Revised plans have been attached to this report, and the plans do not show a garage apron in the animal keeping area and all notes pertaining to habitable use have been removed. The side access has been researched, but no permits were located. However, Engineering's staff has indicated that the side access is acceptable and can be approved at staff level if the applicant intends to use it. Furthermore, engineering staff has inspected the site and agrees that site has had some minor clearing and grubbing, but nothing that would compromise surround properties or require a permit. The project has been conditioned to prohibit sewer and plumbing and any habitable use, and conditioned to prohibit a concrete apron in the designated open animal keeping area.

**PROJECT DESCRIPTION/ANALYSIS:** Conditional Use Permit 2015-21 is a request for approval to allow an accessory building consisting of a 1,040 square-foot garage/workshop with an attached 320 square-foot covered porch, at 3113 Half Circle Road located at the northeast corner of Half Circle Road and Gallop Lane (ref. Exhibit "A" – Location Map). The



## RESOLUTION NO. 2015-49

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 1,040 SQUARE-FOOT GARAGE/WORKSOP WITH AN ATTACHED 320 SQUARE-FOOT COVERED PORCH AT 3113 HALF CIRCLE ROAD LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2015-21)**

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 TRAVIS HALL for property located at 3113 Half Circle Road (APN 127-111-004); 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 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, said project was continued to the meeting October 28, 2015 and then to the meeting of December 9, 2015; 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 December 9, 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 Building Elevations dated November 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 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/workshop with an attached covered porch. 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. No sewer or plumbing shall be allowed in the building and the building shall not be used for habitable purposes.
13. Should a concrete apron be installed in front of the garage door, no portion of this apron is allowed in the designed open animal keeping area.

##

Resolution No. 2015-49  
Page 4  
December 9, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 9, 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 December 9, 2015 by the following roll call vote:

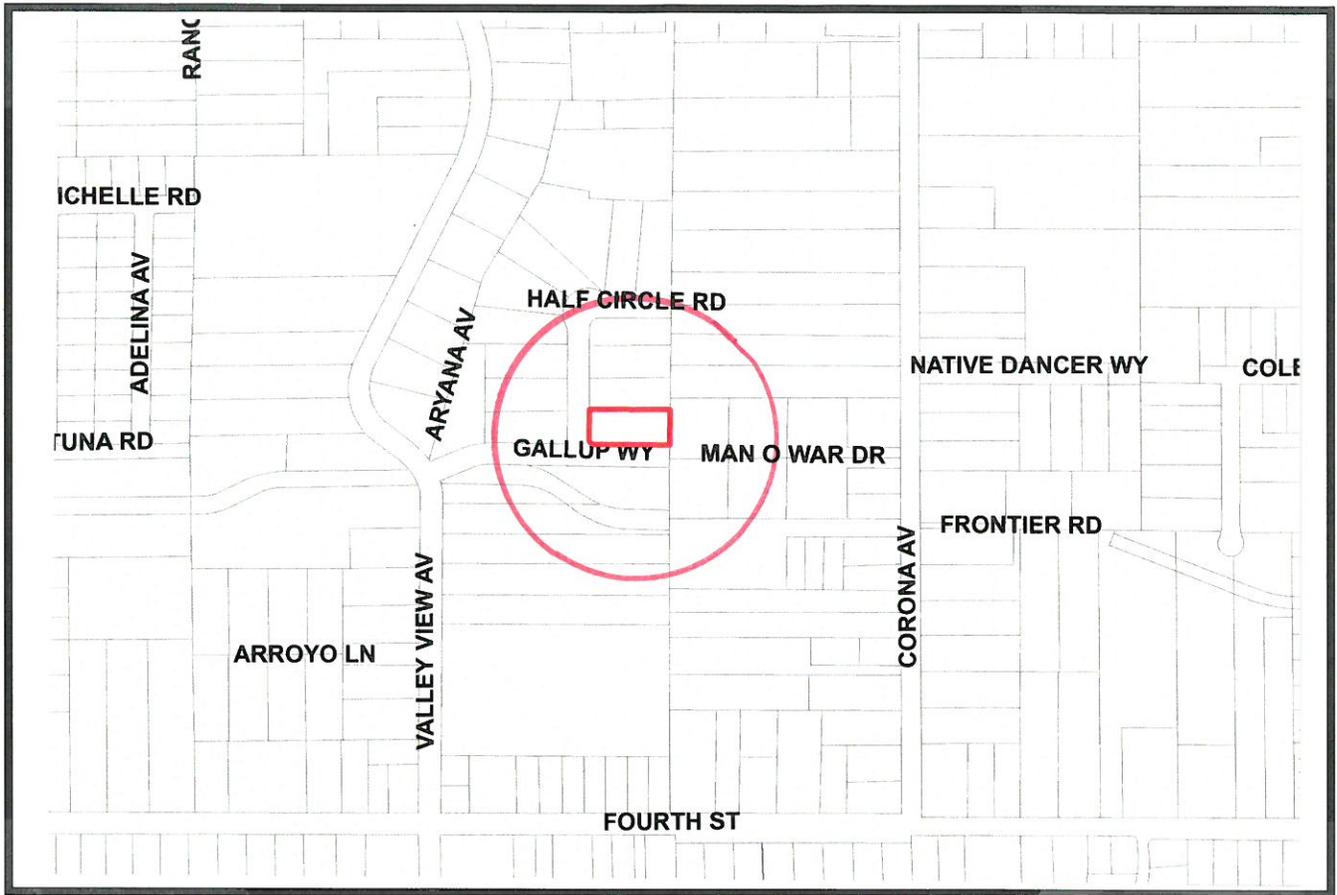
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2015-21  
**APPLICANT:** Travis Hall  
**LOCATION:** 3113 Half Circle

**Exhibit "A"**



**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** December 9, 2015

**SUBJECT:** Conditional Use Permit 2015-30 (Kosmal): A request for approval to allow a fitness studio with a retail component at 3230 Hamner Avenue, Suite 404, located within the C-G (Commercial General) Zone.

**RECOMMENDATION:** Adopt Resolution 2015-77, approving Conditional Use Permit 2015-30.

**PROPERTY DESCRIPTION:** The project property is located at the northwest corner of Hamner Avenue and Town & Country Drive. The property is an irregular-shaped area consisting of about 3.85 acres/167,706 square feet, having a frontage of about 400 feet on the west side of Hamner Avenue and a frontage on the north side of Town & Country Drive of about 388 feet (ref. Exhibit "A" – Location Map and Exhibit "B" – APN Map).

The property is developed as a commercial shopping center with four separate buildings, associated parking and landscaping (Exhibit "C" – Aerial and "D" – Reference Site Plan). All required street dedications and improvements exist for the site. The center was approved with shared driveways, drive aisles, parking, and landscaping.

Each building on the property has a separate address. The building located at the southwest corner of the site is identified at 3230 Hamner Avenue and is where the fitness studio is proposed. This building consists of approximately 7,926 square feet that is divided into two suites (401 and 404). The Fitness Studio is proposed in Suite 404, which consist of approximately 2,673 square feet. Tenant improvements are currently underway for a restaurant (Cowboy Joe's) in Suite 401 which consists of 5,253 square feet.

The subject property is surrounded by C-G zoning with commercial development on the north, east and west sides, and C-G and M-1 (Heavy Commercial/Light Manufacturing) zoning with commercial development on the south side.

**PROJECT DESCRIPTION:** This is a request for approval of a conditional use permit to allow a fitness studio with a retail component at 3230 Hamner Avenue, Suite 404 (ref. Exhibit "E" – Floor Plan).

No exterior building and site improvements are proposed. Improvements/modifications would only be to the interior of the building to accommodate the proposed use.

The proposed operation is not an open gym, but will consist of scheduled classes. The class schedule is as follows: Monday through Thursday 5:30 a.m. to 8:00 a.m. and 4:30 p.m. to 7:00 p.m., Fridays 5:30 a.m. to 8:00 a.m. and 4:30 p.m. to 6:00 p.m., Saturdays at 6:30 a.m. to 8:00 a.m., and closed on Sundays. Classes will be 30 minutes long and will consist of a maximum 15 people per class. In between the classes, staff will be doing one-on-one nutritional consultation and marketing for the fitness studio, which is considered a professional office use.

The retail component of the project consists of the sales of clothing, work-out gear, nutritional supplements, etc.

**ANALYSIS:** Fitness studios are permitted uses in the C-G zone (under the category of health clubs) upon approval of a conditional use permit. The retail and office use components or the business would be permitted uses by right.

The existing development/shopping center complied with all development standards (i.e., setbacks access, parking, landscaping, architecture, trash enclosures, etc.,) required in the C-G zone when the center was originally approved. For this project, it just needs to be determined if the existing parking spaces are sufficient to accommodate the proposed use.

The parking ratio that was applied for the same suite when the shopping center was approved was a commercial/retail/office ratio, which requires one parking space for every 250 square feet of gross floor area.

The Code does not specifically list the parking requirements for a fitness studio. For this reason, staff referenced a similar project. A past project similar to this proposal is the LA Fitness Gym. The parking ratio that was applied to this gym was for a commercial use which requires one parking space for every 250 square feet of gross floor area.

Using the same parking ratio as noted above, and taking the total square footage of the suite (2,673 square feet), a total of 11 parking spaces would be required. These parking spaces have already been provided, in that the same parking ratio was applied for the subject building when the center was approved. As such, no further parking analysis for the proposed use would be required.

Improvements/modifications to the interior of the existing suite will have to comply with building and safety requirements and will not be allowed to require more parking than what will be approved by the Planning Commission.

As existing and proposed, the project meets the minimum requirements (i.e., setbacks, parking, landscaping, etc.) and standards for development and uses in the G-G zone.

To approve a conditional use permit the Planning Commission needs to make the following findings that support the approval:

- 1) 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.
- 2) The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.
- 3) The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area.
- 4) The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

The attached resolution is for approval and is based on above listed findings.

Environmental Review: City staff has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Class 32 – Infill Development Projects.

**CONCLUSION**: Staff is recommending that the Planning Commission adopt Resolution 2015-77 approving Conditional Use Permit 2015-30.

/adr

Attachments:           Resolution 2015-77  
                              Exhibit "A" – Location Map  
                              Exhibit "B" – APN Map  
                              Exhibit "C" – Aerial  
                              Exhibit "D" – Reference Site Plan  
                              Exhibit "E" – Floor Plan

## RESOLUTION NO. 2015-77

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW A FITNESS STUDIO WITH A RETAIL COMPONENT IN SUITE 404 OF AN EXISTING BUILDING LOCATED AT 3230 HAMNER AVENUE WITHIN IN THE C-G (COMMERCIAL GENERAL) ZONE. CONDITIONAL USE PERMIT 2015-30**

WHEREAS, ERIC KOSMAL 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:

Those portions of Parcel 1 of Instrument No. 91-241963 of Official Records and that portion of Lot Merger L.M. 00-05 recorded October 13, 2000 as Instrument No. 2000-405082 of Official Records, both in the City of Norco, County of Riverside, State of California, Records in the Office of the County Recorder of said County;

More generally described as irregular-shaped area of about 3.85 acres, having a frontage on the west side of Hamner Avenue of about 400 feet, and a frontage on the north side of Town and Country Drive of about 388 feet, and being further identified as 3230 Hamner Avenue (Assessor's Parcel Number of 129-230-058); 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 December 9, 2015; and

WHEREAS, at the time set at 7 p.m. on December 9, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested conditional use permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan has designated the site as Commercial, and the Commercial General 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.

B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area given that the proposed fitness studio is proposed within an existing building and on a site that is fully developed. As such, the proposed use will not inhibit or induce growth or development on any of the adjacent properties. The proposed use 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.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. All required street improvements exist and are designed to accommodate conditions of the existing zoning and its permitted uses.

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 December 9, 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 "E" - Floor Plan dated September 24, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.

2. The 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 or occupy the subject building. The applicant shall first apply and obtain all necessary permits from the Building Division and Business License 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 tenant improvements, complete structural design including analysis of existing structure supporting loads from new construction, and complete electrical plans and specifications.
8. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. 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.
9. No signs are authorized by this approval. Any signs proposed for the project shall be submitted to the Planning Division for review and approval. Once sign(s) are approved, building permits shall be obtained from the Building Division for issuance of a building permit.

10. 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.

11. Any future modification of the fitness studio shall be reviewed and approved by the Planning Division prior to the issuance of building permits, but may also require approval by the Planning Commission at the discretion of Planning Director.

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

13. 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 agendaized at the next regularly scheduled meeting of the Planning Commission.

14. 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 and then by the end of the year every year thereafter starting the following December 31<sup>st</sup>. 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.

15. On-site outdoor activities are not authorized with this approval and therefore not allowed without an amendment to this permit.

Resolution No. 2015-77  
Page 5  
December 9, 2015

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on December 9, 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 December 9, 2015 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

# Location Map

3230 Hamner Avenue



Project: Conditional Use Permit 2015-30

Applicant: Eric Kosmal

Exhibit "A"

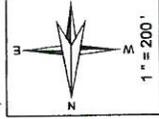
0 187.5 375 750 Feet



# APN MAP

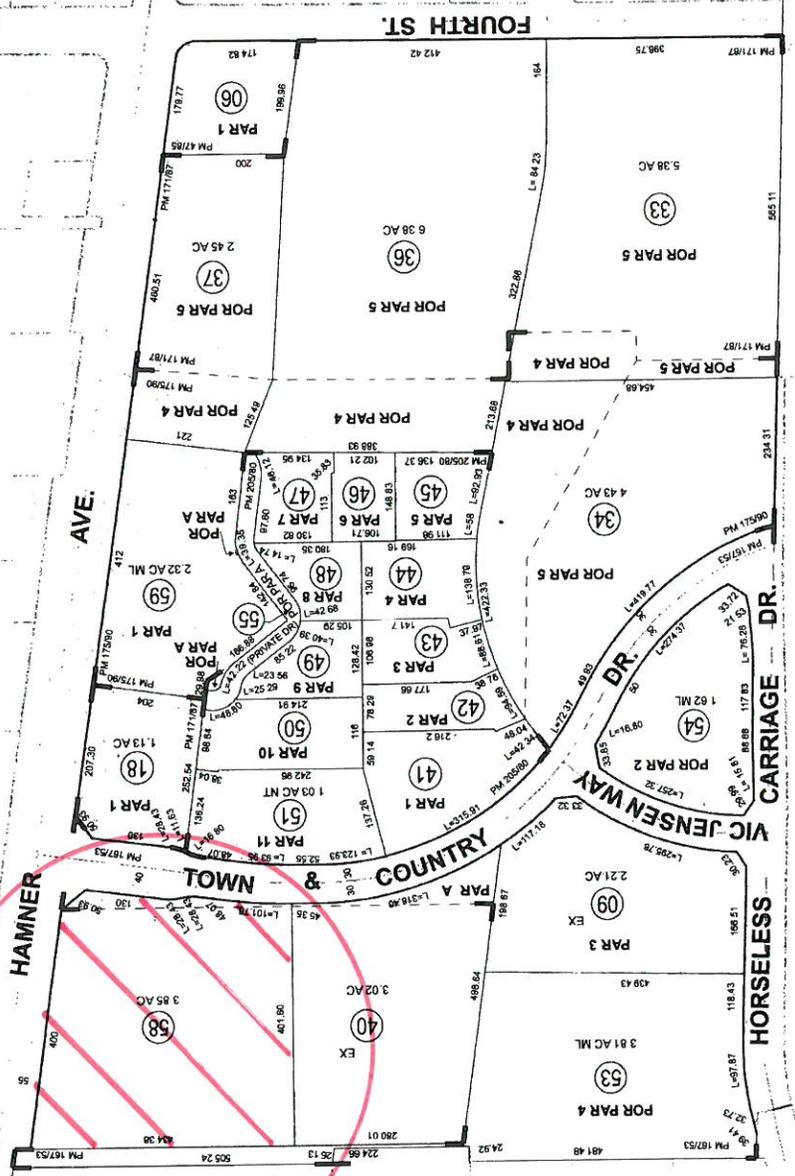
P.U.K. NW SEC. 7 T 3S R 6W  
CITY OF NORCO

9-20-1



**Legend**

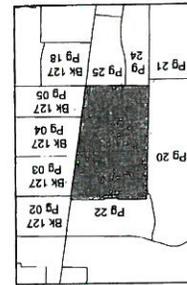
- Lot Line
- Right-Of-Way
- Old Lot Line
- Reference R
- Other Easement
- Lease Area
- Subdivision 1



Date	Old Num	New Num
10/11/97	3	4
4/11/98	4	5-6
2/11/99	5	7-16
9/11/99	17, 11-15	17
9/11/99	17	18-25
8/11/99	19-21, 23-25	26
8/11/99	26	27-31
5/4/2000	22, 28-31	32
5/4/2000	32	33-37
2/7/2001	1, 2, 16	38
2/7/2001	38	39-40
2/10/2004	35	41-52
4/1/2005	10	53, 220-54
2/20/2007	8	54, 51
3/10/2009	52	55-57
6/15/2010	39	58, 51
2/23/2012	27, 56, 57	59

**Map Reference**

- PM 167/53 - 55 PARCEL MAP 24006
- PM 171/67 - 88 PARCEL MAP 26985
- PM 175/60 - 91 PARCEL MAP 27505
- PM 205/60 - 83 PARCEL MAP NO. 31044
- PM 47/64 - 85 PARCEL MAP 11584

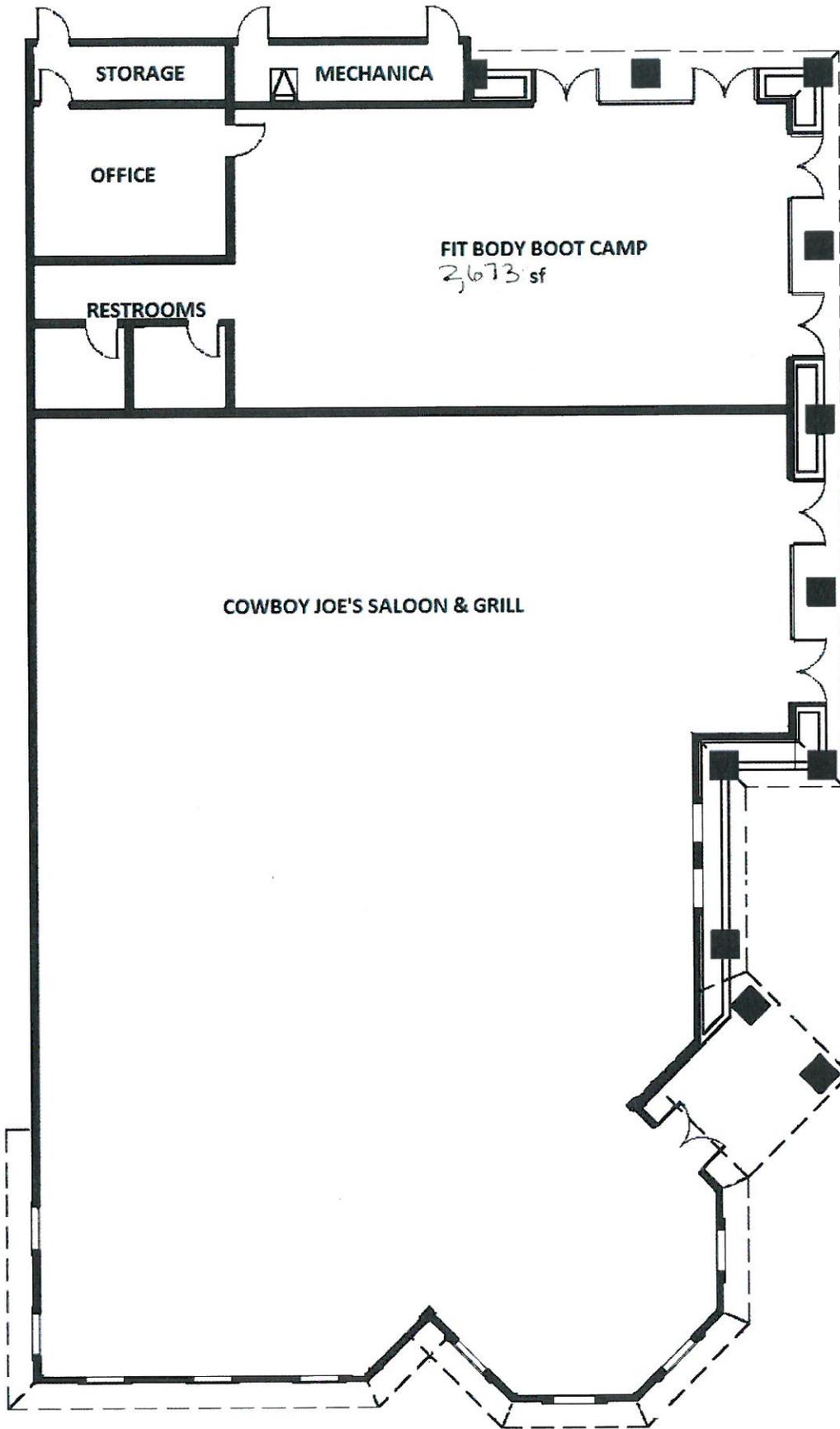


Date  
RS 8/2/90



# Exhibit "B"





3230 HAMNER AVE #404  
EXISTING FLOOR PLAN  
FIT BODY BOOT CAMP

EXHIBIT "E" 9.24.15

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** December 9, 2015

**SUBJECT:** Conditional Use Permit 2015-31 (Baker): A request for approval to allow a restaurant (Cowboy Joe's) to sell liquor (distilled spirits) for on-site consumption at 3230 Hamner Avenue, Suite 401 located within the C-G (Commercial General) Zone.

**RECOMMENDATION:** Adopt Resolution 2015-78, approving Conditional Use Permit 2015-31.

**PROPERTY DESCRIPTION:** The project property is located at the northwest corner of Hamner Avenue and Town & Country Drive. The property is an irregular-shaped area consisting of about 3.85 acres/167,706 square feet, having a frontage of about 400 feet on the west side of Hamner Avenue and a frontage on the north side of Town & Country Drive of about 388 feet (ref. Exhibit "A" – Location Map and Exhibit "B" – APN Map).

The property is developed as a commercial shopping center with four separate buildings, associated parking and landscaping (Exhibit "C" – Aerial and "D" – Reference Site Plan). All required street dedications and improvements exist for the site. The center was approved with shared driveways, drive aisles, parking, and landscaping.

Each building on the property has a separate address. The building located at the southwest corner of the site is identified at 3230 Hamner Avenue and is the building for the restaurant (Cowboy Joe's). This building consists of approximately 7,926 square feet that is divided into two suites (401 and 404). Tenant improvements are currently underway for the restaurant in Suite 401, which consists of 5,253 square feet.

The subject property is surrounded by C-G zoning with commercial development on the north, east and west sides, and C-G and M-1 (Heavy Commercial/Light Manufacturing) zoning with commercial development on the south side.

**PROJECT DESCRIPTION:** This is a request for approval to allow the land use of the serving of distilled spirits (liquor) at the restaurant (Cowboy Joe's) located at 3230 Hamner Avenue, Suite 401(ref. Exhibit "E" – Floor Plan).

This request is for the approval of the land use (on-site sale of liquor). The actual Alcohol License is issued by the Department of Alcohol and Beverage Control (ABC) only after the land use is approved by the City. If the land use is approved by the Planning Commission, the applicant will proceed onto the Department of ABC for approval of a Type 47 License on

the property. A Type 47 License authorizes the sale of beer, wine, and distilled spirits for consumption on the premises at a restaurant. The sale of only beer and wine (a Type 41 ABC License) would not require approval of a conditional use permit.

No exterior building and site improvements are proposed with this application.

**ANALYSIS:** The subject property is located in the C-G zone in which the sale of liquor for on-site consumption is conditionally permitted as an ancillary use.

The purpose for requiring conditional use permits for certain land uses is to review the location, development, and/or conduct of those land uses due to their unique and distinct impacts on the areas where they are being proposed.

The primary concerns associated with a business serving liquor, is the proximity to other businesses already offering the same or similar service and the impact that a concentration of these types of uses can have on a neighborhood or center. In this case, there is no other business in the same shopping center or within 300 feet providing the same service, and the property is not close to any residential neighborhood.

Before a conditional use permit may be granted, the following findings must be made. These finding can be made based on the reasons noted in bold:

- The conditional use permit will not adversely affect the General Plan, public convenience, or general welfare of persons residing or working in the area/neighborhood thereof. **The proposed use is conditionally permitted as an ancillary use in the C-G zone and this zoning designation is consistent with the General Plan. As such, the proposed use will not adversely affect public convenience, or general welfare of persons residing or working in the area.**
- The use will not adversely affect adjoining land uses, and the growth and development of the area in which it is proposed to be located. **The proposed use will be ancillary to a restaurant land use that is permitted by right in the C-G zone. Because of the ancillary nature of the proposed land use, the project is not expected to adversely affect adjoining land uses and growth or development in the area, and the use can be operated in a manner that is compatible with the surrounding uses and should not have any significant effects.**
- The size and the shape of the site proposed for the use is adequate to allow full development in a manner not detrimental to the particular area. **The project site complied with all development standards (i.e., setbacks access, parking, landscaping, architecture, trash enclosures, etc.) required in the C-G zone, which were met when the shopping center was approved. With this application, no exterior building and site improvements are proposed.**

- The traffic generated by the use will not impose an undue burden upon the streets and highways in the area. **The proposed use will not generate additional traffic apart from the restaurant use.**

Environmental Review: City staff has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Class 32 – Infill Development Projects.

**CONCLUSION:** Staff is recommending that the Planning Commission adopt Resolution 2015-78 approving Conditional Use Permit 2015-31.

/adr

Attachments:           Resolution 2015-78  
                              Exhibit "A" – Location Map  
                              Exhibit "B" – APN Map  
                              Exhibit "C" – Aerial  
                              Exhibit "D" – Reference Site Plan  
                              Exhibit "E" – Floor Plan

## RESOLUTION NO. 2015-78

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF LIQUOR FOR ON-SITE COMPSUMPTION AS AN ANCILLARY USE FOR A RESTAURANT LOCATED AT 3230 HAMNER AVENUE, SUITE 401, WITHIN IN THE C-G (COMMERCIAL GENERAL) ZONE. CONDITIONAL USE PERMIT 2015-31**

WHEREAS, JOE BAKER 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:

Those portions of Parcel 1 of Instrument No. 91-241963 of Official Records and that portion of Lot Merger L.M. 00-05 recorded October 13, 2000 as Instrument No. 2000-405082 of Official Records, both in the City of Norco, County of Riverside, State of California, Records in the Office of the County Recorder of said County;

More generally described as irregular-shaped area of about 3.85 acres, having a frontage on the west side of Hamner Avenue of about 400 feet, and a frontage on the north side of Town and Country Drive of about 388 feet, and being further identified as 3230 Hamner Avenue, Suite 401 (Assessor's Parcel Number of 129-230-058); 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 December 9, 2015; and

WHEREAS, at the time set at 7 p.m. on December 9, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested conditional use permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designates the site as CC (Commercial Community) and the existing C-G (Commercial General) zoning designation is consistent with the General Plan. The sale of distilled spirits (liquor) is conditionally permitted as an ancillary use in this zone and subject to conditions. As such, the proposed use will not adversely affect public convenience, or general welfare of persons residing or working in the area.

B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area given that the proposed use will be ancillary to a restaurant land use that is permitted by right in the C-G zone. Because of the ancillary nature of the proposed land use, the project is not expected to adversely affect adjoining land uses and growth or development in the area, and the use can be operated in a manner that is compatible with the surrounding uses and should not have any significant effects.

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, given that the project site complied with all development standards (i.e., setbacks access, parking, landscaping, architecture, trash enclosures, etc.) required in the C-G zone, which were met when the property was developed, and given that no exterior building and site improvements are proposed with the subject use.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, given that the proposed use will not generate additional traffic apart from the restaurant use.

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 December 9, 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 "E" - Floor Plan dated October 1, 2015 and incorporated herein by reference and on file with the Planning Division.
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. The applicant shall obtain necessary approvals from the Department of Alcohol and Beverage Control (ABC) for the Type 47 License. Compliance with all provisions for licensing and certification from ABC for this type of license is required.
7. This approval is for the sale of alcohol/liquor ancillary to a restaurant. Should the restaurant use cease, this conditional use permit shall be null and void. Non-compliance with any licensing requirements from the Department of ABC shall constitute ground for revocation of this permit.
8. This is not an approval to begin the sale of beer, wine and distilled spirits for consumption on the premises. The sale of alcohol shall not commence until the applicant has obtained clearance from the Department of Alcohol and Beverage Control (ABC).
9. The sale of alcohol shall not commence until the applicant has complied with the Sheriff Department's screening requirements for the outdoor patio.
10. The operation of the restaurant shall not violate any federal, state or local laws or ordinances, including the rules, regulations and orders of ABC. Failure to comply with these requirements shall constitute grounds for revocation of this conditional use permit.

11. 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.

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

13. 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.

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

15. 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 and then by the end of the year every year thereafter starting the following December 31<sup>st</sup>. The owner/operator shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.

Resolution No. 2015-77  
Page 5  
December 9, 2015

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on December 9, 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 December 9, 2015 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

# Location Map

## 3230 Hamner Avenue



**Project: Conditional Use Permit 2015-31**

**Applicant: Joe Baker**

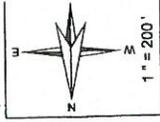
**Exhibit "A"**



# APN MAP

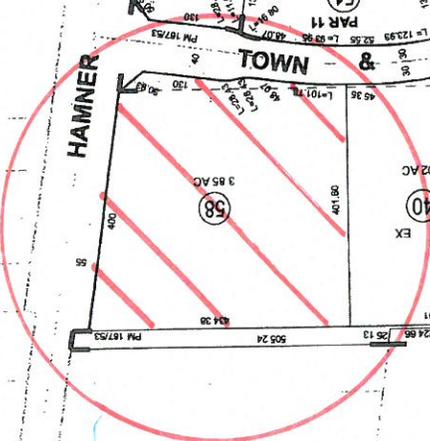
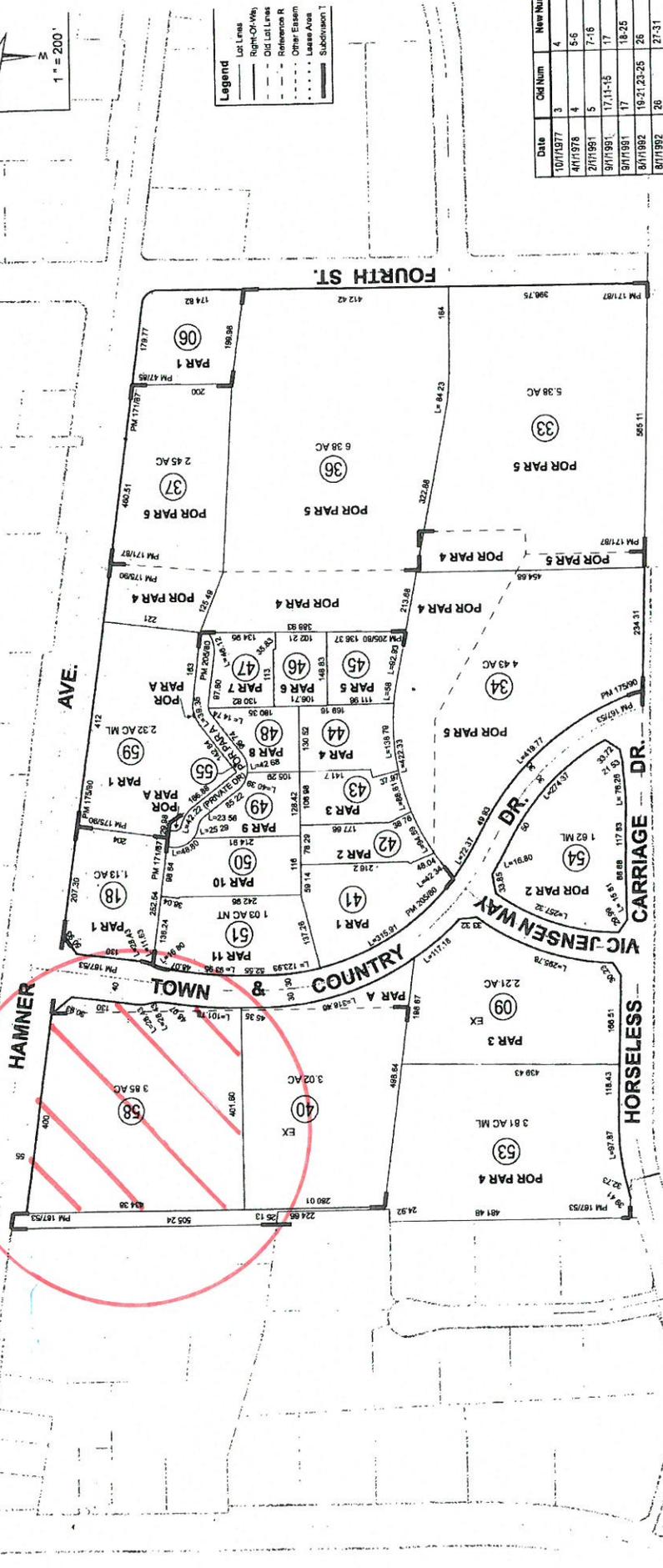
P.O.K. NW SEC. 7 T 3S R 6W  
CITY OF NORCO

9-20-1



**Legend**

- Lot Lines
- - - Right-Of-Way
- - - - - Old Lot Lines
- - - - - Reference R
- - - - - Other Easim
- - - - - Lease Area
- - - - - Subdivision I



Date	Old Num	New Num
10/13/77	3	4
4/11/78	4	5-6
2/11/91	5	7-16
9/11/91	17, 11-15	17
9/11/91	17	18-25
8/11/92	19, 21, 23-25	26
8/11/92	26	27-31
5/4/2000	22, 28-31	32
5/4/2000	32	33-37
2/7/2001	1, 2, 16	38
2/7/2001	38	39-40
2/7/2004	35	41-52
2/20/2007	10	53, 220-54
2/20/2007	8	54, 57
3/10/2009	52	55-57
6/15/2010	39	58, 57
2/23/2012	27, 56, 57	59

**Map Reference**

PM 167/63 - 55	PARCEL MAP 24006
PM 171/87 - 88	PARCEL MAP 26985
PM 175/80 - 81	PARCEL MAP 27605
PM 205/80 - 83	PARCEL MAP NO. 31044
PM 47/84 - 85	PARCEL MAP 11564

Pg 21	Pg 24	Pg 25	Pg 26
BK 127	BK 127	BK 127	BK 127
Pg 05	Pg 04	Pg 03	Pg 02
BK 127	BK 127	BK 127	BK 127
Pg 20	Pg 22	Pg 22	Pg 22

Date  
RS 92/80



# Exhibit "B"

subject building

3230

Hammer Avenue

EXHIBIT "C"



Project No.	
Client	
Architect	
Scale	
Date	
Sheet No.	
Total Sheets	

Print Date: Feb. 11, 2015  
 Scale: 1/8"=1'-0"

Project Name: 10-1-15  
 Drawing Number: 10-1-15-01

**A2.1**

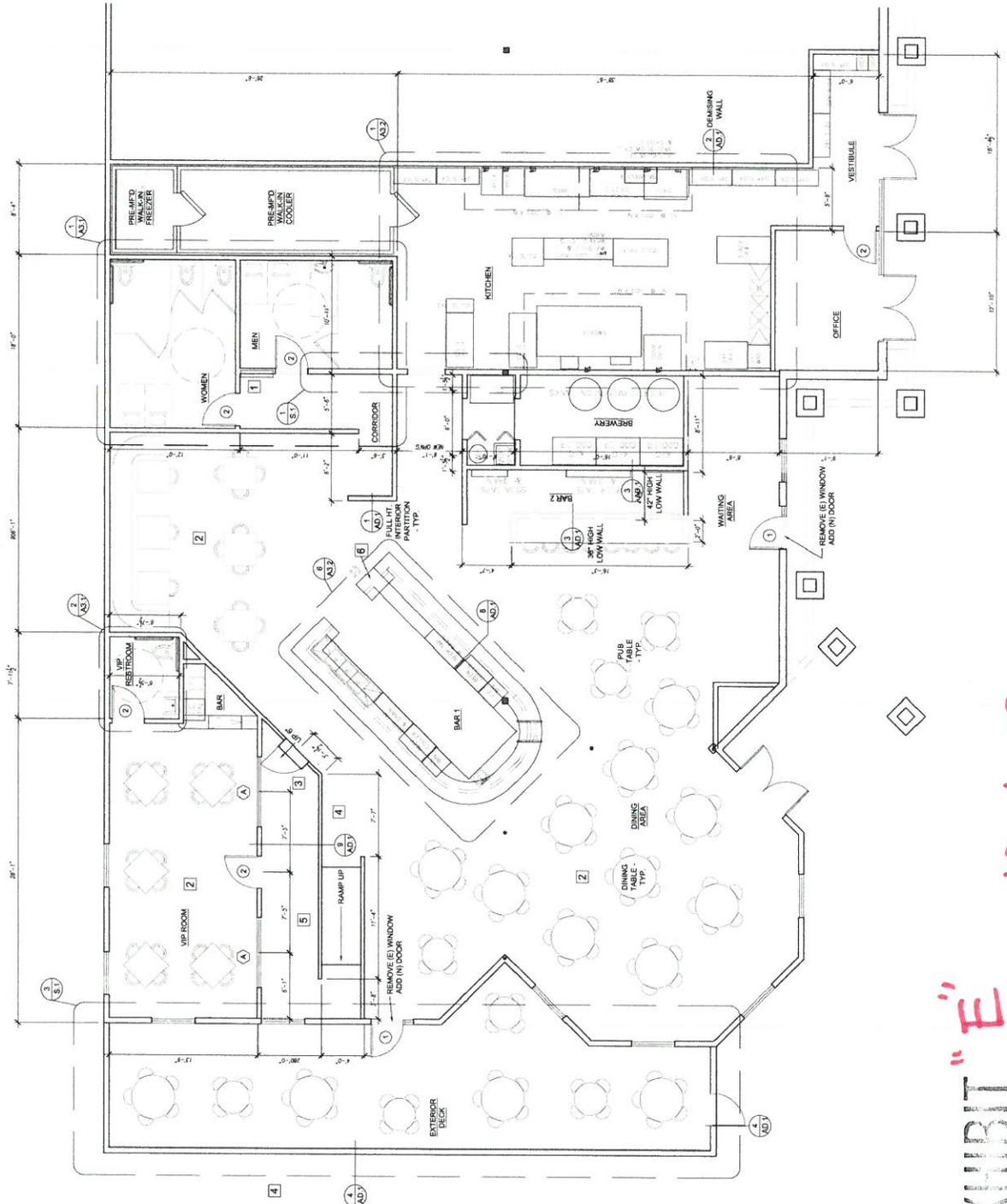
**DOOR SCHEDULE**

DOOR NO.	DESCRIPTION	FINISH
1	STANDARD	WOOD
2	EXTENSION GLASS	EXTENSION

**WINDOW SCHEDULE**

WINDOW NO.	DESCRIPTION	FINISH
1	STANDARD	WOOD

- FLOOR PLAN NOTES**
- 1 KEYNOTES
  - 2 ELECTRICAL PANELS SEE ELECTRICAL PLAN
  - 3 PROPOSED TABLE LAYOUT
  - 4 IMPROVED SITE
  - 5 42" HIGH COUNTER
  - 6 AHEAD-COOL WALK-IN FREEZER
  - 7 ADA ACCESSIBLE BANK SPACE



1 NEW FLOOR PLAN

**EXHIBIT "E"**  
 10-1-15

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** December 9, 2015

**SUBJECT:** Conditional Use Permit 2015-34 (Luiten): A request for approval to allow a detached accessory building consisting of a 2,475 square-foot storage building at 3054 Corona Avenue located within the A-1-20 (Agricultural Low Density) Zone

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2015-71 approving Conditional Use Permit 2015-34.

Conditional Use Permit 2015-34 is a request for approval to allow an accessory building consisting of a 2,475 square-foot storage building at 3054 Corona Avenue (ref. Exhibit "A" – Location Map). The property consists of about 1.82 acres/79,279 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 of metal/steel construction and will be rustic red in color with a grey roof and white trim, and is proposed primarily for Recreational Vehicle (RV) and boat storage.

The building is proposed towards the southeast corner of the property, over an existing slab (that can be seen on the aerial and site photos submitted with this report), where a metal building of the same size previously existed under a different property owner.

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 79,279 square feet, and the entire property has an average grade of 4% or less. The pad coverage for the property is approximately 10%, 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



## RESOLUTION NO. 2015-71

### **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 2,475 SQUARE-FOOT STORAGE BUILDING AT 3054 CORONA AVENUE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2015-34)**

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 JACK AND CAROLYN LUITEN for property located at 3054 Corona Avenue (APN 127-120-017); 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 December 9, 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 December 9, 2015 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations dated October 14, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of 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. This approval is for an accessory building consisting of a storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
10. 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.
11. The building shall have a maximum height of 20 feet as measured from the outside finished grade to the peak of the roof.

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 9, 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 December 9, 2015 by the following roll call vote:

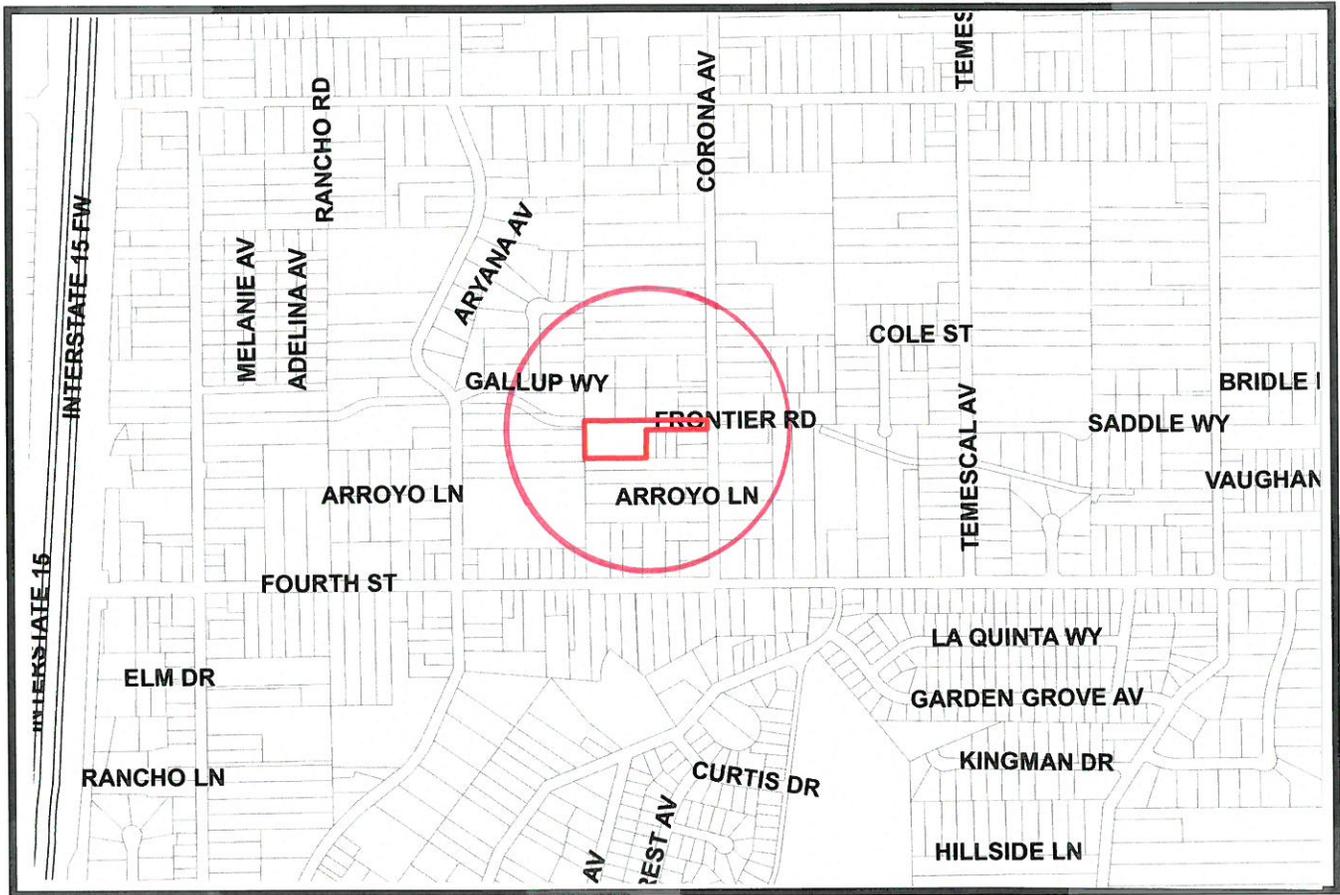
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale

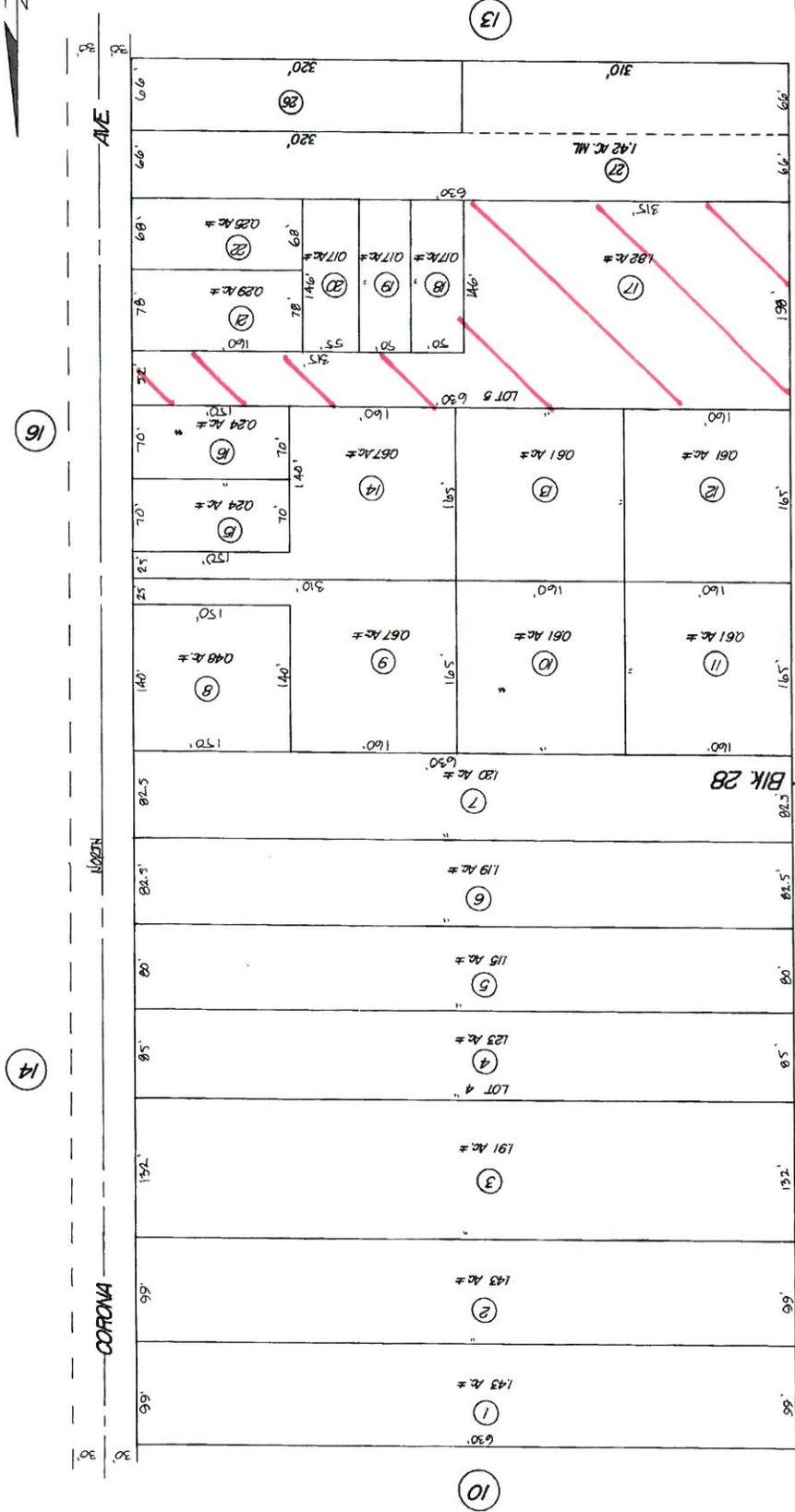


**PROJECT:** Conditional Use Permit 2015-34  
**APPLICANT:** Jack and Carolyn Luiten  
**LOCATION:** 3054 Corona

## Exhibit "A"

# ASSESSOR'S PARCEL MAP

POR SEC 7, T.3S. R.6W.  
(FOR CITY OF NORCO)

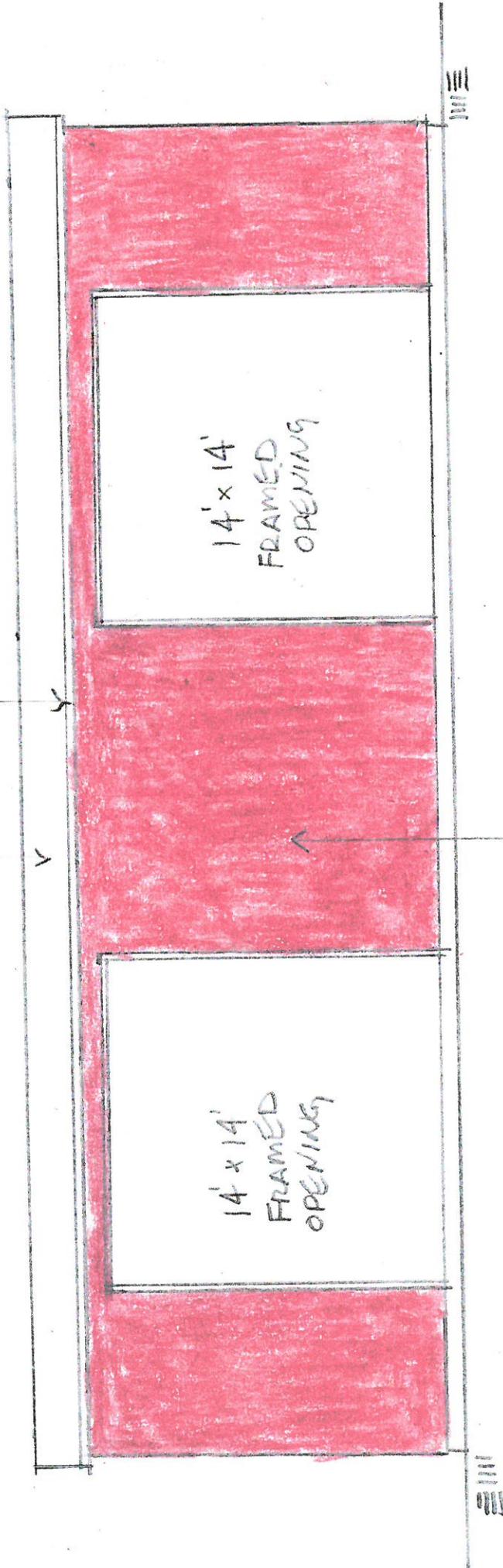


DATE	2012	11/02	24	27	28
------	------	-------	----	----	----

EXHIBIT 'B'

GREY ROOF

WHITE TRIM



GALVALUME PANELS IN RUSTIC RED

EXHIBIT "D"

1 OF 2  
10-14-15

FRONT ELEVATION

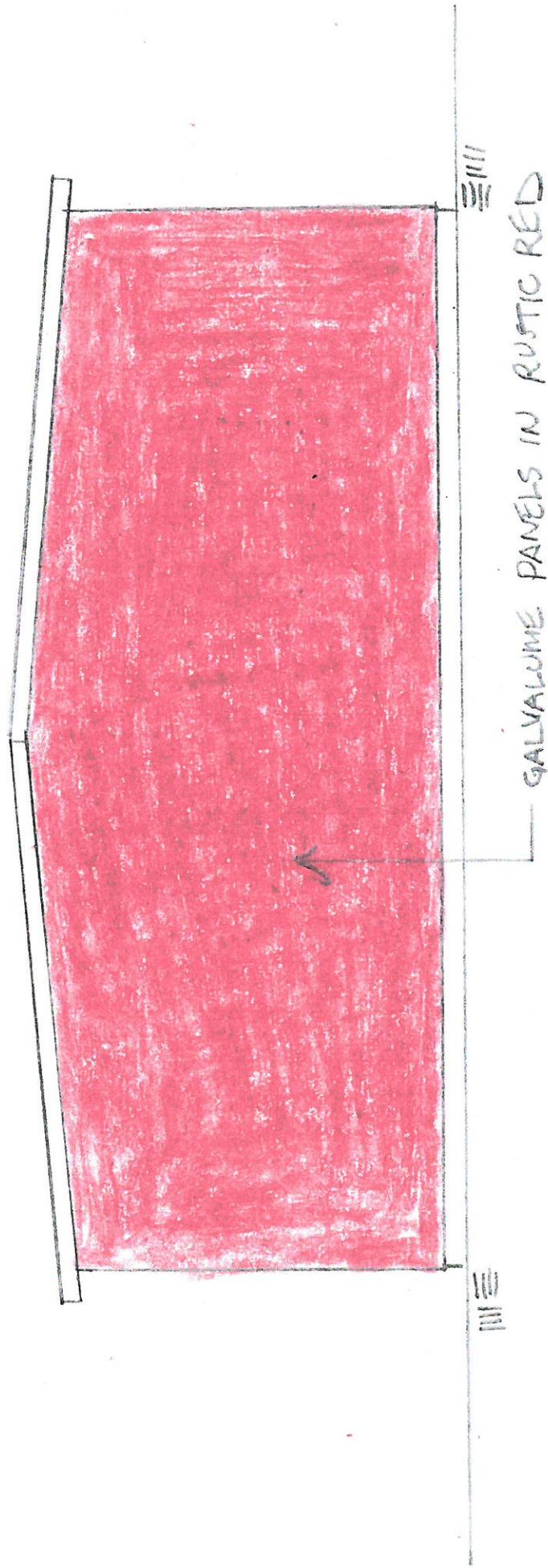


EXHIBIT "D"

2 of 2  
10.14.15

SIDE ELEVATION (TYP 2 SIDES)

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** December 9, 2015

**SUBJECT:** Conditional Use Permit 2015-35 (Sandoval): A request for approval to allow a detached accessory building consisting of a 1,152 square-foot Recreational Vehicle (RV) garage at 1593 Clydesdale Court located within the Norco Hills Specific Plan (NHSP) Amendment No.1(Ito Farms)

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2015-72 approving Conditional Use Permit 2015-35.

Conditional Use Permit 2015-35 is a request for approval to allow an accessory building consisting of a 1,152 square-foot Recreational Vehicle (RV) garage at 1593 Clydesdale Court (ref. Exhibit "A" – Location Map). The property consists of about .46 acres/20,140 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, building elevations and floor plan for the proposed building are attached (ref. Exhibit "C" – Site Plan, Building Elevations and Floor Plan). The building is proposed to be wood framed construction with a tile roof and stucco exterior to match the existing house in color.

The following is required of accessory buildings in the NHSP, Amendment No.1:

- The minimum setbacks of 5 feet from interior property lines and a pool, 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 is 40% of the total lot area. The maximum lot coverage for accessory building is 15% of the total lot area (*Note: a pool is not required to be included in lot coverage in any of the specific plan areas*). **The subject property is approximately 20,140 square feet. The lot coverage for the property is about 32%, which takes into account the existing and proposed structures. The accessory building coverage proposed for the property is about 6%.**

The accessory building ordinance for properties in the NHSP does not require an open animal area since not all properties in the NHSP were graded to safely keep large animals. With lots created and developed under Amendment No.1 (Tract 28626), lots were mass



## RESOLUTION NO. 2015-72

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 1,152 SQUARE-FOOT RECREATIONAL VEHICLE (RV) GARAGE AT 1593 CLYDESDALE COURT LOCATED WITHIN THE NORCO HILLS SPECIFIC PLAN (NHSP) AMENDMENT NO.1 (ITO FARMS). (CONDITIONAL USE PERMIT 2015-35)**

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 DAVID SANDOVAL/DNS SOLUTIONS for property located at 1593 Clydesdale Court (APN 123-472-003); 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 December 9, 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 December 9, 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, Building Elevations and Floor Plan dated October 15, 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 building shall complement the existing house in color.
10. This approval is for an accessory building consisting of an RV garage. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The building shall have a maximum height of 20 feet as measured from the outside finished grade to the peak of the roof.

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 9, 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 December 9, 2015 by the following roll call vote:

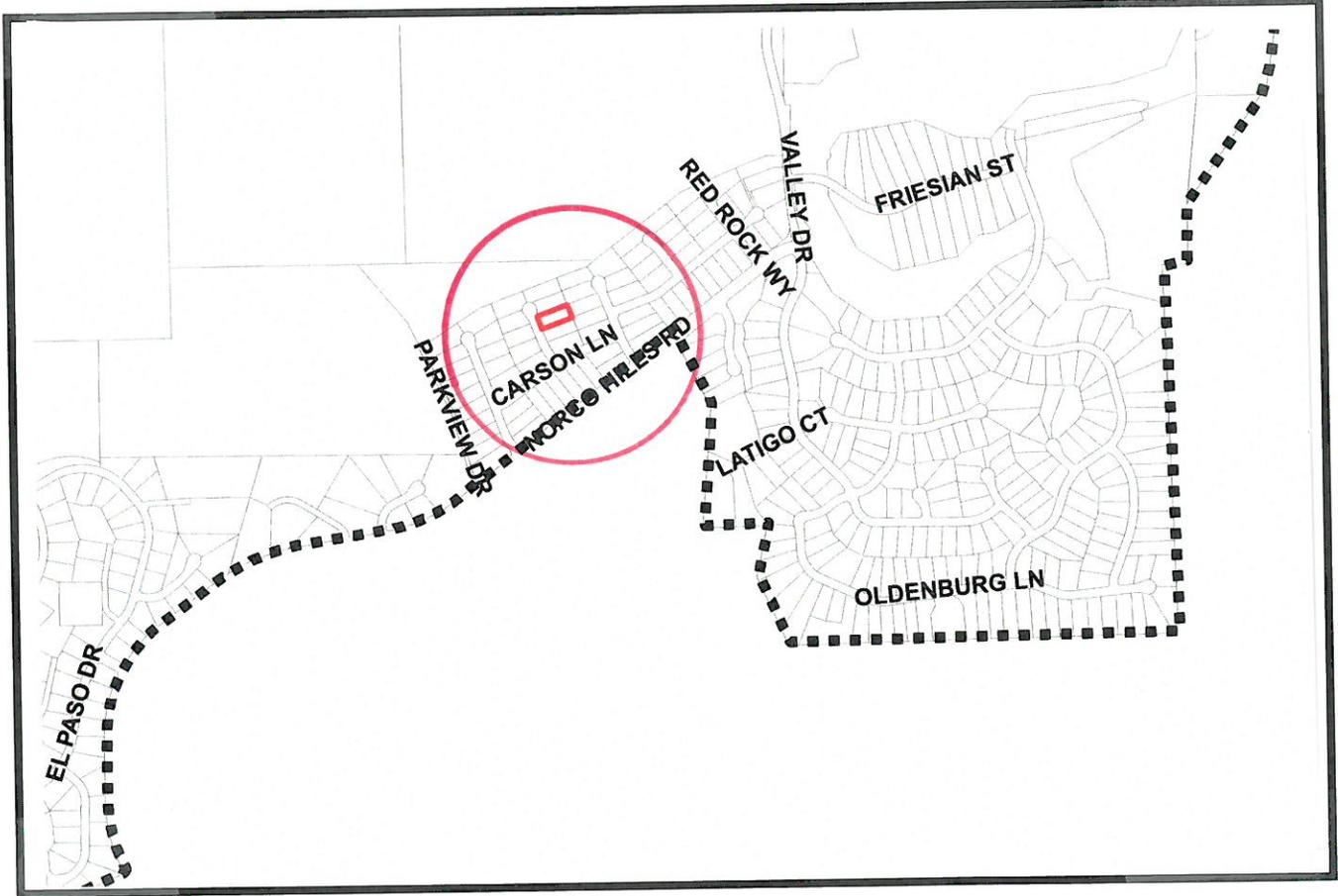
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2015-35  
**APPLICANT:** David Sandoval  
**LOCATION:** 1593 Clydesdale Court

**Exhibit "A"**



**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** December 9, 2015

**SUBJECT:** Conditional Use Permit 2015-12 (Verizon Wireless/Core): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 53-foot tall freestanding pole with antennas, designed to function as a ball field/park light pole, at 2760 Reservoir Drive (Parmenter Park) located within the OS (Open Space) Zone.

**RECOMMENDATION:** Adopt Resolution 2015-73, approving Conditional Use Permit 2015-12.

**SITE/PROPERTY DESCRIPTION:** The project site is an irregular-shaped parcel consisting of about 3.78 acres, having a frontage on the north side of Reservoir Drive of about 293 feet and a maximum depth of about 529 feet (ref. Exhibit "A" – Location Map and Exhibit B – APN Map).

The site is presently developed as a park which consists of a baseball field, wooded light poles, a parking lot, associated accessory structures/park facilities and open space areas. There is a dedicated horse trail in front of the project site and the required street improvements are existing (ref. Exhibit "C" – Aerial and Site Photos).

The site is surrounded by A-1-20 zoning on the north, east, and west sides, and R-1-10 zoning to the south across the street.

**PROJECT DESCRIPTION:** This is a request for approval of a conditional use permit to allow the installation and operation of an unmanned wireless telecommunication facility designed to look and function as a park light pole (ref. Exhibit "D" – Site Plan, Building Elevations and Project Details and Exhibit "E" – Photo Simulations).

The project consists of a free standing monopole with a maximum height of 53 feet and with antennas (three sectors with four eight-foot tall panel antennas on each sector - 12 antennas total) mounted at the very top. Lights to help illuminate the ball field are proposed below the antennas at a height of about 37 feet, and lights facing the parking lot will be mounted at a height of about 15 feet.

The pole will be located to the right of home base, and will replace one of the existing wooden light poles (currently at about 56 feet tall). The pole will be designed to meet the new park light standard (Musco Light Poles) which is an athletic/sports field light design standard that includes sports lighting and a sport steel pole.

The project also includes the installation of support equipment on the ground within an equipment shelter. The equipment shelter is proposed towards the southeast corner of the park, 10 feet away from an existing restroom building, and proposed to match the rest room building in color and materials. The shelter is proposed to be 400 square feet, with about 200 feet proposed to house the support equipment, and with the remaining 200 square feet being provided for City/park storage.

The 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 "OS" Zone. The Norco Municipal Code (NMC) makes provision to allow freestanding telecommunications facilities in all zones, except residential, subject to the approval of a conditional use permit.

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

- **Antennas and the equipment rooms must comply with the regulations of Chapter 18.57 and the underlying zone.** The project will meet the requirements of Chapter 18.57 by complying with the requirements discussed below. In addition, the project will need to comply with pertinent requirements of the OS Zone. There are setbacks and lot coverage requirements in the OS Zone that need to be reviewed and applied as required.

Maximum lot coverage for all permanent structures in the OS zone is 10 percent of the total lot area. The lot coverage for the site is not exceeded being proposed at approximately one percent, which takes into account the existing bathroom building and proposed equipment shelter. Setbacks are discussed below.

- **Freestanding antennas shall not be allowed within front yard or street side yard setbacks for the underlying zone.** There are no setback requirements from property lines in the OS Zone. The location of improvements for a project such as this one is discretionary (conditional use permit required), and is based on the most appropriate location for the intended use. The proposed telecommunications facility has been located in the area that best serves the needs of the wireless provider and the park.

There is a minimum of 10 feet required between structures (does not include poles) in the OS zone. The proposed equipment shelter will be 10 feet away from the existing restroom building, thus meeting the requirement.

- **The maximum height of any wireless telecommunication antenna tower facility is 50 feet. Applications requesting a height over 50 feet must include a report prepared by a radio frequency (RF) engineer justifying a height over 50 feet.** A height of 53 feet is being requested for optimum wireless coverage. There is no height

limitation in the OS Zone. Chapter 18.57 which addresses telecommunications facilities allows a maximum height of 50 feet, but a taller height can be requested with justification. A height of 53 feet is being requested for optimum wireless coverage and justification for this height has been attached (ref. Exhibit "F" – Height Justification letter dated September 23, 2015). Staff is recommending approval of the proposed height.

- **All freestanding antennas must be sited on property to minimize visual impacts to adjacent properties and adjacent public right-of-way, and designed to blend into the surrounding environment. Designs used to blend in with the surrounding environment shall include: clock/bell towers, signs, light poles, or other structures. Landscaping may be required adjacent to the antenna for screening, to include trees and/or shrubs.** The project meets this requirement being that the telecommunication facility will be designed to look and function as a ball field/park light pole. Furthermore, the equipment shelter will match the existing rest room building, so it will also blend in with the park environment. No landscaping is being proposed or being recommended.
- **Wherever possible, antennas shall be integrated into other existing structures, such as light poles, utility poles, signs or other communication towers.** There are no other existing structures in the area available to integrate the proposed facility at the proposed height. Furthermore, there are no other wireless telecommunication facilities in the immediate area for co-location.
- **All antenna sites shall be enclosed with a six-foot-high fence and posted with warning signs alerting people to keep their distance from the antenna site. The design and material of the fence must be compatible with the site. All wireless communication providers shall abide by the requirements of the American National standards Institute (ANSI).** The fencing requirement is intended to ensure that the ground level equipment for all wireless projects is properly screened, secured and not accessible to the public. The requirement that the fence design and material be compatible is to ensure that fence blends in with its environment. This requirement is being met since the equipment will be completely secured and screened within a shelter (a preferred alternative to just fencing) that will blend in with the park environment.

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

The proposed facility will operate in full compliance with the United States standards for radio frequency emissions as published by ANSI that relate to telecommunications facilities. These standards are used by the Federal Communications Commission (FCC) for safe human exposure to radio frequency emissions. The FCC regulates Radio Frequency (RF) emissions to ensure public safety. Verizon Wireless performed a RF compliance pre-construction evaluation for the project and based on the results



## RESOLUTION NO. 2015-73

**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 CONSISTING OF A 53-FOOT TALL FREESTANDING MONOPOLE WITH ANTENNAS, DESIGNED TO ALSO FUNCTION AS A BALL FIELD/PARK LIGHT POLE, AT 2760 RESERVOIR DRIVE (PARMENTER PARK) LOCATED WITHIN THE OS (OPEN SPACE) ZONE. CONDITIONAL USE PERMIT 2015-12**

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:

Lot (s) 9 in Block 3 of Hilldale Tract, as shown by Map on File in Book 12, Page (s) 73 of Maps, Records of Riverside County, California, and that portion of Corona Avenue, as shown on Map of Riverside Orange Heights Tract No. 2, on file in Book 7, Pages(s) 54 Maps, Records of Riverside County, California, as vacated by resolution on the Board of Supervisors of Riverside County, California, a certified copy of said resolution having been recorded March 18, 1958 in Book 2240, page 237 of Official Records of Riverside County, California.

More generally described as an irregular-shaped area of about 3.78 acres, having a frontage of about 293 feet on the north side of Reservoir Avenue, having an maximum lot depth of about 529 feet and being further identified as 2760 Reservoir Drive, Parmenter Park (Assessor's Parcel Number 127-290-005); 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 December 9, 2015; and

WHEREAS, at the time set at 7 p.m. on December 9, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested conditional use permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan has designated the site as a park, and the Open Space (OS) 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 telecommunication facility is designed to blend in with the park environment. The proposed improvements will not inhibit or induce growth or development on any of the adjacent properties. The proposed facility will not create any other environmental impacts to the adjacent properties. The land use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.

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

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

E. The City has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Section 3.13 - Class 11 (Accessory Structures).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 9, 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 December 3, 2015 and Exhibit "E" – Photo Simulations dated November 9, 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: complete construction plans, engineered plans and complete electrical plans and specifications.
8. The telecommunications facility approved with this resolution consists of a free standing monopole with a maximum height of 53 feet, mounted with antennas and lights to help illuminate the ball field and park, and ground level equipment in an equipment shelter.
9. The pole shall be designed to meet the new park light standard (Providing Musco Lighting and Musco Poles) which is an athletic/sports field light design standard that includes sports lighting and a sport steel pole. Power to turn light

poles on shall be wired to all existing poles pulling wire back to storage room to turn on lights from location to all poles.

10. The applicant shall coordinate with the Parks, Recreation and Community Services Department the control of light spillage to where lighting is directed towards the park and away from surrounding properties. A photometric lighting plan shall be submitted for review and approval by the Planning Division.

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

12. 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.

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

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

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

14. Any future modification/co-location on the subject telecommunication facility shall first be approved by the Parks, Recreation and Community Services Department and then submitted to the Planning Division for approval, but may require review and approval by the Planning Commission at the discretion of Planning Staff.

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 Parks, Recreation and Community Services Department, the Fire and Sheriff Departments, and all other applicable departments and agencies.

18. Construction of this project shall not interfere with usage of the horse trails near the project site. Any damage to the horse trails resulting from the proposed project shall be repaired by the applicant. Warning signs shall be posted when construction activity is to occur on or near the horse trails and if temporary closure of the horse trails is necessary.

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

20. No construction activity work shall be permitted before 7 a.m. or after 6 p.m. or on Saturdays, Sundays or holidays without prior written approval from the City. Construction shall be screened from the street and adjacent properties at all times. Furthermore, the applicant shall coordinate the installation/construction and maintenance of the subject facility with the Parks, Recreation and Community Services Department, to insure that there are no conflicts with scheduled recreational uses of the park.

21. Access to the equipment and antennas shall be locked and secured. Power to light pole and to pull wire connecting all lights for ball field shall be installed in City storage room.

22. The equipment shelter shall match the existing restroom structure and shall be graffiti coated and maintained graffiti free/clean by the applicant.

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

24. The wireless communication provider shall abide by the requirements of the American National Standards Institute (ANSI) that pertain to wireless telecommunication facilities and that have been adopted by the Federal Communications Commission (FCC). Furthermore, the wireless communication provider shall abide and comply with all the requirements of the FCC.

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

26. 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.

27. Approval of this conditional use permit is subject to an approval of a lease agreement between the City and the applicant.

##

Resolution No. 2015-73  
Page 7  
December 9, 2015

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on December 9, 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 December 9, 2015 by the following roll call vote:

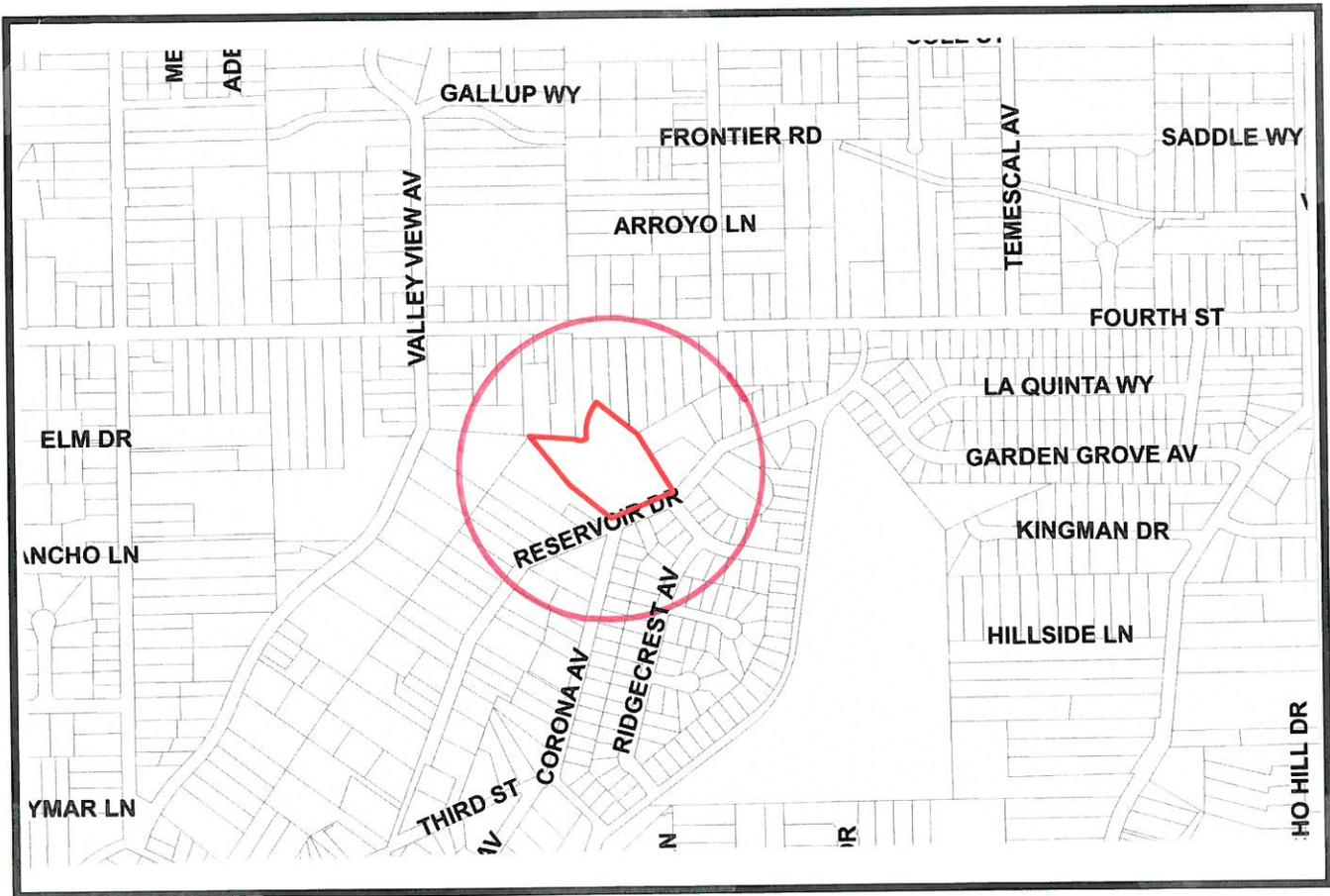
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2015-12  
**APPLICANT:** Verizon Wireless/Core  
**LOCATION:** 2760 Reservoir Drive

**Exhibit "A"**



**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** December 9, 2015

**SUBJECT:** Conditional Use Permit 2015-13 (Verizon Wireless/Core): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 67-foot tall freestanding pole with antennas, designed to function as a soccer field light pole, at 3364 Western Avenue (Wayne Makin Park/Shearer Soccer Complex) located within the OS (Open Space) Zone.

**RECOMMENDATION:** Adopt Resolution 2015-75, approving Conditional Use Permit 2015-13.

**SITE/PROPERTY DESCRIPTION:** The project site is Wayne Makin Park/Shearer Soccer Complex which consists of several legal parcels totaling approximately 23 acres, located on the southwest corner of Fifth Street and Western Avenue and east of Corydon Avenue. The park site has a frontage on the west side of Western Avenue of about 1,440 feet, a frontage on the south side of Fifth Street of about 533 feet, a frontage on the east side of Corydon Avenue of about 811 feet (Avenue (ref. Exhibit "A" – Location Map and Exhibit B – APN Map)).

The park presently consists of baseball and soccer fields, snack bar structures, parking lots, telecommunications facilities (designed as ball field light poles), and associated landscaping and open space areas. All required street improvements exist around the park site (ref. Exhibit "C" – Aerial and Site Photos).

The site is surrounded by A-1-20 zoning (with residential homes) on the north and south PD (Planned Development) zoning (with the Correction Facility/Naval Center) to the east and OS zoning (open space/Parking lot) to the west across the street.

**PROJECT DESCRIPTION:** This is a request for approval of a conditional use permit to allow the installation and operation of an unmanned wireless telecommunication facility designed to look and function as a soccer field light pole (ref. Exhibit "D" – Site Plan, Building Elevations and Project Details and Exhibit "E" – Photo Simulations).

The soccer fields are located towards the west side of the park (identified as the Shearer Sports Complex side), and the proposed light pole will be located on the east side of the soccer fields. The facility is proposed towards the south end of the park, and proposed within two of the legal parcels (APN 129-020-018 and -019) that comprise the park.

The project consists of a free standing pole with a maximum height of 67 feet and with antennas (three sectors with four six-foot tall panel antennas on each sector - 12 antennas

total) mounted at the very top. Lights to help illuminate the soccer field are proposed below the antennas at a height of about 50 feet.

This new light pole will be an addition to the existing light pole system. The pole will be designed to meet the new park light standard (Musco Light Poles) which is an athletic/sports field light design standard that includes sports lighting and a sport steal pole.

The project also includes the installation of support equipment on the ground within an equipment shelter. The equipment shelter is proposed about 103 feet south of the proposed light pole, and 10 feet away from an existing equipment shelter (for another wireless provider). The new shelter is proposed to be 280 square feet, with about 180 feet proposed to house the support equipment, and with the remaining 100 square feet being provided for City/park storage. The equipment shelter will blend in with the park environment as it will function as an accessory storage building for the park.

The 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 "OS" Zone. The Norco Municipal Code (NMC) makes provision to allow freestanding telecommunications facilities in all zones, except residential, subject to the approval of a conditional use permit.

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

- **Antennas and the equipment rooms must comply with the regulations of Chapter 18.57 and the underlying zone.** The project will meet the requirements of Chapter 18.57 by complying with the requirements discussed below. In addition, the project will need to comply with pertinent requirements of the OS Zone. There are setbacks and lot coverage requirements in the OS Zone that need to be reviewed and applied as required.

Maximum lot coverage for all permanent structures in in the OS zone is 10 percent of the total lot area. The lot coverage for the site (the two legal parcels of the park that will be used) is not exceeded being approximately six percent, which takes into account the existing buildings and proposed equipment shelter. *(Note: only the square footage for the two legal parcels of the park that will be affected was used to calculate lot coverage)*

Setbacks are discussed below.

- **Freestanding antennas shall not be allowed within front yard or street side yard setbacks for the underlying zone.** There are no setback requirements from property lines in the OS Zone. The location of improvements for a project such as this one is discretionary (conditional use permit required), and is based on the most appropriate location for the intended use. The proposed telecommunications facility has been located in the area that best serves the needs of the wireless provider and the park.

There is a minimum of 10 feet required between structures (does not include poles) in the OS zone. The proposed equipment shelter will be 10 feet away from an existing equipment shelter (for another wireless provider), thus meeting the requirement.

- **The maximum height of any wireless telecommunication antenna tower facility is 50 feet. Applications requesting a height over 50 feet must include a report prepared by a radio frequency (RF) engineer justifying a height over 50 feet.** A height of 67 feet is being requested for optimum wireless coverage. There is no height limitation in the OS Zone. Chapter 18.57 which addresses telecommunications facilities allows a maximum height of 50 feet, but a taller height can be requested with justification. A height of 67 feet is being requested for optimum wireless coverage and justification for this height has been attached (ref. Exhibit "F" – Height Justification letter dated September 23, 2015). Staff is recommending approval of the proposed height.
- **All freestanding antennas must be sited on property to minimize visual impacts to adjacent properties and adjacent public right-of-way, and designed to blend into the surrounding environment. Designs used to blend in with the surrounding environment shall include: clock/bell towers, signs, light poles, or other structures. Landscaping may be required adjacent to the antenna for screening, to include trees and/or shrubs.** The project meets this requirement being that the telecommunication facility will be designed to look and function as a soccer field light pole. Furthermore, the equipment shelter will blend in with the park environment as it will function as an accessory storage building for the park. No landscaping is being proposed and none is being recommended.
- **Wherever possible, antennas shall be integrated into other existing structures, such as light poles, utility poles, signs or other communication towers.** There are no other existing structures in the area available to integrate the proposed facility at the proposed height. Furthermore, other existing wireless telecommunication facilities at the park were not designed for co-location.
- **All antenna sites shall be enclosed with a six-foot-high fence and posted with warning signs alerting people to keep their distance from the antenna site. The design and material of the fence must be compatible with the site. All wireless communication providers shall abide by the requirements of the American National standards Institute (ANSI).** The fencing requirement is intended to ensure that the ground level equipment for all wireless projects is properly screened, secured and not accessible to the public. The requirement that the fence design and material be compatible is to ensure that fence blends in with its environment. This requirement is being met since the equipment will be completely secured and screened within a shelter (a preferred alternative to just fencing) that will blend in with the park environment.



## RESOLUTION NO. 2015-75

**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 CONSISTING OF A 67-FOOT TALL FREESTANDING MONOPOLE WITH ANTENNAS, DESIGNED TO FUNCTION AS A SOCCER FIELD PARK LIGHT POLE, AT 3364 WESTERN AVENUE (WAYNE MAKIN PARK/SHEARER SOCCER COMPLEX) LOCATED WITHIN THE OS (OPEN SPACE) ZONE. CONDITIONAL USE PERMIT 2015-13**

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:

Lots 1 through 21 (except 19) of Block 72 of Norco Farms Tract No. 5, as shown by map on File in Book 14, Pages 60 to 62 of Maps, Records of Riverside County, and

That Portion of Lettered Lot J of Tract No. 5005-2, as shown by map on File in Book 82, Pages 42 to 44 of Maps, Records of Riverside County,

More generally described as an irregular-shaped area consisting of 20 legal parcels that total about 22.68 acres, located on the southwest corner of Fifth Street and Western Avenue and east of Corydon Avenue, having a frontage of about 1,440 feet on the west side of Western Avenue, a frontage on the south side of Fifth Street of about 533 feet, a frontage on the east side of Corydon Avenue of about 811 feet, and being further identified as 3364 Western Avenue, Wayne Makin Park/Shearer Sports Complex); 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 December 9, 2015; and

WHEREAS, at the time set at 7 p.m. on December 9, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested conditional use permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan has designated the site as a park, and the Open Space (OS) 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 telecommunication facility is designed to blend in with the park environment. The proposed improvements will not inhibit or induce growth or development on any of the adjacent properties. The proposed facility will not create any other environmental impacts to the adjacent properties. The land use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.

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

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

E. The City has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Class 11 (Accessory Structures).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 9, 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 December 3, 2015 and Exhibit "E" – Photo Simulations dated November 9, 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: complete construction plans, Engineered Plans and complete electrical plans and specifications.
8. The telecommunications facility approved with this resolution consists of a free standing pole with a maximum height of 67 feet, mounted with antennas and lights to help illuminate the soccer field, and ground level equipment in an equipment shelter.
9. The pole shall be designed to meet the new park light standard (providing Musco Lighting and Musco Poles) which is an athletic/sports field light design standard that includes sports lighting and a sport steal pole. Power to turn light

poles on shall be designed to match and coordinate with existing field light program.

10. The applicant shall coordinate with the Parks, Recreation and Community Services Department the control of light spillage to where lighting is directed towards the park field and away from surrounding properties. A photometric lighting plan shall be submitted for review and approval by the Planning Division.

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

12. 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.

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

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

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

14. Any future modification/co-location on the subject telecommunication facility shall first be approved by the Parks, Recreation and Community Services Department and then submitted to the Planning Division for approval, but may require review and approval by the Planning Commission at the discretion of Planning Staff.

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 Parks, Recreation and Community Services Department, the Fire and Sheriff Departments, and all other applicable departments and agencies.

18. Construction of this project shall not interfere with usage of the horse trails near the project site. Any damage to the horse trails resulting from the proposed project shall be repaired by the applicant. Warning signs shall be posted when construction activity is to occur on or near the horse trails and if temporary closure of the horse trails is necessary.

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

20. No construction activity work shall be permitted before 7 a.m. or after 6 p.m. or on Saturdays, Sundays or holidays without prior written approval from the City. Construction shall be screened from the street and adjacent properties at all times. Furthermore, the applicant shall coordinate the installation/construction and maintenance of the subject facility with the Parks, Recreation and Community Services Department, to insure that there are no conflicts with scheduled recreational uses of the park.

21. Access to the equipment and antennas shall be locked and secured. Power to light pole for turning field lights on shall be installed in City storage room.

22. Final colors and materials for the equipment shelter shall be approved by the Parks, Recreation and Community Services Department Director. The equipment shelter shall be graffiti coated and maintained graffiti free/clean by the applicant.

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

24. The wireless communication provider shall abide by the requirements of the American National Standards Institute (ANSI) that pertain to wireless telecommunication facilities and that have been adopted by the Federal Communications Commission (FCC). Furthermore, the wireless communication provider shall abide and comply with all the requirements of the FCC.

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

26. 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.

27. Approval of this conditional use permit is subject to an approval of a lease agreement between the City and the applicant.

##

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on December 9, 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 December 9, 2015 by the following roll call vote:

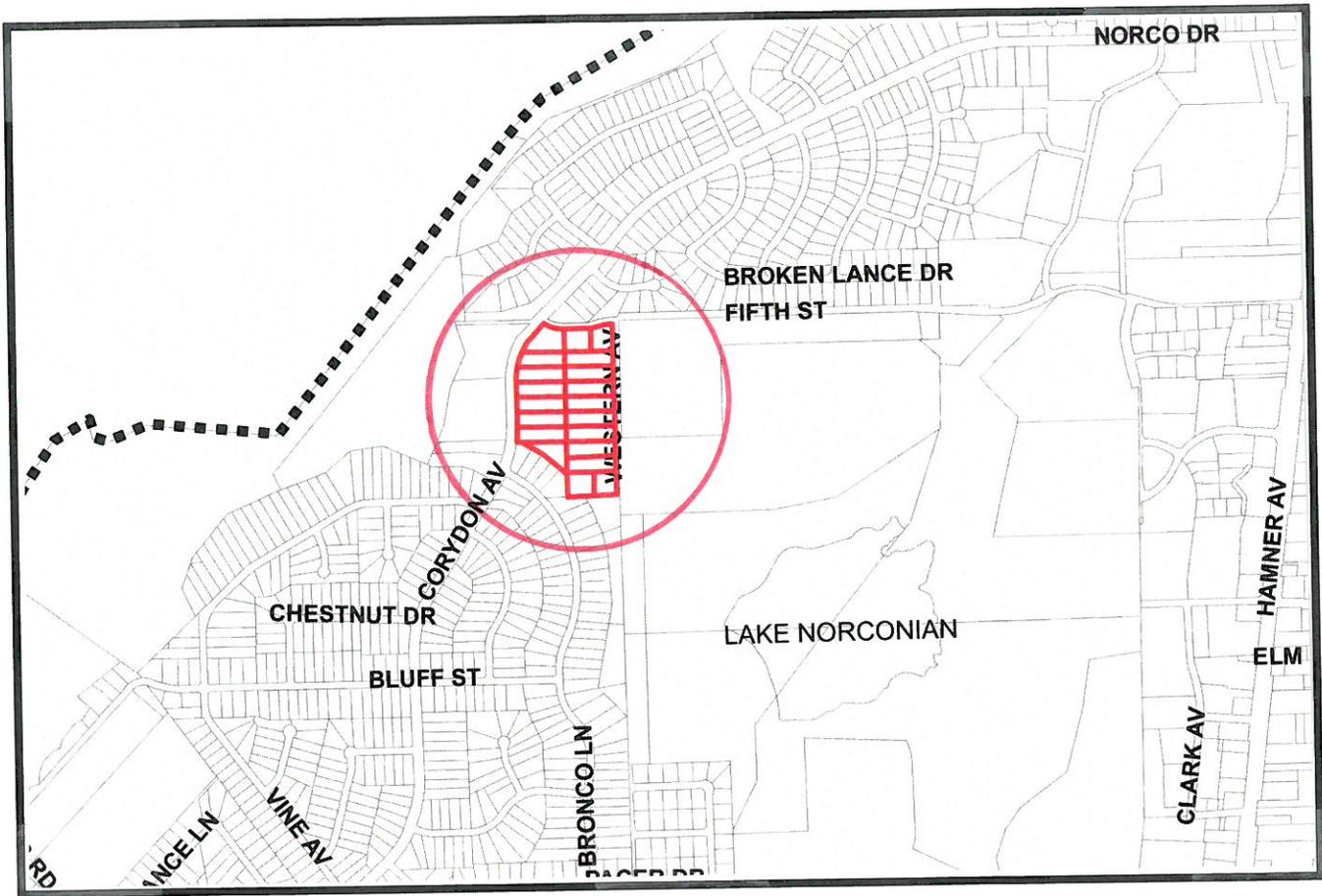
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2015-13  
**APPLICANT:** Verizon Wireless/Core  
**LOCATION:** 3364 Western Avenue

**Exhibit "A"**

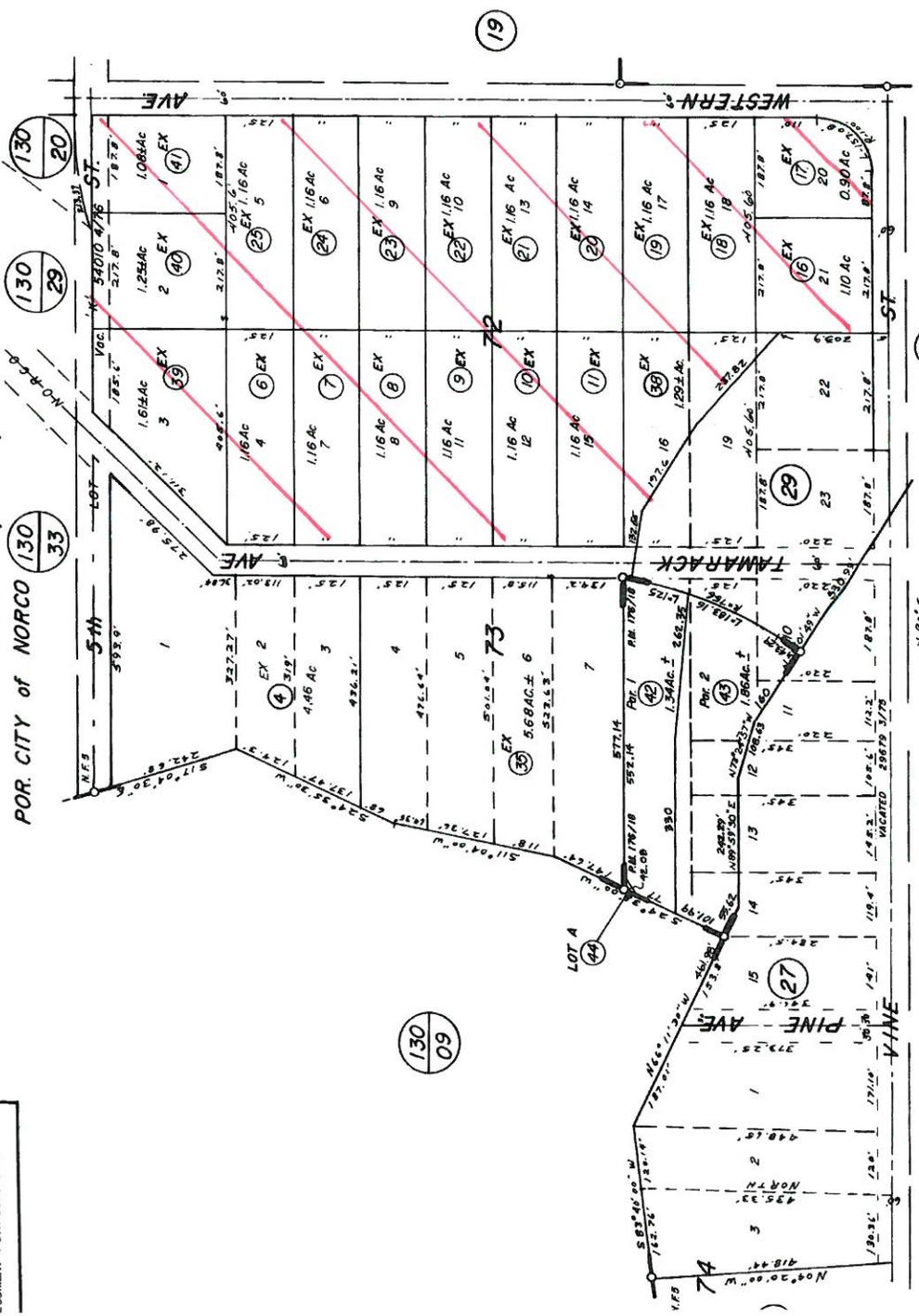
# APN MAP

T.R.A. 015-002 129-02

THIS MAP IS FOR  
ESSEMENT PURPOSES ONLY

POR. SEC. 11, T.3S., R.7W.

POR. CITY of NORCO (130/33)



DATE	OLD NO.	NEW NO.
8/77	37	39-41
8/78	37	42-44

DATE	OLD NO.	NEW NO.
3/78	3	28, 29
4/78	1	30
"	2	31
"	29	32
"	14	33
"	30-33	079-020
"	070-021	34
"	31	19, 009-1
5/75	2, 8	35, 36
7/78	12-18	190-023

M.B. 14/60-63 Norco Farms Tr. No. 5  
P.M. 176/18-19 Parcel Map No. 26340

## Exhibit "B"

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** December 9, 2015

**SUBJECT:** Conditional Use Permit 2015-14 (Verizon Wireless/Core): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 50-foot tall freestanding pole with antennas, designed to function as a parking lot light pole, at 3737 Crestview Drive (George A. Ingalls Equestrian Center) located within the OS (Open Space) Zone.

**RECOMMENDATION:** Adopt Resolution 2015-76, approving Conditional Use Permit 2015-14.

**SITE/PROPERTY DESCRIPTION:** The project site consists of two legal parcels (APNs 168-040-018 and 168-040-011) that are part of George A. Ingalls Equestrian Center located at 3737 Crestview Drive. The two parcels are located towards the north side of the equestrian center, closest to the southeast corner of Sixth Street and Crestview Drive (ref. Exhibit "A" – Location Map and Exhibit B – APN Map).

The equestrian center consists of City administration and recreational buildings (Animal Control, Nellie Weaver Hall, Covered Arenas etc.) and associated parking lots and open space areas (ref. Exhibit "C" – Aerial and Site Photos).

The equestrian center is surrounded by OS zoning (with a park) and A-1-20 zoning (with residential homes) on the north, Norco Ridge Ranch Specific Plan (NRRSP) zoning (with residential homes) on the south, A-1-20 zoning (with residential homes) on the west, and NRRSP and Hillside zoning (vacant land) on the east.

**PROJECT DESCRIPTION:** This is a request for approval of a conditional use permit to allow the installation and operation of an unmanned wireless telecommunication facility designed to look and function as a parking lot light pole (ref. Exhibit "D" – Site Plan, Building Elevations and Project Details and Exhibit "E" – Photo Simulations). The facility is proposed in the parking lot located towards the northwest corner of the equestrian center, with all of the project's structures contained within one of the two parcels that will be used for the project.

The project consists of a free standing pole with a maximum height of 50 feet and with antennas (three sectors with four eight-foot tall panel antennas on each sector - 12 antennas total) mounted at the very top. The antenna screens will be installed on each sector which will include the City's "Horsetown USA" logo on the outside. Lights to help illuminate the parking lot are proposed below the antennas at a height of about 34 feet.

The project also includes the installation of support equipment on the ground within an equipment shelter. The equipment shelter is proposed about 156 feet north of the proposed light pole, and closer to Sixth Street. The new shelter is proposed to be 400 square feet, with 200 square feet proposed to house the support equipment, and with the remaining 200 square feet being provided for City/equestrian center storage. The equipment shelter will blend in with the environment as it will also function as an accessory storage building to the equestrian center.

The 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 "OS" Zone. The Norco Municipal Code (NMC) makes provision to allow freestanding telecommunications facilities in all zones, except residential, subject to the approval of a conditional use permit.

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

- **Antennas and the equipment rooms must comply with the regulations of Chapter 18.57 and the underlying zone.** The project will meet the requirements of Chapter 18.57 by complying with the requirements discussed below. In addition, the project will need to comply with pertinent requirements of the OS Zone. There are setbacks and lot coverage requirements in the OS Zone that need to be reviewed and applied as required.

Maximum lot coverage for all permanent structures in in the OS zone is 10 percent of the total lot area. The lot coverage for the site (taking into consideration the one legal parcel that will be used) is not exceeded being no more than seven percent, which takes into account any existing buildings on the parcel and proposed equipment shelter. Setbacks are discussed below.

- **Freestanding antennas shall not be allowed within front yard or street side yard setbacks for the underlying zone.** There are no setback requirements from property lines in the OS Zone. The location of improvements for a project such as this one is discretionary (conditional use permit required), and is based on the most appropriate location for the intended use. The proposed telecommunications facility has been located in the area that best serves the needs of the wireless provider and the equestrian center.

There is a minimum of 10 feet required between structures (does not include poles) in the OS zone. There are no structures in close proximity of the proposed shelter.

- **The maximum height of any wireless telecommunication antenna tower facility is 50 feet. Applications requesting a height over 50 feet must include a report prepared by a radio frequency (RF) engineer justifying a height over 50 feet.**

There is no height limitation in the OS Zone; however Chapter 18.57 which addresses telecommunications facilities allows a maximum height of 50 feet. A height of 50 feet is being requested thus not exceeding the maximum height.

- **All freestanding antennas must be sited on property to minimize visual impacts to adjacent properties and adjacent public right-of-way, and designed to blend into the surrounding environment. Designs used to blend in with the surrounding environment shall include: clock/bell towers, signs, light poles, or other structures. Landscaping may be required adjacent to the antenna for screening, to include trees and/or shrubs.** The project meets this requirement being that the telecommunication facility will be designed to look and function as a parking lot light pole. Furthermore, the equipment shelter will blend in with the environment as it will function as an accessory storage building for the equestrian center. No landscaping is being proposed and none is being recommended.
- **Wherever possible, antennas shall be integrated into other existing structures, such as light poles, utility poles, signs or other communication towers.** There are no other existing structures in the area available to integrate the proposed facility at the proposed height.
- **All antenna sites shall be enclosed with a six-foot-high fence and posted with warning signs alerting people to keep their distance from the antenna site. The design and material of the fence must be compatible with the site. All wireless communication providers shall abide by the requirements of the American National standards Institute (ANSI).** The fencing requirement is intended to ensure that the ground level equipment for all wireless projects is properly screened, secured and not accessible to the public. The requirement that the fence design and material be compatible is to ensure that the fence blends in with its environment. This requirement is being met since the equipment will be completely secured and screened within a shelter (a preferred alternative to just fencing) that will blend in with the equestrian center environment.

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

The proposed facility will operate in full compliance with the United States standards for radio frequency emissions as published by ANSI that relate to telecommunications facilities. These standards are used by the Federal Communications Commission (FCC) for safe human exposure to radio frequency emissions. The FCC regulates Radio Frequency (RF) emissions to ensure public safety. Verizon Wireless performed a RF compliance pre-construction evaluation for the project and based on the results of the evaluation, will be compliant with FCC guidelines (ref. Exhibit "F" – FCC Compliance Letter, Exhibit "G" – Radio Frequency Exposure Pre-Installation FCC compliance Assessment and Exhibit "H" – Radio Frequency Emission Compliance Report for Verizon Wireless).

- **Antennas shall not be allowed to have any type of advertising sign copy, unless signage is for on-site business and meets all code regulations.** No advertising signage is being proposed with this project.
- **The owner of the antenna shall pay an annual business license fee.** The project has been conditioned to require this.

Project Review Board (PRB): The PRB reviewed this project on June 10, 2015 all of the comments discussed at the meeting have been reflected in the design of the project or incorporated into the conditions of approval.

Environmental Review: The project has been determined by staff to be exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Section 3.13, Class 11 (Accessory Structures).

**CONCLUSION:** As proposed and conditioned, the project meets the requirements of the underlying zone and the requirements for freestanding telecommunications facilities. Staff is recommending that the Planning Commission adopt Resolution 2015-76 approving Conditional Use Permit 2015-14.

/adr

Attachments:

- Resolution 2015-76
- Exhibit "A" – Location Map
- Exhibit "B" – APN Map
- Exhibit "C" – Aerial and Site Photos
- Exhibit "D" – Site Plan, Building Elevations and Project Details
- Exhibit "E" – Photo Simulations
- Exhibit "F" – FCC Compliance Letter
- Exhibit "G" – Radio Frequency Exposure Pre-Installation FCC compliance Assessment
- Exhibit "H" - Radio Frequency Emissions Compliance Report for Verizon Wireless

## RESOLUTION NO. 2015-76

**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 CONSISTING OF A 50-FOOT TALL FREESTANDING POLE WITH ANTENNAS, DESIGNED TO FUNCTION AS A PARKING LOT LIGHT POLE, ON TWO OF THE LEGAL PARCELS (APN'S 168-040-018 AND 168-040-011) THAT ARE PART OF THE GEORGE A. INGALLS EQUESTRIAN CENTER LOCATED AT 3737 CRESTVIEW DRIVE WITHIN THE OS (OPEN SPACE) ZONE. CONDITIONAL USE PERMIT 2015-14**

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:

That portion of the West half of Section 4, Township 3 South, Range 6 West, San Bernardino Base and Meridian, in the City of Norco, County of Riverside, State of California, as shown on Map of Subdivision of Rancho La Sierra, on file in Book 6, Page 70 of Maps, Records of Riverside County, California; and

More generally described as an irregular-shaped area consisting of two legal parcels that comprise George A. Ingalls Equestrian Center located at and near the southeast corner of Sixth Street and Crestview Drive, and being further identified as part of 3737 Crestview Drive (APN's 168-040-018 and 168-040-011); 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 December 9, 2015; and

WHEREAS, at the time set at 7 p.m. on December 9, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested conditional use permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan has designated the site as a park, and the Open Space (OS) 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 telecommunication facility is designed to blend in with the park environment. The proposed improvements will not inhibit or induce growth or development on any of the adjacent properties. The proposed facility will not create any other environmental impacts to the adjacent properties. The land use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.

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

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

E. The City has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Section 3.13, Class 11 (Accessory Structures).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 9, 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 December 3, 2015 and Exhibit "E" – Photo Simulations dated November 9, 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: complete construction plans, Engineered Plans and complete electrical plans and specifications.
8. The telecommunications facility approved with this resolution consists of a free standing pole with a maximum height of 50 feet, mounted with antennas and lights to help illuminate a parking lot at the subject park, and ground level equipment in an equipment shelter.
9. The lights installed on the pole shall be Musco Lighting and four sided or/as determined to be appropriate by the Director of the Parks, Recreation and Community Services Department.

10. The applicant shall coordinate with the Parks, Recreation and Community Services Department the control of light spillage to where lighting is directed towards the park and away from surrounding properties. A photometric lighting plan shall be submitted for review and approval by the Planning Division.

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

12. 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.

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

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

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

14. Any future modification/co-location on the subject telecommunication facility shall first be approved by the Parks, Recreation and Community Services Department and then submitted to the Planning Division for approval, but may require review and approval by the Planning Commission at the discretion of Planning Staff.

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 Parks, Recreation and Community Services Department, the Fire and Sheriff Departments, and all other applicable departments and agencies.

18. Construction of this project shall not interfere with usage of the horse trails near the project site. Any damage to the horse trails resulting from the proposed project shall be repaired by the applicant. Warning signs shall be posted when construction activity is to occur on or near the horse trails and if temporary closure of the horse trails is necessary.

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

20. No construction activity work shall be permitted before 7 a.m. or after 6 p.m. or on Saturdays, Sundays or holidays without prior written approval from the City. Construction shall be screened from the street and adjacent properties at all times. Furthermore, the applicant shall coordinate the installation/construction and maintenance of the subject facility with the Parks, Recreation and Community Services Department, to insure that there are no conflicts with scheduled recreational uses of the park.

21. Access to the equipment and antennas shall be locked and secured. Power to light pole for turning parking lot lights on shall be installed in City storage room.

22. The location of the equipment shelter may be modified at the discretion of the Parks, Recreation and Community Services Department Director/Deputy City Manager.

23. Final colors and materials for the equipment shelter shall be approved by the Parks, Recreation and Community Services Department Director. The equipment shelter shall be graffiti coated and maintained graffiti free/clean by the applicant.

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

25. The wireless communication provider shall abide by the requirements of the American National Standards Institute (ANSI) that pertain to wireless telecommunication facilities and that have been adopted by the Federal Communications Commission (FCC). Furthermore, the wireless communication provider shall abide and comply with all the requirements of the FCC.

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

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

28. Approval of this conditional use permit is subject to an approval of a lease agreement between the City and the applicant.

29. The antenna screens shall have the City of Norco "Horsetown USA" logo on the outside, which shall be installed and maintained by the applicant.

##

Resolution No. 2015-76  
Page 7  
December 9, 2015

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on December 9, 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 December 9, 2015 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# Location Map

## 3737 Crestview Drive - George Ingalls Park

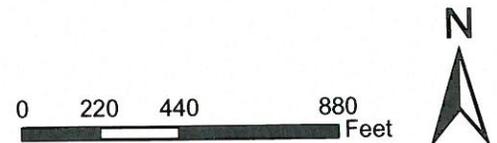


### Exhibit "A"

**Project: Conditional Use Permit 2015-14**

**Applicant: Verizon/Core**

-  Parcels Used for the Project
-  Park Parcels



168-04  
139-06

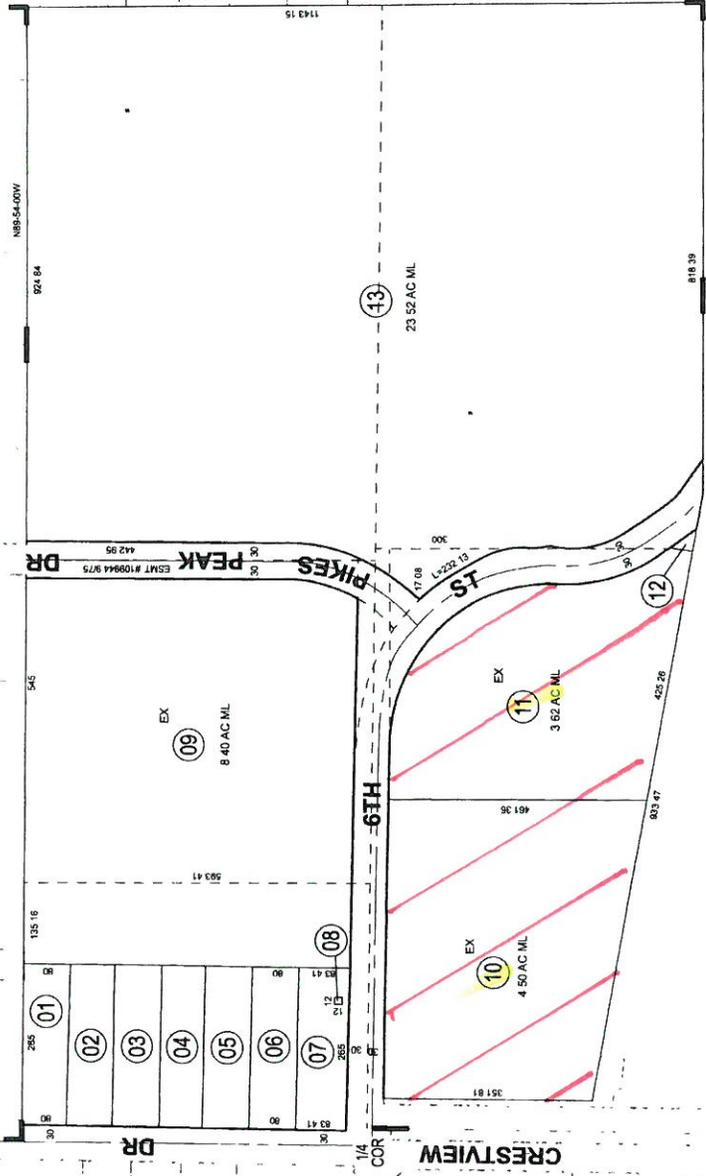
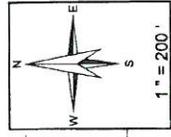
TRA 015-000

SEC. 5 T. 3S ; R. 6W.

# ASSESSOR'S PARCEL MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S OFFICE MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE OR

DEC 05 2008



Bk 133 Pg 13	Bk 168 Pg 02	Bk 168 Pg 03	Bk 168 Pg 35
Bk 133 Pg 17	Bk 168 Pg 04	Bk 168 Pg 05	Bk 168 Pg 06
Bk 133 Pg 21	Bk 168 Pg 05	Bk 168 Pg 06	

Date: 08/15/2008 7:14  
New Number: 1680008-74

MB 6770 - 0 RANCHO LA SIERRA

October 2008



ASSESSOR'S MAP BK168 PG 04 S Jcimmatt

EXHIBIT "B"

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Steve King, Planning Director

**DATE:** December 9, 2015

**SUBJECT:** **Tentative Tract Map 36717** (Dallape): A request to subdivide approximately 26.69 gross acres into 32 parcels for residential development and two lots for infiltration basins located on the northeast side of River Road, south of Bluff Street in the A-1-20 zone (Assessor's Parcel Numbers 121-110-003).

**RECOMMENDATION:** That the Planning Commission adopts Resolution 2015-\_\_\_\_ recommending that the City Council approve Tentative Tract Map 36717.

**SUMMARY:** Staff reviewed Tentative Tract Map (TTM) 36717 at two Project Review Board meetings. The project was also reviewed by the Parks and Recreation Commission, and the Streets, Trails, and Utilities Commission and has been recommended to the Planning Commission for approval. The Planning Commission will determine whether to recommend approval to the City Council.

**SITE DESCRIPTION:** The project site is primarily rectangular and is a former dairy operation with an existing ranch house. The applicant is proposing to maintain the existing ranch house on one lot, with the remainder of the property proposed for additional lots for 31 residences. In the existing condition, the property drains in a southwesterly direction toward River Road and in a northwesterly direction toward City property. The City property is 12 acres that is located on Bluff Street at the intersection with River Road.

An existing Southern California Edison easement runs through the eastern portion of the property with an existing transmission line. There are restrictions to the development of structures within this easement, but it can be used for landscaping and animal keeping. The easement separates the eastern corner of the property (approximately 2.22 acres) from the rest of the property. On the southeast side of the project site is an existing residential neighborhood (Remington Estates).

Utilities are available to the site from within the street. The main sewer line for connection is located in River Road just southeast of the site between Trail Street and Sundance Lane. The water main for connection runs along River Road in front of the project site. Power and telephone are both available from existing lines along the street. A catch basin for storm run-off is located downslope in River Road at the intersection

with Bluff Street with a storm drain just up from that also in River Road. Curb and gutter improvements exist just right at the intersection and not in front of the project site or the adjacent City property.

**PROJECT DESCRIPTION/DESIGN EVALUATION:** The proposed project will create 32 lots to accommodate 1 existing ranch house and 31 new residences. All of the proposed residential lots are at least 21,780 square feet, which is the minimum requirement of the A-1-20 zone where the site is located. The proposed lots for new residential development (31 lots) are designed with the minimum flat-pad area of 19,600 square feet, which is another requirement of the A-1-20 zone.

Land Use. All of the proposed lots meet the minimum lot width and depth requirements of the A-1-20 zone. The minimum width is 80 feet and the minimum depth is 200 feet. For those lots that are shaped irregularly with curvatures along the proposed streets where the actual frontage along the street is not 80 feet, as long as there is an area with the minimum width and depth requirements within the property they are deemed to meet those requirements. The minimum width for lots that front onto a cul-de-sac is 50 feet and lots that are proposed at the end of the two cul-de-sacs meet that requirement.

**RESIDENTIAL LOT SUMMARY TABLE**

Lot Number	Lot Area (sq. ft.) 21,780 req.	Pad Size (sq. ft. min) 19,600 req.	PAKA Area (sq. ft.)	Minimum Lot Width/ Frontage	Minimum Lot Depth	Meets Code?
1	51,550	44,835	n/a	188'	205'	Yes
2	22,152	20,035		84'	261'	Yes
3	33,002	31,763		Min. 62' (up to 160')	266'	Yes
4	23,221	19,801		103'	197'	Yes
5	22,528	19,800		91'	246'	Yes
6	22,526	19,801		91'	246'	Yes
7	22,526	19,801		91'	247'	Yes
8	22,526	19,801		91'	247'	Yes
9	22,525	19,801		91'	247'	Yes
10	22,525	19,801		91'	247'	Yes
11	22,525	19,801		91'	247'	Yes
12	22,525	19,801		91'	247'	Yes
13	28,038	25,431		81'	247'	Yes
14	29,963	27,329		80'	262'	Yes
15	32,224	27,298		80'	276'	Yes
16	53,023	25,625		80'	313'	Yes
17	53,107	25,664		80'	365'	Yes
18	49,855	31,340		80'	365'	Yes

19	55,859	47,887		116'	366'	Yes
20	31,371	23,251		80' (street) 93' (width)	206'	Yes
21	23,457	20,466		82'	245'	Yes
22	23,386	20,125		96'	245'	Yes
23	23,391	20,268		96'	245'	Yes
24	22,345	19,803		91'	245'	Yes
25	22,203	19,918		91'	243'	Yes
26	23,243	20,442		96'	243'	Yes
27	23,236	20,408		96'	243'	Yes
28	23,141	20,355		82'	243'	Yes
29	23,151	19,812		82'	243'	Yes
30	23,246	19,800		96'	243'	Yes
31	23,252	19,805		96'	243'	Yes
32	23,611	20,127		91'	243'	Yes

In addition to the residential lots, the map is proposing two “lettered lots” for public facility purposes. These lots are not required to meet the minimum standards that are established for residential use since they will not be sold for that purpose. The lettered lots will be dedicated for maintenance by a landscape maintenance district.

**PUBLIC FACILITY LOT SUMMARY TABLE**

Lot Number	Lot Area (sq. ft.)	Pad Size (sq. ft. min)	PAKA Area (sq. ft.)	Minimum Lot Width/ Frontage	Minimum Lot Depth	Meets Code?
A	29,243	n/a	n/a	n/a	n/a	Yes
B	26,086	n/a	n/a	n/a	n/a	Yes

Grading: Because of the topography of the site and the existing Southern California Edison (SCE) easement there are constraints that control how the property is graded to achieve adequate slope for sewer drainage, to prevent cross-lot drainage (as much as possible), and to provide for on-site run-off retention for the project as is required by water quality control regulations. Another factor in the grading constraints on the property is the control of wall heights resulting from the rise in property elevation needed to achieve proper flows.

In order for lots 15-19 to have adequate flow they need to be raised above proposed street levels. The City did not want the burden of maintaining property to the northeast (across) the SCE easement and directed the applicant to include those portions of the easement, and the property to the northeast of that easement into the respective lots. As a result lots 15-19 need to be graded so that most of the property drains towards the street, but the easement and the areas behind the easement have to be graded with a

cross-lot ribbon gutter included to drain those respective areas into the proposed retention basin in Lot B.

The existence of the SCE easement necessitates this one situation for cross-lot drainage for two reasons; one: SCE will not allow grading within the easement; and two: the area behind the easement is not going to be dedicated to the City as open space. The maintenance of the ribbon gutter will be a responsibility of the future landscape maintenance district that will also oversee maintenance of the two detention basins (Lots A and B).

Water/Sewer Connection: As stated above the project will make connections for both water and sewer to existing lines within River Road. The water main is in River Road in front of the project site and since those lines are pressurized there is not an issue in getting water to the site. Sewer lines, however, are not pressurized and function on natural down-flow.

The sewer main is located southeast of the project site and already exists at a level that creates a problem for connection in order to obtain the right "fall" in the line for it to function properly. It is required that the sewer laterals be five feet below surface at the right-of-way line. It is recommended then that the fall or slope in the sewer lateral be at 2% down to a 45° down-connector to the sewer main in the street. In order to meet these design standards the project would need to be raised to a graded level that would create significant retaining walls along the borders of the project site. The adjacent tract (Remington Estates) has a sewer main that runs through the project and so it did not have the same connection issues. The Remington Estates line is not a feasible option for this project.

To arrive at a compromise that reduces the height of walls as much as possible there can be flexibility in the degree of slope for the fall of the sewer laterals that can allow them to be as low as .5% and still function properly. This is how the project has been designed at the direction of staff. The only other option would have been a sewer lift station and staff was opposed to this since it would have to be maintained by the landscape maintenance district and there is potential for a high rate of failure with these types of facilities.

The applicant was directed to include purple irrigation line (reclaimed water) for the public landscaping areas. That has been shown on the tentative map and is in the conditions of approval. When it becomes available, the project will be connected to a reclaimed water main in River Road.

Storm Drainage: The standard design for residential subdivisions is to have every lot drain to gutters in the street that then outflow into on-site retention areas for water quality control. This can be problematic in Norco because of the large lot sizes and the

amount of gradient needed to have entire lot drainage flow to the street. A practice that has been used in the past has the front halves of the affected properties drain to the street and the back halves drain to cross-lot drainage channels that funnel run-off to either an on-site retention facility or into storm drains. This “split” approach reduces the height of retention walls needed in order to raise the individual lots so that they drain to the street. This also, however, creates maintenance issues in back yards where the drainages become clogged without proper maintenance by the homeowner.

The applicant was directed to design the map so that cross-lot drainage would not be part of the drainage plan. With the exception of the rear portions of lots 15-19 that are controlled by the SCE easement there is no cross-lot drainage proposed. Another option is to have individual on-site retention areas for each lot but this also presents maintenance issues that are not controlled by the City. Without the allowance of cross-lot drainage, the height of retaining walls increases at the boundaries of the project site.

Walls: To accommodate the sewer flows and drainage requirements described above the project site will be higher generally than adjoining properties with the exception of the part of the project site that is on the other side of the SCE easement. Along the rear yards of lots on Sundance Lane the combination of retaining wall plus privacy wall will result in a total wall height that ranges from nine to ten feet from those rear yards. The developer will build a new wall engineered to incorporate the retaining wall requirements and that will be built next to the existing six-foot wall that exists now. The project is conditioned so that the gap between the two walls does not exceed four inches.

Along the property boundary with the City property to the northwest (at Bluff Street and River Road), a new combination retaining and privacy wall will be constructed since one does not currently exist there. The total height will range from six feet on the north side to twelve feet on the south side. This wall will largely not be visible from Bluff Street because of site topography but the project is conditioned so that the maintenance, including graffiti removal, is the responsibility of the landscape maintenance district.

Circulation: The project is proposing new roads and will be conditioned to provide half-street street improvements where it fronts onto River Road. Main project access will be at Trail Street where a new four-way intersection will be installed along with a traffic signal. Because of the depth of the property there needs to be another outlet and the only feasible way is to take it to Bluff Street. This requires the developer to buy the needed right-of-way for a street extension from the City. After the street is developed it will be dedicated back to the City. The landscaped parkways, however, will be part of the landscape maintenance district requirements.

The first cul-de-sac (Street “B”) has the trail wrapped around it which is the new cul-de-sac standard adopted by the City Council. The trail then extends southward on Street “A” to River Road where it crosses to an existing trail on Trail Street. The project has

been conditioned to provide a stamped asphalt trail crossing with in-street LED crossing lights similar to what was approved with Site Plan 2015-23 at Sundance Lane and Corydon Avenue. The second cul-de-sac, which is the extension of Street "A" beyond the connector street to Bluff Street has a different design since wrapping the trail around the cul-de-sac would only mean having to take the trail back out to River Road where there is no trail (except crossing over Trail Street). This would basically create another "island" trail system.

Instead, the project is designed so that at the end of Street "A" the trail extends away from the street to the northern project boundary where it connects to Ted Brooks Park and thereby into the citywide trail system. There is also a trail on the connector road to Bluff Street (Street "C") that will ultimately connect into a trail on that street but that trail does not exist now.

**PROJECT REVIEW:**

Project Review Board (PRB): The PRB met to consider the proposed project at two meetings (3-12-14 and 1-7-15). The applicant was provided with comments on departmental standards for subdivisions and notified of required right-of-way dedications, required street improvements, storm drain and water and sewer requirements etc. Issues discussed at the meeting have either been reflected in the plans submitted with this report or as conditions of approval.

Environmental Review: The project has been determined by staff that there will not be significant negative impacts and a Negative Declaration is proposed pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines.

Parks and Recreation Commission: The applicant originally had proposed that the area on the other side of the SCE easement be dedicated to the City as a possible connector park between Ted Brooks Park on Bluff Street and Sundance Park on Sundance Lane. The Parks and Recreation Commission determined that the additional park acreage was not needed and that since it would be located completely behind residences it would create an unsafe gathering area that would be hard for the Sheriff's Department to monitor. The Sheriff's Department agreed with that. Quimby fees for park facility purposes will be paid to satisfy subdivision requirements at time of recordation of the final map.

Streets, Trails, and Utilities Commission (STUC): The STUC considered this project and was in agreement with the trail alignment to Ted Brooks Park as opposed to going around the Street A cul-de-sac.

Attachments: Resolution 2015-79  
Exhibit "A" – Location Map  
Exhibit "B" – TTM 36717

## RESOLUTION 2015-79

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT TENTATIVE TRACT MAP 36717 BE APPROVED

WHEREAS, THOMAS DALLAPE submitted an application to the City of Norco, California, for a tentative tract map under the provisions of Title 17 of the Norco Municipal Code, on property generally described as:

Being a subdivision of Lots 47, 48, 49, & 50 and portion of Lots 43, 44, 45, & 46 , portions of all adjoining alleys & streets and a portion of the proposed P. & E. R.R. Depot Grounds, as shown on Map of the Town of Auburndale, on Title in Book 6, Page 21 of Maps, Records of San Bernardino County, State of California;

More generally described as an irregular-shaped area of about 26.69 acres, having a frontage on the northeast side of River Road of about 657 feet, and being further described as 2877 River Road (Assessor's Parcel Number 121-110-003); and

WHEREAS, said subdivision 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 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 December 9, 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 proposed map depicted on Tentative Tract Map 36717, and on file with the Planning Division, is consistent with the City's General Plan, and meets all regulations regarding subdivisions; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project will not have a significant negative effect per the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines and a Negative Declaration is proposed.

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

I. FINDINGS:

A. The map is consistent with the Norco General Plan. The site is designated Residential Agricultural and zoned A-1-20 (Agricultural-Low Density, Residential). The proposed lots are designed and conditioned to meet all A-1-20 zoning requirements related to lot area and dimension standards.

B. None of the conditions for mandatory denial as set forth in Subsections (a) through (g) of Section 66474, Article 1, Chapter 4, Division 2, Title 7, of the California Government Code exist with respect to said subdivision.

C. The proposed subdivision together with provisions for its design and improvement is consistent with applicable general plans of the City pursuant to Section 66473.5, Article 1, Chapter 4, Division 2, Title 7, of the California Government Code.

The City of Norco, acting as the Lead Agency, has determined that the proposed project will not have a significant negative effect per the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines and a Negative Declaration is proposed.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled on December 9, 2015 does recommend to the City Council that Tentative Tract Map 36717 be approved for a period of 24 months, subject to the following conditions:

1. Approval is based on Exhibit "A", dated 9/3/15 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 Department, 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 proce-

dures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.

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. The submittal, approval, and recordation of a subdivision map in accordance with the provisions of the State Subdivision Map Act and the City Subdivision Ordinance prior to the issuance of any permits is required.

7. Approval of the tentative 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 map approval shall only be considered if the applicant filing said map submits a written request for extension to the City Planning Department stating the response for the request, at least 30 days before the map approval is due to expire, pursuant to and in compliance with Section 17.16.170 of the City Subdivision Ordinance.

9. The project shall have a dedicated "primary animal-keeping area" (PAKA) on each lot created within the subdivision map. The size of the PAKA shall be as set forth and shown on the Tentative Tract Map and in compliance with all requirements in Section 18.13.11 of the NMC. Furthermore, the dedicated PAKA shall be recorded on each lot.

10. Each lot shall be designed and future homes shall be plotted on each lot to have a minimum 15-foot wide, flat and clear, vehicular access to the PAKA as measured from the eave line of a future residential home.

11. Each lot created within the subject map shall have a minimum area of 21,780 square feet and a minimum 19,600 square-foot pad area.

12. All lots in the map must meet the minimum lot depth, width, and frontage of the zone, exclusive of right-of-way dedication, open space easements and equestrian trails.

13. The applicant must pay off any and all special assessments on the property to be subdivided prior to recordation of the final map. Instead of the payment of said special assessment, the applicant may pay to have the special assessment

“split” for each proposed numbered lot through an approved Mello-Roos District or other cost-sharing mechanism.

14. The applicant must 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 must be submitted to the City Engineer’s office prior to start of work.

15. All lots within this subdivision shall 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 of \$250 per sheet shall be posted prior to checking and standard fees paid prior to plan approval.

16. The project developer shall relocate existing power/utility poles to be outside of ultimate public right-of-way as approved by the owner of said utility poles.

17. Separate water and sewer connections are required for each numbered lot.

18. This 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 the issuance of a building.

19. 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 issuance of a building permit.

20. Existing water meters are required to be upgraded to current City standards.

21. Use of existing storm drain and sewer easements on private property requires all private property owners’ permission.

22. Written permission shall be obtained from the Riverside County Flood Control and Water Conservation District for any connection flood control facilities.

23. Irrigation lines require reduce pressure backflow preventors to be installed to City Standards.

24. The applicant shall submit separate on-site utility plans for the installation of on-site sewer, water and any necessary storm drain systems in a manner meeting the approval of the City Engineer.

25. The applicant shall complete/construct public improvements to the required half street width fronting the project site on River Road which shall include the planting of street trees and parkway landscaping.

26. The new streets proposed with this subdivision shall be constructed to City standards, which includes adding street trees and parkway landscaping, safety light (s), and horse trails that wrap around cul-de-sacs unless otherwise approved on the final map. All streets shall be dedicated to the City.

27. Landscaping in the parkway along River Road shall be designed to match the plant palette and design with the adjoining residential tract to the southeast (Remington Estates) and shall be compliant with state water conservation requirements.

28. Dedication of the necessary public right-of-way shall be offered to the City of Norco in accordance with City standards, and on City standard forms prepared by a registered civil engineer or licensed land surveyor for approval by the City Engineer.

29. A traffic signal designed to meet City standards shall be installed at the intersection of River Road and Trail Street and the timing shall be synchronized with other existing signals at Bluff Street and River Road, Sundance Lane and River Road, and Corydon Avenue and River Road; and shall include traffic signal interconnects and improvements to enable inclusion in the City of Corona Advanced Traffic Management System as feasible.

30. Fire hydrants are required every 300 feet on a public street or as approved by the Fire Department.

31. 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 thermo-plastic paint. A plan check deposit may be required prior to plan checking and standard fees shall be paid prior to plan approval.

32. The applicant shall construct public improvements as prepared on approved plans.

33. 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, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the origi-

nal amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition. The Monumentation Bond will be released immediately upon receipt of certification that all monuments have been set.

34. 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

35. Driveway approaches shall be constructed in accordance with City Standards as approved by the City Engineer.

36. Street tree planting, parkway landscaping, and irrigation plans shall be prepared on standard size sheets by a registered civil engineer or landscape architect for approval by the City Engineer and Planning Director, and shall be submitted at the time of initial submission of all improvement plans. All street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council.

37. All drainage facilities for this project shall conform to the requirements and standards of the City of Norco.

38. Except for the minor cross lot drainage as shown on the map for Lots 15, 16, 17, and 18 adjacent to the Southern California Edison easment, cross lot drainage shall not be allowed.

39. Prior to development on each lot within the subject map, an on-site grading and drainage plan shall be prepared for this project by a registered civil engineer for approval by the City Engineer. Plans shall be on 24"x36" mylar sheets with mass grading and drainage shown at a maximum scale of 1" = 40'. Precise grading information, such as house plots, drainage swales and hardscape may be included if the plan is prepared at 1"= 30' or larger. The applicant's engineer shall submit a rough grade certification stipulating completion of all grading operations in conformance with the approved plan prior to the issuance of building permits

40. Prior to the issuance of a grading permit, the applicant's engineer shall prepare and submit an erosion control plan 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 crews shall be billed to the applicant and paid for prior to the release of certificate of occupancy.

41. 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.

42. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of a grading permit.

43. The applicant shall submit a current title report (no more than 30 days old) for the project site showing all existing property ownership, easements and rights of title.

44. 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.

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

46. The tentative map shall be approved prior to the issuance of a grading permit and a final map shall be recorded prior to the issuance of a building permit and within 24 months from the date of tentative map approval.

47. A final map shall be prepared on 18" x 24" sheets and approved by the City Engineer prior to recordation. A plan check deposit shall be paid prior to plan check.

48. Prior to the issuance of a grading permit, the applicant shall apply for a Nation Pollution Discharge Elimination Systems (NPDES). Proof of compliance (a copy of the Notice of Intent and application fee) shall be submitted to the Engineering Department prior to start of work. No work completed shall cause a violation of the City-wide NPDES Permit.

49. 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.

50. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the project and submitted for approval to the Regional Board. An approved copy shall be kept on site at all times and one shall be delivered to the City.

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

52. 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 any building permits unless exempted by ordinance.

53. 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 if applicable, this project shall be subject to the payment of these fees prior to the issuance of building permits.

54. This subdivision of property shall satisfy all conditions of the Subdivision Map Act relating to the "Quimby Act" prior to the recordation of the final map. The applicant shall contact the City of Norco Parks and Recreation Department for payment of required fees. Proof of compliance/payment of required fees shall be required and provided for final recordation of the subject map.

55. The applicant shall provide a screen wall on the north property line of the project site.

56. A circular horse trail (horse trail on both sides of the street) shall be provided around all cul-de-sacs with the exception of the cul-de-sac at the end of Street A that will instead be extended to Ted Brooks Park.

57. A Landscape Maintenance District (LMD) shall be created to maintain: 1) all horse trails; 2) any parkway or other landscaping areas; 3) the drainage gutter adjacent to the SCE easement through Lots 15, 16, 17, and 18; 4) lettered lots A and B and the corresponding detention facilities; 5) perimeter block walls exposed to vacant and/or open space areas; and 6) all light standards in the public right-of-way.

58. Street lights shall be installed at the end of cul-de-sacs, and road intersections, and all locations deemed necessary for public safety by the Engineering Division.

##

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on December 9, 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 December 9, 2015, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

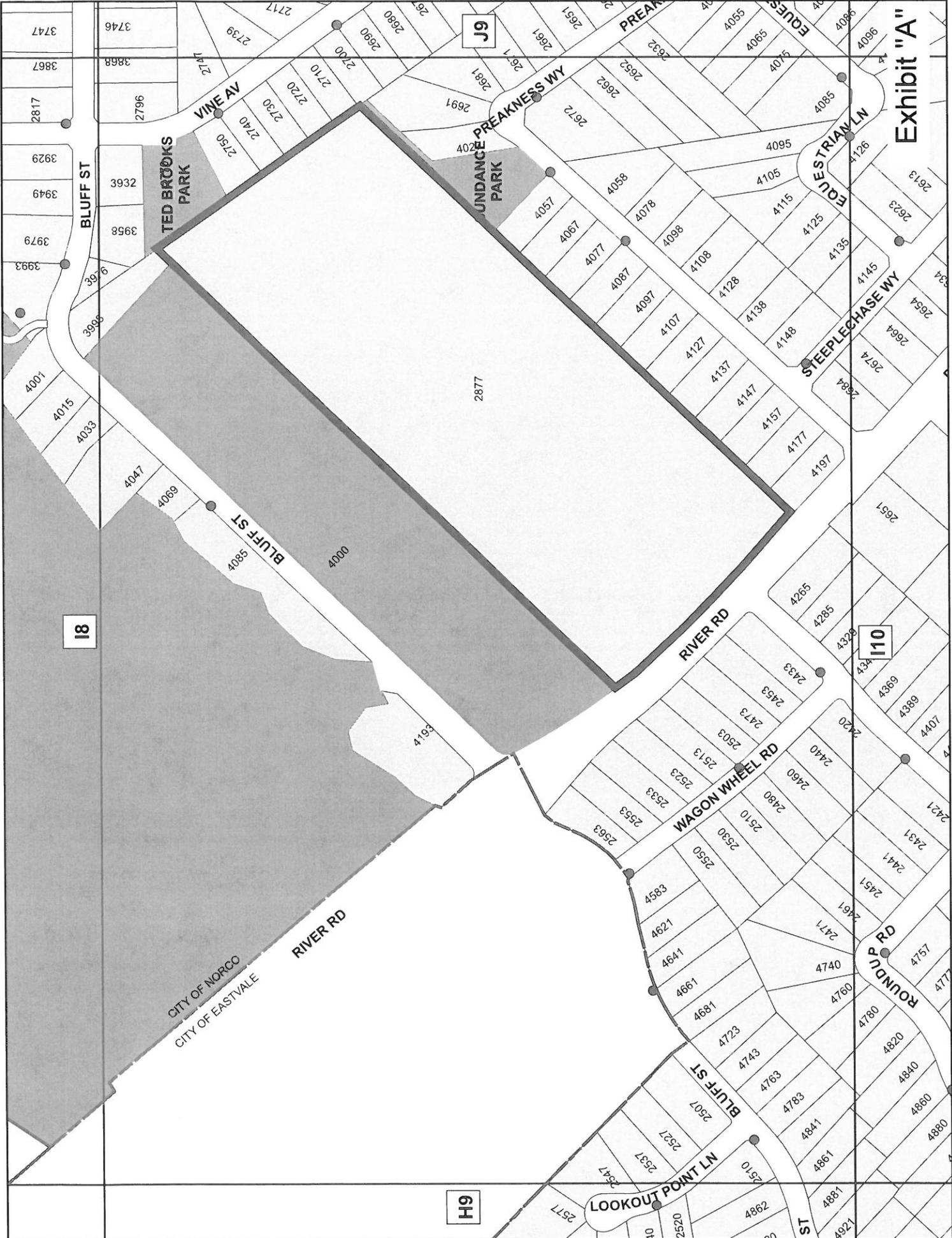


Exhibit "A"

18

H9

I10

J9

Return to Index Map

## MEMORANDUM

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: December 9, 2015

SUBJECT: **Resolution 2015-80**, Code Change 2015-07; and **Resolution 2015-81**, Zone Code Amendment 2015-07 (City of Norco): To Amend Chapter 5.54 "Medical Marijuana Dispensaries" and amend Title 18 regarding the cultivation and delivery, and all aspects of the growing, retailing, and the use of marijuana, medical marijuana, and/or cannabis in the City of Norco

RECOMMENDATION: Adopt Resolutions 2015-80 and 2015-81 recommending that the City Council adopt the respective Ordinances amending Titles 5 and 18 of the Norco Municipal Code.

**BACKGROUND:** The City adopted Ordinance 880 prohibiting the growing, sale, and delivery of medical marijuana in the City of Norco. With a potential ballot measure to legalize the use of marijuana in 2016 the League of California Cities is recommending that cities that wish to prohibit these uses have in place specific wording in the respective municipal codes to protect the rights of these jurisdictions to regulate activities related to the growth and use of marijuana should a ballot measure be passed.

The attached resolutions would incorporate that recommended language into the Norco Municipal Code.

Attachments: Resolution 2015-80 Amending NMC Title 5  
Resolution 2015-81 Amending NMC Title 18  
(resolutions to be delivered Monday, December 7)

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** December 9, 2015

**SUBJECT:** Site Plan 2015-25 (Castro): A request for approval to allow a detached accessory building consisting of a 768 square-foot horse shelter at 3112 Sunset Court located within the A-E (Agricultural Estate) Zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2015-74 approving Site Plan 2015-25.

Site Plan 2015-25 is a request for approval to allow an accessory building consisting of a 768 square-foot horse shelter at 3112 Sunset Court (ref. Exhibit "A" – Location Map). The property consists of .62 acres/27,007 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 and building elevation for the proposed building are attached (ref. Exhibit "C" – Site Plan and Building Elevation). The structure consists of a galvanized metal gable roof supported by metal posts, and is open on all sides.

The following is required of accessory buildings in the A-E 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 12 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total lot area. **The lot coverage is approximately 17% which takes into account the existing and proposed structures.**

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

As proposed, the project meets the minimum requirements for an accessory building of 864 square feet or less. Staff is recommending that the Commission adopt Resolution 2015-74, approving Site Plan 2015-25.



## RESOLUTION 2015-74

**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 768 SQUARE-FOOT HORSE SHELTER AT 3112 SUNSET COURT LOCATED WITHIN THE A-E (AGRICULTURAL ESTATE) ZONE. SITE PLAN 2015-25.**

WHEREAS, TORIBIO AND LISETTE CASTRO 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 3112 Sunset Court (APN 130-330-012).

WHEREAS, at the time set; at 7 p.m. on December 9, 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 December 9, 2015 that the application for Site Plan 2015-25 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Building Elevation dated October 14, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation shall not be conducted from the subject building..
9. This site plan approval is for a horse shelter for animal-keeping. 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 2015-74  
Page 4  
December 9, 2015

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 9, 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 December 9, 2015 by the following roll call vote:

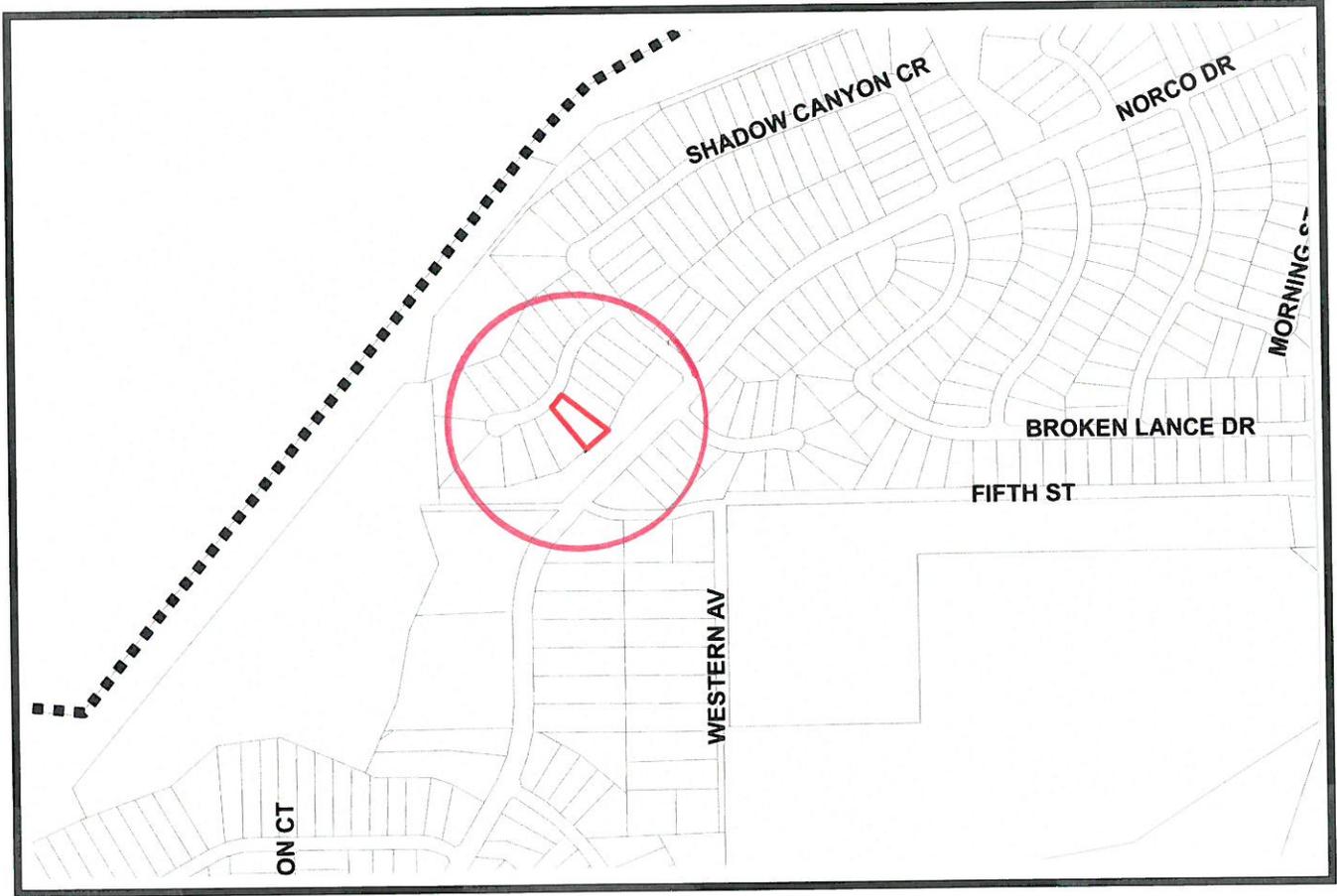
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



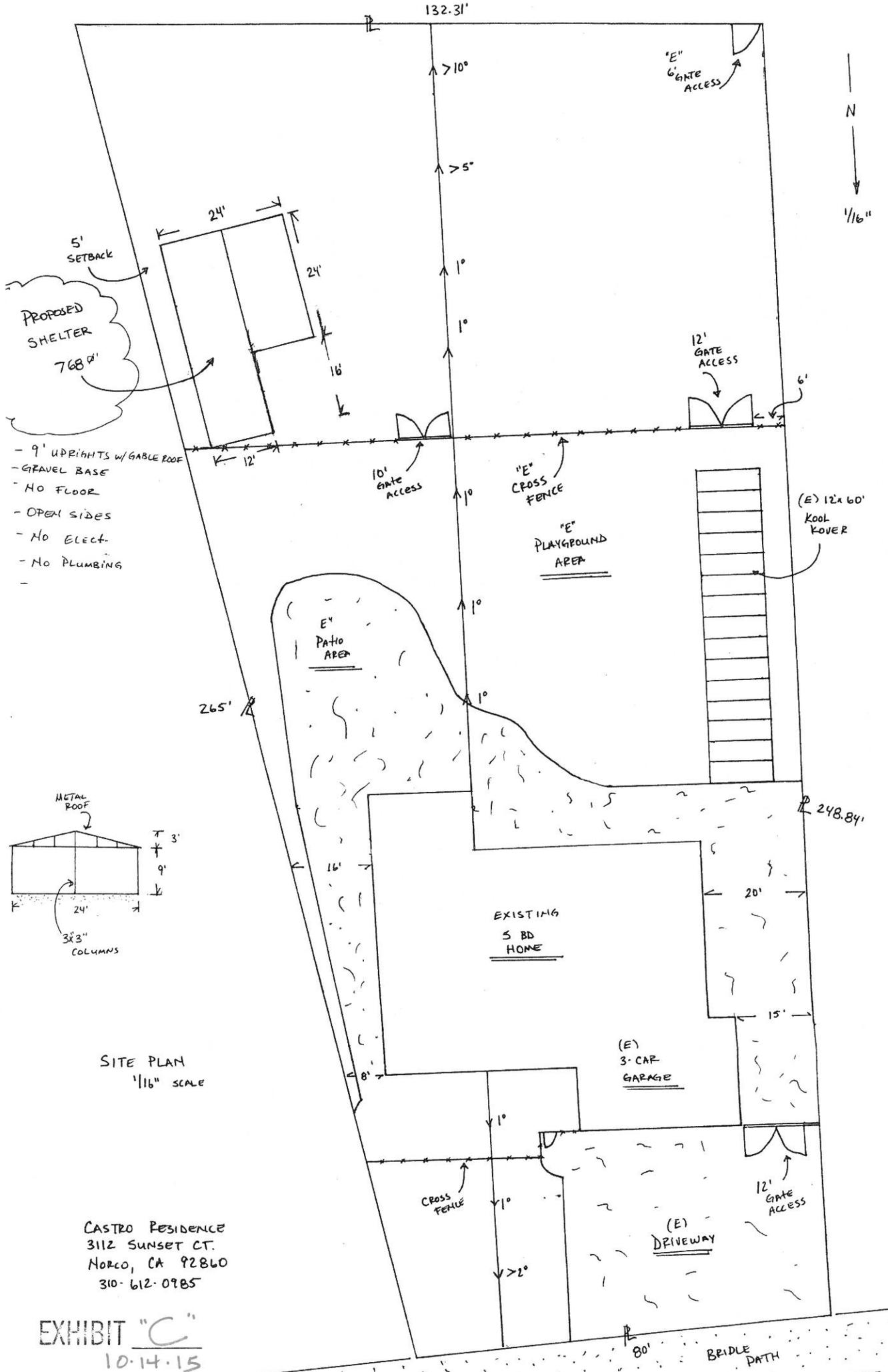
Not to Scale



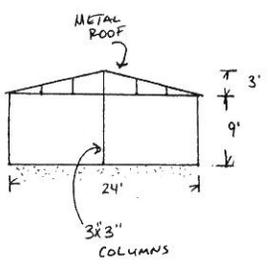
**PROJECT:** Site Plan 2015-25  
**APPLICANT:** Toribio and Lisette Castro  
**LOCATION:** 3112 Sunset Court

**Exhibit "A"**





- 9' UPRIGHTS W/ GABLE ROOF
- GRAVEL BASE
- NO FLOOR
- OPEN SIDES
- NO ELECT.
- NO PLUMBING



SITE PLAN  
1/16" SCALE

CASTRO RESIDENCE  
3112 SUNSET CT.  
NORCO, CA 92860  
310-612-0985

EXHIBIT "C"  
10.14.15

## CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: December 9, 2015

SUBJECT: **Special Sign Permit 2015-01:** (Blake Bovee): A request for approval of a freeway-oriented sign to advertise three businesses on property located at 1701-1713 Hamner Avenue in the CTO (Commercial Transition Overlay) zone.

RECOMMENDATION: Adopt Resolution 2015-45 approving Special Sign Permit 2015-01.

SUMMARY: This project was reviewed by the Planning Commission on August 12, 2015 and was denied without prejudice to allow the applicant to reapply and provide a photo simulation with the sign in relation to the freeway. In addition the applicant has provided a legibility chart showing the visibility distances for different sign sizes and colors.

The proposed freeway pylon sign meets the location requirements of the Norco Municipal Code (Code) but exceeds the recommended maximum height and the allowed maximum area. The Norco Municipal Code (NMC) does grant authority to the Planning Commission to approve freeway signs that exceed the maximum height for freeway visibility, and staff is recommending that the proposed sign merits the increased height.

BACKGROUND: The project site is developed with two buildings. The front building houses two businesses and the rear building one business. The Norco Municipal Code (NMC) requires Planning Commission approval for freeway-oriented signs. To be eligible for a freeway-oriented sign it needs to fall within certain criteria:

- The property is within 660 feet of the freeway right-of-way and is within ½ mile of a freeway off-ramp;
- The height shall be 20-35 feet above freeway grade or natural grade of property with final height determined by the Planning Commission based on the height needed to be viewed by the traveling public;
- The area shall be determined by the Planning Commission based on the area needed to be viewed by the traveling public but in no instance exceed 250 square feet;

- All freeway-oriented signs for single businesses shall consist of one canister except where two or more businesses are on one lot, wherein there can be more than one canister but the combined total sign area of all canisters does not exceed 250 square feet; and,
- Design shall be approved by the Planning Commission incorporating design features of the primary building and reflect the equestrian nature of the city or minimally the Horsetown USA logo.

**PROJECT DESCRIPTION:** The proposed freeway sign is located in the northeast corner of the lot adjacent to the freeway (ref. Exhibit "B" – Site Plan). The proposed sign is 36 feet high from property grade. The design incorporates features of the architecture of the primary building that fronts onto Hamner Avenue, with a stone base similar to the wainscot on the building and knee braces and an iron plate anchor on the pole (refer Exhibit "C", Design, Material Palette). The design consists of three panels with spaces between them mounted on a base panel box that extends above the top canister and below the bottom canister giving the appearance of beams.

**ANALYSIS:** The project has not yet been reviewed by the Architectural Review Subcommittee. The sign exceeds the maximum recommended height and the maximum allowed area. The project has been brought to the Planning Commission for its determination on the proposed additional height. If the height is approved then it will be presented to the Architectural Review Subcommittee for final approval of the design. A condition has been added requiring this separate approval.

Height. The maximum recommended height in the Norco Municipal Code for a freeway-oriented pylon is 35 feet above the ground or freeway grade, but with the final height determined by the Planning Commission that is needed for visibility from the freeway. The proposed height is 36 feet. Exhibit D shows the existing Polly's Pies sign that is two lots to the north of this proposed site. The Polly's Pies lot is approximately 10 feet higher than the lot in question and that sign was approved and built at 65 feet above grade. The proposed sign is 29 feet lower and starts from a grade approximately 10 feet lower.

Area. The maximum allowed area in the NMC for a site that is less than five acres is 250 square feet. There is no option that allows the Planning Commission to approve an increase in sign area as there is for the height. The proposed sign is designed with three separate canisters having the appearance of being mounted on a base central canister. Each of the three sign canisters consists of 93 square feet for a total of 279 square feet exceeding the maximum allowed sign area by 29 square feet. A condition has been added that requires the three





## RESOLUTION NO. 2015-45

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A FREEWAY-ORIENTED PYLON SIGN ON PROPERTY LOCATED AT 1701-1713 HAMNER AVENUE, IN THE COMMERCIAL TRANSITION OVERLAY ZONE. SPECIAL SIGN PERMIT 2015-01.**

WHEREAS, BLAKE BOVEE, submitted an application to the Planning Commission of the aforesaid City, pursuant to the provisions of Section 18.37.10(5)(6) of the Norco Municipal Code, for approval of a free-standing, freeway-oriented pylon sign structure to be located on 1701-1713 Hamner Avenue.

WHEREAS, at the time set, at 7 p.m. on August 12, 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 pertaining to said application; and

WHEREAS, said Planning Commission denied the request without prejudice to allow the applicant to reapply and provide a photo simulation of the proposed location; and

WHEREAS, at the time set, at 7 p.m. on December 9, 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 pertaining to said application; and

WHEREAS, the City of Norco acting as Lead Agency has determined that the 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 freeway-oriented pylon sign as modified by the conditions 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 freeway-oriented pylon sign as modified by the conditions will not adversely affect land uses or property in the same proximity in which it is proposed to be located.

C. The location or configuration of the requested freeway-oriented sign will not cause visual interference for the traveling public nor interfere with sighting of other signs or nearby buildings.

D. The sign dimensions including height and area, as modified by the conditions, are in proportion to the site and the viewing needs.

## II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled August 12, 2015 that after due consideration of the evidence and testimony presented at the public meeting, does hereby grant Special Sign Permit 2015-01, subject to compliance with all applicable provisions of the Norco Municipal Code and the following conditions:

1. Final design shall be approved by the Architectural Review Subcommittee based on the height approved by the Planning Commission.
2. The size of the three canisters shall be reduced such that the total square-footage does not exceed 250 square feet prior to re-submittal of revised plans for approval by the Architectural Review Subcommittee.
3. All details of the specific 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 based on the Planning Commission and the Architectural Review Subcommittee prior to issuance of building permits for said sign.
4. The pylon sign shall not be erected or constructed prior to the issuance of building permits, including inspections and a final inspection of the subject sign by the Building Division in compliance with all procedures and requirements.
5. The approval of this permit shall be suspended in the event of non-compliance with any of the conditions of approval, or compliance with City of Norco sign standards.
6. The freeway-oriented pylon sign shall be the total amount of freeway-oriented pylon signage for the entire 1.51 acres consisting of Assessor Parcel No. 125-210-

030, regardless of any future land divisions, lot mergers, new construction, or changes in businesses.

##

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held December 9, 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 held on December 9, 2015 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California



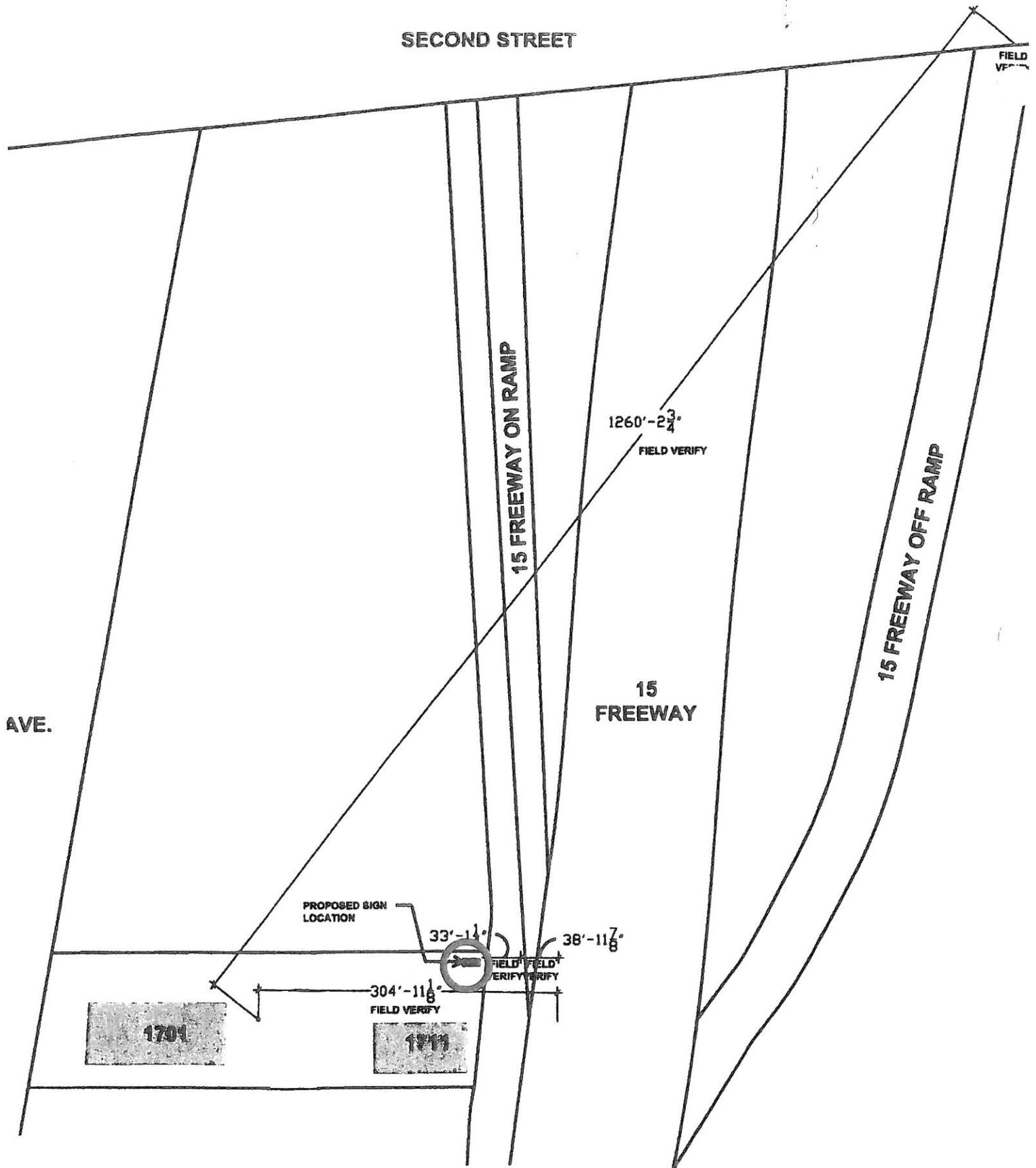
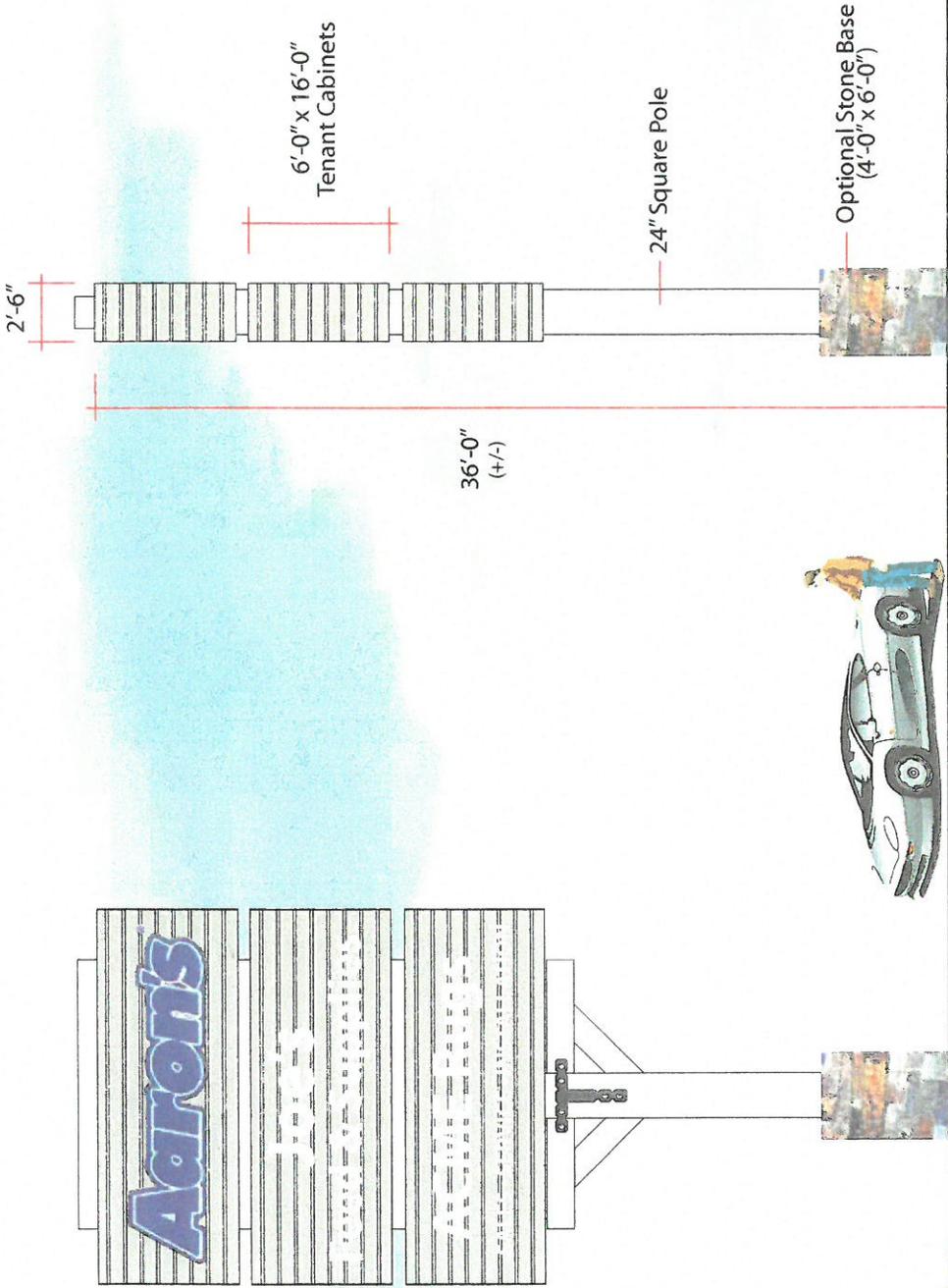
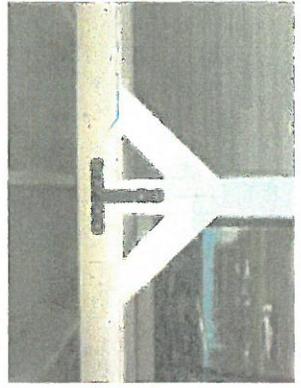
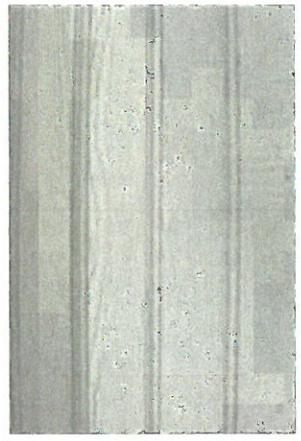


Exhibit "B"



ELEVATION

SIDE



DESIGN & MATERIAL PALLET