



**AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
February 10, 2016

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CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Vice Chair Leonard

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 Special Meeting/Study Session of December 14, 2015
  - ❖ Regular Meeting of January 13, 2016;**Recommended Action: Approval** (Deputy City Clerk)
4. **CONTINUED PUBLIC HEARING:**
  - A. **Conditional Use Permit 2014-10/Variance 2014-05** (Swaminarayan Gurukul-USA/Patolia): A request for approval to allow the development of a temple and cultural center on a vacant parcel (APN 130-240-031) located on the west side of Norconian Drive, between Norco Drive and Fifth Street, within the A-1-20 (Agricultural Low Density) Zone. A variance is being requested from the maximum allowed height of 35 feet to allow a building dome height of about 46 feet. **Recommended Action: Continued item/ Deny Variance and Continue CUP** (Senior Planner)

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2015-39** (Smith): A request for approval to allow a detached accessory building consisting of a 1,120 square-foot garage/storage building at 4157 Sundance lane located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
- B. **Conditional Use Permit 2015-40** (Sandoval): A request for approval to allow a detached accessory building consisting of a 1,750 square-foot barn/storage building at 219 Gulfstream Lane located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
- C. **Conditional Use Permit 2014-33** (Core/Verizon Wireless): A request for approval to allow the installation of an unmanned wireless telecommunication facility at 3659 Corona Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

6. BUSINESS ITEMS:

- A. **Site Plan 2015-26** (Delgado): A request for approval to allow a detached accessory building consisting of a 400 square-foot BBQ pavilion at 269 Haflinger Road located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)
- B. **Site Plan 2015-27** (Carson): A request for approval to allow a detached accessory building consisting of a 847 square-foot barn at 3402 Vandermolen Drive located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)
- C. **Site Plan 2015-28** (Terry): A request for approval to allow a detached accessory building consisting of a 720 square-foot storage building at 1960 Laredo Lane located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

7. DISCUSSION ITEM:

- A. Massing of Accessory Buildings (Planning Director)

8. CITY COUNCIL MINUTES:

Receive and File

- City Council Regular Meeting of December 2, 2015
- City Council Regular Meeting of December 16, 2015
- City Council Special Meeting of January 6, 2016
- City Council Regular Meeting of January 20, 2016

9. PLANNING COMMISSION:

A. Oral Reports from Various Committees

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

10. ADJOURNMENT:

Staff reports are on file in the Planning Division.

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

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



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
January 13, 2016

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

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

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

PLEDGE OF ALLEGIANCE: **Chair Hedges**

1. APPEAL NOTICE: **Read by Director King**
2. PUBLIC COMMENTS: **None**

Bonnie Slager, Norco Horsemen's Association President, shared information on upcoming events, a bench dedication to Charles Hemmings, the previous Animal Control Superintendent, scheduled on Saturday, January 16, at 2:00 p.m.; and the NHA is hosting the Town Hall Meeting on January 25, at 6:30 p.m. at Nellie Weaver Hall. She invited the Commission and all present to attend both events.

3. APPROVAL OF MINUTES:
  - ❖ Minutes of Regular Meeting of December 9, 2015;
  - Recommended Action: Approval** (Deputy City Clerk)

**M/S Leonard/Jaffarian** to approve Planning Commission Regular Meeting minutes of December 9, 2015, as written.

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER Motion Passed**

4. PUBLIC HEARING:

- A. **Conditional Use Permit 2015-38** (Preciado): A request for approval to allow a temporary mobile home for the elderly at 3180 Cutting Horse Road located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. The temporary mobile home is for the property owner's widowed sister, who is 63 years old. It is to be located at the rear of property; this is an allowed in the residential zone by CUP. The site meets all requirements; staff recommends approval.

In response to Member Rigler, Planner Robles explained the process the applicant must follow annual by filing a request to continue having the temporary mobile home and confirming that an elderly family member is still living there.

Chair Hedges asked why 3 bedrooms are needed; Planner Robles verified with the applicant that due to her husband's recent passing, she cannot part with his things and needs room to store.

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

A letter of opposition was received from **Jeff and Michelle Glenn**, neighboring the property, introduced by Planner Robles.

**Josephine Preciado**, applicant, explained that she is still getting over her husband's passing and is having a hard time letting go of his things; she stated she would like to store everything until such time she can separate from them.

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

Vice Chair Leonard stated that upon visiting the site, the placement of the mobile home will not affect the neighbor's PAKA; as such he does not have any issues with this request.

Member Azevedo has also visited the location; he noted there appears to be some elevation changes but should not be an issue with neighbor.

Member Jaffarian concurred; it is a good location, near the shed and will not obstruct any view.

**M/S Jaffarian/Rigler** to adopt Resolution 2016-04, to approve Conditional Use Permit 2015-38, to allow a temporary mobile home for the elderly at 3180 Cutting Horse Road.

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER Motion Passed**

- B. **Conditional Use Permit 2015-36** (Hicks): A request for approval to allow two additional animal units at 4436 Corona Avenue located within the R-1-10 (Residential – Single Family) Zone. **Recommended Action: Approval** (Senior Planner)

Vice Chair Leonard recused himself, due to possible conflict.

Senior Planner Robles presented the staff report on file in the Planning Department. She stated the property is zoned to allow for two horses, but the applicant currently has four; this request is to remedy a Code Compliance case for the proper permit needed. An Animal Control Officer has visited the property, and although the standard recommendation is to allow three horses, the Officer has determined the property provides a safe environment and can accommodate the four animals. No open animal keeping area is required but can be required by the Planning Commission. Staff recommends approval.

Member Azevedo questioned the footage of the property; in response, Planner Robles stated she had determined that the lot is large enough to accommodate the animals by visiting the property and viewing it via an aerial photo.

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

**M/S Jaffarian/Azevedo** to adopt Resolution 2016-03, to approve Conditional Use Permit 2015-36, to allow two additional animal units for a maximum of four animal units on the property located at 4436 Corona Avenue.

**AYES: HEDGES, AZEVEDO, JAFFARIAN, RIGLER Motion Passed**  
**ABSTAIN: LEONARD**

- C. **Conditional Use Permit 2015-37** (Hubbard): A request for approval to allow a detached accessory building consisting of a 1,200 square-foot storage building at 5294 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone.  
**Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She shared that only one comment was received from the Architectural Review Subcommittee (ARC) regarding the industrial look as not being compatible with the surrounding neighborhood. As presented all requirements are met; staff recommends approval.

In response to Commission questions, Planner Robles stated that the distance at the north of the property, with a slope, was taken into consideration on coverage percentage, and that staff did not measure the entrance gate.

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

Bryan Hubbard, applicant, confirmed that he will be getting a permit for the retaining wall, and that the fence will be chain link.

In response to Vice Chair Leonard, Planner Robles explained that older developments have a 12-foot side-gate opening, only the newer properties require a 15-foot opening.

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

Member Jaffarian asked that a condition be added to clarify the allowance of the 12-foot side access to the back yard, to alleviate issues in the future.

**M/S Jaffarian/Rigler** to adopt Resolution 2016-02, to approve Conditional Use Permit 2015-37, to allow a detached accessory building consisting of a 1,200 square-foot storage building at 5294 Roundup Road; adding a condition noting the allowance of the 12-foot side access.

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER Motion Passed**

- D. **Conditional Use Permit 2014-17** (Moser): A request for approval to allow a detached accessory building consisting of a 2,880 square-foot mare motel cover

at 2697 Sierra Avenue located within the A-1-20 (Agricultural Low Density) Zone.

**Recommended Action: Approval** (Senior Planner)

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

In response to Member Jaffarian, Planner Robles explained that there is no difference between covered stalls and a mare motel cover; she noted the term used was noted on the application.

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

**Carrie Kelleher** questioned drainage, as a neighboring property she was concerned, in response, Planner Robles stated that this would be reviewed by the Engineering Department at permit process.

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

**M/S Jaffarian/Rigler** to adopt Resolution 2016-01, to approve Conditional Use Permit 2014-17, to allow a detached accessory building consisting of a 2,880 square-foot mare motel cover at 2697 Sierra Avenue.

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER Motion Passed**

- E. Conditional Use Permit 2014-10/Variance 2014-05** (Swaminarayan Gurukul-USA/Patolia): A request for approval to allow the development of a temple and cultural center on a vacant parcel (APN 130-240-031) located on the west side of Norconian Drive, between Norco Drive and Fifth Street, within the A-1-20 (Agricultural Low Density) Zone. A variance is being requested from the maximum allowed height of 35 feet to allow a building dome height of about 46 feet. **Recommended Action: Continue the project to February 10, 2016** (Senior Planner)

Senior Planner Robles stated this item is being continued to allow the applicant time to provide information needed for the presentation to the Commission, it will be presented on February 10, 2016.

**5. BUSINESS ITEMS:**

- A. Site Plan 2015-17, Modification No. 1** (Hernandez): A request for approval to modify the height of an approved detached accessory building consisting of a 852 square-foot garage at 1037 Second Street located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the structure was previously approved at a height of 13 feet 6 inches by the Commission. The modification for an increase of the height, to 16 feet 10 inches, is being requested to match the pitch height of the main house. This can be approved at the

Planning Commission's discretion. Staff recommends approval, due to the compatibility with the home.

Vice Chair Leonard noted concern with not following the Norco Municipal Code, would have been in favor of an increase of inches but not feet.

Member Rigler and Chair Hedges concurred, concerned that more would be requested if allowed.

Members Jaffarian and Azevedo had no issues with the request, noting that having the garage and house attached and matching heights provides for a good aesthetics, a continuous look, and is the norm.

**M/S Jaffarian/Azevedo** to approve Site Plan 2015-17, Modification No. 1, to allow the change in height from 13 feet 6 inches to 16 feet 10 inches, to match the pitch and height of the existing house.

**AYES: AZEVEDO, JAFFARIAN** **Motion Failed**  
**NOES: HEDGES, LEONARD, RIGLER**

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

- City Council Special Meeting of December 2, 2015

7. PLANNING COMMISSION:

A. Oral Reports from Various Committees

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

- Planning Director King asked the Commission its preference in starting discussions for the review of the Norco Egg Ranch property, its land use requirements, etc.

Chair Hedges suggested having a joint workshop with the City Council.

Member Jaffarian suggested that a subcommittee be set first to lay the frame work; it should include two Planning Commission Members and staff; then follow-up with a joint meeting once the ground work has begun.

Vice Chair Leonard and Member Jaffarian volunteered for the subcommittee; Member Azevedo offered to be an alternate should one not be able to attend a meeting.

8. ADJOURNMENT: Chair Hedges adjourned the meeting at **7:55 p.m.**

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** February 4, 2016

**SUBJECT:** Continued Item: Conditional Use Permit 2014-10/Variance 2014-05 (Swaminarayan Gurukul-USA/Patolia): A request for approval to allow the development of a temple and cultural center on a vacant parcel (Assessor's Parcel Number 130-240-031) located on the west side of Norconian Drive, between Norco Drive and Fifth Street, within the A-1-20 (Agricultural Low-Density) zone. A variance is being requested from the maximum allowed height of 35 feet to allow a building dome height of about 46 feet.

**RECOMMENDATION:** Deny Variance 2014-05; and continue Conditional Use Permit 2014-10 off-calendar, with direction that the applicant revise the architecture to comply with the 35-foot building height limit, and that direction be provided on the proposed architecture as needed.

**PROPERTY DESCRIPTION:** The project site is an irregular-shaped parcel consisting of about 4.01 acres/178,423 square feet. The property has a frontage on the west side of Norconian Drive of about 442 feet and a maximum depth of about 611 feet (ref. Exhibit "A" – Location Map, Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

The project site is currently vacant and undeveloped, and surrounded by A-1 zoned properties on all sides. The site is located along an undeveloped hillside easterly of an existing City reservoir. The property is bound to the north and south by existing churches, to the west by an existing City reservoir and to the east by Norconian Drive. The site elevations range from 745 feet at the northeast corner to 835 feet along the westerly edge with a general drainage direction from west to the northeast.

All of the required street dedications exist, however; the necessary street improvements for the site have not been completed to the ultimate width along Norconian Drive. There is no designated horse trail in front of the site, but one exists across the street on the east side of Norconian Drive.

**PROJECT DESCRIPTION:** The applicant is requesting approval of a conditional use permit to allow the development of a Hindu Temple and cultural and religious center (ref. Exhibit "D" – Site Plan)

Development on the site is proposed to consist of a two-story main building that will accommodate the temple and its associated uses. The first floor will include the Saints Residence, a prayer room, covered patio areas, a multi-purpose room, classrooms, and ancillary areas for kitchens, storage, bathrooms etc. The entire first floor will total approximately 24,975 square feet. Level two is proposed to consist primarily of classrooms and will total about 4,310 square feet (Exhibit "E" – Floor Plans). The project also includes a 5,063 square-foot gazebo/trellis patio cover area and a tennis court at the rear of the property.

The project will have operating hours ranging from 8:30 a.m. to 5:00 p.m. every day of the week. Sundays will be the day that will draw the most people for Sunday services beginning as early as 10:00 a.m., and the rest of the week will consist of people visiting the site to talk to priests, attend yoga classes and/or special events etc. Attached for the Commission's review is a letter providing further information on the projects uses (ref. Exhibit "F" – Letter dated January 4, 2016).

The main building is proposed to be wood framed construction, with a stucco finish and tile roof. The architecture theme of the building is proposed to reflect the religious culture of the proposed project consisting of varying roof-lines and dome architectural elements (ref. Exhibit "G" Building Elevations). The building will consist of earth tone colors (ref. Exhibit "H" – Material Board). The bulk of the building is proposed with a height of about 30 feet, but there are roof lines that reach a height of about 36 feet, and the dome is proposed to reach a maximum height of about 46 feet. A variance is being requested to allow building heights above maximum allowed height of 35 feet in the A-1 zone.

The project includes on-site improvements to consist of driveways, drive aisles, parking (107 spaces) and landscaping (82,190 square feet, which includes 49,605 of hydroseeded area). A trash enclosure and loading zone are proposed towards the north side of the site, north of the building.

Access to and from the temple will be from Norconian Drive and then through a secured/gated entrance that will have one lane for entering and one for exiting. The required street public improvements to the ultimate width on Norconian Drive will be provided.

Grading: The property will be mass graded to establish a relatively flat area to accommodate the new structures and parking (ref. Exhibit "I" – Preliminary Grading Plan and Exhibit "J" – Site Line Sections). The project will maximize the flat area space using retaining walls (max height=14 feet) along the easterly, westerly and northerly edges of the property in conjunction with 1.5:1 slopes. After the proposed grading, the finished building pad will vary approximately 20 to 40 feet above the grade of the street.

The proposed retaining walls depicted on the preliminary grading plan will be of masonry/block construction, with exception of the northerly wall that will be a crib wall.

The proposed project will emulate existing drainage patterns to avoid redirection of runoff onto adjacent parcels. Due to the addition of impervious surfaces (asphalt parking, structures, etc.) the project will construct an underground storm water detention system that will mitigate increased runoff from the site.

**PROJECT REVIEW STATUS:** Project Review Board (PRB): The PRB reviewed this project on April 2, 2014 and November 10, 2015. The majority of the comments discussed at the meeting have been reflected in the design of the project or incorporated into the conditions of approval. One of the aspects of the project that was discussed at the PRB related to the encouragement of western architecture. The architecture is not western and the applicant is requesting consideration by the Planning Commission of the building design as shown in the attached plans.

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

Streets, Trails and Utilities Commission (STC): Review by the STUC was not required for this project.

Neighborhood Meeting: Surrounding property owners within a 300-foot radius of the project site were notified and invited to a community meeting on July 14, 2015. The meeting was held by the developer/applicant where information was presented on the proposed development.

A concern brought up at the meeting was the provision of enough on-site parking, since there is currently a lot of street parking when all of the churches in the immediate area are in full operation on Sundays. One resident had concern over the visibility of the project from his property which is located north of Norco Drive. He asked to see something that would depict what would be viewed from his property. This resident was informed that this matter would be addressed before the Planning Commission at the scheduled meeting. The applicant mentioned the installation of a statue in front of the building, so the neighbors asked to see a rendering. The rendering was not available for the neighborhood meeting, but was promised by the applicant to be available at the meeting before the Planning Commission. Other minor comments/questions were addressed by the applicant.

**ANALYSIS:**

Land Use: The subject property is located in the A-1 Zone. A church and its related activities are allowed within the A-1 Zone subject to the approval of a conditional use permit.

Development standards for the A-1-20 Zone relate to residential uses; however, churches must comply with pertinent developments standards such as setbacks, building height and lot coverage. In addition, for non-residential uses such as a church, parking must be provided

and the architectural theme and development layout must be addressed to make sure the project is compatible with the area.

Setbacks: The minimum setbacks, in the A-1-20 Zone are 25 feet for the front, 5 and 15 feet for the sides, and 100 feet for the rear. Any detached structure requires the minimum of setbacks of 5 feet from property lines and 10 feet away from any other structure.

The building is proposed to have a setback from the front property line of over 100 feet, side yards of at least 25 feet on both sides, and a rear yard setback of over 200 feet as measured to the rear property line located behind the proposed tennis court area. The trellis patio cover at the rear of the property will be at least 5 feet from property lines and 10 feet away from any other structure. As proposed the project meets the minimum setback requirements.

Lot Coverage: The maximum lot coverage of all structures is 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). The flat pad area with the proposed grading of the property will be approximately 118,700 square feet. The pad coverage for the property is proposed at approximately 25%, taking into account the foot print of the primary structure and the trellis building at the rear. As proposed, the project meets the lot coverage requirement.

Landscaping: There is no landscaping requirement in the A-1 Zone; however, landscaping is being provided in the amount of 82,190 square feet to consist of flat landscaping along the perimeter of the site, in the parking areas and in areas around the building, and hydro-seeding in the slope areas. For commercial development such as in the C-G zone, the landscape requirement is 15 percent of the total lot area. The flat landscaping provided for this project is equal to about 18 percent of the site.

Parking and Loading Spaces: With the development of churches, the main church/sanctuary area is what typically generates the largest amount of vehicle traffic. For this reason, parking for churches has been based on the seating for the main building/sanctuary area alone. In this case, the prayer room would be the main use of the building and therefore used to calculate required parking.

The Norco Municipal Code (NMC) requires one parking space for every three seats, fixed or otherwise, when calculating parking for a church. The floor plan for the building indicates a prayer room of 3,525 square feet, but with no fixed seats. Per the applicant, seating is not used in their prayer room.

In staff's research of the Code for a general meeting area with no fixed seats, the closest use was elementary/junior high auditoriums/gymnasiums, which requires one parking space for every 35 square feet of general assembly area where there are no fixed seats. Using this parking ratio, a minimum of 101 parking spaces would be required. A total of 107 parking spaces (with a 90 degree layout) are proposed, with 93 parking spaces being in front of the

proposed building and the remaining 14 spaces being in the gazebo/trellis patio cover and a tennis court area at the rear of the property.

One 12'x25' loading space is proposed towards the north side of the site and north of the building, which is the minimum size required.

Access and Circulation: Access to and from the temple will be from Norconian Drive and then through a secured/gated entrance that will have one lane for entering and one for exiting. The width of the entry and exit points has been reviewed by the Fire Department and determined to be adequate. On-site drive aisles widths with 90 degree parking on one or both sides is a minimum of 25 feet. All of these drive aisles are at least 25 feet wide, meeting Code requirements and providing for adequate on-site circulation.

Fencing and walls: The maximum height of fence and walls (that are not retaining) is six feet. The access gates at the entrance (along with the pilasters to support the gates) are proposed with a height a maximum height of seven feet, six inches, which can be allowed by the Commission as part of the conditional use permit. Staff is recommending direction on whether a proposed height over six feet can be allowed in proportion to the building.

The project will maximize the flat area space using retaining walls (maximum height=14 feet) along the easterly, westerly and northerly edges of the property in conjunction with 1.5:1 slopes. The proposed retaining walls depicted on the preliminary grading plan will be of masonry/block construction, with the exception of the northerly wall that will be a crib wall. Review of the height of retaining walls and its material is included in the discretionary review by the Planning Commission with a conditional use permit. The Planning Commission needs to review the height of retaining walls wall in terms of the amount of grading being proposed on the site, and if what is being proposed is appropriate for the site.

Trash Enclosure: The required trash enclosure is proposed towards the north side of the site, north of the building and will to be built to City Standards.

Architecture and Building Height: The architectural theme reflects the religious culture of the proposed project consisting of varying roof-lines and dome architectural elements. The bulk of the building is proposed with a height of about 30 feet, but there are roof lines that reach a height of about 36 feet, and the dome to a maximum height of about 46 feet. A variance is being requested for a building height above the 35-foot height limit in the A-1 Zone.

The architectural guidelines from the NMC emphasize a western-themed/equestrian architecture with allowances and consideration as needed for existing surrounding development. The NMC has the following direction for architectural design and approval:

**18.41.10 Criteria for Architectural Review and Approval.**

*In addition to those criteria listed in this chapter, the Planning Commission shall consider and weigh: The nature of specific uses, in particular zones and geographic areas, and the requirements of utility with respect to the structures proposed for uses; site dimensions with relation to the structures proposed and the required utility thereof; the adequacy and conformity and harmony of external design, colors, materials, and architectural features with neighboring structures and use of the improvements proposed on the parcel with improvements existing or permitted on neighboring sites, and compatibility with established design parameters such as those outlined in specific plans.*

**18.41.11 Building Architecture**

*Building architecture shall reflect a desired western theme and identity. Qualities that reflect the western theme can be described as rural, informal, traditional, rustic, low profile and equestrian oriented.*

The project site is in a residential zone; however it is primarily surrounded by existing churches with their unique architecture styles that are not consistent with each other nor are they particularly western in theme. The proposed architectural elevations were submitted to the Architectural Review Sub-Committee (ARC) for review. One member of the ARC expressed concern that there is no western architectural elements for the project, and that because the project will be in a highly visible site from Sixth Street, it should at least make an effort to include some western elements that are generally required of other commercial projects. However, no direction was provided as this member of the ARC was at a loss on how to modify the project to be more Western. The other member of the ARC expressed the concern that the building is too high for a residential neighborhood setting. This member expressed that building up a pad so high, plus making the actual building taller than the allowed height of 35 feet is too much for the property. Staff shares this same concern. This member was unsure if the architecture could be regulated because it is a temple, but noted that there are no western elements on the building.

A letter of opposition to the project was submitted stating that the project is not in the western character of the City and there is no justification for the variance on the height of the building (ref. Exhibit "K" – Letter of Opposition dated January 11, 2016).

Staff has requested photo simulations of how the project would be viewed from Norconian Drive and from Norco drive. The applicant; however, has not provided this information. These photo simulations were requested to help the Planning Commission, the public, and staff have a better idea of how the finished project will be visible to the surrounding community.

**CONCLUSION:** The applicant is requesting the Planning Commission consider the proposed project and its architecture for approval along with approval of the variance. However; due to the ARC's concerns, the concerns of the surrounding property owner, and staff unable to justify the requested variance, it is staff's recommendation that the Planning Commission

deny the variance and continue the conditional use permit off-calendar, and direct the applicant to revise the architecture to comply with the 35-foot height limit, with any direction on architecture the Planning Commission deems necessary.

Resolutions of approval for Conditional Use Permit 2014-10 and Variance 2014-05 have been attached should the Planning Commission determine to approve the project as proposed.

/adr

Attachments:

- Resolution 2016-11
- Resolution 2016-12
- Exhibit "A" – Location Map
- Exhibit "B" – APN Map
- Exhibit "C" – Aerial and Site Photos
- Exhibit "D" – Site Plan
- Exhibit "E" – Floor Plans
- Exhibit "F" – Letter dated July 4, 2016
- Exhibit "G" – Building Elevations
- Exhibit "H" – Material Board
- Exhibit "I" – Preliminary Grading Plan
- Exhibit "J" – Site Line Sections
- Exhibit "K" – Letter of Opposition dated January 11, 2016

## RESOLUTION NO. 2016-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A VARIANCE FROM NORCO MUNICIPAL CODE SECTION 18.13.18 (PERMITTED HEIGHTS) MAXIMUM BUILDING HEIGHT OF 35 FEET, TO ALLOW A BUILDING HEIGHT OF 46 FEET, ON A VACANT PARCEL IDENTIFIED WITH THE ASSESSOR PARCEL NUMBER OF 130-240-031 AND WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. VARIANCE 2015-05**

WHEREAS, SWAMINARAYAN GURUKU-USA submitted an application to the City of Norco, California, for a variance under provisions of Title 18 of the Norco Municipal Code, on property generally described as:

Parcel 1 of Parcel Map No. 19968, in the City of Norco, County of Riverside, State of California, as per map recorded in Book 155, Pages (s) 42 through 45, inclusive of Parcel Maps, in the office of the County Recorder of said County,

More generally described as an irregular-shaped area of about 4.01 acres, having a frontage on the west side of Norconian Drive of about 442 feet, a maximum depth of about 611 feet, and being further identified with the Assessor's Parcel Numbers 130-240-031); and

WHEREAS, said application for a variance was submitted to the City of Norco Planning Commission for decision and scheduled for a public hearing on or about 7 p.m. on February 10, 2016 in the City Council Chambers, 2820 Clark Avenue, Norco, California, 92860; and

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

WHEREAS, at the time and place set, said Planning Commission did hold a public hearing to consider the aforesaid variance and did receive both oral and written testimony pertaining to the said application; and

WHEREAS, the proposed variance on file with the Planning Division is consistent with the City's General Plan; and

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

WHEREAS, after the close of said hearing and deliberation, the Planning Commission did find and determine by formal action based on the evidence presented to the Commission during the said hearing as follows:

I. FINDINGS:

A. The property has special characteristics that do not generally apply to other properties in the area.

B. The variance is necessary to avoid practical difficulty and undue hardship for without the variance, the proposed project cannot be constructed on the site.

C. The granting of the variance would not result in prejudice to the other properties in the vicinity and would not give a special privilege to the subject property. The granting of the variance will not be detrimental to the public health, safety or welfare, as the applicant will be required to obtain building permits for all construction improvements.

D. The granting of the variance would not be contrary to the City's General Plan, as the general plan designation for the subject property is "Residential Agricultural" and the zoning designation of A-1-20 of the property is consistent with the General Plan that allows churches/temples with the approval of a conditional use permit.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in regular session assembled February 10, 2016 that the aforesaid application for a variance is hereby granted subject to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan, Exhibit "E" – Floor Plans, Exhibit "G" – Building Elevations dated December 21, 2015, and Exhibit "I" Preliminary Grading Plan dated December 28, 2015 incorporated herein by reference, and on file with the Planning Division. Development shall remain 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 becomes effective.

3. The project shall be in compliance with the City of Norco Municipal Codes, Ordinances, and Resolutions. Noncompliance with any provisions of the Norco

Municipal Code 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. The applicant shall comply with all the requirements of the Planning, Engineering, Building Divisions, and the Fire and Sheriff's Departments and all other applicable departments and agencies.

5. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building and Engineering Divisions and all other applicable departments.

6. The variance granted allows a maximum building/dome height of 46 feet.

7. This variance is valid only with the approval of Conditional Use Permit 2014-10 and shall be subject to compliance with all the conditions of approval in Resolution 2016-12 approving Conditional Use Permit 2014-10

##

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on February 10, 2016.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on February 10, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

## RESOLUTION NO. 2016-12

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A TEMPLE AND CULTURAL CENTER ON A VACANT PARCEL (ASSESSOR'S PARCEL NUMBER 130-240-031) LOCATED ON THE WEST SIDE OF NORCONIAN DRIVE, BETWEEN NORCO DRIVE AND FIFTH STREET, WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. CONDITIONAL USE PERMIT 2014-10**

WHEREAS, SWAMINARAYAN GURUKU-USA 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, to allow the development of a church campus on property generally described as:

Parcel 1 of Parcel Map No. 19968, in the City of Norco, County of Riverside, State of California, as per map recorded in Book 155, Pages (s) 42 through 45, inclusive of Parcel Maps, in the office of the County Recorder of said County,

More generally described as an irregular-shaped area of about 4.01 acres, having a frontage on the west side of Norconian Drive of about 442 feet, a maximum depth of about 611 feet, and being further identified with the Assessor's Parcel Numbers 130-240-031); 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 February 10, 2016; and

WHEREAS, at the time set at 7 p.m. on February 10, 2016 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 designated the site as Residential Agricultural, and the A-1-20 zoning designation of the site is consistent with the General Plan Designation. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.

B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the adjoining properties are all zoned A-1-20, but the majority of adjoining properties are developed with similar uses. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.

C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards, and approval of a variance is being processed concurrently for a building height above 35 feet.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.

E. The City has determined that the project is categorically exempt from environmental assessment per CEQA and the provisions of the Norco Environmental Guidelines pursuant to Section 3.13, 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 on February 10, 2016 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, Exhibit "E" – Floor Plans, Exhibit "G" – Building Elevations dated December 21, 2015, and Exhibit "I" Preliminary Grading Plan dated December 28, 2015, and incorporated herein by reference and on file with the Planning Department. 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 not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Department for record purposes for approval of any grading and/or building permits.
5. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
6. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
7. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
8. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.

9. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.
10. Building elevations, building colors and materials shall be as approved by the Planning Commission. Changes on the building architecture as directed by the Planning Commission shall be approved by the Architectural Review Subcommittee (ARC) for final review by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Director or designee prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file.
11. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.
12. Approval shall be granted by the Planning Division of all walls and fences, landscaping plans (precise schedule), and exterior lighting prior to issuance of building permits.
13. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants shall be submitted to the Planning Division and Planning Commission for approval. Such plans shall indicate plant and tree types and sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees shall be installed as a minimum 15-gallon container or 24-inch planter box. Shrubs shall be installed as a minimum 5-gallon container. Inside dimensions of any designated landscape planters adjacent to parking/maneuvering areas which allow vehicle approaches to overhang into said planter areas shall not be credited towards meeting the minimum landscaped area requirements. The landscape plan shall also be submitted for review and approval by the Planning Division and may require Planning Commission review.
14. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval. The property owner is responsible for maintenance of on-site and off-site landscaping.

15. A detailed on-site photometric lighting plan shall be submitted for review and approval by the Planning Division and may require Planning Commission review, prior to issuance of building permits. Such plan shall indicate style, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties or streets. On-site lighting shall be directed inward to the project and sheltered from view, as much as possible, from the adjacent property.
16. Freestanding lighting fixtures shall be no more than 15 feet in height.
17. All ground-mounted utility appurtenances such as transformers shall be located out of public view of the main building area and adequately screened through the use or combination of concrete masonry walls, berms, and landscaping to the satisfaction of the Planning Department.
18. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director prior to the issuance of building permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment of the same shall be submitted to the Planning Department for review and approval prior to issuance of building permits.
19. Trash enclosures shall be designed to meet City standards in the location as indicated on the site plan and/or in a location approved by Waste Management. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry wall in conformance with City standards, and shall be equipped with a six-foot high sight-obscuring gate and "man" entrance, subject to approval of the Planning Department. The trash enclosure shall be a minimum size for two bins, one bin for trash and the other bin for recycling.
20. The developer and subsequent owners shall participate in recycling programs that are in compliance with State requirements and the City's recycling program, and shall place recycling facilities as approved by the City and the City's waste hauler.
21. Standard parking spaces shall be provided as required by the Norco Municipal Code. The number of parking spaces designated for disabled persons shall be provided per Code requirements. Parking shall remain clear and accessible to the public during normal business hours.
22. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable.

23. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Division prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.
24. Any stop work order caused by a failure to make application for building permits may be cause for revocation proceeding to begin.
25. The proposed project lies within the Western Riverside Council of Governments (WRCOG) area-wide Multi-Species Habitat Conservation Plan (MSHCP). The City has adopted the MSHCP program and if applicable, this project shall be subject to the payment of these fees prior to the issuance of building permits.
26. A bond or surety device shall be posted and an agreement executed to the satisfaction of the City Engineer and City Attorney, guaranteeing completion of all public improvements. NOTE: Upon acceptance by the City Council of the public improvements and installation of any necessary erosion control devices, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
27. Trash enclosures proposed for this site, near buildings where food uses are anticipated, shall be protected from surface run-off by a six-inch concrete curb or masonry wall and shall drain inward to a sewer inlet to the satisfaction of the Building Division. Access to enclosures from entry drives will not be permitted.
28. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. or on Saturdays, Sundays or holidays without prior written approval from the City Engineer.
29. 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.
30. Driveway approaches shall be constructed in accordance with City standards as approved by the City Engineer.

31. All on-site drive aisles and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
32. A City of Norco Encroachment Permit shall be obtained for **ALL** work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards, Riverside County Road Department Standards, and/or as otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.
33. This development shall be served by underground utilities. All sewer, water and storm drain utility locations shall be incorporated into the public improvements plans and shall be prepared on 24"x36" mylar, by a registered civil engineer, for approval by the City Engineer. A plan check fee of 4.5% of the estimated public improvement costs shall be paid prior to plan approval.
34. The applicant shall obtain written authorization granting permission for any work to be completed on property in which he is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.
35. 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 if applicable, this project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance.
36. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of grading permit.
37. An on-site precise grading, paving 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.
38. The grading plan will show all proposed flow patterns, elevations, hardscape improvements, project phasing and implementation prior to issuance of a grading permit.
39. 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.

40. The applicant shall participate in the Master Drainage Plan improvement facility identified for the project site and shall be responsible for its construction and shall dedicate those drainage easements to the City as are determined necessary to the City Engineer.
41. Prior to the issuance of a grading permit, the applicant's engineer shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) covering all construction. Maintenance of the necessary erosion control devices shall be the responsibility of the applicant. Any emergency repair to these devices performed by City forces shall be billed to the applicant and paid for prior to the release of certificate of occupancy.
42. The project engineer shall include an erosion control plan as part of the precise grading plan, providing for installation of approved erosion control devices (sandbags, desilting basins, etc.) during all phases of construction.
43. All slopes shall be a maximum of 2:1, unless a slope stability analysis prepared by a registered soils engineer is submitted recommending steeper slope gradients. Review and approval of this analysis shall be at the sole discretion of the City Engineer and in no case shall slopes steeper than 1.5:1 be permitted. Slopes greater than 5 feet in height and slopes adjacent to street right-of-way shall be planted and irrigated with an approved plant material. Review and approval of corresponding landscaping/irrigation plans shall be performed by the Planning Department.
44. A registered civil engineer or landscape architect shall prepare street tree planting, parkway landscaping and irrigation plans on standard size sheets for approval by the City Engineer and Director of Community Development. Plans shall be submitted at the time of initial submission of all improvement plans. All street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council.
45. Off-site landscaping must be included on the on-site landscaping plans, which shall be submitted for review and approval by the Planning and Engineering Divisions.
46. Street improvements are required with this project to the required City width and standards. A registered civil engineer shall prepare street improvement plans on 24" x 36" mylar for approval by the City Engineer. Striping and signing shall be included as part of these plans, when required. Striping and legends shall be

thermoplastic paint. A plan check deposit may be required prior to plan checking and standard fees shall be paid prior to plan approval.

47. The applicant shall dedicate all vehicular access rights on Norconian Drive, except across driveway openings as indicated on the approved site plan prior to issuance of a building permit.
48. The project shall be connected to the City's sewer system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance. Grease interceptors shall be required for all food service uses.
49. The project shall be connected to the City's water system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.
50. Separate water meters shall be required for the buildings and irrigation, and are required to be installed prior to issuance of a certificate of occupancy.
51. Irrigation lines require reduced pressure backflow preventors to be installed to City standards.
52. A preliminary Water Quality Management Plan (WQMP) shall be submitted prior to site grading plan submittal. A Final WQMP shall be submitted and approved by the City Engineer. Prior to issuance of a grading permit, the property owner shall record a Covenant and Agreement, or other approved instrument, with the County-Clerk Recorder to inform future property owners of the requirement to implement the approved WQMP.
53. The applicant shall be required to process a Storm Water Pollution Prevention Plan (SWPPP) through the State of California Regional Water Quality Control Board for conformance with the requirements of the National Pollution Discharge and Elimination System (NPDES) and submit proof that a Notice of Intent (NOI) has been filed with the appropriate state agency. No work completed must cause a violation of the City-wide NPDES Permit.
54. The project shall comply with Americans with Disabilities Act (ADA) requirements.
55. The applicant shall meet with the Norco Fire Department to determine locations of fire hydrants, red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.

56. Fire lanes, turn-around/access and yard hydrants shall be in accordance with the latest edition of the California Fire Code. See the Norco Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.
57. All gates shall be installed in compliance with the latest edition of the California Code, Section 902 and approval of the Norco Fire Department is required.
58. The Norco Fire Department will require a Knox Box to be installed.
59. Fire Department roof access ladders are required when buildings have a parapet which is four feet or greater. See the Norco Fire Department for "Roof Access" requirements.
60. The developer/general contractor is responsible for reasonable continuous cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation; consequently, the developer/general contractor would be cited for this.
61. Complete architectural and structural building plans, including all specifications, shall be submitted to the Norco Fire Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to, construction type, exits, fire protection equipment, building protection, and interior finish. The developer is responsible for, and shall apply for and receive, all Fire Department permits, paying all necessary fees prior to beginning construction.
62. Portable fire extinguishers shall be installed in accordance with Norco Fire Department standards prior to occupancy. The developer should contact the Norco Fire Department to determine the exact number, type, and placement required. Where exterior-mounted extinguishers are provided, it is suggested that installation be in recessed cabinets for aesthetics and to reduce theft or vandalism.
63. A fully supervised automatic fire sprinkler system is required for buildings of 2,500 square feet or greater. Supervision must include monitoring to a listed and U.L. Certified Central Station. Said system design to include provisions for future tenant improvement, if applicable. Plans must be submitted to the Building Department. (Information sheet available from the Norco Fire Department).
64. All fire suppression systems require a separate submittal and permit for proposed work prior to installation. See Norco Fire Department standards for "Fire Sprinkler Standard" and "Fire Alarm/Monitored Standard". Fire flow information shall be submitted and acquired prior to system design.

65. All roof coverings shall be of fire-resistive materials only (Class A or Class B according to the Uniform Building Code). The Building Department shall approve materials.
66. The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by sub-contractors. Plan review fees and permit fees may apply - check with the Fire Department for confirmation.
  - Building Architectural Plans
  - On-Site Water & Fire Hydrant Utility Plans
  - Detailed Site Plan with Islands and Drive Aisles
  - Fire Sprinkler
  - Fire Alarm/Sprinkler Monitoring
  - Fire Lanes
  - Flammable Liquid/Hazardous Materials
67. Approved address numbers shall be in accordance to Norco Fire Department Standards for Single-Family Dwellings, Multi-family Dwellings and Industrial/Commercial buildings.
68. Owner must file an emergency notification form with the Sheriff's Department prior to obtaining certificate of occupancy.
69. Roof top addressing (for Sheriff's helicopter) shall be applied in a contrasting color with a minimum 1' x 4' to the main building, provided they are applied on flat roofs that are hidden by parapet walls and not visible from the street.
70. The applicant shall provide surveillance of the parking lots to deter vehicle burglaries.
71. No trespassing/loitering signage shall be provided in the parking lot.
72. Security alarm systems shall be installed in the building.
73. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:

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

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

74. 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 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.
75. 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.

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PASSED AND ADOPTED by the Planning Commission at a regular meeting held on February 10, 2016.

---

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 meeting thereof held on February 10, 2016 by the following roll call vote:

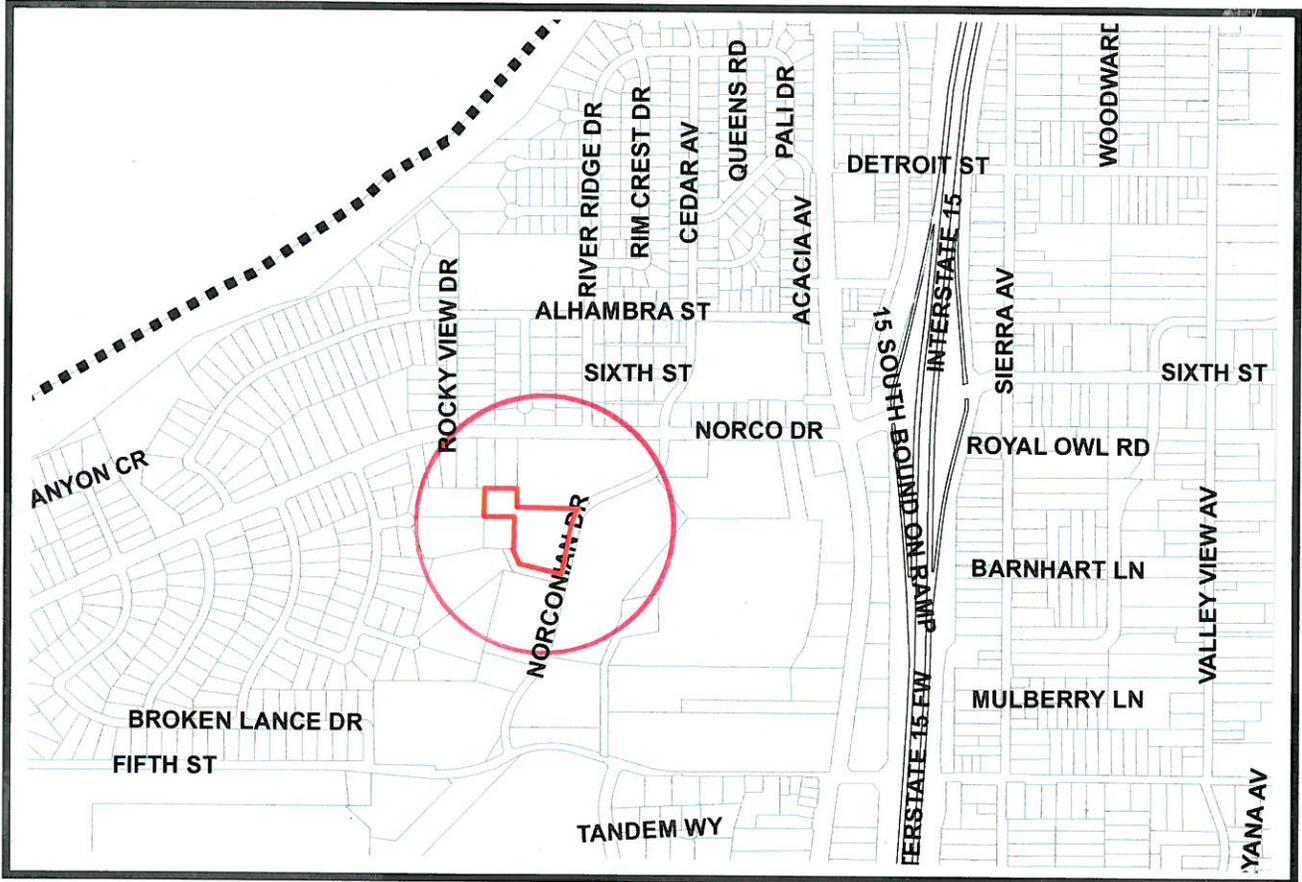
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2014-10  
**APPLICANT:** Swaminarayan Gurukul – USA  
**LOCATION:** Vacant parcel located on the west side of Norconian Drive, between Norco Drive and Fifth Street (Assessor's Parcel Number 130-240-031)

## Exhibit "A"

# ASSESSOR'S PARCEL MAP

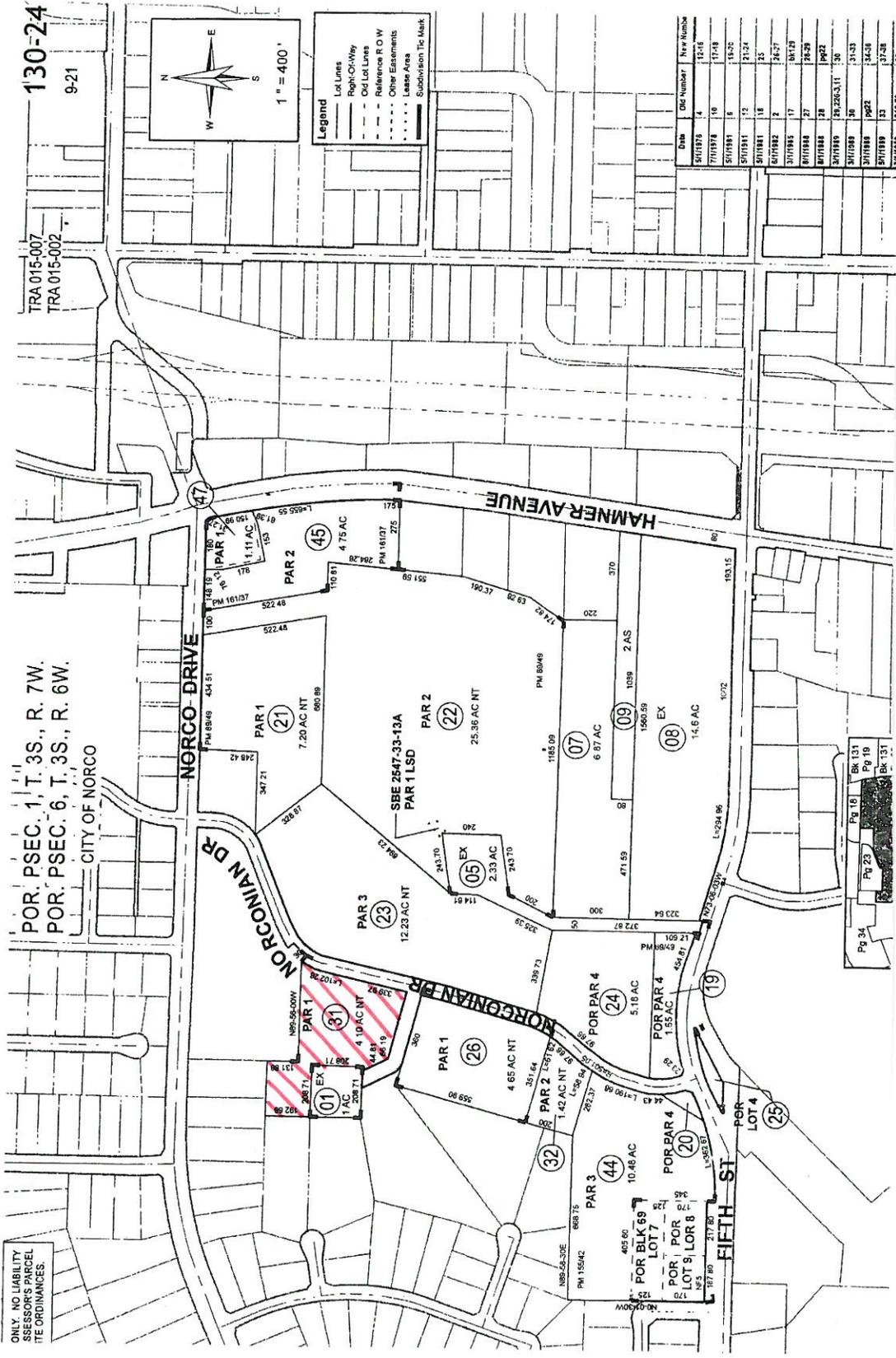


Exhibit "B"

DATE: January 4<sup>th</sup>, 2016  
TO: PLANNING DEPARTMENT  
2870 Clark Ave. Norco CA 92860  
ATTN. ALMA ROBLES, Planner  
REF: SWAMINARYAN GRUKUL USA. (NORCO TEMPLE)

This letter is written to explain the use of the proposed project. The preliminary plans have been submitted for the departmental review. We are waiting for the Planning Department meeting.

As for use of the facility is concern, It is a temple for the Hindu faith. The facility has several other usage and it will be functioning as a CULTURAL and RELIGIOUS CENTER. The other amenities are provided are as follows:

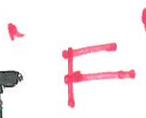
- SAINTS RESIDENCE: It is a 2- bedroom house with an office and it will provide the room for the visiting saints. The number of visiting saints may be limited to two to four people at a time.
- PRAYER ROOM and SHRINE: It has a capacity of 230 people.
- COVERED PATIO: Covered patio will be equipped with benches and lose chairs. People will be served with special food before they go to prayer room.
- MULTI PURPOSE HALL: This large hall will be for various functions such as graduation parties, wedding receptions and other ceremonies, yoga classes etc. It has a commercial kitchen to serve special cooked food.
- SUNDAY CLASS ROOMS: Six (6) small class rooms on the first floor. Fifteen (15) small classrooms for first thru sixth grade will be provided on the second floor for the Sunday activities.
- The parking lot split into two levels because of the hillside grades. Lower level will be the parking and all the buildings described above. Upper level of parking will also have ample open courts and spaces the Gazebo and open trellises and children's play areas.

There will be three full time employees on the property. The regular operating hours of the facility will be from 8:30 to 5:00. People visit during the day to get blessings from the Priest. The Sunday prayers are offered from 2 PM to 7 PM. The Center will be open occasionally for other events such as weddings or ceremonies until midnight.

If you have any question, please do not hesitate to call our office.

Yours sincerely,

Syed Raza, AIA Architect

**EXHIBIT** 



**SYED RAZA ASSOCIATES**  
ALL ARCHITECT

ARCHITECTURE  
PLANNING  
CONSULT. MANAGEMENT

12000 Central Avenue  
Cupertino, CA 91770  
TEL: (650) 581-7441  
FAX: (650) 581-7450



REVISION	DATE
1	10-21-18
2	10-21-18

PROJECT: 19-21-18  
PROPOSED PROJECT: SWAMINARAYAN GURUKUL USA  
3838 NORCONIAN DRIVE  
MOUNTAIN VIEW, CA 92680  
TEL: (951) 262-2603  
FAX: (951) 262-2601

NO.	DATE	BY	CHKD.	APP.
1	10-21-18	SR	SR	SR
2	10-28-18	SR	SR	SR

**S-1**

**SIGHT LINE SECTIONS** SCALE: 1"=50'

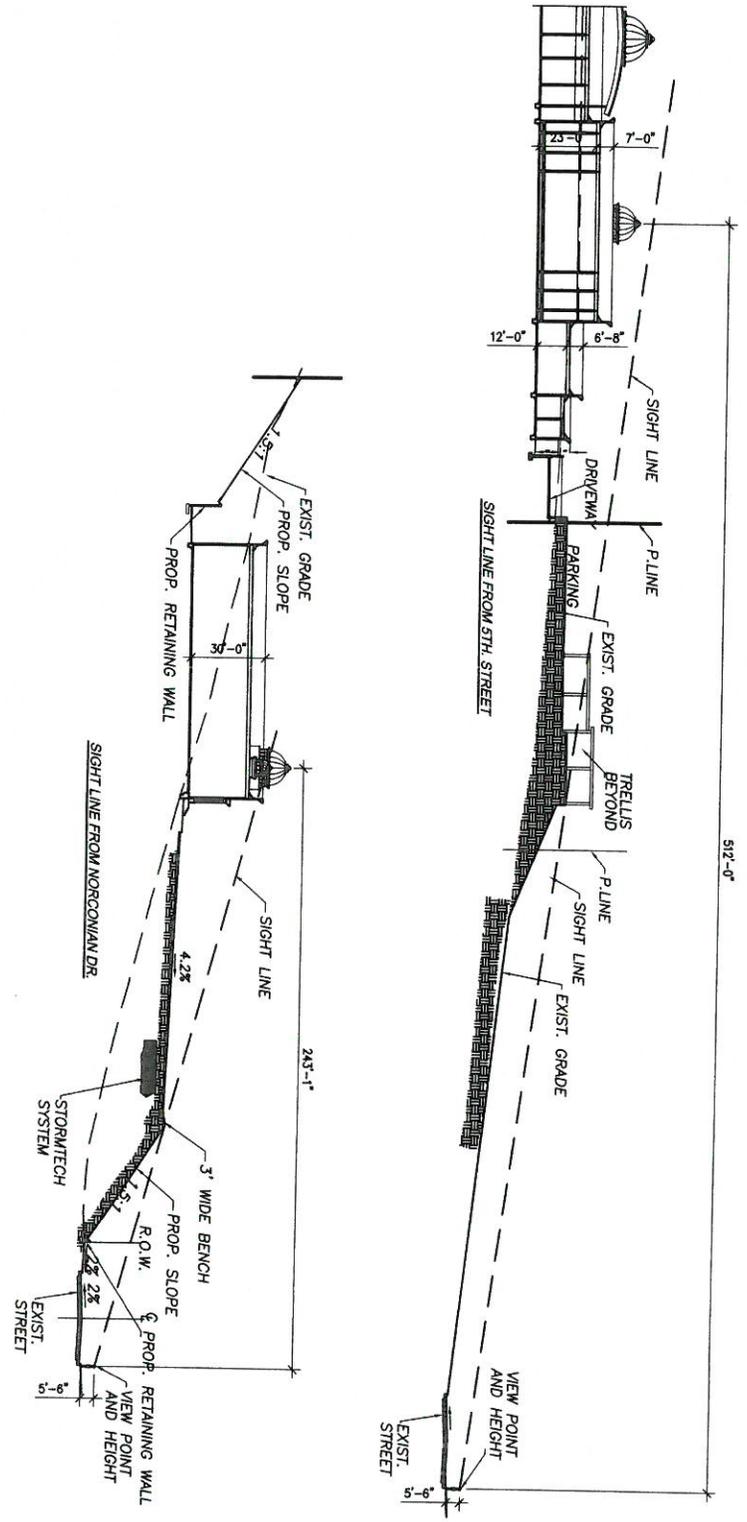


EXHIBIT 'J'

January 11, 2016



Steve King  
Planning Director  
City of Norco  
2820 Clark Avenue  
Norco, CA 92860

Re: Conditional Use Permit 2014-10/Variance 2014-5

Dear Mr King:

I am a resident of the City of Norco very near to the subject property. I live on the NW corner of Norco Drive and River Ridge Drive within sight of the the proposed facility.

I am opposed to the granting of the Variance being heard at 7 PM on January 13, 2016. The subject facility is not in the Horse keeping Western Character of Norco. It is more in the genre of a property to be found in an Indiana Jones Adventure Movie.

I do not wish to be within sight of such a Facility. There is no justification for the added height to 46 feet from 35 feet. It is already prominent due to its siting on the side of a hill.

I urge the Planning Commission to reject the Variance Application.

Very truly yours,

Dale R. Jesse  
3944 River Ridge Drive  
Norco, CA 92860

EXHIBIT "K"

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** February 10, 2016

**SUBJECT:** Conditional Use Permit 2015-39 (Smith): A request for approval to allow a detached accessory building consisting of a 1,120 square-foot garage/storage building at 4157 Sundance Lane located within the A-1-20 (Agricultural Low Density) Zone

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2016-05 approving Conditional Use Permit 2015-39.

Conditional Use Permit 2015-39 is a request for approval to allow an accessory building consisting of a 1,120 square-foot garage/storage building at 4157 Sundance Lane (ref. Exhibit "A" – Location Map). The property consists of about .46 acres/20,001 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo).

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

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

- The minimum setbacks of 5 feet from 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 19 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 20,001 square feet and at least 18,220 square feet of the property has an average grade of 4% or less. The pad coverage for the property is approximately 27%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 5 animal units would be allowed which would require an open area of at least 2,880 square feet. There is an open area of over 2,880 square-feet at the rear of the property where noted on the attached site plan, which is rectangular in shape and a minimum of 24 feet on all sides.**



## RESOLUTION NO. 2016-05

### **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 1,120 SQUARE-FOOT GARAGE/STORAGE BUILDING AT 4157 SUNDANCE LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2015-39)**

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 GERALD SMITH for property located at 4157 Sundance Lane (APN 121-541-003); 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 February 10, 2016 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 February 10, 2016 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 November 18, 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 garage/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.

##

Resolution No. 2016-05  
Page 4  
February 10, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on February 10, 2016.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was regular duly and regularly passed and adopted by the Planning Commission of the City of Norco at a meeting thereof held on February 10, 2016, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr



APN MAP

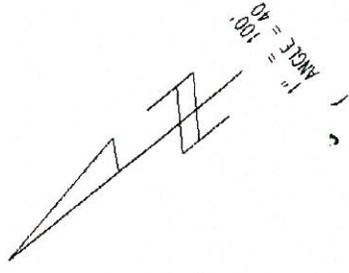
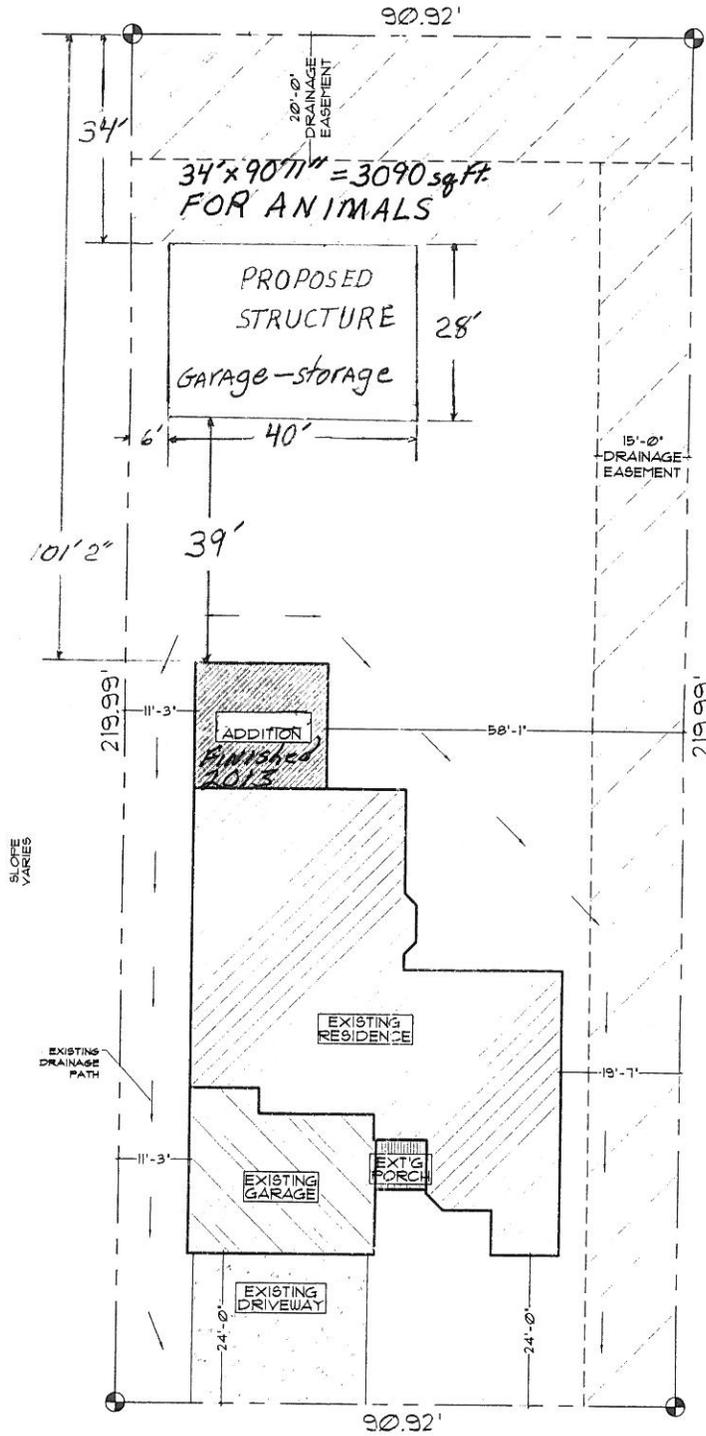
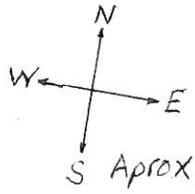


Exhibit "B"

3 of 3



- SEPARATE AND BUILD ARE REQUIRED TO FOLLOW
- SITE IM
  - SITE LIC
  - LANDSC
  - SIGNS
  - GREASE
  - FIRE SPR
  - FIRE ALA
  - UNDERG SYSTEMS

Gerald Smith  
4157  
SUNDANCE LANE

EXHIBIT "C"  
11-18-15

11  
SC

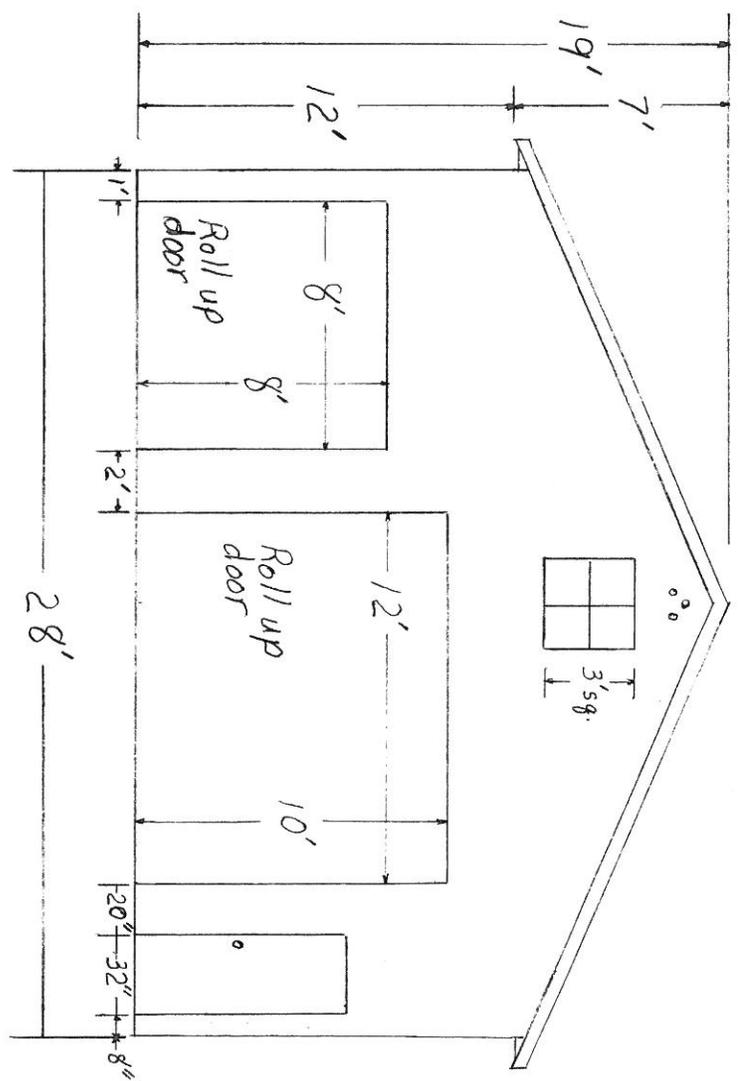
SCALE 1"=20'

.05=1'

The proposed building is wood construction with a stucco exterior and a tile roof to match the house.

Gerald Smith  
 4157 Sundance Ln,  
 Norco, CA, 92860  
 951 738-0514

The WEST side is the same except no doors

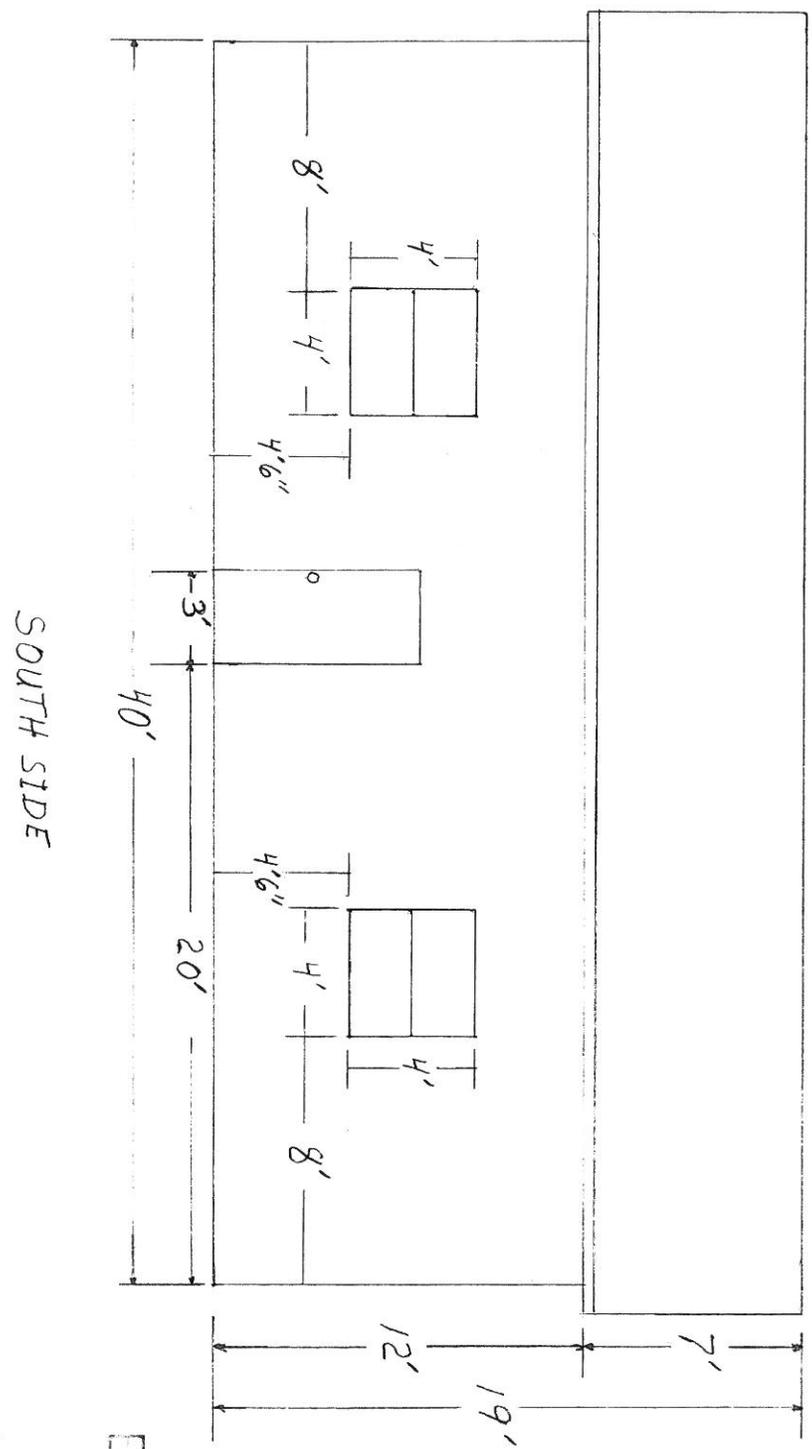


EAST SIDE

EXHIBIT 'D'  
 1 OF 2  
 11-18-15  
 SCALE 1"=4'

The NORTH side is  
the same except  
no door

Gerald Smith  
4157 Sundance Ln.



SCALE 1"=4'

EXHIBIT "D"  
2 OF 2  
11-18-15

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** February 10, 2016

**SUBJECT:** Conditional Use Permit 2015-40 (Sandoval): A request for approval to allow a detached accessory building consisting of a 1,750 square-foot barn/storage building at 219 Gulfstream Lane located within the A-1-20 (Agricultural Low Density) Zone

**RECOMMENDATION:** Staff recommends that the Planning Commission review the adopt Resolution 2016-10 approving Conditional Use Permit 2015-40.

Conditional Use Permit 2015-40 is a request for approval to allow an accessory building consisting of a 1,750 square-foot barn/storage building at 219 Gulfstream Lane (ref. Exhibit "A" – Location Map). The property consists of about 1.21 acres/52,565square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo). The property includes a recorded Primary Animal Keeping Area (PAKA) of 3,918 square feet located towards the south side of the property.

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, building elevations and floor plan for the proposed building are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations and Floor Plan). The building is proposed to be wood framed construction with a stucco exterior and shake roof that will match the existing house in color. The barn is proposed with dirt floors and no interior drywall. The barn is intended to accommodate the property owner's prized horses and storage of related animal-keeping items. Most of the barn (approximately 1,450 square feet) is proposed in the PAKA.

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

- The minimum setbacks of 5 feet from interior and rear property lines, 15 feet from a side property line adjacent to a street, and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 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 19 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). The maximum allowed coverage of a PAKA is 40%. **The subject property is approximately 52,565 square feet, and at least 16,000 square feet (pad size) of the property has an average grade of 4% or less. The pad coverage for the property is approximately 29%, which takes into account the existing and proposed structures. The PAKA coverage is proposed at 372%.**

Properties in the A-1-20 Zone require a contiguous open animal area to be shown on the site plan reviewed by the Planning Commission. However, this property, while located in the A-1-20 Zone, has a recorded PAKA and therefore a contiguous open animal area is not required to be shown. Structures allowed in the PAKA must be for animal-keeping and related uses only.

The project was provided to the Architectural Review Sub-Committee (ARC). The ARC agreed the aesthetics was fine; however, the ARC was concerned with the actual use of the proposed structure. Both members of the ARC indicated that the design of the building (that includes roll up doors and man doors) did not reflect an animal-keeping structure. One member of the ARC stated that the design reflects more of a Recreational Vehicle (RV) garage and not an animal keeping barn. The applicant was informed of the concern and was provided with an example of an animal-keeping barn (ref. Exhibit "F" – Barn Example). The applicant made changes by adding exterior wood trim and corbels with kickers, which is reflected in Exhibit "D" (Building Elevations and Floor Plan) attached with this report. These elevations were provided to the ARC; however, the concern that the structure is not an animal-keeping barn remained. The applicant has requested that the proposed design be considered by the Planning Commission, but that changes can be done as directed by the Commission.

As proposed, the project meets the minimum requirements for an accessory building over 864 square feet. Based on this, staff can make a recommendation for approval. However, with a conditional use permit, the Planning Commission has the discretion to address the concerns of the ARC, and determine whether the structure reflects an animal-keeping barn that can be allowed in the PAKA.

A resolution of approval has been attached should the Commission determine to approve the structure as proposed.

/adr

Attachments:           Resolution 2016-10  
                              Exhibit "A" – Location Map  
                              Exhibit "B" – Assessor's Parcel Map  
                              Exhibit "C" – Site Plan  
                              Exhibit "D" – Building Elevations and Floor Plan  
                              Exhibit "E" – Aerial and Site Photos  
                              Exhibit "F" – Barn Example

## RESOLUTION NO. 2016-10

### 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 1,750 SQUARE-FOOT BARN/STORAGE BUILDING AT 219 GULFSTREAM LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2015-40)

WHEREAS, DAVID SANDOVAL submitted 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 for property located at 219 Gulfstream Lane (APN 133-330-016); 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 February 10, 2016 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 February 10, 2016 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations and Floor Plan dated December 3, 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 compliment the house in color.
10. This approval is for an accessory building consisting of a barn/storage building for animal keeping and related uses. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.

##

Resolution No. 2016-10  
Page 4  
February 10, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on February 10, 2016.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on February 10, 2016, by the following roll call vote:

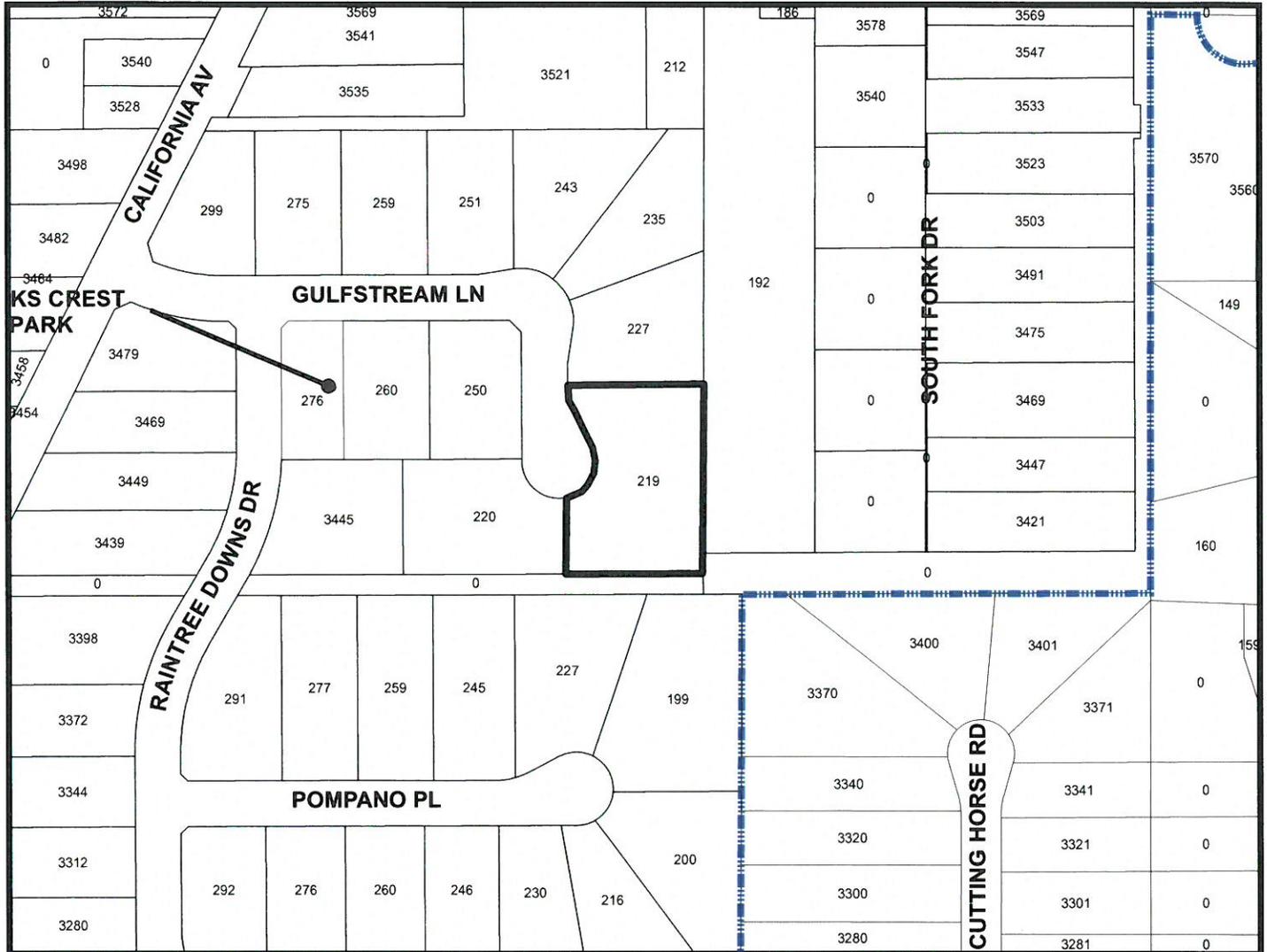
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# Location Map



Not to Scale



**PROJECT:** Conditional Use Permit 2015-40

**APPLICANT:** Bryon Weaver

**LOCATION:** 219 Gulfstream Lane

## Exhibit "A"

# APN MAP

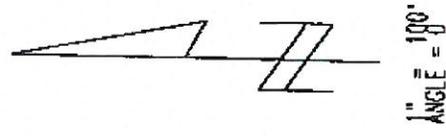
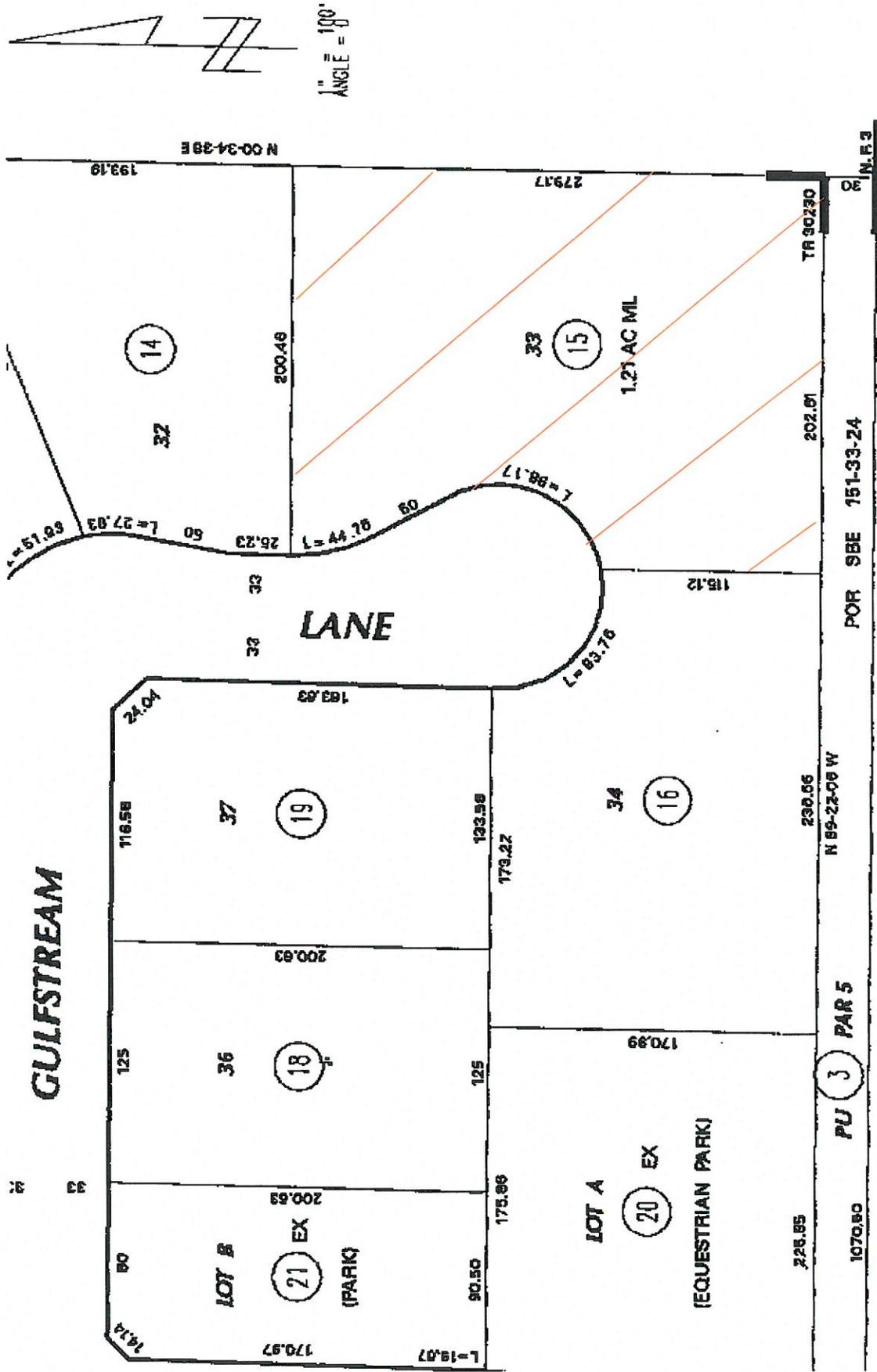


Exhibit "B"

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** February 10, 2016

**SUBJECT:** Conditional Use Permit 2014-33 (Core/Verizon Wireless): A request for approval to allow the installation of an unmanned wireless telecommunication facility at 3659 Corona Avenue located within the A-1-20 (Agricultural Low-Density) Zone.

**RECOMMENDATION:** Motion to adopt Resolution 2016-09, approving Conditional Use Permit 2014-33.

**BACGROUND/SUMMARY:** At the Planning Commission meeting of August 12, 2016, the Commission considered Conditional Use Permit (CUP) 2014-33. The CUP was originally proposed to raise the existing tower/cupola on the existing church building from 29 feet to 42 feet, to accommodate the antennas on the inside of the tower. Because the proposed height of 42 feet exceeded the maximum allowed height of 35 feet in the A-1 Zone, a variance was requested in conjunction with the CUP. The Planning Commission determined that the proposed height was too tall in for the residential area and denied the variance without prejudice, but continued the CUP off-calendar to allow the applicant to re-design.

The project has been re-designed and the proposal now is to raise the existing tower to the maximum height allowed of 35 feet, and add a second tower at the back of the building with a maximum height of 35 feet. Both towers are proposed to accommodate all the antennas that would have been installed in the tower that had been originally proposed at 42 feet. The required support equipment is still being proposed on the ground on the east side of the same building as was proposed with the original plans.

**PROPERTY DESCRIPTION:** The project site is located at 3659 Corona Avenue and is a rectangular-shaped area consisting of about 2.34 acres/101,929 square feet, having a frontage of about 165 feet on the east side of Corona Avenue, and a maximum depth of about 612 feet (ref. Exhibit "A" – Location Map and Exhibit "B" – APN Map).

The property is developed with a church building and associated parking and landscaping, and all the required street improvements exist (ref. Exhibit "C" – Aerial and Site Photos). The site is surrounded by A-1-20 zoning on all sides. All surrounding properties are developed with residential uses except for the property to the south that is developed with a church use.

**PROJECT DESCRIPTION:** The applicant is requesting approval of a conditional use permit to allow the installation and operation of an unmanned wireless telecommunication facility on

a property developed with a church use (ref. Exhibit "D" – Site Plan, Building Elevations and Project Details).

The existing church building includes a tower element at the front, northwest corner of the building with a height at about 28 feet. The existing exterior finish of the church building consists of a combination of stucco and siding. This tower element is proposed to be raised from 29 feet to 35 feet to accommodate antennas on the inside of the tower. In addition, a second tower is proposed at the back south east corner of the building with a maximum height of 35 feet (ref. Exhibit "E" – Photo Simulations).

Both towers will consist of walls that will allow the transmission of radio signals from the antennas. The exterior of the walls are proposed to be finished with siding to match the siding on the church building.

Associated equipment is proposed on the ground behind the church building (on the east side), in an area consisting of about 888 square feet. All of the equipment is proposed to be secured within a seven-foot tall block wall enclosure with a stucco finish to match the existing church building.

Cables linking the associated equipment to the antennas will be underground up to the building, which will then go up along south side of the building. These cables will be covered with a cable tray painted to match the building.

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

**ANALYSIS:** The subject property is located in the A-1-20 Zone. The Norco Municipal Code (NMC) makes provision to allow building mounted telecommunications facilities in an A-1 (residential) Zone, subject to the approval of a conditional use permit.

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

- **Antennas and the equipment rooms must comply with the regulations of the underlying zone.** The property is located within the A-1-20 Zone. Upon development, the church use was found to be in compliance with all required development standards (i.e., setbacks, building height, lot coverage, etc.). For this project, it would need to be determined if the proposed height of the towers and the associated ground mounted equipment within the block wall enclosure meet pertinent development standards discussed below.

Both towers will not exceed the maximum height of 35 feet allowed in the A-1 Zone. Setbacks and lot coverage do not apply to the towers since they are on an existing building.

The maximum height of a solid wall outside of the front setback area in an A-1 Zone is six feet. The proposed block wall enclosure around the equipment is proposed at a maximum height of seven feet which exceeds the maximum height, but can be approved at the discretion of the Planning Commission. Staff is recommending approval of the proposed height since it completely screen the equipment. The south side of the block wall enclosure is proposed up to the south property line, but a minimum setback is not required for walls. Furthermore, building setbacks and lot coverage do not apply to the equipment or enclosure since they are not structures with a roof.

- **Building/Roof mounted antennas in residential and agricultural zones shall be allowed only on structures not used for residential purposes, such as churches, schools, park structures, and water tanks, and shall not be permitted on any residential building.** The project complies with this requirement being that the project site is developed for a church land use and the antennas will be on the church building.
- **The total height of the building and the antenna shall not exceed the height limit of the underlying zone. Antenna exceeding the allowed height limit shall be required to obtain a variance.** Both tower elements will not exceed the maximum height of 35 feet allowed in the A-1 Zone.
- **Building mounted antennas must be screened from adjacent properties and adjacent public rights-of-way. The screening may include parapets, walls, or similar architectural elements provided that it is painted and textured to integrate with the architecture of the building.** The proposed antennas will be completely screened within the walls of the towers and therefore not visible to adjacent properties and adjacent public rights-of-way.
- **The associated equipment rooms may be located in either an interior space in the existing building or in an attached or detached exterior building. Exterior equipment buildings constructed on premises shall be architecturally similar to the existing building and screened.** The intent of this requirement is to ensure that the equipment is screened from public view. The associated equipment is proposed on the ground and behind the church building on the east side, and will be screened within a seven-foot tall block wall enclosure. For architectural compatibility, the wall will be finished with stucco to match the existing church building. The equipment enclosure is not a building, but staff is recommending approval since it is compatible with the church building. The Planning Commission can at their discretion require a building if it is determined necessary to enhance architectural compatibility.

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

FCC guidelines (ref. Exhibit "F" – FCC Compliance Letter and Exhibit "G" – Radio Frequency Exposure Pre-Installation FCC Compliance Assessment).

Architectural Review Sub-Committee (ARC): The revised plans were provided to the ARC. Both members of the ARC agreed that the current proposal was acceptable.

Project Review Board (PRB): The PRB reviewed the project on January 7, 2015 all of the comments discussed at the meeting have been reflected in the design of the project or incorporated into the conditions of approval. A second review was not required with the revised plans since all the comments discussed at the PRB still pertain.

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

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

**CONCLUSION**: As proposed and conditioned, the project meets the requirements of the underlying zone and the requirements of building-mounted antennas. Staff has determined that findings outlined in the attached resolutions can be made for the granting of Conditional Use Permit 2014-33. Staff is recommending that the Planning Commission adopt Resolution 2016-09 approving Conditional Use Permit 2014-33.

/adr

Attachments:           Resolution 2016-09  
                              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

## RESOLUTION NO. 2016-09

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY AT 3659 CORONA AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. CONDITIONAL USE PERMIT 2014-33**

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:

The Northerly 82.50 feet of the Westerly 330.0 feet of Lot 7, Block 34, of Norco Farms Tract No. 1, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 11, Page 3 of Maps, in the Office of the County Recorder of said County (APN 131-260-008),

The Northerly 165.00 feet of Lot 7, Block 34, Norco Farms Tract No. 1, in the City of Norco, County of Riverside, State of California, as per map recorded in Book 11, Page 3, of Maps, in the Office of the County Recorder of said County (APN 131-260-037),

Except the Northerly 82½ feet of the Westerly 330.00 feet thereof; also except that portion granted to Riverside County Flood Control and Water Conservation District recorded February 14, 1986 as Instrument No. 36028 of Official Records,

More generally described as a rectangular-shaped area of about 2.34 acres, having a frontage of about 165 feet on the east side of Corona Avenue, having an maximum lot depth of about 612 feet and being further identified as 3659 Corona Avenue, (Assessor's Parcel Numbers 131-260-008 and 037); 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 August 12, 2015; and

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; and

WHEREAS, said application was continued off-calendar and was re-advertised for the meeting of February 10, 2016;

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

WHEREAS, at the time set at 7 p.m. on February 10, 2016, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard again 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 Residential Agricultural, and the A-1-20 zoning designation of the site is consistent with the General Plan. The nature of the proposed land use is conditionally permitted in the zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and will therefore not have any significant effects. The land use is passive and will not create any noticeable traffic, noise, induce growth, or impact facilities in any way.

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

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

standards. The facility as conditioned and designed will minimize potential visual impacts.

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

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

## II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled February 10, 2016 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 February 4, 2016 and Exhibit "E" – Photo Simulations dated December 7, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The applicant or recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. The subject use shall be conducted in accordance with the approved plans and stipulations, on file in the Norco Planning Division.

6. This is not approval to begin work. The applicant shall apply and obtain all necessary permits from the Building Division and pay all applicable City of Norco fees prior to issuance of any permits.

7. Plans submitted to the Building Division shall include but not be limited to: a complete construction submittal for all aspects of the project, complete structural design including analysis of existing structure supporting loads from new construction, and complete electrical plans and specifications.

8. The telecommunications facility approved with this resolution consists of the installation of antennas inside the tower (that will be raised to a maximum height of 35) of the existing church building, the installation of antennas inside a second tower that will be added at the rear, southeast corner of the church building, and the required support equipment on the ground.

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

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

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

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

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

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

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

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

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

16. A City of Norco Public Works encroachment permit shall be taken out for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with, City Standards, and/or otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.

17. Ground level equipment shall not extend more than one-foot above the equipment block wall enclosure approved with the project.

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

19. Any stop work order caused by failure to make application for building permits with the City of Norco will cause a revocation hearing to be 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.

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

22. The equipment cabinet and equipment enclosure must be graffiti coated and maintained graffiti free/clean by the applicant.

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

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

25. 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.

26. The underground coax/power conduit or any other cables along the south property line shall not be installed on top of the 15 inch storm drain pipe in that same area, unless approved by the Engineering Division

27. The equipment cabinet shall be painted to match the church building.

28. The Verizon access easement shall not extend into the public right-of way which includes the horse trail.

##

Resolution No. 2016-09  
Page 7  
February 10, 2016

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on February 10, 2016.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on February 10, 2016 by the following roll call vote:

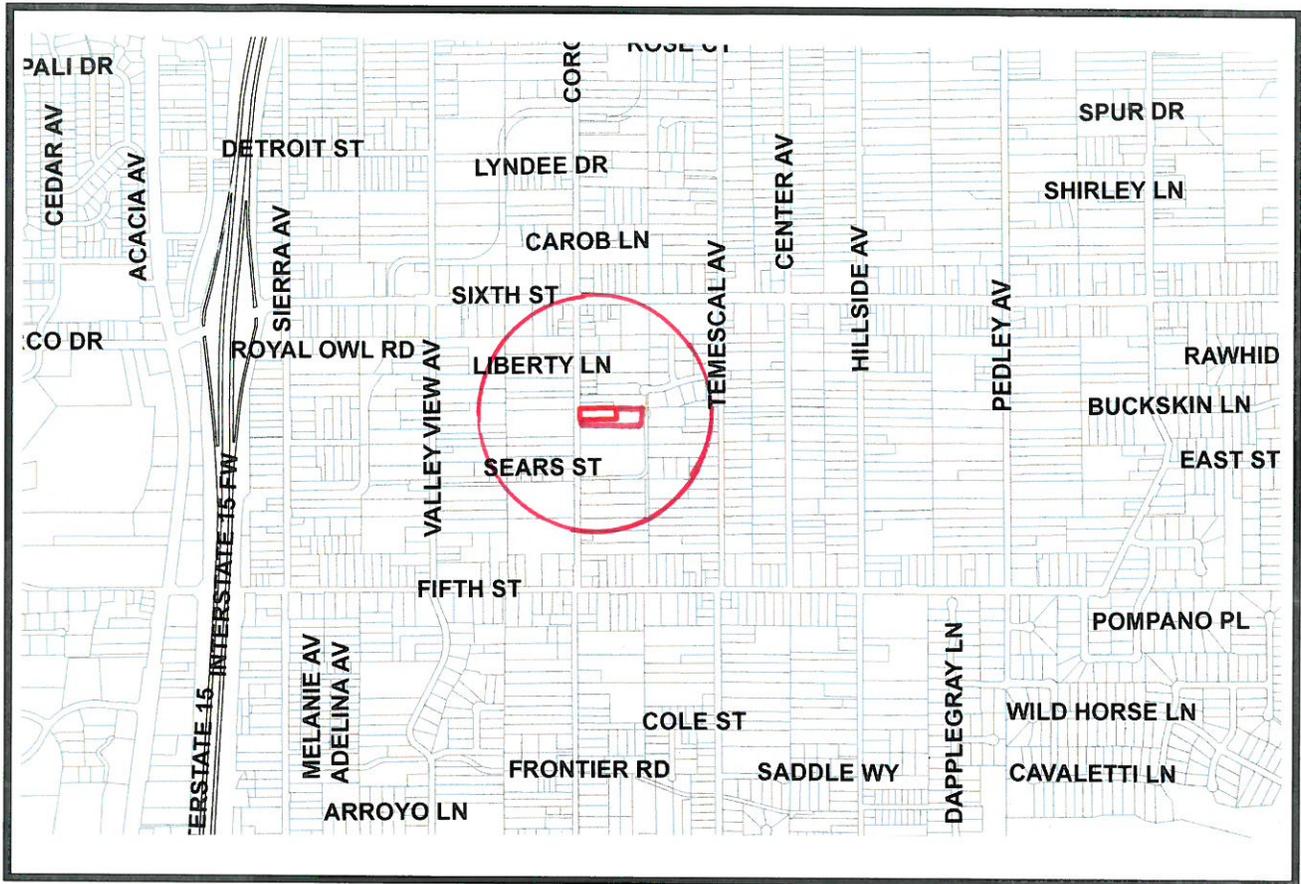
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



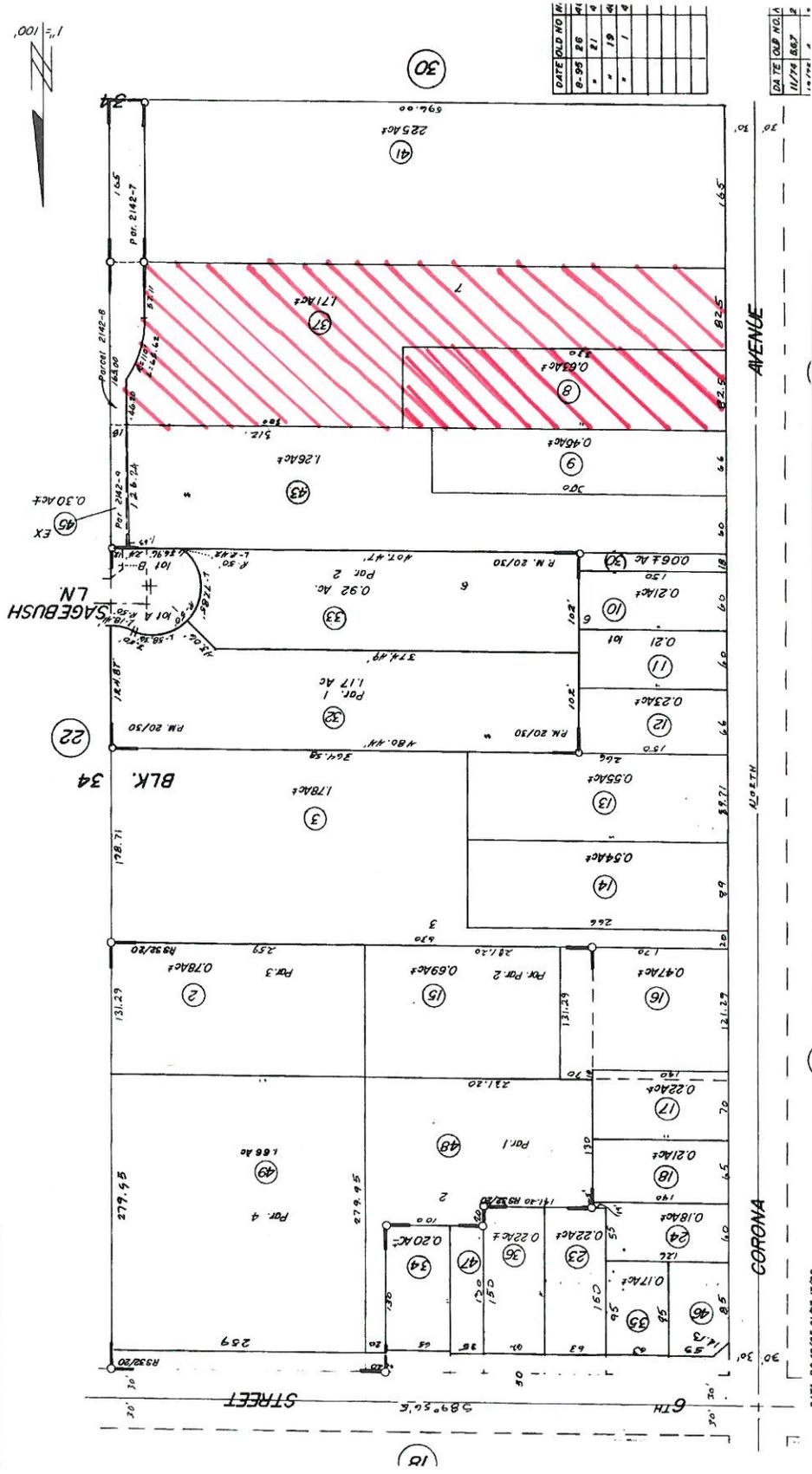
Not to Scale



**PROJECT:** Conditional Use Permit 2014-33  
**APPLICANT:** Core/Verizon Wireless  
**LOCATION:** 3659 Corona Avenue

## Exhibit "A"

# ASSESSOR'S PARCEL MAP



DATE	OLD NO.	NEW NO.
8-08-28	41	41
8-08-28	21	21
8-08-28	19	19
8-08-28	18	18
8-08-28	17	17
8-08-28	16	16
8-08-28	15	15
8-08-28	14	14
8-08-28	13	13
8-08-28	12	12
8-08-28	11	11
8-08-28	10	10
8-08-28	9	9
8-08-28	8	8
8-08-28	7	7

DATE	OLD NO.	NEW NO.
11/24/88	2	2
11/24/88	1	1

Exhibit "B"

**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** February 10, 2016

**SUBJECT:** Site Plan 2015-26 (Delgado): A request for approval to allow a detached accessory building consisting of a 400 square-foot BBQ pavilion at 269 Haflinger Road located within the Norco Ridge Ranch Specific Plan (NRRSP).

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2016-07 approving Site Plan 2015-26.

Site Plan 2015-26 is a request for approval to allow an accessory building consisting of a 400 square-foot BBQ pavilion at 269 Haflinger Road (ref. Exhibit "A" – Location Map). The property consists of about .51 acres/22,021 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photos). The property includes a recorded Primary Animal Keeping Area (PAKA) of 2,679 square feet located at the rear of the property.

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed structure are attached (ref. Exhibit "C" – Site Plan and Building Elevations). The structure is wood framed construction with a tile roof to match the existing home. The structure is proposed behind the existing home but within the PAKA.

The following is required of accessory buildings in the NRRSP:

- The minimum setbacks of 5 feet from side and rear property lines and pools, and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or less is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 14 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. **The subject property is approximately 22,021 square feet, and with a pad of about 17,861 square feet. The pad coverage for the property is approximately 20% which takes into account the existing and proposed structures.**

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

Site Plan 2015-26 (Delgado)

Page 2

February 10, 2016

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 2016-07, approving Site Plan 2015-26.

/adr

Attachments:

Resolution 2016-07

Exhibit "A" – Location Map

Exhibit "B" – APN MAP

Exhibit "C" – Site Plan and Building Elevations

Exhibit "D" – Aerial and Site Photos

## RESOLUTION 2016-07

**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 400 SQUARE-FOOT BBQ PAVILION AT 269 HAFLINGER ROAD LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP). SITE PLAN 2015-26.**

WHEREAS, MARICELA DELGADO submitted an application for a site plan review to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 269 Haflinger Road (APN 123-520-007).

WHEREAS, at the time set; at 7 p.m. on February 10, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place set, said Planning Commission considered the aforesaid site plan and received both oral and written testimony pertaining to said application; and

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

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

I. FINDINGS:

A. The proposal does comply with all applicable requirements of the NRRSP, Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the NRRSP, the Norco General Plan and Norco Municipal Zoning Ordinance.

C. The proposal is reasonably compatible with the area immediately surrounding the site.

D. The proposal is not detrimental and will be desirable to the overall public convenience or general welfare of the persons residing or working in the neighborhood.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled February 10, 2016 that the application for Site Plan 2015-26 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Building Elevations dated December 10, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation shall not be allowed out of the subject building.
9. The building shall complement the existing house in color.
10. This site plan approval is for a BBQ pavilion. 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 2016-07  
Page 4  
February 10, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on February 10, 2016.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held February 10, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

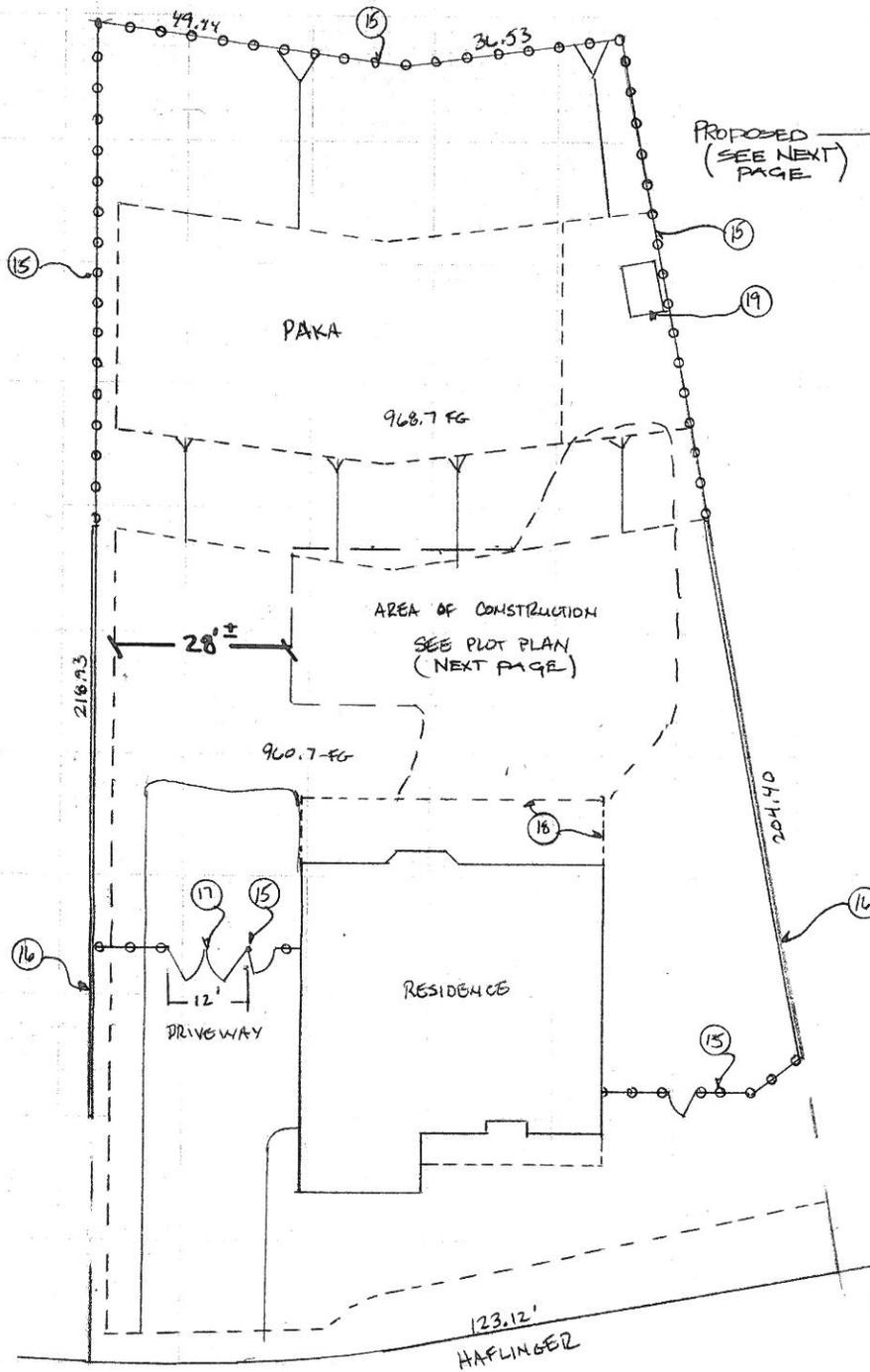
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Steve King, Secretary  
Planning Commission  
City of Norco, California

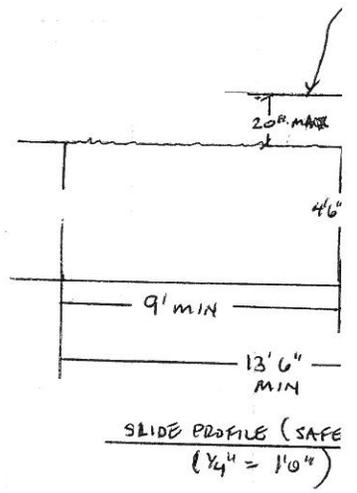
/adr







- 8 Free standing patio structure w/tile r
- 15 Existing 5'+ high wrought iron P/L fer
- 16 Existing 5'+ high block wall.
- 17 Existing 5'+ high double swing drive g
- 18 Existing solid patio cover.
- 19 Existing 6'x8' wood storage shed.



PLOT PLAN  
20 SCALE  
↑  
N

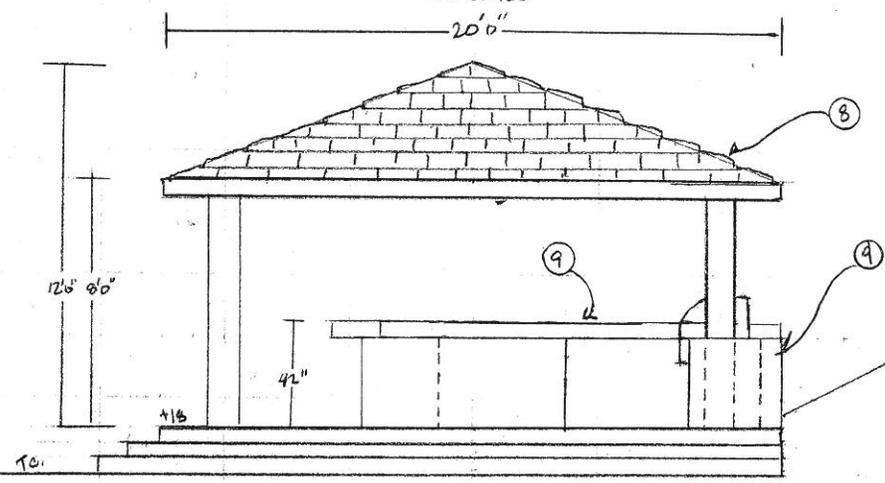
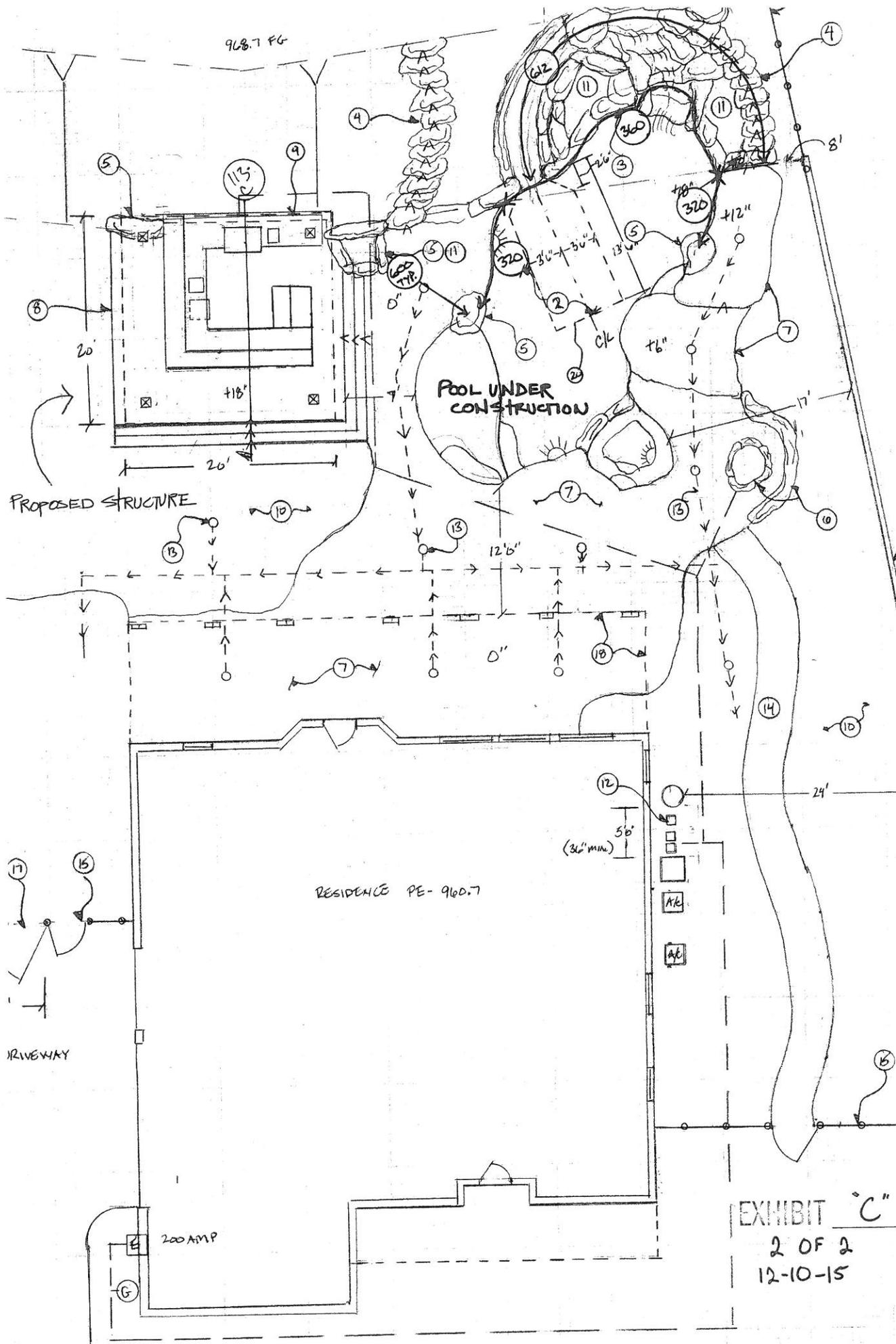


EXHIBIT "C"  
1 OF 2  
12-10-15

TC +L +12 +18



**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** February 10, 2016

**SUBJECT:** Site Plan 2015-27 (Carson): A request for approval to allow a detached accessory building consisting of a 847 square-foot barn at 3402 Vandermolen Drive located within the Norco Ridge Ranch Specific Plan (NRRSP).

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2016-06 approving Site Plan 2015-27.

Site Plan 2015-27 is a request for approval to allow an accessory building consisting of a 847 square-foot barn at 3402 Vandermolen Drive (ref. Exhibit "A" – Location Map). The property consists of about .65 acres/28,271 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photos). The property includes a recorded Primary Animal Keeping Area (PAKA) of 1,580 square feet.

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan, building elevations, and floor plan for the proposed barn are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevation and Floor Plan). The proposed structure is a two-stall barn to be constructed out of block with a metal roof. The structure is proposed at the rear of the property partiality in the PAKA. Approximately 220 square feet of the structure is proposed in the PAKA.

The following is required of accessory buildings in the NRRSP:

- The minimum setbacks of 5 feet from interior side, and rear property lines, 15 feet from a street side property line, and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.** The maximum height of any accessory structure 864 square feet or less is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a height of about 16 feet as measured to the peak of the roof. In addition, a 3 foot cupola is proposed on top of the roof. The applicant is requesting approval of a 16-foot building height to accommodate draft horses inside the proposed barn. Per the applicant, this type of horse requires more head room because they are larger horses. Staff is recommending approval of a maximum building height of 14 feet however; the Planning Commission can approve the proposed height of 16 feet plus a 3 foot cupola at their discretion.**



## RESOLUTION 2016-06

**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 847 SQUARE-FOOT BARN AT 3402 VANDERMOLLEN DRIVE LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP). SITE PLAN 2015-27.**

WHEREAS, TIMOTHY CARSON submitted an application for a site plan review to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 3402 Vandermolen Drive (APN 123-661-007).

WHEREAS, at the time set; at 7 p.m. on February 10, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place set, said Planning Commission considered the aforesaid site plan and received both oral and written testimony pertaining to said application; and

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

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

I. FINDINGS:

A. The proposal does comply with all applicable requirements of the NRRSP, Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the NRRSP, the Norco General Plan and Norco Municipal Zoning Ordinance.

C. The proposal is reasonably compatible with the area immediately surrounding the site.

D. The proposal is not detrimental and will be desirable to the overall public convenience or general welfare of the persons residing or working in the neighborhood.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled February 10, 2016 that the application for Site Plan 2015-27 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

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

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation shall not be allowed out of the subject building.
9. The building shall complement the existing house in color.
10. This site plan approval is for a two-stall barn for animal-keeping and related uses. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.
11. The maximum height of the building shall be 14 feet as measured from the peak of the roof to the outside finished grade.

##

Resolution 2016-06  
Page 4  
February 10, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on February 10, 2016.

---

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 meeting thereof held February 10, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr



# APN MAP



1" = 100'

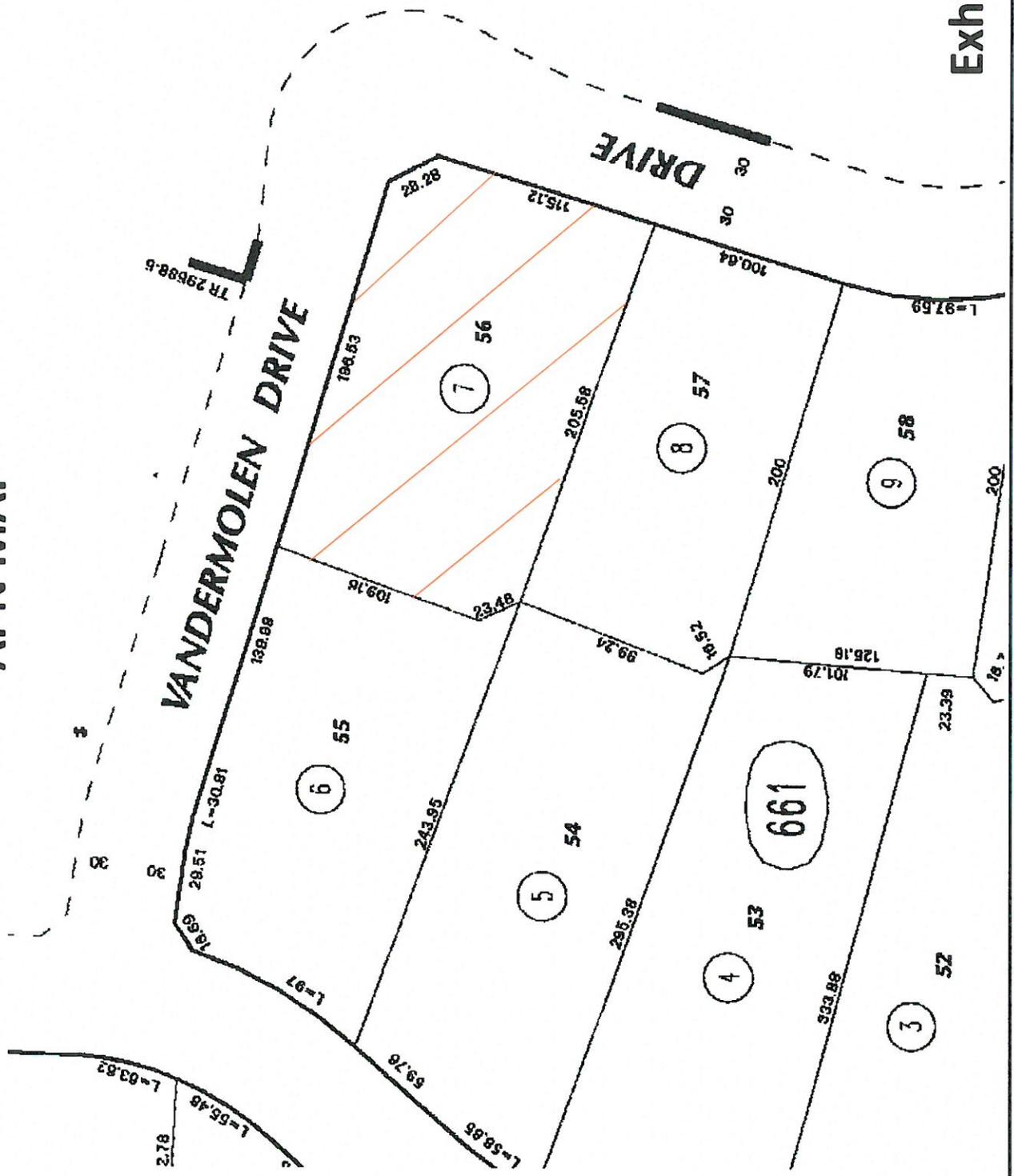
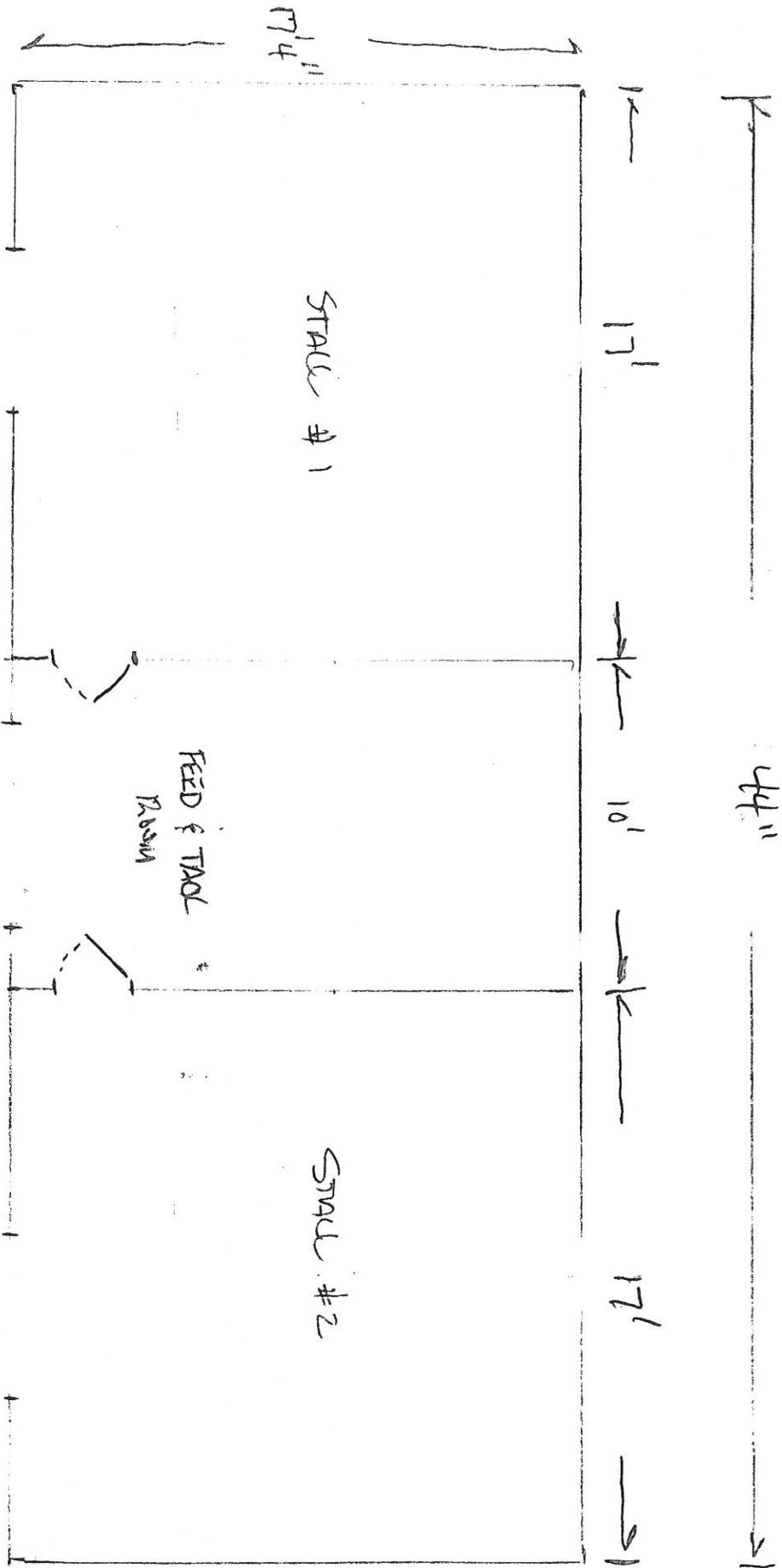


Exhibit "B"



30F3

COMMIT "D"  
1 OF 3  
12/14/15



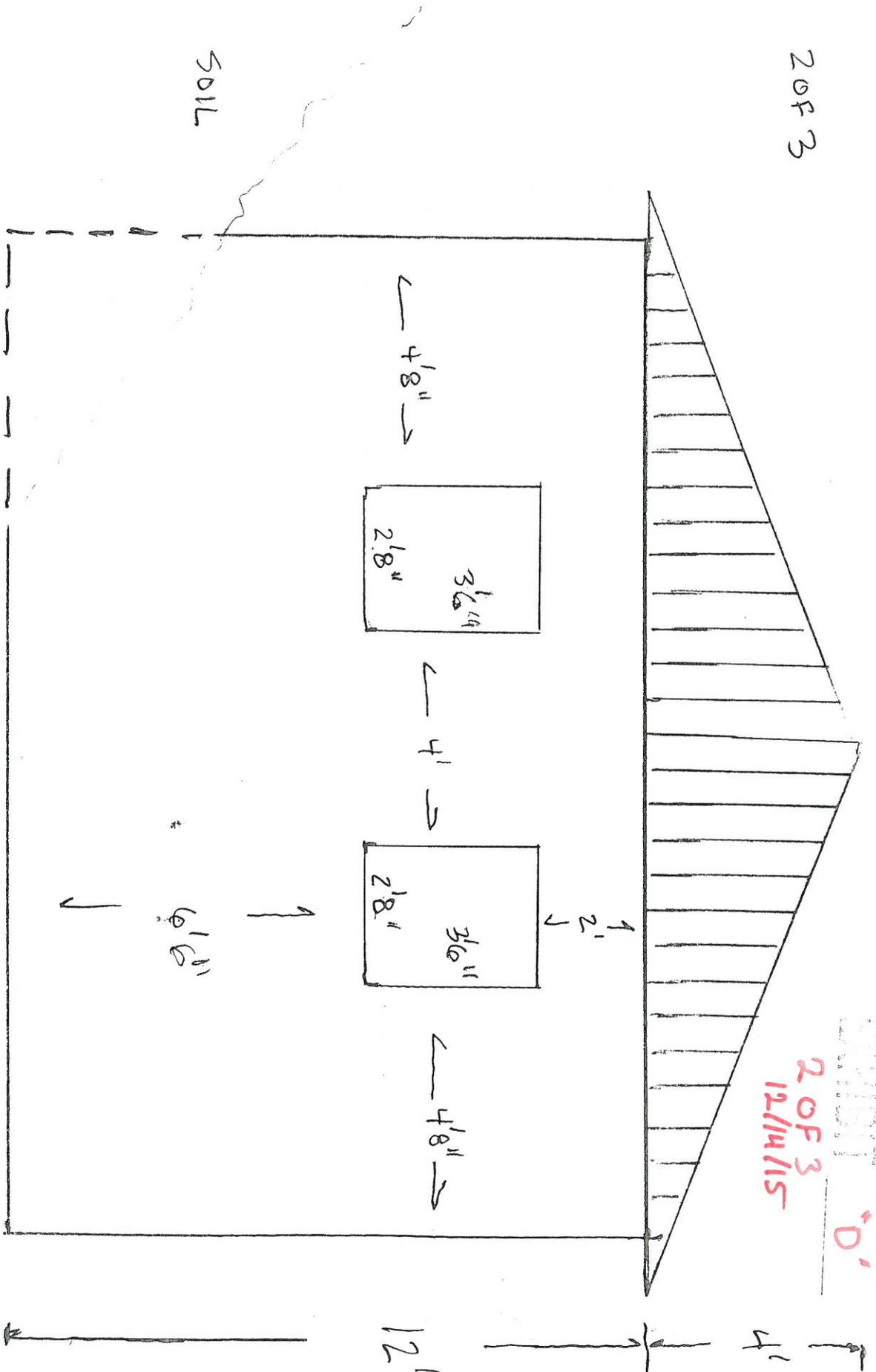
FLOOR PLAN

NOT TO SCALE

847 SQ/FT (EXTERIOR)  
813 SQ/FT (INTERIOR)

2 OF 3

EXHIBIT "D"  
2 OF 3  
12/14/15



\* EAST & WEST WALLS / SCALE: 1/4" = 8" /

Block construction (SUMP BLOCK)

6" x 16" x 8"



**CITY OF NORCO  
STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** February 10, 2016

**SUBJECT:** Site Plan 2015-28 (Terry): A request for approval to allow a detached accessory building consisting of a 720 square-foot storage building at 1960 Laredo Lane located within the A-1-20 (Agricultural Low Density Zone).

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2016-08 approving Site Plan 2015-28.

Site Plan 2015-28 is a request for approval to allow an accessory building consisting of a 720 square-foot storage building at 1960 Laredo Lane (ref. Exhibit "A" – Location Map). The property consists of about .58 acres/25,264 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed structure are attached (ref. Exhibit "D" – Site Plan and Exhibit "E" – Building Elevations). The structure is proposed to be pre-fabricated (Tuff Shed) and will be a swiss coffee color to complement the house.

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

- The minimum setbacks of 5 feet from side and rear property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or less is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 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 pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 25,264 square feet and the entire property has a grade of 4% or less. The lot/pad coverage for the property is approximately 23% which takes into account the existing and proposed structures.**



## RESOLUTION 2016-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF AN 720 SQUARE-FOOT STORAGE BUILDING AT 1960 LAREDO LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2015-28.**

WHEREAS, AARON TERRY submitted an application for a site plan review to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 1960 Laredo Lane (APN 126-080-007).

WHEREAS, at the time set; at 7 p.m. on February 10, 2016 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 February 10, 2016 that the application for Site Plan 2015-28 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 "D" – Site Plan and Exhibit "E" – Building Elevations dated December 29, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The 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 business shall not be conducted out of the subject building.
9. The building shall complement the existing house in color.
10. This site plan approval is for a storage building. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

##

Resolution 2016-08  
Page 4  
February 10, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on February 10, 2016.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held February 10, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# Location Map



Not to Scale



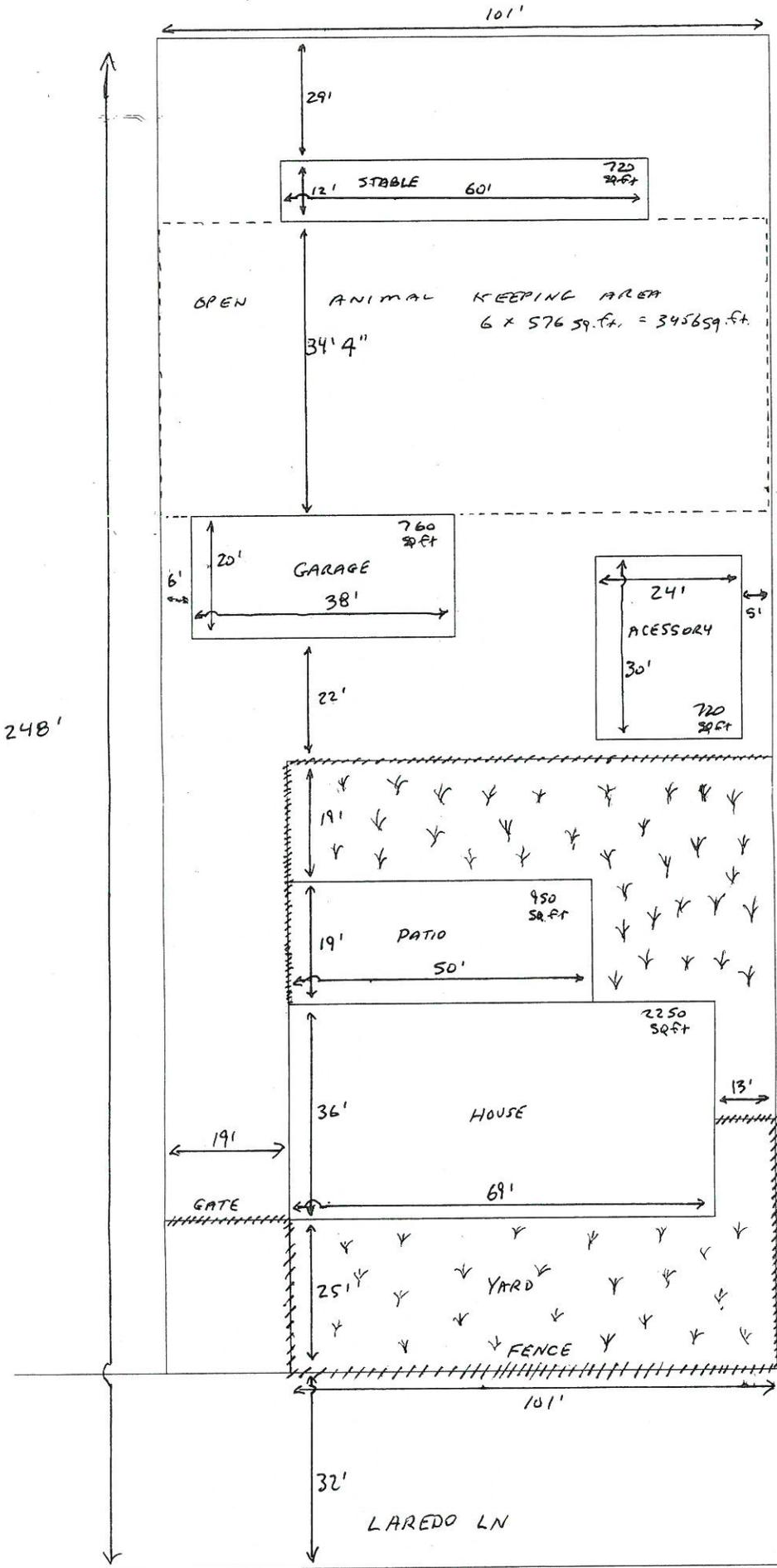
**PROJECT:** Conditional Use Permit 2015-28

**APPLICANT:** Aaron Terry

**LOCATION:** 1960 Laredo Lane

## Exhibit "A"

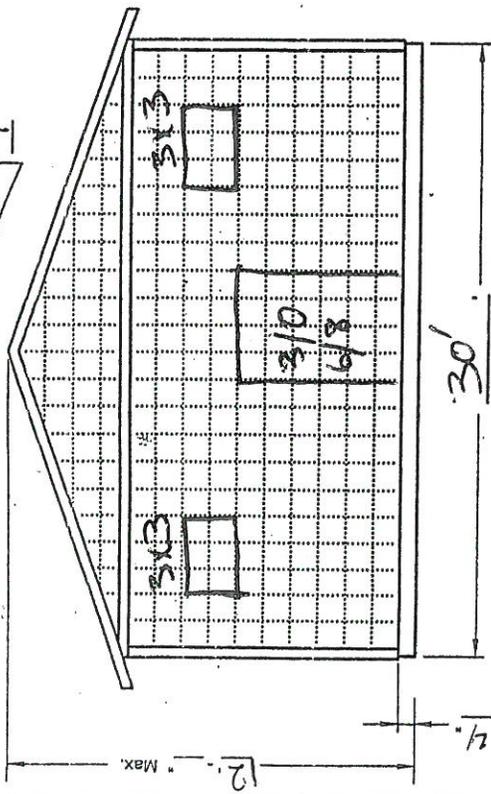
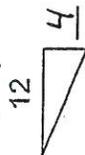




AARON TERRY  
 1960 LAREDO LANE  
 NORCO, CA 92860

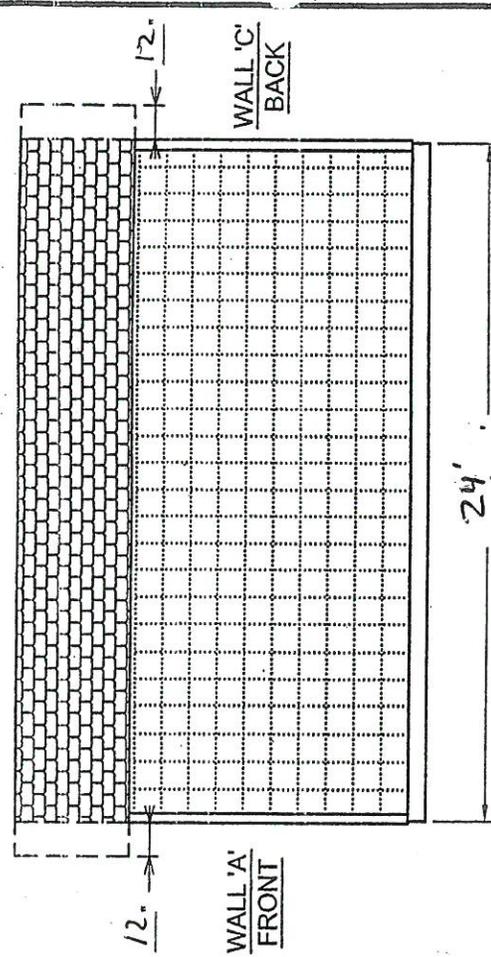
EXHIBIT "D"  
 12-29-15

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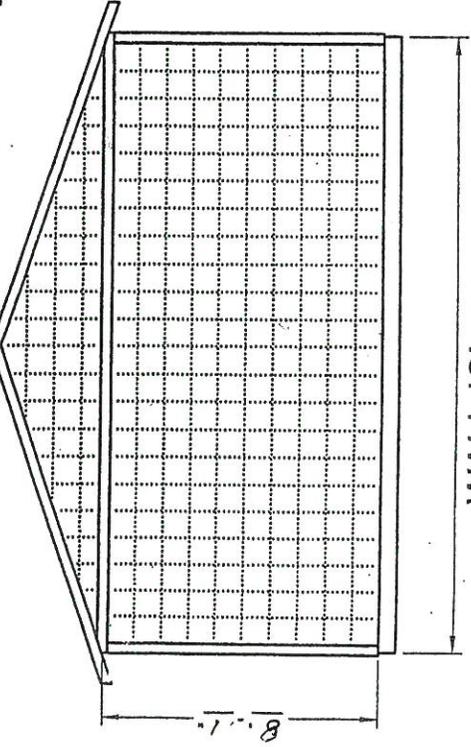
WALL 'A'

WALL 'A'  
O.H. Door  
This End



WALL 'B'

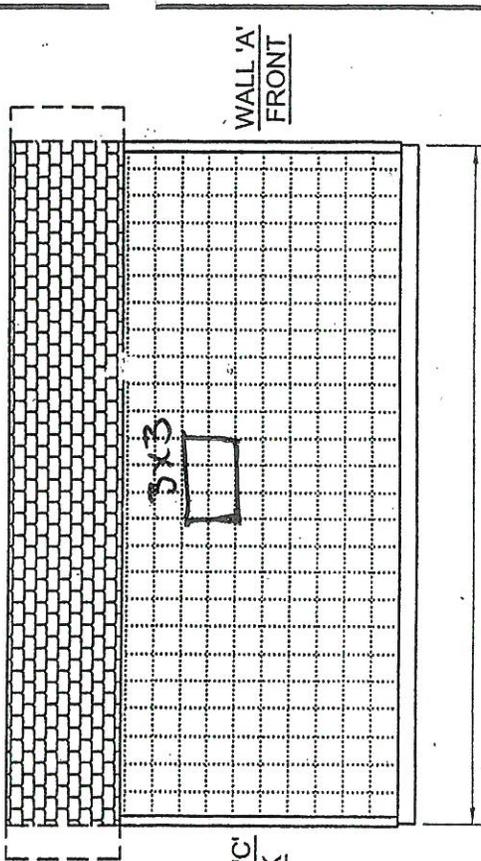
WALL 'C'



WALL 'C'

WALL 'B'

Or O.H. Door This Side  
NOTE: SPECIFY DOOR  
SWING DIRECTION



WALL 'D'

WALL 'C'  
BACK

WALL 'A'  
FRONT

EXHIBIT 'E'

12-29-15



EXHIBIT "E"  
12-29-15  
2 OF 2

## CITY OF NORCO STAFF REPORT

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

**PREPARED BY:** Steve King, Planning Director

**DATE:** February 10, 2016

**SUBJECT:** Discussion of the Massing of Accessory Buildings

**RECOMMENDATION:** Discuss and provide direction

**BACKGROUND:** Over several zone code amendments the Planning Commission and City Council have set the standard for the maximum allowed accessory building on a lot which is largely determined by the area of the flat pad on the site in question. The flat pad area is the parts of a lot that is at a 4% grade or less. In the A-1 zone the maximum allowed building coverage on the flat pad area for all structures (including pools and a 5-foot coping area around pools) is 40%. That is the threshold that is generally used to limit the size of accessory buildings.

What is not addressed with these regulations is a limit on the massing of accessory buildings in relation to the allowed setbacks and neighboring properties. The attached exhibit shows how the massing of a building (in terms of height) relates to a person that is five feet from the property line. On the one side (A) the lot adjoins another street so the setback requirement is a minimum of 15 feet. On the other side (B) which is an interior property line, the setback requirement is only 5 feet putting the bulk of the building closer to a person five feet from the property line.

The City Council has asked the Planning Commission to discuss the massing of buildings with perhaps some direction toward altering the allowed maximum height to be reduced when it is closer to a property line. The idea being that a 2,000 square-foot accessory building, 20 feet tall, that is five feet from the property line on a half-acre lot seems much larger than the same building in the middle of a five-acre lot.

Attachment: Slide Presentation

### Example Lot

21,150 s.f. lot, PAKA, no slope

40% flat pad cover = 8,460 s.f.

Shows an open animal area (5 AU)

 Flat pad (21,150 s.f.)  
(same as lot)  
40% coverage = 8,460 s.f.

 PAKA 5 AU (2,880 s.f.)

 Existing lot coverage  
**including** pool area and  
5-foot coping (5,605 s.f.):  
(residence: 3,155 s.f.)  
(pool and coping: 2,450 s.f.)

 Remainder building  
envelope after existing  
coverage, and  
setback requirements.

 Maximum remainder  
building size to 40%  
coverage of lot for  
a non animal-keeping  
structure. (2,855 s.f.)

 Existing setbacks  
19 ft.

 Required setbacks  
15 ft.

**TOTAL POSSIBLE  
LOT COVERAGE  
(8,460 S.F.)**

