



CITY OF NORCO
PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, April 13, 2016
City Council Chambers, 2820 Clark Avenue, Norco CA 92860

CALL TO ORDER: 7:00 p.m.

ROLL CALL: Patricia Hedges, Chair
Robert Leonard, Vice Chair
Danny Azevedo, Commission Member
Phil Jaffarian, Commission Member
John Rigler, Commission Member

PLEDGE OF ALLEGIANCE: Commission Member Jaffarian

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.

1. **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.
2. **APPROVAL OF MINUTES:**
 - A. Minutes of Special Meeting/Study Session of February 10, 2016.
Recommended Action: Approval (Deputy City Clerk)
3. **CONTINUED PUBLIC HEARING:**
 - A. **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: Continued from Meeting of March 9, 2016 / Approval** (Senior Planner)
4. **PUBLIC HEARINGS:**
 - 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.

- B. **Conditional Use Permit 2016-04 (Wrye):** A request for approval to allow a detached accessory building consisting of a 2,000 square-foot workshop/storage building at 4760 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
- C. **Conditional Use Permit 2015-43 (Wold):** A request for approval to allow a detached accessory building consisting of a 1,500 square-foot storage building at 4058 Sundance Lane located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
- D. **Conditional Use Permit 2016-06 (Paul Blanco's Good Car Company):** A request to establish a used car/light truck dealership, with associated sales office, repair bays, and sales parking lot, as the primary use in an existing vacant car dealership building located at 2000 Hamner Avenue on the southwest corner of Hamner Avenue and Auto Mall Drive (APN 126-120-015, 016), in the Auto Mall Specific Plan. **Recommended Action: Approval** (Planning Director)

5. BUSINESS ITEMS:

- A. **Site Plan 2016-03 (Ross):** A request for approval to allow a detached accessory building consisting of an 864 square-foot garage/storage building at 2421 Reservoir Drive located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
- B. **Site Plan 2016-05 (Spangler Construction):** A request for approval to allow a detached accessory building consisting of an 802 square-foot garage at 4335 Center Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

6. PLANNING COMMISSION / STAFF COMMUNICATIONS:

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

ADJOURNMENT:

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)

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.

The meeting is recorded.



**CITY OF NORCO
PLANNING COMMISSION REGULAR MEETING MINUTES**

Wednesday, March 9, 2016
Council Chambers, 2820 Clark Avenue, Norco CA 92860

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

ROLL CALL: Patricia Hedges, Chair - **Present**
Robert Leonard, Vice Chair - **Present**
Danny Azevedo, Commission Member - **Present**
Phil Jaffarian, Commission Member - **Absent**
John Rigler, Commission Member - **Present**

PLEDGE OF ALLEGIANCE: **Commission Member Danny Azevedo**

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

2. PUBLIC COMMENTS:

Bonnie Slager, representing Norco Horsemen's Association, invited the Commission and all present to the Casino Night on Saturday, March 12. She also gave her interpretation of the definition of a barn, which had been brought up at the last Commission meeting.

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting of February 10, 2016

Recommended Action: Approval (Deputy City Clerk)

M/S Leonard/Hedges to approve Planning Commission Regular Meeting minutes of February 10, 2016, as written.

AYES: Hedges, Leonard, Azevedo, Rigler

Motion Passed

NOES: None

ABSENT: Jaffarian

ABSTAIN: None

4. CONTINUED PUBLIC HEARINGS:

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 off calendar** (Senior Planner)

Senior Planner Robles stated this item is being continued off calendar at the request of the applicant, and will be re-advertised once it is ready to be brought before the Commission.

- 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: Continue to Meeting of April 13, 2016** (Senior Planner)

Senior Planner Robles stated this item is being continued to the next regular meeting on April 13, 2016, to allow the applicant more time to revise the plans.

- 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)

Vice Chair Leonard recused himself due to his relation with the project.

Senior Planner Robles presented the staff report on file in the Planning Department. she noted that the previous request was for a height of 42 feet, but the variance was denied without prejudice allowing the applicant to redesign and bring back. The new plan shows the redesigned tower at 35 feet, adding a second tower also at 35 feet; both towers will complement the existing building. Planner Robles provided a map showing the telecommunication coverage that the two towers will provide. The Architectural Review Subcommittee (ARC) has reviewed the new plan and is agreeable with its setting. All zoning requirements are met; staff recommends approval.

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

Maree Hoeger, representative for Verizon Wireless, reviewed the new design for the Commission, noting it is better than previously presented. All equipment will be out of sight, and have a smaller foot print. In response to Member Rigler, these towers will not cover entire area all the way to Ingalls Park; Ingalls Park tower overlaps with the Pedley tower location, which is a different coverage area. She also noted that it is the same equipment as previous presented in August, in two cupolas to provide the needed coverage.

Cindy Kindred stated she has two homes North of the Church, and has concerns with this project based on its location in a residential area; adding health issues come to mind.

Terry Briggs also spoke in opposition to the project; stating her concerns with health and radiation from the towers.

Valerie Burt stated she opposes the project; the Church backs up to her property. She asked the Commission to reconsider and not approve it.

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

Member Azevedo shared that in his job he inspects these types of towers, and acknowledged there are pros and cons on this issue; but has never heard of any issues happening to individuals.

Member Rigler stated that he doesn't care for cell towers as a whole and noted his concerns due to a lot of unknowns; adding that although reports are good, he still has concerns due to its location in a residential area.

Chair Hedges asked staff if there were other cell towers in residential areas; in response, Planner Robles confirmed that Parmenter Park has one, it is located in a residential area, and there are also one on El Paso and Sixth Streets which back up to residential properties. No issues have been reported to date

M/S Azevedo/Hedges to adopt Resolution 2016-09, to approve Conditional Use Permit 2014-33, to allow the installation of an unmanned wireless telecommunication facility on the property located at 3659 Corona Avenue.

AYES: Hedges, Azevedo

Motion Passed

NOES: Rigler

ABSENT: Jaffarian

ABSTAIN: Leonard

Vice Chair Leonard returned to the dais for the remaining portion of the meeting.

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2016-02** (Meisenbach): A request for approval to allow a detached accessory building consisting of a 1,440 square-foot Recreational Vehicle (RV) garage and storage building with an attached 88 square-foot breezeway at 2957 Norco Drive located within the A-E (Agricultural Estate) Zone. **Recommended Action: Approval** (Senior Planner)

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

Planner Robles confirmed for Chair Hedges that two of the three buildings to be removed have already been taken down.

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 Rigler/Leonard to adopt Resolution 2016-14, to approve Conditional Use Permit 2016-02, to allow a detached accessory building consisting of a 1,440 square-foot recreational vehicle (RV) garage and storage building with an attached 88 square-foot breezeway at 2957 Norco Drive.

AYES: Hedges, Leonard, Azevedo, Rigler **Motion Passed**
NOES: None
ABSENT: Jaffarian
ABSTAIN: None

B. Similar Use Finding 2016-01 (City): A request to find that vehicle storage is related to the operation of an existing legal dealership in the Auto Mall Specific Plan and is a permitted use in all land use designations of the Auto Mall Specific Plan. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He explained that currently, storage of operable vehicle exists in Area B in the Auto Mall Specific Plan; this finding will allow it in all areas of the specific plan, for existing dealerships on paved lots only. Staff recommends approval.

Member Rigler questioned the current storage of vehicles across the street of the egg ranch on Mountain Avenue; Director King affirmed that the area is not part of the Auto Mall Specific Plan.

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.

Chair Hedges asked if there were any restrictions on where dealerships could store vehicles, such as on street front. Director King replied that there are no restrictions on storage location; and confirming that the newest car dealer has vehicles located on its lot facing Hamner Avenue, explaining that costs are not displayed on the cars as majority of their sales is done over the phone.

M/S Azevedo/Leonard to adopt Resolution 2016-13, to approve Similar Use Finding 2016-01, finding that the storage of operable vehicles for sale is related to the operation of exiting legal dealerships in the Auto Mall Specific Plan as a permitted use in all land use area (A-D) of the Auto Mall Specific Plan.

AYES: Hedges, Leonard, Azevedo, Rigler **Motion Passed**
NOES: None
ABSENT: Jaffarian
ABSTAIN: None

6. BUSINESS ITEM:

- A. **Site Plan 2016-02 (Rivera):** A request for approval to allow a detached accessory building consisting of a 441 square-foot garage building at 1982 Valley View 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 minimum requirements are met; staff recommends approval.

M/S Leonard/Azevedo to adopt Resolution 2016-15, to approve Site Plan 2016-02, to allow a detached accessory building consisting of a 441 square-foot garage at 1982 Valley View Avenue.

AYES: Hedges, Leonard, Azevedo, Rigler **Motion Passed**
NOES: None
ABSENT: Jaffarian
ABSTAIN: None

7. DISCUSSION / ACTION ITEM:

- A. Discussion of the Massing of Accessory Buildings. **Recommended Action: Discuss and provide direction** (Planning Director)

Director King presented the staff report on file in the Planning Department. He stated that by request of the City Council, the Planning Commission is to review current regulations to determine if changes are needed. He explained that the massing of an accessory building is the height and footprint of the structure. The exhibits provided with the report, were discussed pointing out potential changes. In conclusion, Director King asked the Commission for comments and/or its recommendations.

Vice Chair Leonard stated that he is satisfied with the current maximum height allowed by code; he suggested that the lot coverage allowance needed to be reviewed and decreased in size.

Member Azevedo stated that his thoughts are that the location should dictate the allowed structure height, as view issues are irrelevant.

Member Rigler agreed with both Members' comments, although a 20-foot height is excessive and does take away from the community.

Chair Hedges concurred with what has been shared, and agreed that the lot coverage needs to be changed.

Director King summarized what had been discussed, concluding that the height is not the issue but lot coverage should be reviewed. He will report these findings to the City Council, and return with direction.

8. CITY COUNCIL MINUTES: **Received and Filed**
- City Council Regular Meeting of February 3, 2016
 - City Council Regular Meeting of February 17, 2016
9. PLANNING COMMISSION / STAFF COMMUNICATIONS:
- A. Oral Reports from Various Committees: **None**
 - B. Request for Items on Future Agenda (within the purview of the Commission):
None

ADJOURNMENT: Chair Hedges adjourned the meeting at **7:56 p.m.**

Respectfully submitted,

Steve King, Secretary
Planning Commission

/di

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 13, 2016 (Continued from March 9, 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 project and adopt Resolution 2016-10 if approval of Conditional Use Permit 2015-40 is warranted.

BACKGROUND: Conditional Use Permit 2015-40 was reviewed by the Planning Commission on February 10, 2016. A determination was not made on the project, but was continued with direction that the applicant modify the proposed building to reflect an actual animal-keeping structure since it was proposed in the Primary Animal Keeping Area (PAKA) on the property. The project was continued to the Meeting of March 9, 2016 and then to the meeting of April 13, 2016.

In an effort to alleviate the concerns of the Commission, instead of modifying or moving the building, the applicant is proposing to relocate the PAKA elsewhere on the property. Should the Commission approve the building, the relocation of the PAKA could be added as a condition of approval prior to issuance of a building permit.

PROJECT DESCRIPTION/ANALYSIS: 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/storage is proposed with dirt floors and no interior drywall. The building 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 within the existing 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 about 17,590 square feet (pad size) of the property has an average grade of 4% or less. The pad coverage for the property is approximately 26%, which takes into account the existing and proposed structures. The PAKA coverage is proposed at 37% (Note the PAKA coverage will be none if the PAKA is relocated).**

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 that the aesthetics of the structure were fine; however, the ARC was concerned with the actual use of the proposed structure. Both members 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 Planning Commission concurred with the concerns of the ARC at the meeting of February 10, 2016, and continued the project with direction that the applicant modify the proposed building so that it reflects an actual animal-keeping structure so as to be allowed in the PAKA.

Instead of modifying or moving the building, the applicant is proposing to relocate the PAKA elsewhere on the property. Attached for the Commission’s review is the aerial and site photos that show the proposed PAKA location (ref. Exhibit “G” – PAKA Relocation Aerial and Photos).

In the A-1 Zone, the following is required for a PAKA with a new subdivision, but the same requirements would apply for a PAKA relocation:

- A. The size of the PAKA shall be a minimum 2,728 square foot PAKA for a pad area less than 20,000 square feet and a 3,304 square foot PAKA for a pad area greater than 20,000 square feet. **The property has a pad area of about 17,590 square feet, so the minimum size of the PAKA would be 2,728 square feet. Staff did some preliminary measurements of the proposed PAKA area and the minimum square-footage can be provided.**
- B. All PAKAs shall be located in the rear yard area and shall be flat usable land with a slope of no greater than four percent. **The PAKA is proposed in an area adjacent to the street which is normally considered the front and side yard, but because of the unique configuration of the property, the applicant is requesting that the PAKA be allowed in the proposed area since it serves as the rear yard. The proposed PAKA area is flat.**
- C. All PAKAs shall have a minimum width of 30 feet and be rectangular in shape. **The proposed PAKA can meet the minimum 30-foot width on all sides and therefor the applicant is requesting approval of the configuration noted on the aerial.**
- D. All PAKAs shall have a 35-foot minimum setback from a habitable structure located on an adjacent lot. **The proposed PAKA area will be at least 35 feet from the habitable structure on the adjacent lot.**
- E. PAKAs that are developed at a grade different than the pad where the residence is constructed shall have an access ramp with a slope no greater than 25 percent, and a minimum travel width of 12 feet. **The proposed PAKA area is roughly at the same level as the house. Only a small ramp is needed from the existing driveway in front the house to the proposed PAKA.**
- F. No non-animal-related structure shall be allowed in the PAKA. Animal-related structures located within the PAKA shall not exceed 40 percent of the PAKA without prior approval of the City Council. **No structure is being proposed in the new PAKA location.**
- G. The dedicated PAKA shall be recorded on each lot and included within the project's CC&Rs if applicable. **This is required for PAKA relocations also.**
- H. Each lot shall be designed to have a minimum 15-foot flat, clear, and direct vehicular access to the PAKA as measured from the eave line. Overhead covers or roofs are prohibited. Access gates minimally 12 feet wide shall be permitted to cross the PAKA access. **Access to the PAKA would be provided at the minimum 15-foot depth (which would be accessed from the driveway at the**

front of the property). The PAKA is at the same level as the residence, but is about three feet higher than the driveway on the property. A small amount of grading will have to be done to create vehicle access that is not completely flat, but with a slight grade. Access gates that are at least 12 feet wide will need to be provided.

Should the Commission approve the building, recordation of the PAKA relocation should be a condition of approval for the project. Final review of the PAKA relocation for compliance with Code requirements before it is recorded is done at staff level.

A resolution of approval has been attached should the Commission determine to approve the structure with the condition that the PAKA be relocated.

/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
 Exhibit "G" – PAKA Relocation Aerial and Photos

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, said application was continued to the meeting of Meeting of March 9, 2016 and then to the meeting of April, 13, 2016; 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 March 13, 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 February 2, 2016 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.
12. The Primary Animal-Keeping Area on the property shall be relocated and shall meet all of the requirements of Section 18.13.11 of the Norco Municipal Code.

##

Resolution No. 2016-10
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March 13, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March 13, 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 April 13, 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"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 13, 2016

SUBJECT: 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: Motion to adopt Resolution 2016-11 and Resolution 2016-12, approving Variance 2014-05 and Conditional Use Permit 2014-10 respectively.

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, or required to meet the six-foot limit.

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. 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 requested photo simulations of how the project would be viewed from Norconian Drive and from Norco drive and they have been provided (ref. Exhibit "L" – Photo Simulations). 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. They were also requested to assist staff in making a recommendation on the variance.

As shown on the photo simulations, the requested height of 46 feet which is primary for the domes of the building, will not be out of proportion with the site and will not be highly visible. Based on the the photo-simulations, the unique topography and setting of the site can be used to justify the height variance being requested. The findings for the variance are outlined

in the attached resolution for approval of the variance. Approval of the variance will allow the inclusion of architecture elements that are unique to the culture of the proposed project.

CONCLUSION: Staff is recommending approval of the project along with its architecture. A recommendation for approval of the architecture is based on fact that the site 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. However, with a Conditional Use Permit, the Commission has the discretion to require changes to address all the concerns of the ARC which includes requiring a western theme, before an approval is granted.

Resolutions of approval for Conditional Use Permit 2014-10 and Variance 2014-05 have been attached should the Planning Commission concur with staff and 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
- Exhibit "L" – Photo Simulations

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 2014-05

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 January 13, 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 application was not heard, but continued to the meeting of February 10, 2016; and

WHEREAS, at the time and place set, said application was not heard, but continued off-calendar; and

WHEREAS, said application was re-advertised for the Planning Commission meeting of April 13, 2016; 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 April 13, 2016 in the City Council Chambers, 2820 Clark Avenue, Norco, California, 92860; 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. The unique topography and setting of the site creates a situation where the requested height can be accommodated in a manner that not is obtrusive to the area. Approval of the variance will allow the inclusion of architecture elements that are unique to the culture of the proposed project.

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

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. All property owners within the A-1-20 Zone have the right to apply and have a variance approved if conditions warrant the approval. Furthermore, 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 April 13, 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

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Resolution No. 2016-11
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April 13, 2016

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on April 13, 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 April 13, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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, 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 January 13, 2016 in the City Council Chambers, 2820 Clark Avenue, Norco, California, 92860; and

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

WHEREAS, at the time and place set, said application was not heard, but continued to the meeting of February 10, 2016; and

WHEREAS, at the time and place set, said application was not heard, but continued off-calendar; and

WHEREAS, said application was re-advertised and scheduled for a public hearing before the Planning Commission meeting on April 13, 2016; and

WHEREAS, at the time set at 7 p.m. on April 13, 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 April 13, 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 April 13, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

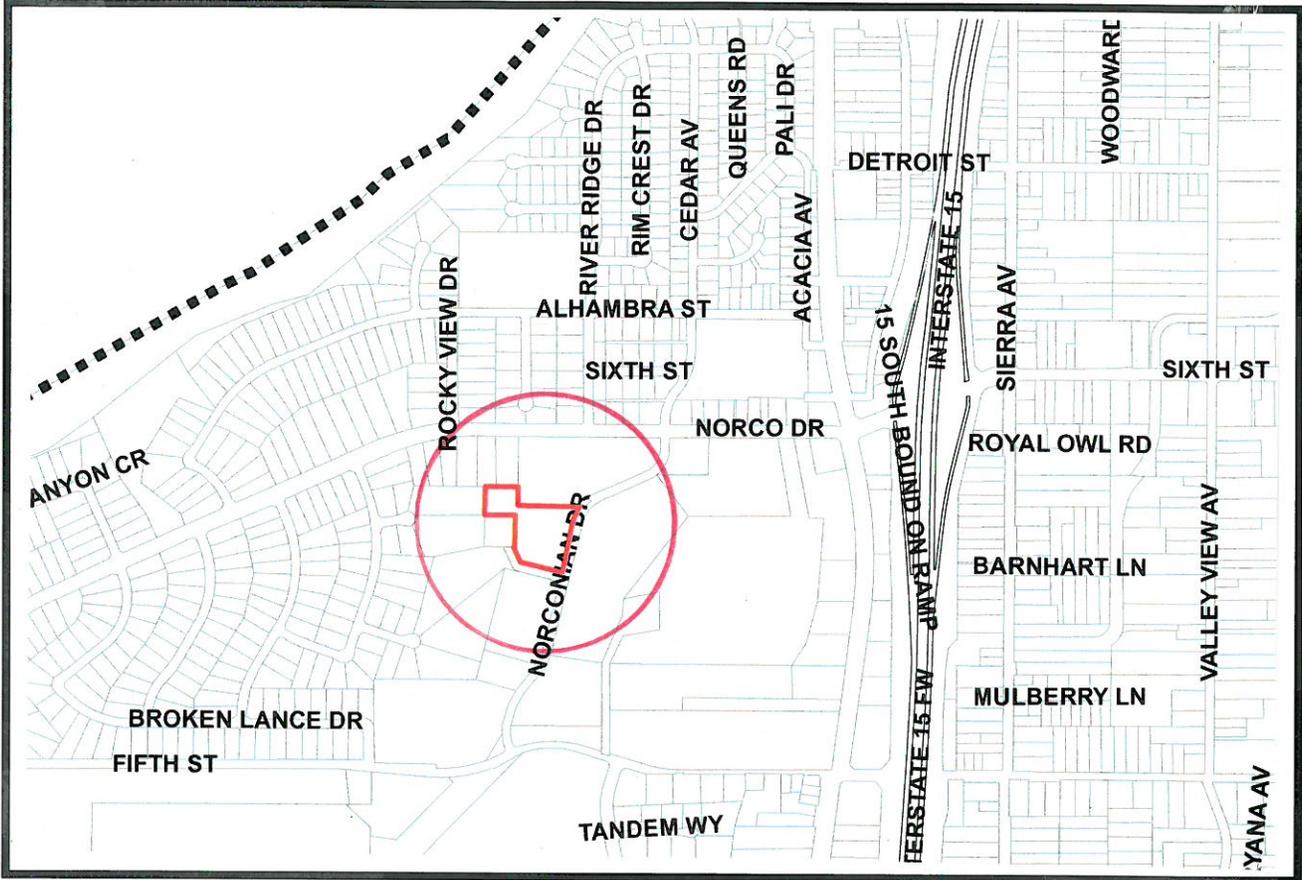
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on April 13, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2014-10
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"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 13, 2016

SUBJECT: Conditional Use Permit 2016-04 (Wrye): A request for approval to allow a detached accessory building consisting of a 2,000 square-foot workshop/storage building at 4760 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission review the adopt Resolution 2016-17 approving Conditional Use Permit 2016-04.

Conditional Use Permit 2016-04 is a request for approval to allow an accessory building consisting of a 2,000 square-foot workshop/storage building at 4760 Roundup Road (ref. Exhibit "A" – Location Map). The property consists of about .52 acres/22,487 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, building elevations and floor plan for the proposed building are attached (ref. Exhibit "D" – Site Plan and Building Elevations). The building is proposed to be steel construction painted grey with a burgundy trim to match the existing house (ref. Exhibit "E" – Building Colors and Picture Example). The building is proposed to be used as a workshop, Recreational Vehicle (RV) storage, and for other personal storage.

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 and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of about 20 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 22,487 square feet and at least 19,987 square feet of the property has an average grade of 4% or less. The pad coverage for the property is approximately 31%, which takes into account the existing and proposed structures.**

- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 5 animal units would be allowed which would require an open area of at least 2,880 square feet. There is an open area of over 2,880 square-feet at the rear of the property as noted on the attached site plan, which is rectangular in shape and a minimum of 24 feet on all sides.**

The project was provided to the Architectural Review Sub-Committee (ARC). One committee member was concerned that the structure did not blend with the neighborhood due to its industrial look and was also concerned with the height. The other member of the ARC was satisfied that the building will look less industrial since it will be painted.

As proposed, the project meets the minimum requirements for an accessory building over 864 square feet. Staff is recommending that the Planning Commission adopt Resolution 2016-17 approving Conditional Use Permit 2016-04.

/adr

Attachments: Resolution 2016-17
 Exhibit "A" – Location Map
 Exhibit "B" – Assessor's Parcel Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan and Building Elevations
 Exhibit "E" – Building Colors and Picture Example

RESOLUTION NO. 2016-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 2,000 SQUARE-FOOT WORKSHOP/STORAGE BUILDING AT 4760 ROUNDUP ROAD LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-04)

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 KENNETH AND DONNA WRYE for property located at 4760 Roundup Road(APN 121-310-053); 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 April 13, 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 April 13, 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 and Building Elevations dated February 17, 2016 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. The structure shall complement the existing house in color.

9. A home occupation business shall not be permitted from the subject building.
10. This approval is for an accessory building consisting of a workshop/storage. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.

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Resolution No. 2016-17
Page 4
April 13, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 13, 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 April 13, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

APN MAP

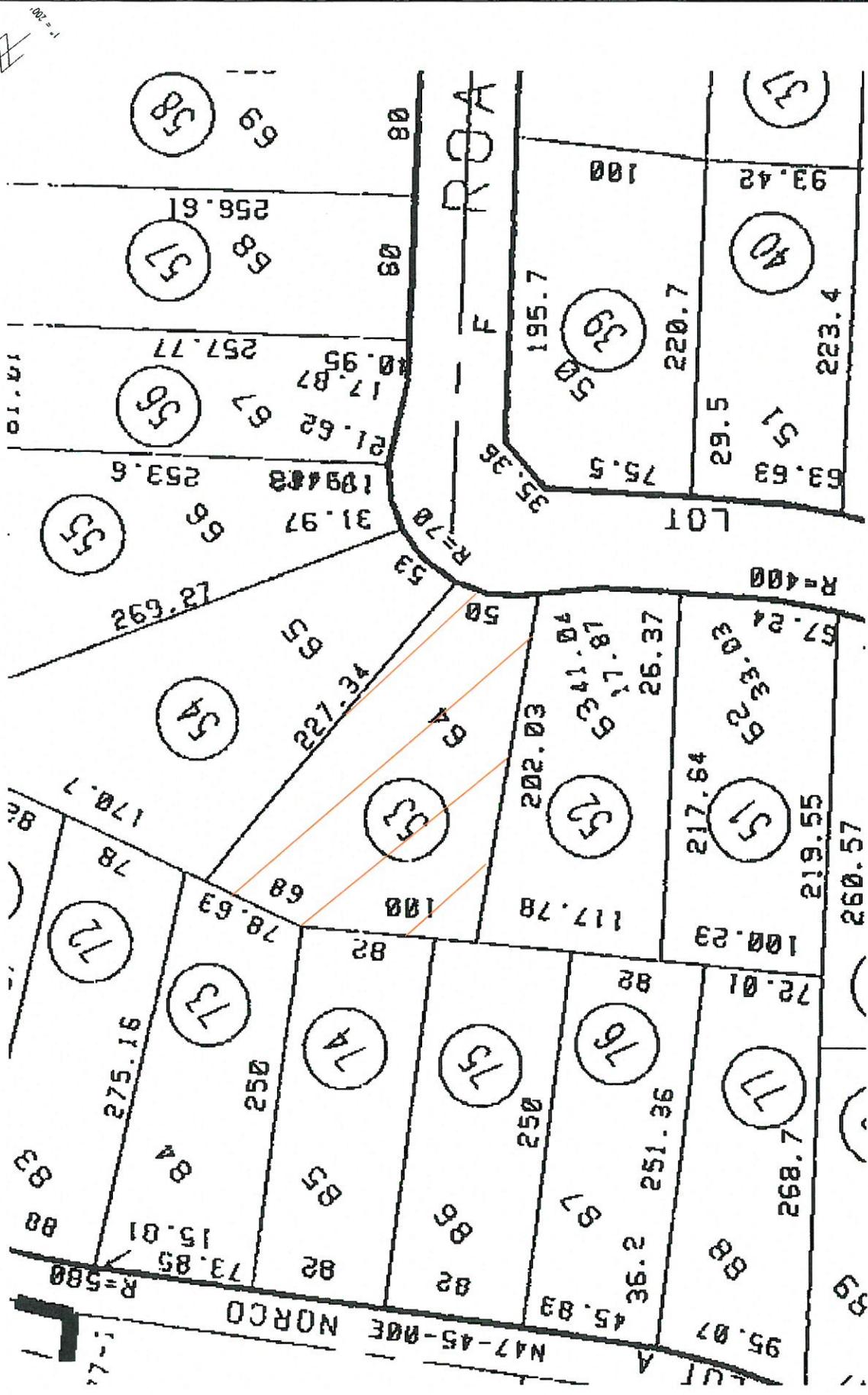


Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 13, 2016

SUBJECT: Conditional Use Permit 2015-43 (Wold): A request for approval to allow a detached accessory building consisting of a 1,500 square-foot storage building at 4058 Sundance Lane located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-19 approving Conditional Use Permit 2015-43.

Conditional Use Permit 2015-43 is a request for approval to allow an accessory building consisting of a 1,500 square-foot storage building at 4058 Sundance Lane (ref. Exhibit "A" – Location Map). The property consists of about .65 acres/28,314 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photo). The property is adjacent to residential properties on the east, west and south sides. On the east side of the property, there is a 60-foot wide Edison easement that is adjacent to the subject property.

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, floor plan and building elevations for the proposed building are attached (ref. Exhibit "D" – Site Plan, Floor Plan and Building Elevations). The building is proposed to be a typical metal/steel building and will have a saddle tan color with a bronze trim to compliment the house. The building is proposed along the east property line that abuts the Edison easement on the adjacent lot.

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 height of about 15 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 28,314 square feet and at least 27,301 square feet of the property has an average grade of 4% or less. The pad coverage for the property is approximately 21%, which takes into account the existing and proposed structures (except the gazebo shown on the site plan that will be removed).**

- 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 6 animal units would be allowed which would require an open area of at least 3,456 square feet. There is an open area of at least 3,456 square-feet designated adjacent to the east property line and on the east side of the existing home where noted on the attached site plan, which is rectangular in shape and a minimum of 24 feet on all sides.**

The project was provided to the Architectural Review Sub-Committee (ARC). One member did not like the metal building even though it will be painted, had concerns with its location, due to it taking the bulk of the rear portion of the back yard, did not agree with the location of the open animal keeping area (squeezed in near the house), and was concerned that access to the open animal keeping area would be limited. The other member noted that the architecture looks very industrial, but could be acceptable as it is adjacent to an easement. This member directed staff to discuss with the applicant the possibility of making the building look more residential.

Staff discussed with the applicant the concerns of the ARC over the industrial look of the building. The applicant indicated that the building has already been purchased, so architectural changes are limited. However, the applicant suggested adding landscaping around the building to soften the look. Staff is recommending that landscaping be added, and that the Commission provide direction on any further additions to the architecture to have it blend in more with the residential area.

As for the location of the building and the open animal area, the applicant is requesting that the Planning Commission consider the location as proposed.

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 of the project. However, with a Conditional Use Permit, the Commission has the discretion to require changes to address all the concerns of the ARC, before an approval is granted.

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

/adr

Attachments: Resolution 2016-19
 Exhibit "A" – Location Map
 Exhibit "B" – Assessor's Parcel Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan, Floor Plans and Building Elevations

RESOLUTION NO. 2016-19

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 1,500 SQUARE-FOOT STORAGE BUILDING AT 4058 SUNDANCE LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2015-43

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 KEVIN WOLD for property located at 4058 Sundance Lane (APN 121-552-002); 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 April 13, 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 April 13, 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, Floor Plans and Building Elevations dated April 5, 2016 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 (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 Department 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. The structure shall complement the existing house in color.

9. A home occupation business shall not be permitted from the subject building.
10. This approval is for an accessory building consisting of a storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
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. 2016-19
Page 4
April 13, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 13, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

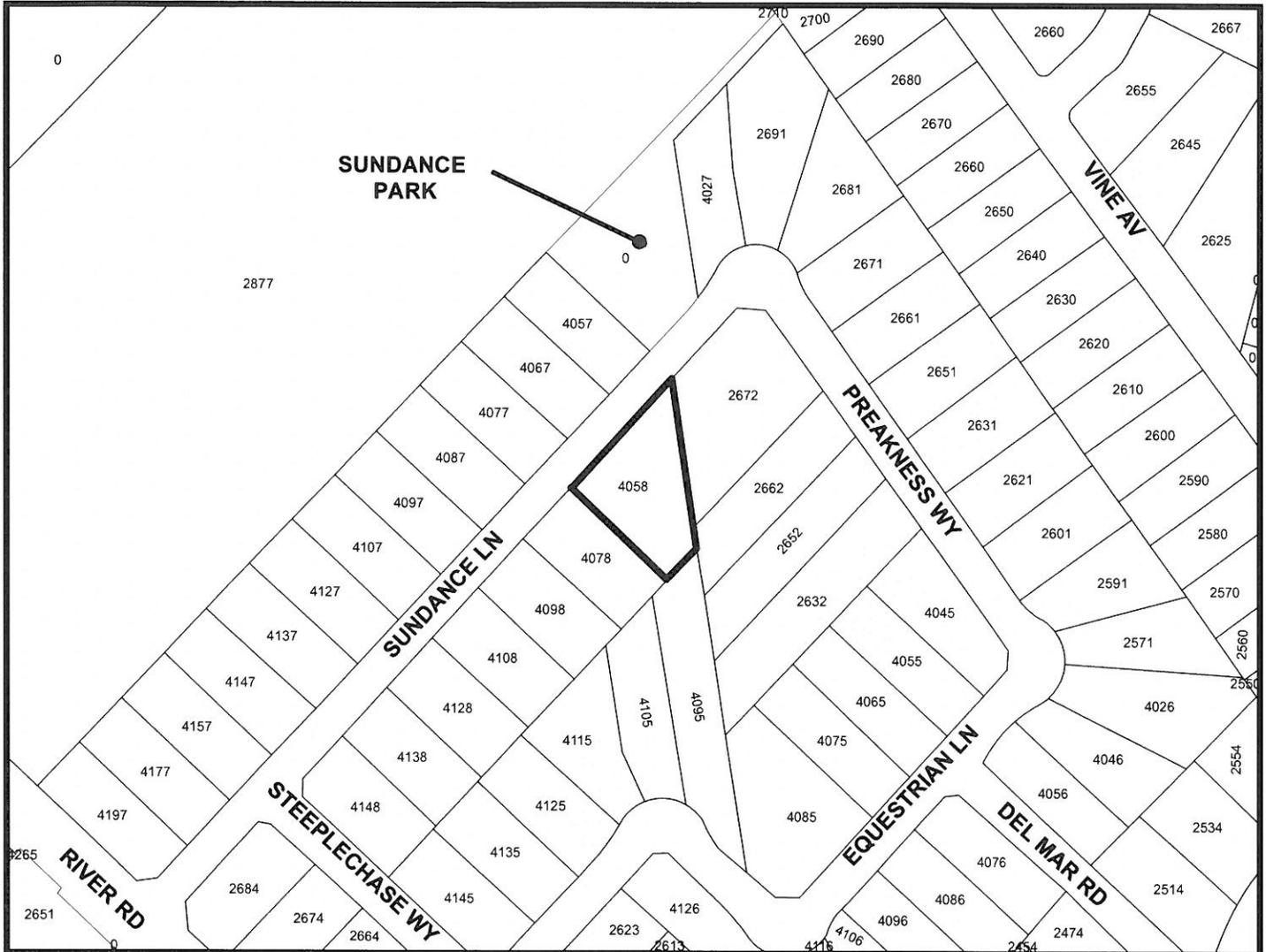
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on April 13, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2015-43

APPLICANT: Kevin Wold

LOCATION: 4058 Sundance Lane

Exhibit "A"

APN MAP

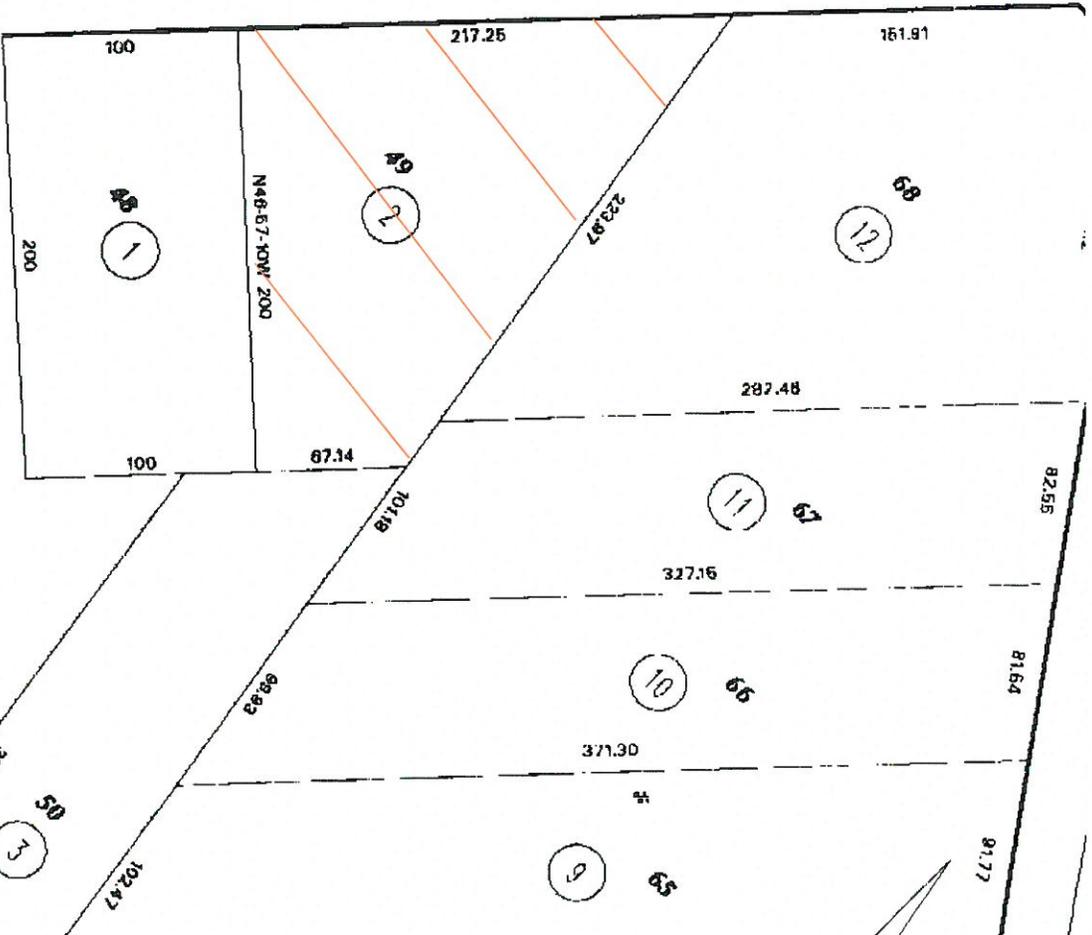
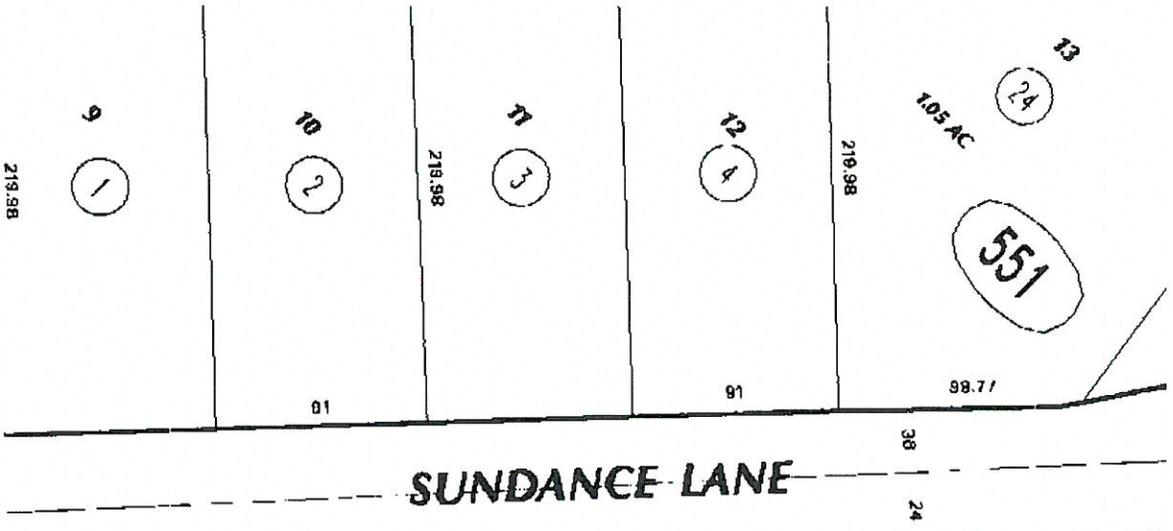


Exhibit "B"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: April 13, 2016

SUBJECT: Conditional Use Permit 2016-06 (Paul Blanco's Good Car Company): A request to establish a used car/light truck dealership, with associated sales office, repair bays, and sales parking lot, as the primary use in an existing vacant car dealership building located at 2000 Hamner Avenue on the southwest corner of Hamner Avenue and Auto Mall Drive, in the Auto Mall Specific Plan. (APN's 126-120-015, -016).

RECOMMENDATION: Adopt Resolution 2016-20, approving Conditional Use Permit 2016-06.

SUMMARY: The proposed used-car dealer as the primary use on this site is permitted upon approval of a conditional use permit. The project as conditioned is consistent with the requirements of the Auto Mall Specific Plan.

BACKGROUND: The used-car dealership is being proposed in a now vacant former new car dealership building (Mazda). The site consisting of 3.37 acres is located in "Area A" of the Auto Mall Specific Plan (ref. Exhibit "A"). In Area A new car sales is a permitted use and the sale of used cars is allowed as an ancillary use. However a used-car dealership as the primary use by itself requires approval of a conditional use permit (CUP). The applicant has stated that they are pursuing a new car dealer franchise but at this point will be only selling used cars.

ANALYSIS: The Mazda dealership went out of business in 2009. Through a series of ownership transfers, property leases, and businesses leaving, ancillary uses became established at the property without the primary permitted use (new car dealership) being in place, which was in violation of the Auto Mall Specific Plan. There was also an absentee ownership and no vested interest or requirement for any of the lessees to absorb the property maintenance costs, and the property fell into disrepair.

In 2012 the Planning Commission approved CUP 2012-12 that allowed the ancillary businesses that existed at that time to remain. The CUP was only approved for one year with the possibility to get that extended upon approval by the Planning Commission. That CUP has now expired and the ancillary uses have vacated the site.

Conditional Use Permit 2016-06

Page 2

April 13, 2016

The property has subsequently been purchased and the new owner has cleaned up and restored the property. In 2014 the Planning Commission approved CUP 2014-31 that allowed CarChamps to locate a used car dealership as the primary use on the property. That business did not last even though the CUP is still valid.

Both the property owner and the new business operator want to have a new CUP. The new operator has received permission from the owner to process this application. If approved, the CUP will stay with the property regardless of ownership changes and CUP 2016-06 will repeal CUP 2014-31. No new site improvements are being proposed

Attachment: Resolution 2016-20
Exhibit "A" – Location Map
Exhibit "B" – Site Map

RESOLUTION 2016-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW A USED AUTO DEALER, INCLUDED ANCILLARY SERVICES THAT ARE PART OF THE BUSINESS TO OPERATE IN EXISTING BUILDINGS OF A FORMER NEW CAR DEALERSHIP ON 3.37 ACRES LOCATED AT THE SOUTHWEST CORNER OF HAMNER AVENUE AND AUTO MALL DRIVE (2000 HAMNER AVENUE) IN THE AUTO MALL SPECIFIC PLAN (APNs 126-120-015, -016). CONDITIONAL USE PERMIT 2016-06.

WHEREAS, PAUL BLANCO'S GOOD CAR COMPANY, acting on behalf of and with the approval of the property owner BOB HEMBORG, initiated an application for a conditional use permit on property generally described as:

All that portion of Lot(s) 3 and 4 in Block 7 of Riverside Orange Heights Tract, as shown by map on file in Book 6 Page(s) 74, of Maps, Records of Riverside County, California;

More generally described as approximately 3.37 acres located on the southwest corner of Hamner Avenue and Four Wheel Drive (APN's 126-120-015, -016); and

WHEREAS, said application for Conditional Use Permit 2016-20 has been duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on April 13, 2016, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

- A. The proposed used-car dealer is a use that is allowed upon approval of a conditional use permit. Accessory auto-related services (not including auto

body repair or painting) that are a division of the used-car dealer business are allowed with the approved conditional use permit.

- B. 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 and Official Zoning Map have both designated the site as Specific Plan. The nature of the proposed land use is conditionally permitted 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.
- C. 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 land uses are either fully developed or zoned for compatible uses. The proposed 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.
- D. 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.
- E. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.
- F. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on December 10, 2014 that the aforesaid application for a conditional use permit is granted, subject to conditions, as provided for 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 "B" – Site Map dated March 29, 2016 incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.

2. Approval of Conditional Use Permit 2016-06 repeals Conditional Use Permit 2014-31 in its entirety, and likewise the adoption of Resolution 2016-20 repeals Resolution 2014-60.
3. The uses approved with this conditional use permit are in addition to uses otherwise listed as permitted uses in the Auto Mall Specific Plan related to a new car dealership. The uses allowed with the CUP are limited to a used-car business and auto-related services for the used-car business that are a division of that business (does not include auto body repair or painting).
4. 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.
5. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions including the Auto Mall Specific Plan. 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.
6. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
7. No building permits shall be issued for any tenant improvements without prior approval of a floor plan by the Planning Division to ensure that buildings are not altered in any way that would preclude future use for the primary intended use of the site which is a new car dealership.
8. This is not an approval to begin work or to occupy the subject buildings. No work shall be commenced nor shall the buildings be occupied until the City has issued the appropriate building permits (if needed) and all other appropriate permits and licenses (e.g., business license, certificate of occupancy, etc.).
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, or designee, as appropriate.

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

modification of this application in compliance with all procedures and requirements thereof.

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

11. No service or work on vehicles shall be permitted for any vehicles with the exception of minor engine service and work on vehicles to be sold (excludes auto body repair and painting), and except as is already permitted when associated with a potential new-car dealership. All repair and service of these vehicles shall occur within existing buildings or behind walls and buildings as shown on Exhibit "B". Vehicles being serviced may be parked/stored outdoors in the service/employee parking interior courtyard as shown on the approved site plan. Vehicles being serviced shall not be stored in the parking/display areas between the buildings and exterior walls, and Hamner Avenue; and likewise between buildings and Auto Mall Drive, and not in driveways or drive aisles which must remain clear and unobstructed at all times.

12. A clarifier, if needed, shall be installed as approved by the Director of Public Works and connected to the City sewer system to treat existing floor drains not already connected, and any new floor drains to be installed, prior to finalization of any needed Building Permits.

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

- a. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
- b. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.

14. The applicant shall comply with all requirements from Building and Safety, Planning and all other applicable departments and agencies.

15. Any new landscaped areas (not including dry-scape) shall be provided with a water-conserving automatic irrigation system. An underground irrigation plan

shall be submitted to the Planning Division for approval along with landscaping plans prior to installation. Trees to be planted shall be minimum 24-inch planter box or 30-gallon container trees depending on the best and largest size to survive transfer. Shrubs to be planted shall be minimum 5-gallon container plants.

16. The proposed use and site shall be operated in a clean and maintained condition that promotes the attractiveness of the Auto Mall for existing and future new car dealerships, including all landscaping areas.

17. Building addresses shall be visible from a public street. The primary building address shall be visible from Hamner Avenue.

18. "No Trespassing" after-hours signage shall be posted on the rear of all buildings.

19. Adequate lighting shall be maintained during business hours at night.

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

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

21. The owner, manager, or any successor thereto assigned for management of the property in question shall participate fully in the Norco Auto Mall Dealership Association, including maintenance of the freeway sign as applicable.

April 13, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held April 13, 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 meeting thereof held on April 13, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 13, 2016

SUBJECT: Site Plan 2016-03 (Ross): A request for approval to allow a detached accessory building consisting of an 864 square-foot garage/storage building at 2421 Reservoir Drive located within the A-1-20 (Agricultural Low Density Zone).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-16 approving Site Plan 2016-03.

Site Plan 2016-03 is a request for approval to allow an accessory building consisting of an 864 square-foot garage/storage building at 2421 Reservoir Drive (ref. Exhibit "A" – Location Map). The property consists of about .97 acres/42,253 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 of steel construction and will be tan color with white doors 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 14 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 42,253 square feet and at least 34,086 square feet of the property has an average grade of 4% or less. The lot/pad coverage for the property is approximately 13% which takes into account the existing and proposed structures.**

RESOLUTION 2016-16

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 846 SQUARE-FOOT GARAGE/STORAGE BUILDING AT 2421 RESERVOIR DRIVE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2016-03

WHEREAS, ROBERT AND SYLVIA ROSS 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 2421 Reservoir Drive (APN 125-062-018).

WHEREAS, at the time set; at 7 p.m. on April 13, 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.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled April 13, 2016 that the application for Site Plan 2016-03 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 March 10, 2016 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. The building shall complement the existing house in color.
9. This site plan approval is for a garage/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 2016-16
Page 4
April 13, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 13, 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 April 13, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

APN MAP

RESERVOIR

132.6'

135.41'

70'

55'

30'

336.43'

306.42'

276.21'

20
0.67 AC. POR.

19
0.60 AC.

18
0.97 AC.

17
0.42 AC.

16
0.41 AC.

82'

82'

90' P.M. 160774

90'

84'

N 56° 17' 30" W

44'

88'

PN 12/21

100

1" = 100'

Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: April 13, 2016

SUBJECT: Site Plan 2016-05 (Spangler Construction): A request for approval to allow a detached accessory building consisting of an 802 square-foot garage at 4335 Center Avenue located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-18 approving Site Plan 2016-05.

Site Plan 2016-05 is a request for approval to allow an accessory building consisting of an 802 square-foot garage at 4335 Center Avenue (ref. Exhibit "A" – Location Map). The property consists of about .45 acres/19,602 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, Exhibit "E" – Building Elevations, and Exhibit "F" – Floor Plan). The structure is proposed to be of steel frame with a light beige stucco exterior and a green roof to match 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 14 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 19,602 square feet and the entire property has a grade of 4% or less. The lot/pad coverage for the property is approximately 20% 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 4 animal units would be allowed which would require an open area of at least 2,304 square feet. There is an open animal keeping area of over 2,304 square feet at the rear of the property behind the proposed structure, which is rectangular in shape and a minimum of 24 feet on all sides.**

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 2016-18, approving Site Plan 2016-05.

/adr

- Attachments:
- Resolution 2016-18
 - Exhibit "A" – Location Map
 - Exhibit "B" – APN MAP
 - Exhibit "C" – Aerial and Site Photos
 - Exhibit "D" – Site Plan
 - Exhibit "E" – Building Elevations
 - Exhibit "F" – Floor Plan

RESOLUTION 2016-18

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 802 SQUARE-FOOT GARAGE BUILDING AT 4335 CENTER AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2016-05

WHEREAS, SPANGLER CONSTRUCTION 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 4335 Center Avenue (APN 133-022-005).

WHEREAS, at the time set; at 7 p.m. on April 13, 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.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled April 13, 2016 that the application for Site Plan 2016-05 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, Exhibit "E" – Building Elevations, and Exhibit "F" – Floor Plan dated March 28, 2016 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 (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 Department for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. The building shall complement the existing house in color.
9. This site plan approval is for a garage building. 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 2016-18
Page 4
April 13, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 13, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

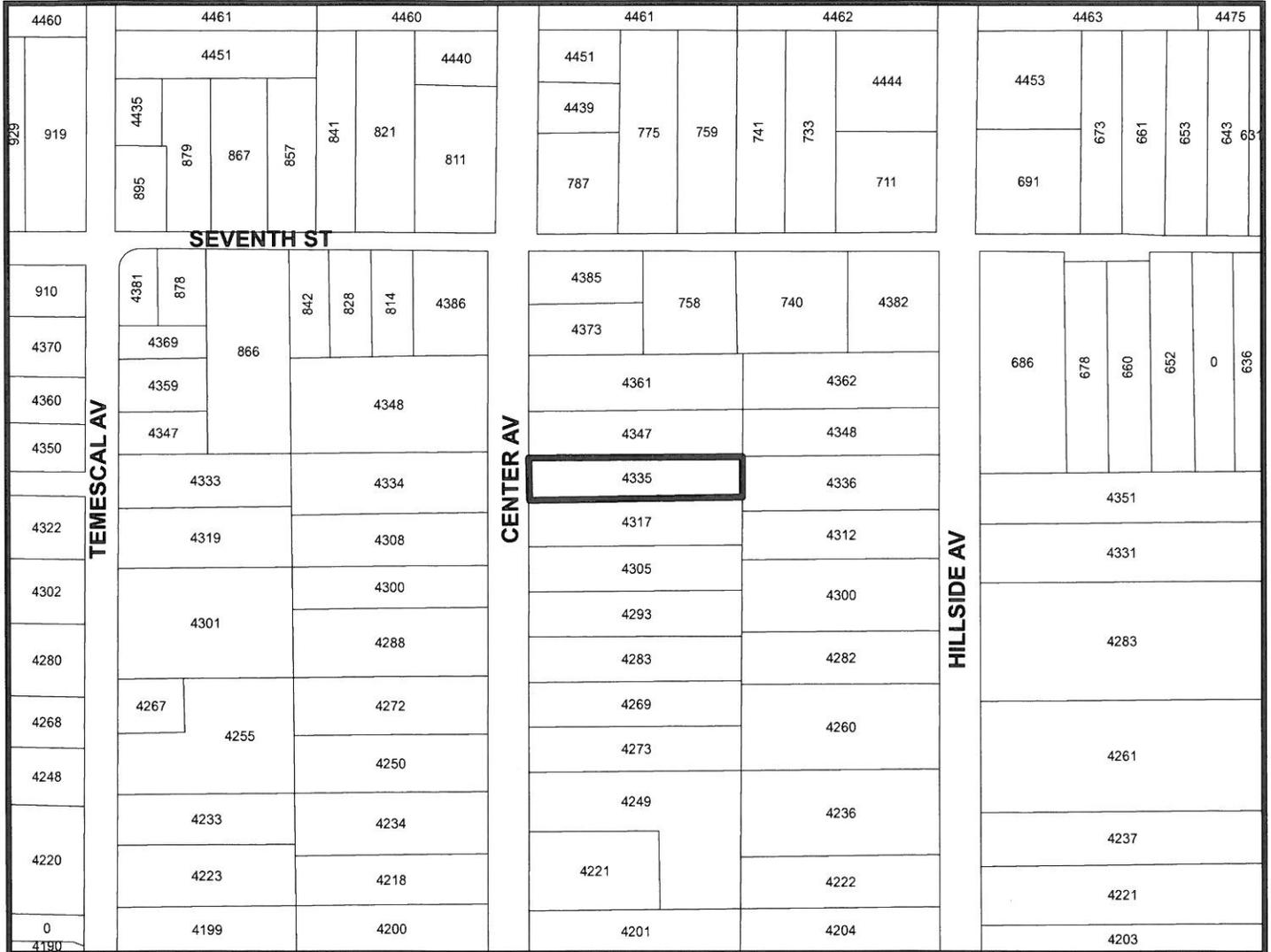
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held April 13, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Site Plan 2016-05

APPLICANT: Spangler Construction

LOCATION: 4335 Center Avenue

Exhibit "A"

APN MAP

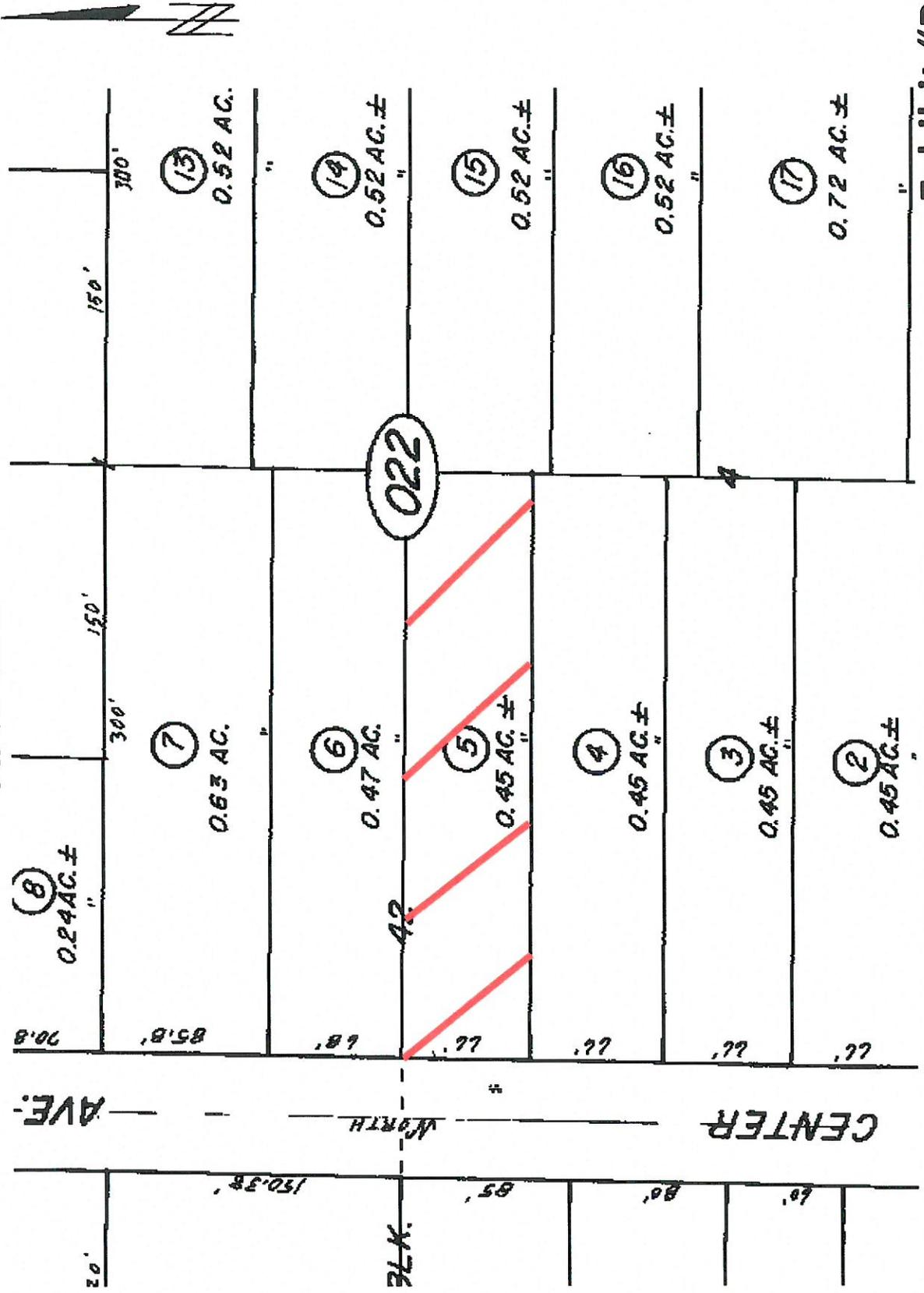
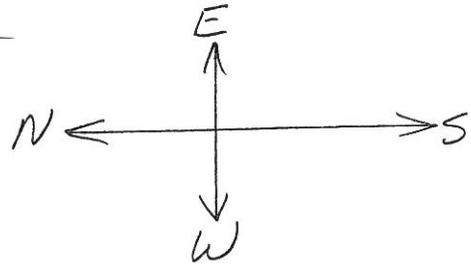
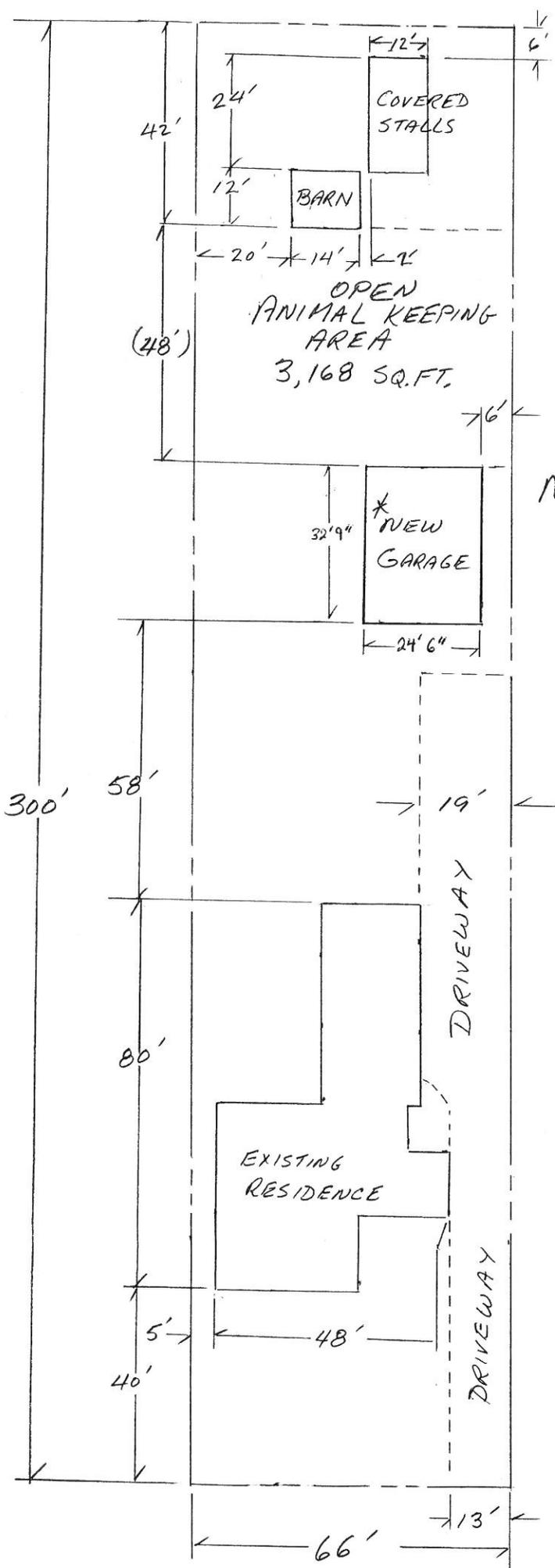


Exhibit "B"



SITE PLAN

SCALE: 1" = 20'0"

*NEW GARAGE
 4335 CENTER AVE
 NORCO, CA 92860

OWNER

ART & JANET JOCHEN
 4335 CENTER AVE
 NORCO, CA 92860

CONTRACTOR

SPANGLER CONSTRUCTION, INC.
 LIC #680185
 JEFF SPANGLER
 888-920-2276

DATE: 3-21-2016