



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

**Wednesday, May 11, 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 Rigler

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 Regular Meeting of April 13, 2016. **Recommended Action: Approval** (Deputy City Clerk)
3. **PUBLIC HEARINGS:**
 - A. **Conditional Use Permit 2016-14 (Marguet):** A request to expand the uses allowed with a non-conforming use located at 1800-1830 Fifth Street (APN's 129-220-002, 129-220-008) in the C-G (Commercial General) zone. **Recommended Action: Approval** (Senior Planner)
 - B. **Conditional Use Permit 2016-10 (Campos):** A request for approval to allow a detached accessory building consisting of a 1,344 square-foot garage and workshop building at 1551 Longhorn Way located within the Norco Hills Specific Plan (NHSP) Amendment No.1 (Ito Farms). **Recommended Action: Approval** (Senior Planner)

- C. **Conditional Use Permit 2016-15 (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)
 - D. **Conditional Use Permit 2016-05 (Spates):** A request for approval to allow a detached accessory building consisting of a 2,430 square-foot Recreational Vehicle (RV) storage building at 4095 California Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
 - E. **Conditional Use Permit 2016-09 (Happoldt):** A request for approval to allow one additional dog above the four dog limit at 1599 Longhorn Way located within the Norco Hills Specific Plan (NHSP) Amendment No.1 (Ito Farms). **Recommended Action: Approval** (Senior Planner)
 - F. **Conditional Use Permit 2016-08 (Hyde):** A request for approval to allow a detached accessory building consisting of a 7,200 square-foot covered arena at 3659 Pedley Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
 - G. **Zone Code Amendment 2016-01 (DeKruyf Family Trust):** A request to add car wash as an allowed ancillary use to gas stations in all commercial zones. **Recommended Action: Approval** (Planning Director)
4. BUSINESS ITEMS:
- A. **Site Plan 2016-07 (Stanhoff):** A request for approval to allow a detached accessory building consisting of a 490 square-foot BBQ shade structure at 3400 Cutting Horse Road located within the Norco Ridge Ranch Specific Plan. **Recommended Action: Approval** (Senior Planner)
 - B. **Site Plan 2016-08 (Seguin):** A request for approval to allow a detached accessory building consisting of a 160 square-foot Garden Shed at 309 Latigo Court located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)

5. 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.

Agenda Item 2.A.

Draft Minutes of the Planning Commission Minutes of April 13, 2016, were not ready for distribution at agenda prep time.

It will be completed and provided to the Commission Members on Monday, May 9, 2016, via email, and a hard copy will be provided at the dais on Wednesday, May 11, 2016, prior to the start of the meeting.

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

PREPARED BY: Steve King, Planning Director

DATE: May 11, 2016

SUBJECT: Conditional Use Permit 2016-14 (William Marguet Trustee):
A request to expand the operation of a non-conforming use for an existing contractor's storage yard located at 1800 and 1830 Fifth Street.

RECOMMENDATION: Adopt Resolution 2016-29 approving Conditional Use Permit 2016-14.

SUMMARY: The Norco Municipal Code (NMC) allows for the expansion of a non-conforming use upon approval of a conditional use permit (CUP). The owner of property at 1800 and 1830 Fifth Street is seeking a CUP to expand the list of allowed uses for an existing contractor's storage yard at this location so as to make the property more marketable.

BACKGROUND: The Norco Municipal Code (NMC) defines a non-conforming use, and the procedure for expanding a non-conforming use, as follows:

18.39.06 Non-Conforming Uses.

A non-conforming use is one which lawfully existed prior to the effective date of this ordinance, but which is no longer permitted. Non-conforming uses are declared by this ordinance to be incompatible with permitted uses in the zones involved. The continuance of a legal non-conforming use is subject to the following:

- (1) A non-conforming use shall not be enlarged, altered, or moved to another portion of the lot unless approved by a conditional use permit.

The property in question is an existing contractor's storage yard for a parking and highway improvement contractor. The company primarily does parking and street striping along with installing wheel stops in parking lots. The wheel stops are made at the Fifth Street location. As a non-conforming use the business can continue at the site subject to the rules noted above. It can still continue even if sold to a different business owner provided the use stays the same.

ANALYSIS: The property owner wants to sell the property as he has transferred the business to a son who runs it in a much smaller footprint. The problem is that the use is

RESOLUTION 2016-29

**A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, GRANTING WITH CONDITIONS, A CONDITIONAL USE PERMIT TO EXPAND A NON-CONFORMING LAND USE (CANON COATING) TO EXPAND WHAT IS ALLOWED WITH THE CONTRACTORS STORAGE YARD LAND USE AT 1800 AND 1830 FIFTH STREET IN THE C-G ZONE (APN 129-220-002,-008).
CONDITIONAL USE PERMIT 2016-14**

WHEREAS, an application has been submitted to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code, by WILLIAM MARGUET TRUSTEE, on property generally described as:

Portion Sec 12 T3S R7W being .33 and 1.53 acres as shown in Assessors Map BK 129 PG. 22, Parcel No. 002 and Parcel No. 008.

More generally described as an irregularly-shaped area of about 1.86 acres, located on the south side of Fifth Street, west of Hamner Avenue, having a width of approximately 243 feet and a maximum depth of 366 feet.

WHEREAS, said application has been duly submitted to said City of Norco 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 May 11, 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 proposal does comply with all applicable requirements of a non-conforming use in the Norco Municipal Zoning Code. The nature of the proposed land use as a contractors storage yard including, but not limited to, material and

equipment storage, on-site material fabrication, and truck and vehicle parking is not incompatible with surrounding office, industrial, commercial, and contractor storage yard uses and can continue to operate as a non-conforming use as conditioned, and will therefore not have any significant effects.

B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the existing use and adjoining land uses are zoned and planned for commercial development and can continue to operate as regulated by the provisions of non-conforming uses in the Norco Municipal Code. 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. Furthermore, the proposed use and adjoining industrial and contractor storage yard uses are non-conforming and considered interim uses of the property.

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

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval since the street is designed to accommodate intended build-out traffic conditions for the permitted uses on this street and the existing use is not more intensive than those uses. The subject property is accessed from Fifth Street.

E. The City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment, as it is a continuation of a project which has been previously approved by the City.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on May 11, 2016 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" (Aerial Photo, dated May 5, 2016), showing that the only allowed structure for CUP 2016-14 (both parcels), is the existing structure located at 1830 Fifth Street (APN 129-220-002).

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.
4. This permit allows contractor's storage yards that can include, but not be limited to, material and equipment storage, on-site material fabrication, and truck and vehicle parking for the business.
5. No new structures that require a building permit shall be allowed except upon approval of an amendment to this CUP (CUP 2016-14) by the Planning Commission.
6. This permit does not allow vehicle storage yards or vehicle impound yards. For purposes of this permit vehicle storage refers to any parking or storage of vehicles not related to the operation of the business for which there is a legal and valid Business License on file with the City. Vehicle storage also refers to the parking of any vehicle for more than 96 hours.
7. If the intent is to have one business on both properties for an office use and related contractor's storage, the two properties shall be merged into one in accordance with lot merger requirements from the Engineering Division.
8. The existing chain link fence along the front shall be replaced with a decorative block wall or opaque iron fence approved by the Planning Division. The access gate to the rear of the property can be screened with slatted chain link fence gates.
9. No signage is approved with this application.
10. No service or repair of vehicles is allowed to occur on the property.
11. No additional outdoor lighting shall be permitted unless a lighting plan has been approved by the Planning Division and building permits issued by the Building Division.
12. 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, and amendment to the CUP.

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. This conditional use permit requires an annual inspection. The owner/operator of the business, regardless of any changes in ownership, shall pay the annual inspection fee established by the City Council and provide a self-audit of compliance with the conditions of approval on a form or in a manner determined by the Planning Division along with the fee. The self-audit demonstrates acknowledgement of the conditions of approval and is a statement on the status of compliance with them. It shall be submitted for review no later than six months from the approval date of this CUP and then by the end of the year every year thereafter starting the following December 31st. 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, including compliance hearings.

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

Resolution 2016-29
May 11, 2016
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APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on May 11, 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 adjourned meeting thereof held on May 11, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: May 11, 2016

SUBJECT: Conditional Use Permit 2016-15 (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 adopt Resolution 2016-24 approving Conditional Use Permit 2016-15.

BACKGROUND: At the Planning Commission meeting of April 13, 2016, the Planning Commission reviewed Conditional Use Permit 2016-04, which was request to build a 2,000 square-foot workshop/storage building on the subject property. The project was denied without prejudice because the Commission was not in favor of having the access to the structure crossing over the proposed location of the required open animal keeping area. The Planning Commission's direction in case of re-submittal was that the applicant move the building so that access to the building does not cross over the open animal keeping area.

Revised plans have been submitted under Conditional Use Permit 2016-15, which is a new application since the former one was denied. The applicant has not moved the location of the building, but the revised plans now show two options for access to the proposed building outside of required open animal keeping area.

PROJECT DESCRIPTION/ANALYSIS: Conditional Use Permit 2016-15 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 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 at least 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 required open animal keeping area is proposed on the west side of the building (the northwest corner of the property), in front of the building's doors. Attached Exhibit "D" - Site Plan has two pages, each showing a different layout for the required open animal keeping area and access to the proposed building. Page D-1 shows access going along the west side and north (rear) side of the open animal keeping area. Page D-1A shows the access to the building going along the south (front) and along the east side of the open animal keeping area. It's the applicant's intent to show the Commission two different layouts of how access to the proposed building, along with the required open animal area, can be provide alongside (and not crossing) each other within the northwest corner area of the property (that is all open).

For the original project, 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. No direction for changes to the architecture was provided from the Planning Commission and therefore, architecture for the building is the same as was originally presented.

Conditional Use Permit 2016-15
Page 3
April 13, 2016

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 2016-26 approving Conditional Use Permit 2016-15.

/adr

Attachments: Resolution 2016-24
 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. 2016-26

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 2016-15)

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 May 11, 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 May 11, 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 April 26, 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.

##

Resolution No. 2016-24
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May 11, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 11, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

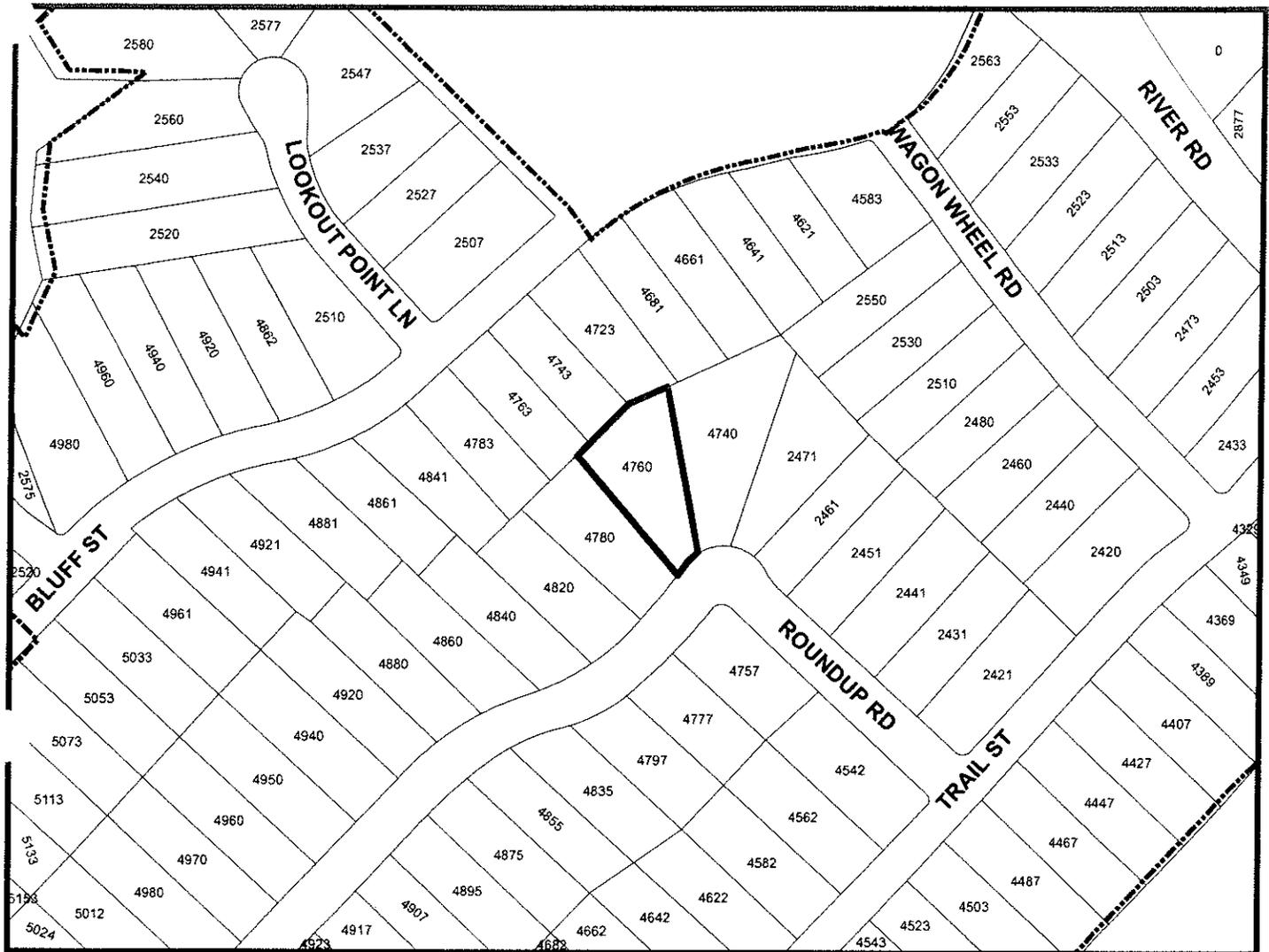
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on May 11, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-15

APPLICANT: Kenneth and Donna Wrye

LOCATION: 4760 Roundup Road

Exhibit "A"

APN MAP

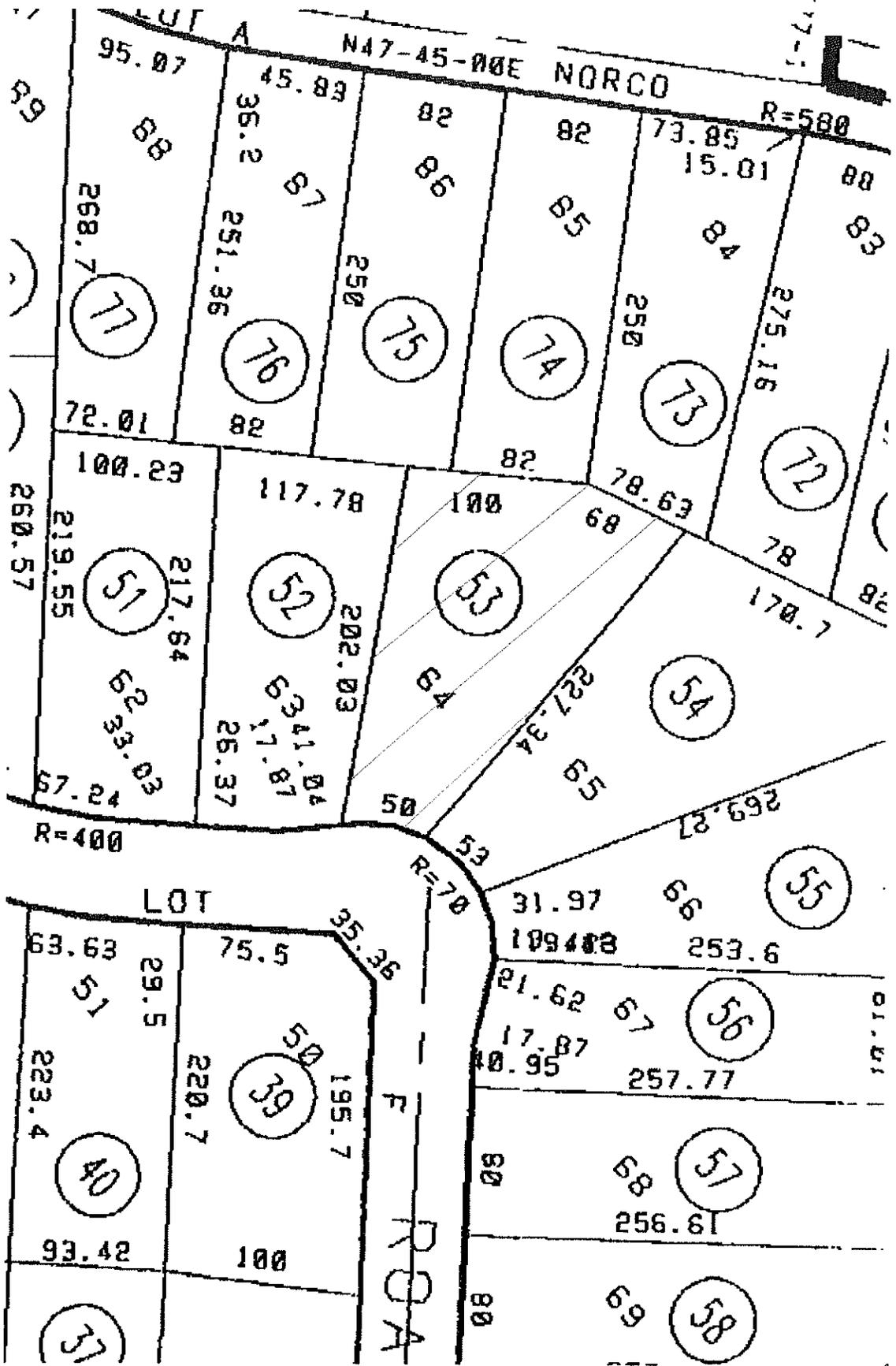
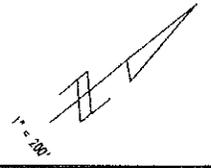


Exhibit "B"



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: May 11, 2016

SUBJECT: Conditional Use Permit 2016-05 (Spates): A request for approval to allow a detached accessory building consisting of a 2,430 square-foot Recreational Vehicle (RV) storage building at 4095 California Avenue located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission review the adopt Resolution 2016-21 approving Conditional Use Permit 2016-05.

Conditional Use Permit 2016-05 is a request for approval to allow an accessory building consisting of a 2,430 square-foot RV storage building at 4095 California Avenue (ref. Exhibit "A" – Location Map). The property consists of about .91 acres/39,636 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 and building elevations for the proposed building are attached (ref. Exhibit "D" – Site Plan and Building Elevations). The building is proposed to be steel construction with a corrugated rib profile for the roof and sides, and will be painted to match the existing house. The building is proposed on the side of the existing home and proposed to be used as a RV and personal storage.

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

- The minimum setbacks of 25 feet from the front property line, 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 17 feet, 7 inches as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 39,636 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is approximately 16%, 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 8 animal units would be allowed which would require an open area of at least 4,608 square feet. There is an open area of over 4,608 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). Both members of the ARC were concerned that the building looks industrial. One committee member directed staff to ask the applicant if there is a way to make the building look less industrial. The applicant when told this concern expressed willingness to make changes to the structure to make it look less industrial, such as having windows, barn door style doors rather than the roll-up doors, vertical ribs on the structure to match vertical siding to the house, and extend the eave to a foot on the structure (ref. Exhibit "E" – Example of Architectural Modifications). Staff is recommending approval of the proposed architectural changes as a condition of approval for the project.

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 2016-21 approving Conditional Use Permit 2016-05.

/adr

Attachments: Resolution 2016-21
 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" – Example of Architectural Modifications

RESOLUTION NO. 2016-21

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 2,430 SQUARE-FOOT RECREATIONAL VEHICLE (RV) STORAGE BUILDING AT 4095 CALIFORNIA AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-05)

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 RYAN SPATES for property located at 4095 California Avenue (APN 133-130-005); 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 May 11, 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 May 11, 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 March 29, 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 Recreational Vehicle (RV) and personal storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The applicant shall add windows, barn style doors, vertical siding to the building, and roof eaves that extend at least 1-foot out from the building.

##

Resolution No. 2016-21
Page 4
May 11, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 11, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

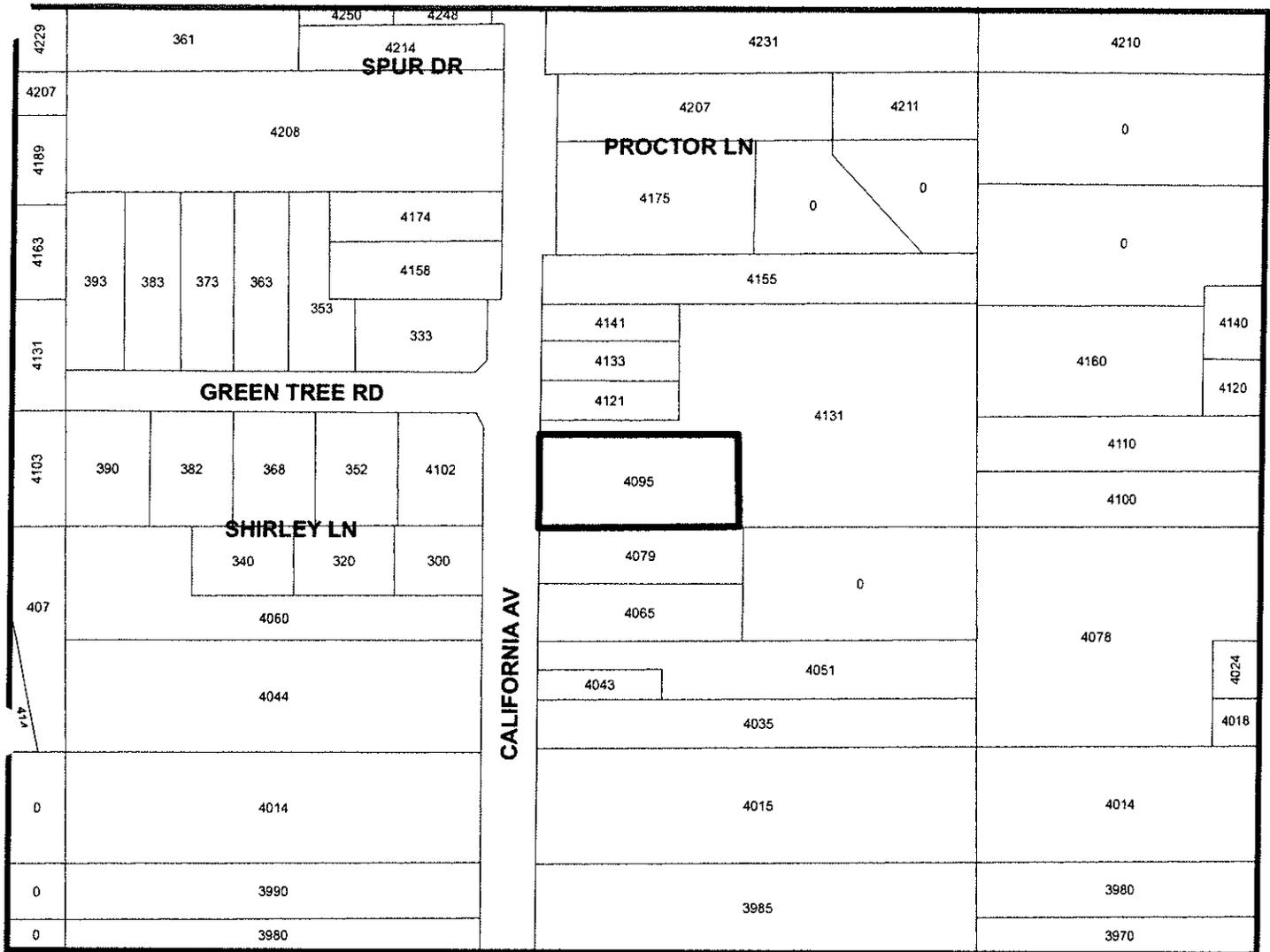
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on May 11, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-05

APPLICANT: Ryan Spates

LOCATION: 4095 California Avenue

Exhibit "A"

APN MAP

CALIFORNIA NORTH AVE. 12

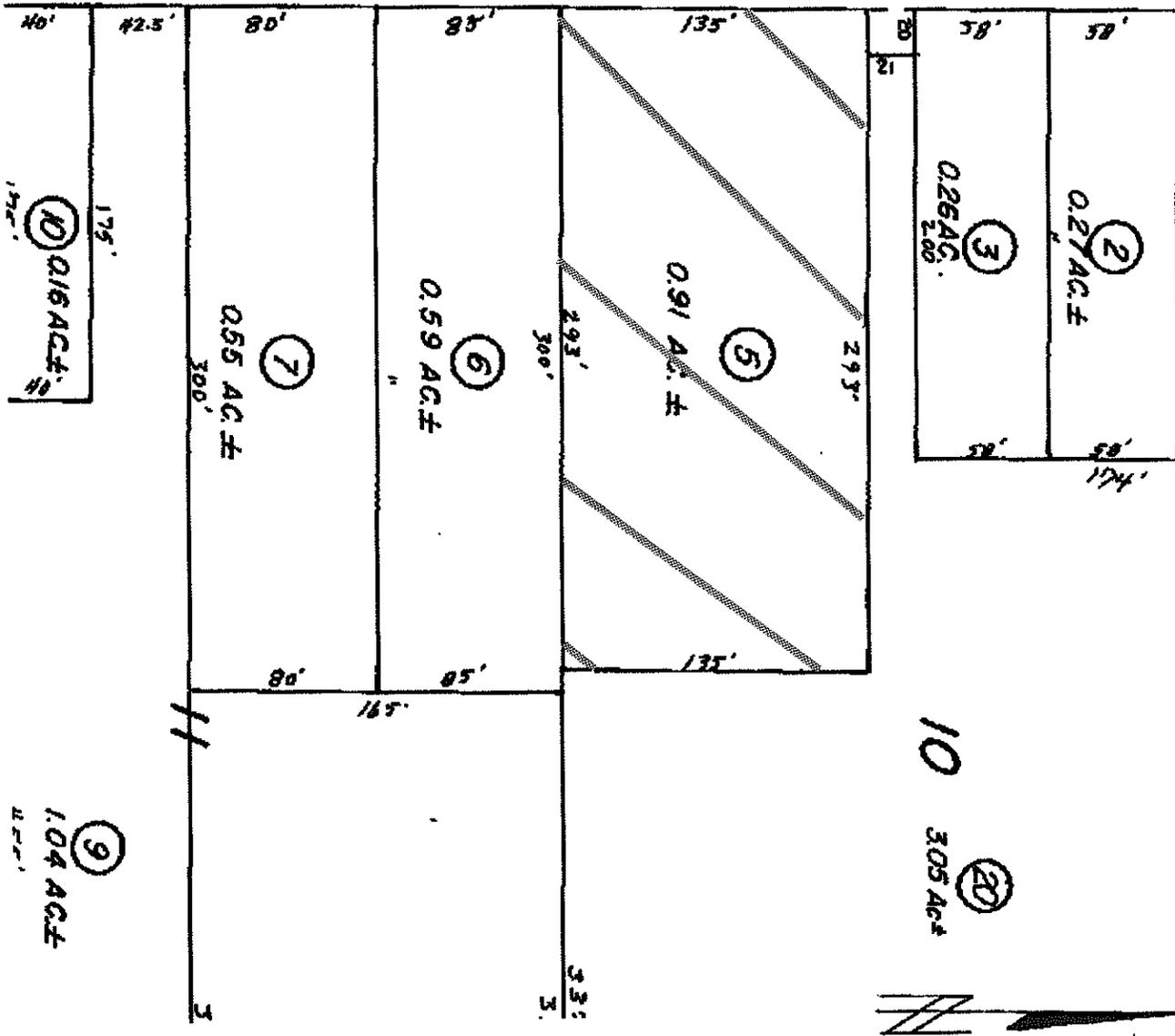


Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: May 11, 2016

SUBJECT: Conditional Use Permit 2016-09 (Happoldt): A request for approval to allow one additional dog above the four dog limit at 1599 Longhorn Way located within the Norco Hills Specific Plan (NHSP) Amendment No.1 (Ito Farms).

RECOMMENDATION: Adopt Resolution 2016-24, approving Conditional Use Permit 2016- 09

SUMMARY: Conditional Use Permit (CUP) 2016-09 is a request for approval to allow one additional dog at 1599 Longhorn Way (ref. Exhibit "A" – Location Map). A maximum of four dogs are allowed on a residential property. The applicant is seeking approval of one additional dog which would allow a total of five dogs on the property

PROPERTY DESCRIPTION: The subject property is irregular in shape and consists of about .54 acres/22,864 square feet, having a frontage on the east side of Longhorn Way of about 103 feet and a maximum depth of about 204 feet (ref. Exhibit "B" – APN Map).

The property is developed with a single family residence, pool and detached Recreational Vehicle (RV) cover. The applicant currently has four dogs which is the legal amount allowed, plus the requested fifth dog which has been temporarily allowed under a Foster Permit issued by Animal Control and good for only 30 days. All dogs are housed inside the home (ref. Exhibit "C" – Existing Site Plan and Exhibit "D" – Aerial and Site Photos).

PROJECT DESCRIPTION: By right, the Norco Municipal Code (NMC) allows four dogs. With this application, the applicant is requesting approval to allow one additional dog, for a total of five. The reasoning for the fifth dog is that the applicant's daughter, who lost her job, has had to move back home and with her dog (ref. Exhibit "E" – Letter dated March 31, 2016). All dogs will continue to be housed inside the existing home.

There is no code case on the property. Veterinary Clinics/Hospitals are required by law to send information on rabbi shots to the corresponding City Animal Control Departments. Animal Control then follows through with making sure the dogs are licensed. Upon Animal Control receiving the rabbi shot report, it was discovered that there was a fifth dog on the property. The applicant was then contacted by animal control to inform them that a fifth dog would require approval of a CUP. The applicant has since submitted the CUP application, moved the dog away from the property (to be in compliance), but has recently brought the fifth dog back home under the temporary Foster Permit issued by Animal Control.

RESOLUTION NO. 2016-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW ONE ADDITIONAL DOG FOR A MAXIMUM OF FIVE DOGS ON PROPERTY LOCATED AT 1599 LONGHORN WAY WITHIN THE NORCO HILLS SPECIFIC PLAN (NHSP) AMENDMENT NO.1 - ITO FARMS. (CONDITIONAL USE PERMIT 2016-09)

WHEREAS, an application for a conditional use permit has been submitted to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code, by JERRY LEE SR. and LOURENE HAPPOLDT for property located 1599 Longhorn Way (APN 123-482-008).

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

WHEREAS, at the time set, at 7 p.m. on May 11, 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 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 Specific Plan (SP) and the existing zoning designation of NHSP is consistent with the General Plan. The nature of the proposed land use (one additional dog) is conditionally permitted in the district and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and will therefore not have any significant effects.

- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the adjoining land uses are developed residential 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.
- C. The size and shape of the site proposed for the use is adequate to allow the full facilitation of the proposed use in a manner not detrimental to the particular area as the proposed property is .54 acres and large enough to accommodate the additional dog.
- D. Additional traffic will not be generated by the proposed use of the property and so will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 5 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 this May 11, 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, dated April 4, 2016 and incorporated herein by reference and on file with the Planning Division.
2. The recorded owner of the property and the applicant 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 provision 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 subject use shall be conducted in accordance with the approved plans and stipulations, on file in the Norco Planning Division.

5. Areas where animals are kept shall be maintained in a clean and sanitary condition. The City shall have the right upon request, to enter the property at any time for inspection.
6. Animal waste must be removed from the property completely.
7. No more than five dogs shall be kept on the property. Keeping more than five dogs on the property without City approval shall constitute cause for revocation of this conditional use permit.
8. This conditional use permit shall not be transferable. Should the applicant move, this conditional use permit shall be null and void.
9. An annual inspection by Animal Control is required along with the payment of applicable inspection fees. The applicant shall contact Animal Control one year from the date of this approval for an inspection and every year after.
10. The Animal Control Division shall be permitted to inspect the property on an annual basis or as determined necessary, to ensure that the property is maintained in a clean and orderly fashion.
11. All dogs residing at the subject property shall be licensed and current with all necessary vaccines, and shall receive immediate medical attention when needed. Furthermore, all dogs are required to have fresh/clean food, water and housing.

#

Resolution No. 2016-24
Page 4
May 11, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 11, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

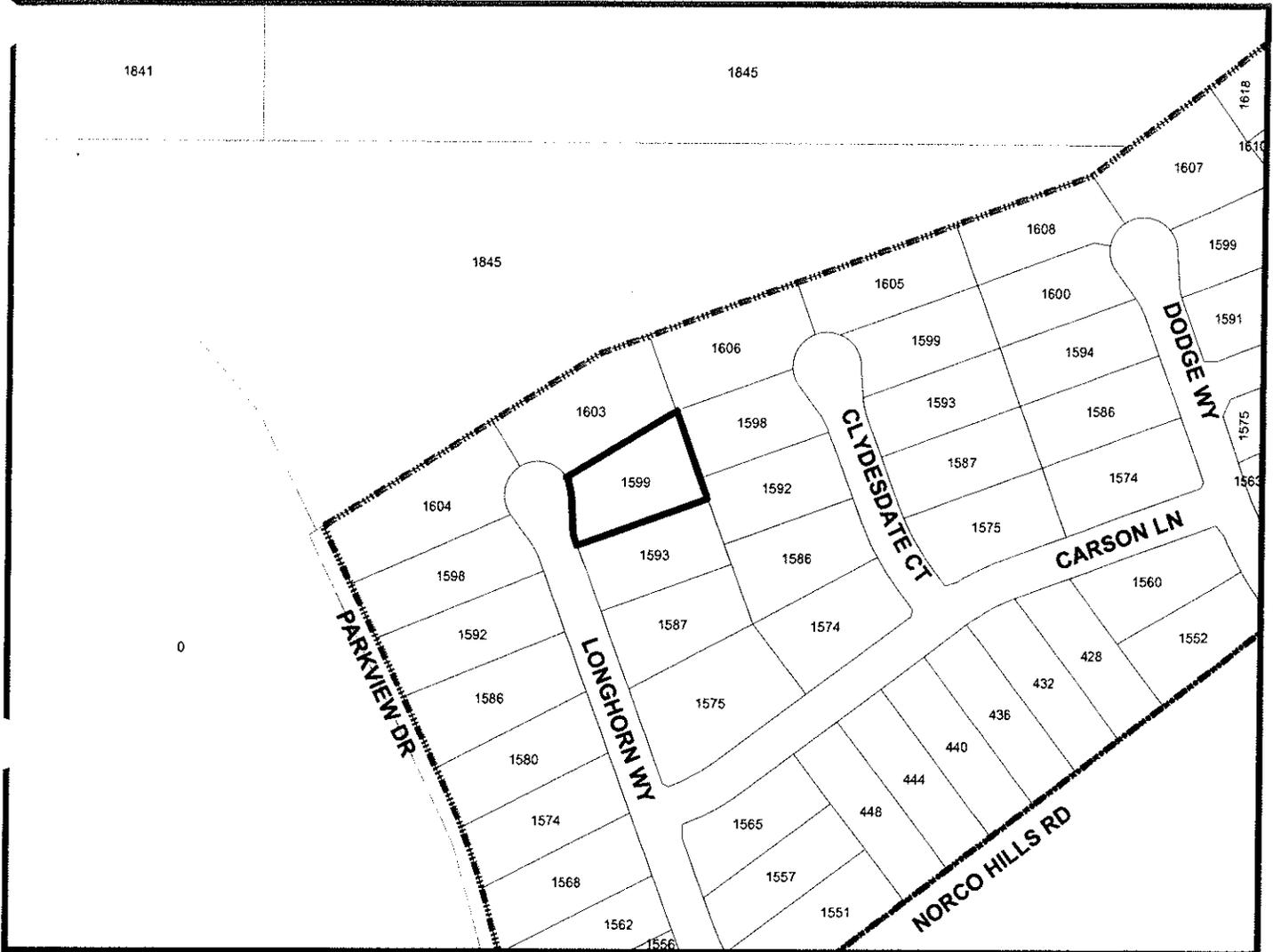
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on May 11, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-09

APPLICANT: Jerry and Lourene Happoldt

LOCATION: 1599 Longhorn Way

Exhibit "A"

APN MAP

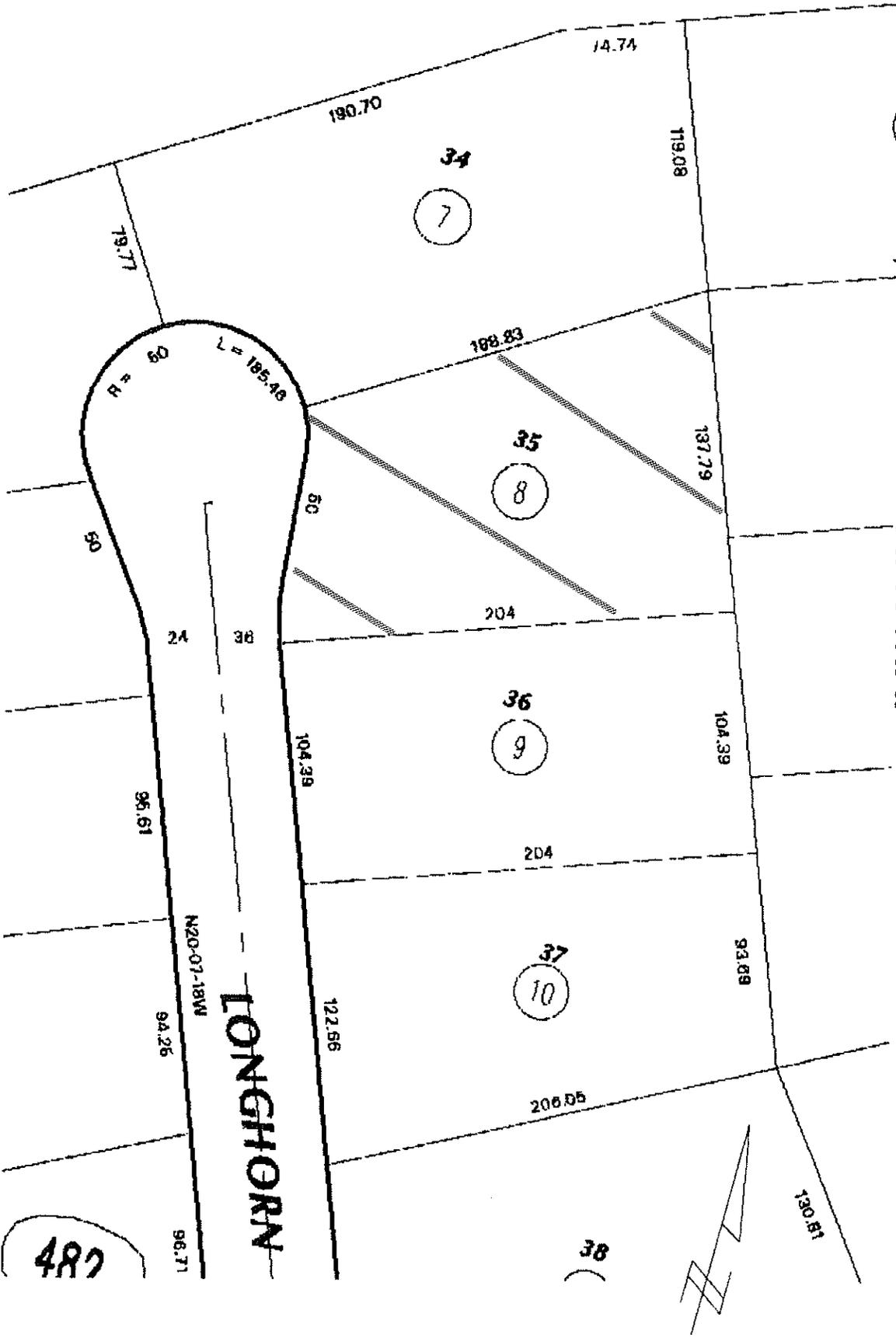
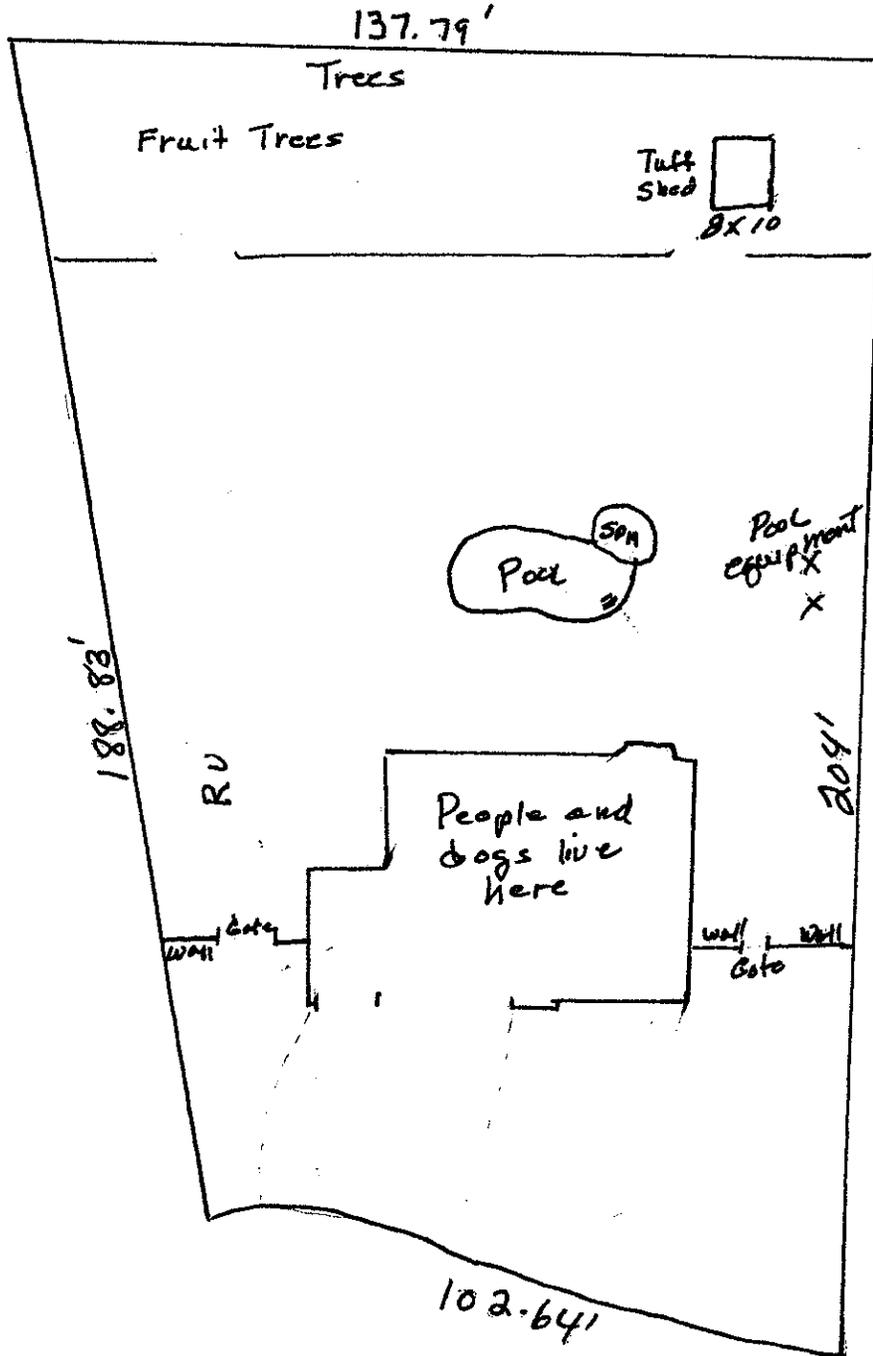


Exhibit "B"



1599 Longhorn Way Noreo

No Changes to Current Property

EXHIBIT "C"
2 OF 2

March 31, 2016

City of Norco
City Planning Commission
2870 Clark Avenue
Norco, CA 92060

RE: Request for Approval of an additional dog (cocker spaniel)

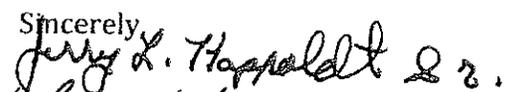
To Whom It May Concern:

We have been residence of Norco at 1599 Longhorn Way since 2001 when the Centex Homes built the property. At the time we purchased our home, we were given a list from the City of Norco with regard to the number of animals allowed according to the square foot lot size. Given our property is in the 20,000-24,999 square footage it indicated that the maximum animal allowance was 5.0 (see attached document).

We have always had dogs. The previous maximums over the years have been 3 or 4 at a given time.. We currently have one springer spaniel and 3 cockers registered with the Norco Animal Shelter. We have a family dog (small cocker spaniel) that is 8 years old that has lived with us for a number of years and then with our daughter. She lost her job and has had to move back home with the dog. This dog is a vital part of the family and it is not an option to remove her. We are requesting a Permit for the addition of this dog to legally register her with Norco Animal Control. All of our dogs are always up to date on vaccinations.

In addition, our dogs are never off of the home property except for an occasional walk on lead. They reside in the home and go out into the yard on occasion. Given our pool, we do not let the dogs out without a family member within site. When we leave our home, the dogs are always secured within the confines of our home. I do not envision our 11.5 springer surviving for a long period of time as she has tumors and lymph node issues. She continues, however, to be active and happy and we will see her through the duration of her life.

It is our request to be approved for the addition of this one family dog. At which time our other pets move onto Rainbow Bridge, we will return to the 4 household limit. We appreciate your consideration of this matter.

Sincerely,


Jerry Happoldt
Lourene Happoldt

EXHIBIT 'E
3-31-2016

Report for Conditional Use Permit From Norco Animal Control

OFFICER STATEMENT:

April 30th, 2016 at 1233 hours the investigation team arrived at the address of 1599 Longhorn Way in Norco, Ca 92860 to conduct an inspection of the property. The Happoldt's requested the inspection so they can apply for a C.U.P (Conditional Use Permit) to be allowed over four dogs over the age of four months. The investigation team measured the back yard, measurement to the nearest adjacent dwelling and where the dogs will be housed. The Happoldt's applied and was granted a Norco Animal Control Services Foster Program so they can temporarily have a fifth dog as long as it does not exceed over a 30 days at the address above.

The four dogs Jake, Dilly, Ben and Danny all have current rabies vaccine and dog license with the City of Norco.

Investigation team findings are in approval of the property 1599 Longhorn Way/ Happoldt family for additional dogs; one additional dog.

Recommendations:

- Annual inspection; applicant is responsible for cost.
- Animals not to exceed over the allowed amount
- C.U.P may be revoked if applicant is found in violation of animal related laws or ordinance.
- Residence must have clean food, water and housing.
- Animals must always have current rabies vaccine and receive immediate medical attend when needed.
- Dogs must remain with current dog license.

Measurements:

- 1599 Longhorn way (house) to back fence: 111.5 Ft
- 1599 Longhorn way (east/back fence) nearest adjacent dwelling: 5.1 Ft
- Width of back yard (from the Middle): 119 Ft

EXHIBIT

F

2 OF 2

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: May 11, 2016

SUBJECT: Conditional Use Permit 2016-08 (Hyde): A request for approval to allow a detached accessory building consisting of a 7,200 square-foot Covered Arena building at 3659 Pedley Avenue located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-23 approving Conditional Use Permit 2016-08.

Conditional Use Permit 2016-08 is a request for approval to allow an accessory building consisting of a 7,200 square-foot covered arena building at 3659 Pedley Avenue (ref. Exhibit "A" – Location Map). The property consists of about 1.19 acres/51,836 square-feet and is developed with a single family residence and several accessory buildings (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, floor plans, and building elevations and for the proposed building are attached (ref. Exhibit "D" – Site Plan and Exhibit "E" – Floor Plans and Building Elevations). The building is proposed to be steel construction with a brick red colored steel frame and a regal white roof.

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 shown with a maximum height of 21 feet as measured to the peak of the roof. Staff is recommending approval of the maximum building height of 20 feet to the peak however, the Planning Commission can approve the proposed height of 21 feet at their discretion.**
- 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 51,836 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is 37%, which takes into account the existing and proposed structures.**

- For lots one acre or less, 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. For lots that are over one acre the required open animal area does not have to be contiguous. **Based on the size of the property, a total of 14 animal units would be allowed which would require an open area of at least 8,064 square feet. The property is over an acre (1.19 acres) and therefore the required open animal keeping area does not have to be contiguous. There is an open area of at least 3,300 square feet within the first half of the property and an open area of 4,940 square feet within the second half of the property where noted on the attached site plan. Both areas combined total over the minimum area of 8,064 square feet and are at least 24 feet on all sides.**

The project was provided to the Architectural Review Sub-Committee (ARC). There were no comments.

As proposed and conditioned (for a maximum building height of 20 feet), the project meets the minimum requirements for an accessory building over 864 square feet. Staff is recommending that the Planning Commission adopt Resolution 2016-23 approving Conditional Use Permit 2016-08.

/adr

Attachments: Resolution 2016-23
 Exhibit "A" – Location Map
 Exhibit "B" – Assessor's Parcel Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan
 Exhibit "E" – Floor Plans and Building Elevations

RESOLUTION NO. 2016-23

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 7,200 SQUARE-FOOT COVERED ARENA BUILDING AT 3659 PEDLEY AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-08)

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 DONNA HYDE for property located at 3659 Pedley Avenue (APN 133-240-001); and

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

WHEREAS, at the time set, at 7 p.m. on May 11, 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 May 11, 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 Exhibit "E" – Floor Plans and Building Elevations dated April 4, 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 (which does not include agricultural/animal keeping business allowed in the A-1 zone) shall not be permitted from the subject building.
9. This approval is for an accessory building consisting of a covered arena building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
10. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
11. The maximum height of the building shall be 20 feet as measured from the outside finished grade to the peak of the roof.

##

Resolution No. 2016-23
Page 4
May 11, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 11, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

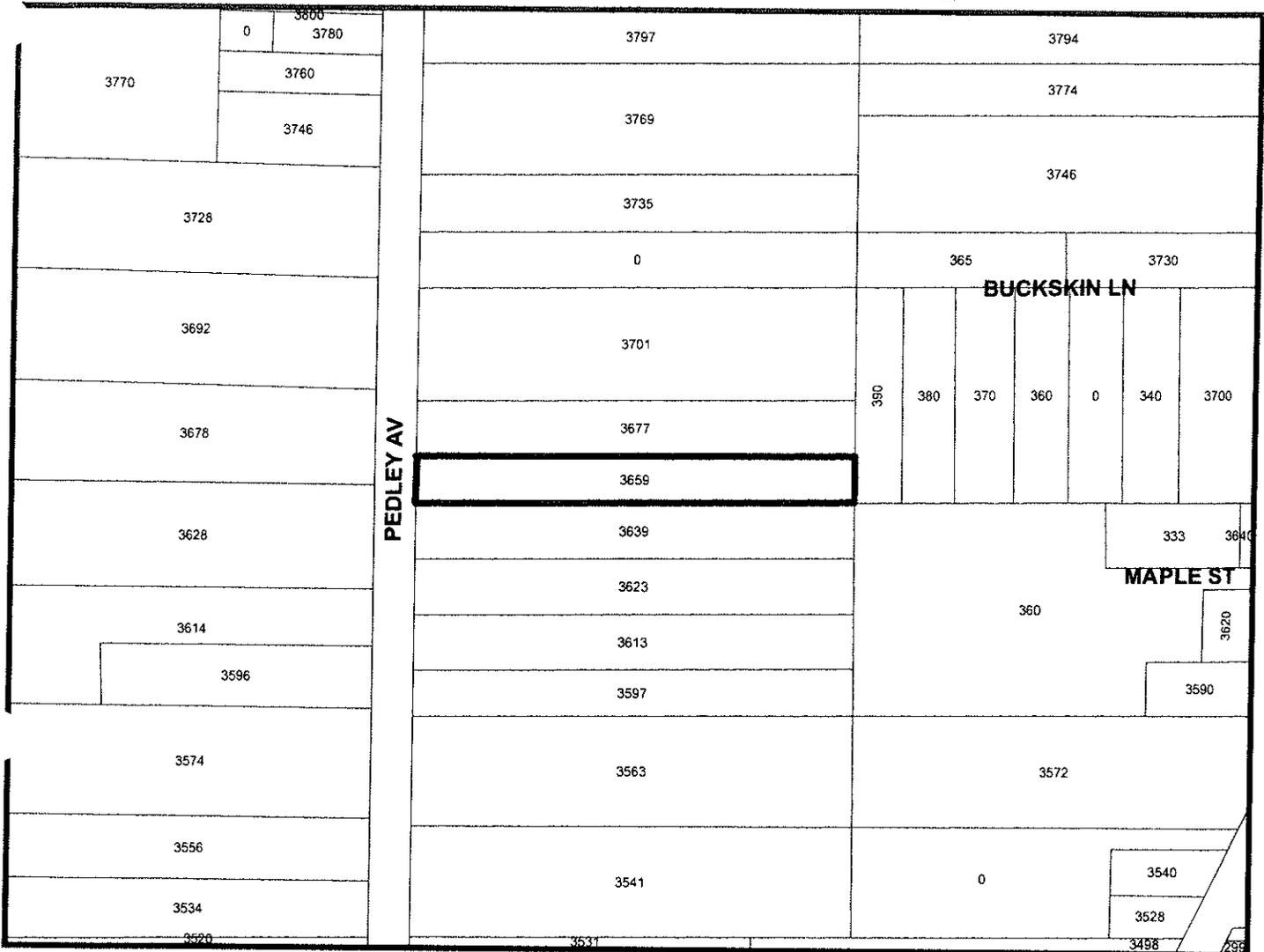
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on May 11, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-08

APPLICANT: Donna Hyde and NDR Therapeutic Riding

LOCATION: 3659 Pedley Avenue

Exhibit "A"

APN MAP

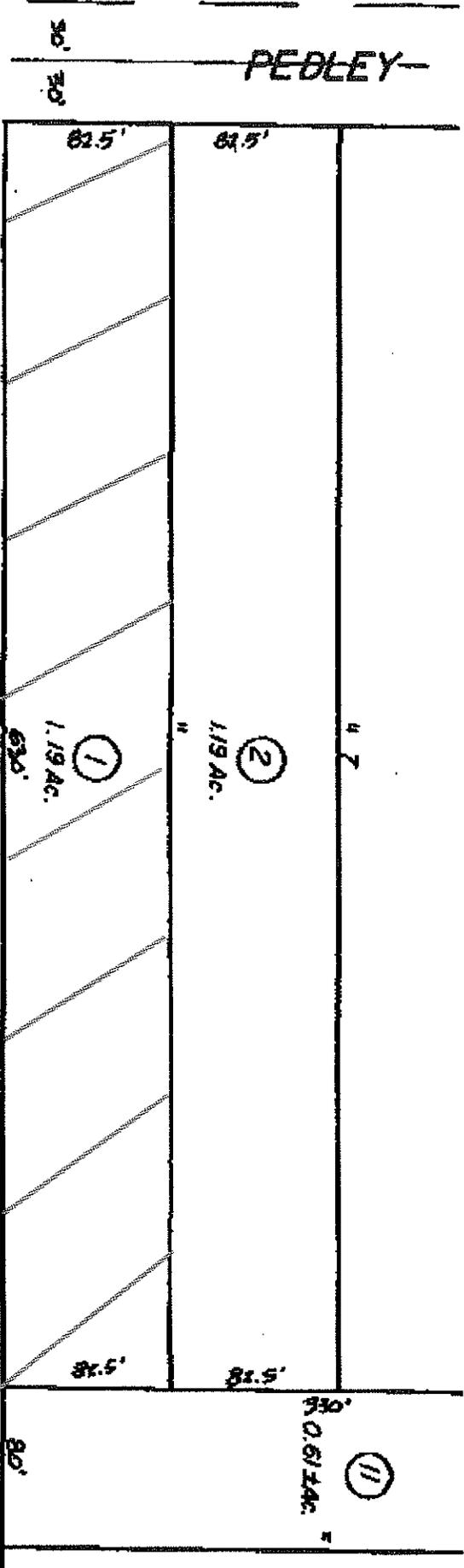
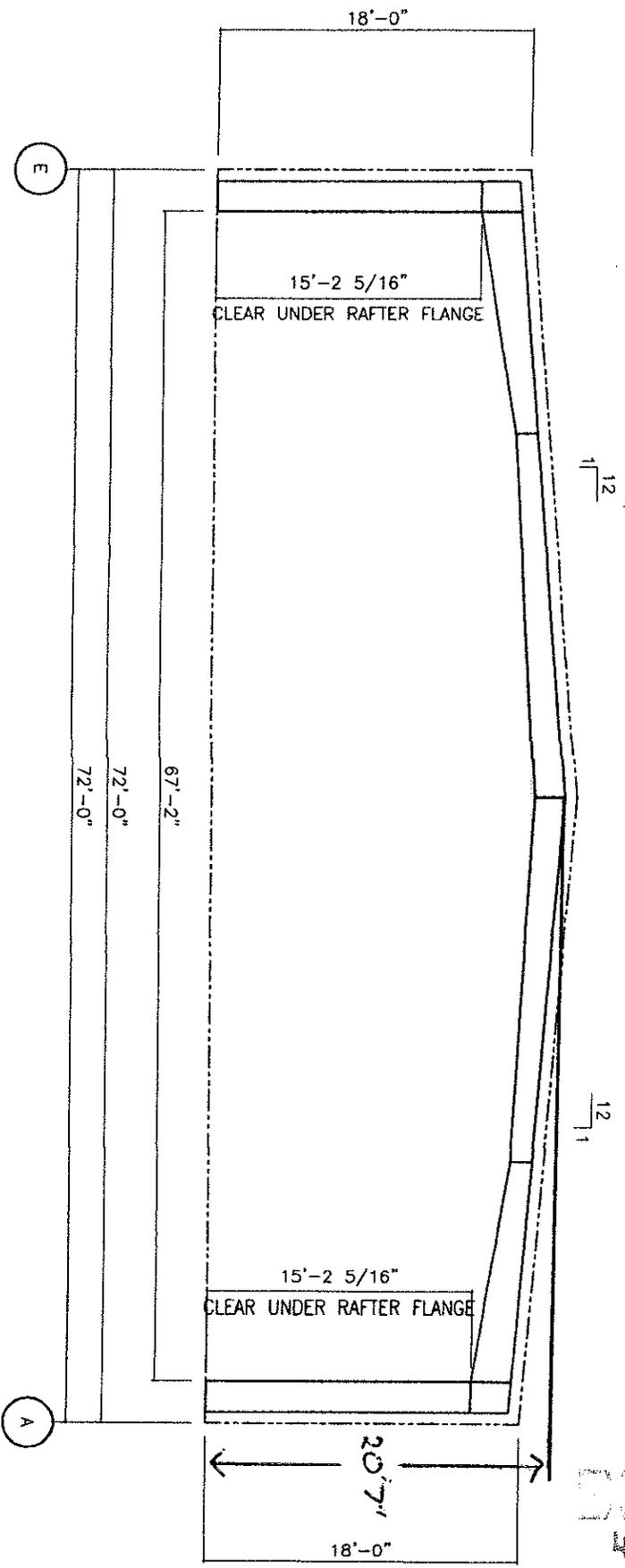


Exhibit "B"



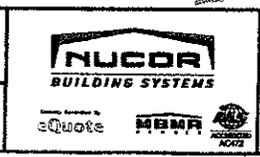
ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

FRAME @ LINE(S) 2

EXHIBIT
4-4-2016
1 OF 3

DO NOT USE FOR FINAL CONSTRUCTION
SHEET TITLE: 3/2/2016 12:50 PM
PRELIMINARY FRAME CROSS SECTIONS
SHEET NUMBER: FX
QUOTE NUMBER: 16-2

PROJECT NAME:
DONNA HYDE
NORCO, CA
CUSTOMER NAME:
ALL COAST CONSTRUCTION INC
CORONA, CA



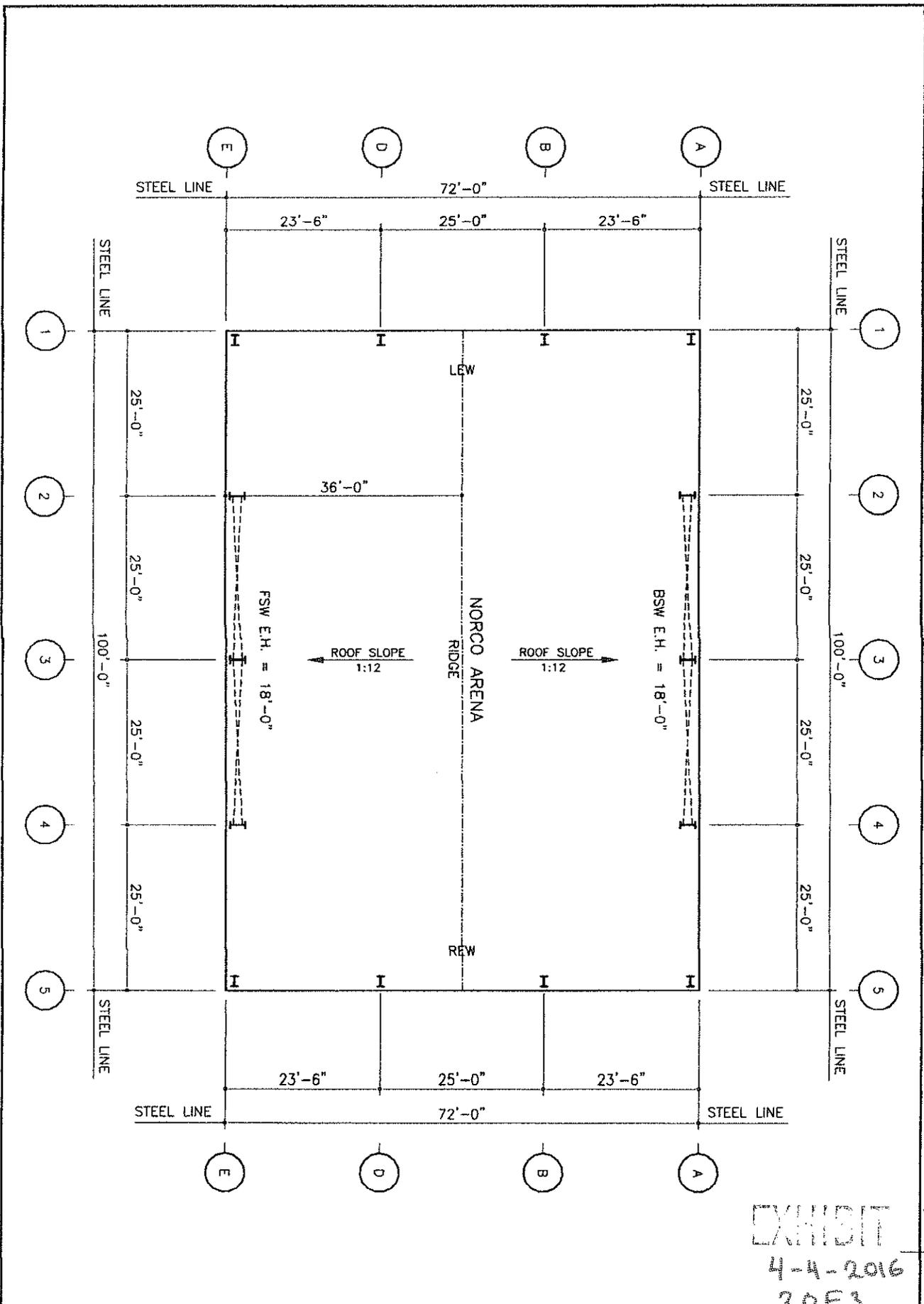


EXHIBIT "E"
 4-4-2016
 20F3

DO NOT USE FOR FINAL CONSTRUCTION

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PRELIMINARY FLOOR PLAN

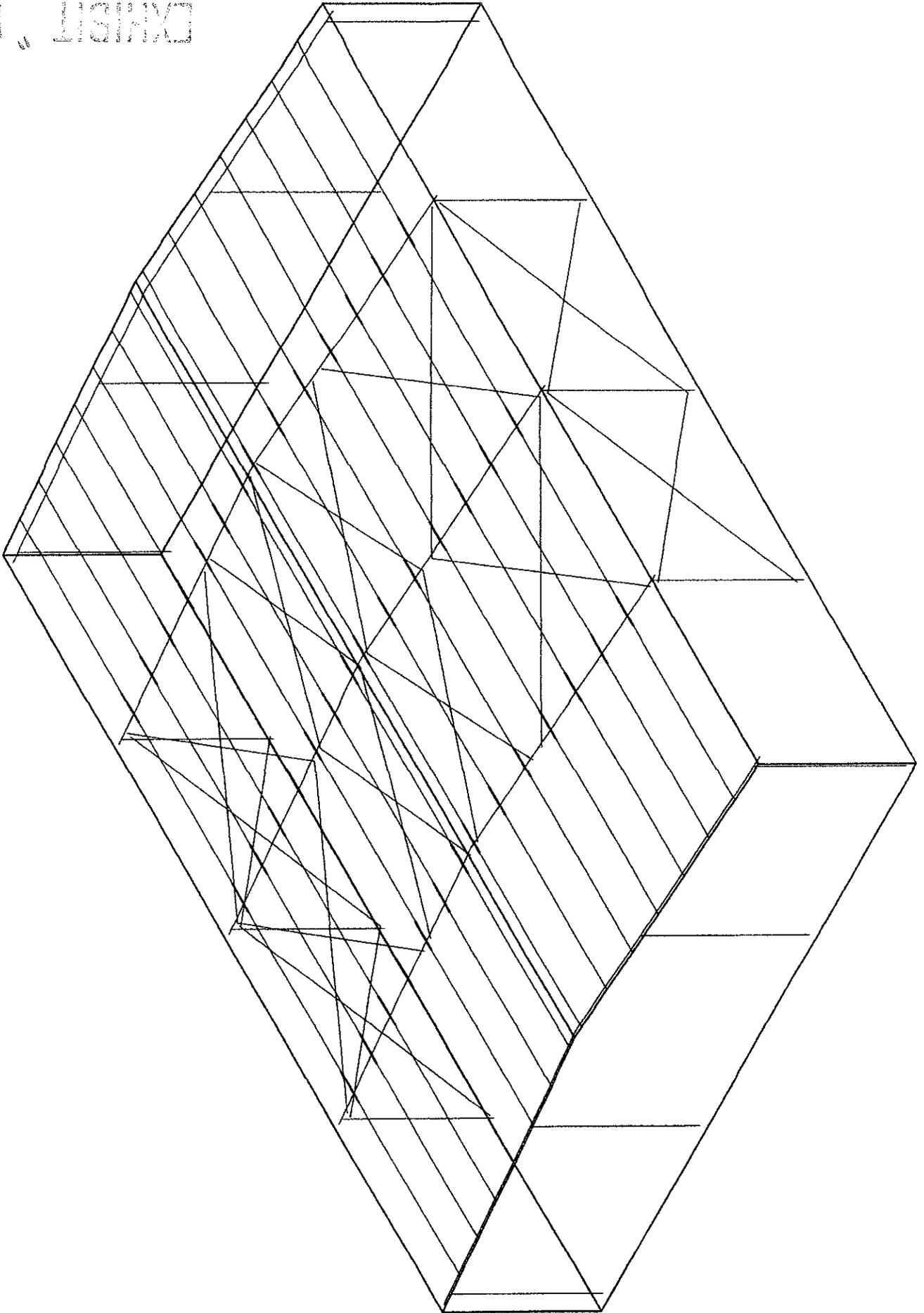
SHEET NUMBER: FP1
 QUOTE NUMBER: 16-2

PROJECT NAME:
DONNA HYDE
 NORCO, CA
 CUSTOMER NAME:
ALL COAST CONSTRUCTION INC
 CORONA, CA

2016

4-4-2016

EXHIBIT "E"



CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: May 11, 2016

SUBJECT: Zone Code Amendment 2016-01: A proposal initiated by DeKruyf Family Trust to amend the text of Chapter 18.29 of the Norco Municipal Code entitled Commercial General (C-G) Zone to add car washes as a permitted ancillary use to a fuel service station.

RECOMMENDATION: Adopt Resolution 2016-27 recommending that the City Council approve Zone Code Amendment 2016-01.

SUMMARY: The owner of the property where Norco Village Shopping Center is to be built (DeKruyf Family Trust) has requested a zone code amendment to add car washes as a permitted ancillary use to fuel service stations in the C-G zone. The use is currently not allowed and there is no entitlement mechanism to consider it for just one property by itself within the zone. So a zone code amendment is needed, which, if approved, would apply to all properties zoned C-G.

BACKGROUND: On December 5, 2012 the City Council approved Zone Code Amendment 2012-05 that eliminated car washes as permitted uses from all commercial zones in the City. Lewis Commercial is developing the shopping center that was approved at the corner of River Road and Corydon Street (Norco Village) and the approved site plan includes a pad for a fuel service station. A potential tenant for that building wants to include an automatic drive-thru car wash as part of the service station and DeKruyf Family Trust is requesting the Zone Code Amendment on their behalf. Since the use is currently not allowed in the C-G zone the only mechanism to be able to include the car wash with the service station is through a zone code amendment.

The original impetus to remove car washes as permitted uses was that car washes by themselves do not generate sales tax while they take up limited commercial property and that there was a proliferation of these uses in the City. It was the same deliberation process that was used when self-storage facilities were eliminated as permitted uses in commercial zones. Prior to December 2012 car washes were allowed in the C-G zone upon approval of a conditional use permit (CUP). The CUP was required whether the car wash was the primary use or an ancillary use and whether the car wash was full-service or self-service.

If approved the proposed zone code amendment would add car washes as a permitted ancillary use only to fuel service stations in the C-G zone. Since the use would be ancillary

there would be tax revenues generated from the service station. The ancillary car wash would likely help attract more customers to the service station since there is not a service station or car wash anywhere in the area around Norco Village Center that encompasses neighborhoods in Norco, Corona, and Eastvale.

There are currently two service stations in the C-G zone and two in the Gateway Specific Plan that have attached car washes:

Sixth Street and Sierra Avenue (automatic)
Second Street and Hamner Avenue (automatic)
Hidden Valley Parkway at the freeway (automatic)
Mountain Avenue and Hamner Avenue (full service)

In addition, there are two full-service and one self-service car wash that are the primary uses on the respective properties. All existing car washes are now considered non-conforming uses since Zone Code Amendment 2012-05 was approved. There are six other fuel service stations that exist in the C-G zone that do not have attached car washes. These sites would be eligible to apply for an ancillary car wash use upon approval of Zone Code Amendment 2016-01 providing they met all of the criteria. Most of these sites in their current configuration are too small to accommodate an attached car wash.

Another concern with car washes is the noise they can produce and the impact that can have on surrounding properties. A noise analysis has been prepared for the proposed automatic car wash with the fuel service station in the Norco Village Center. The noise impacts were calculated from the exit of the car wash tunnel to the nearest homes which are in Corona to the south; and from the entrance to the tunnel to the nearest homes, which are in Norco to the north.

Of the two cities, Norco has the more stringent noise standard. The impacts to the homes in Corona were determined using the City of Corona noise guidelines; whereas the impacts to the homes in Norco were determined using the City of Norco standard. The project would not need additional mitigation measures to meet the City of Corona noise standards for the homes in Corona. However, the project would need additional mitigation measures to meet the City of Norco noise guidelines for the homes in Norco:

- The car wash equipment used in the Aliso Creek Shell Car Wash facility (used as the base design for the Norco facility calculations) shall be used for the Norco facility using the same tunnel locations for the equipment;
- Limit the height of the tunnel opening to eight feet or less;
- Equip dryers with noise reduction packages;
- Limit the hours of operation (for the car wash) from 7 a.m. to 10 p.m.;
- The same construction techniques used for the Aliso Creek Shell Car Wash facility shall be used for the construction of the Norco facility.

Staff is recommending that the Planning Commission recommend approval of the zone code amendment to the City Council. If the Planning Commission agrees with staff's recommendation a car wash would be added as an allowed ancillary use to a fuel service station in the C-G zone with the caveat that the use could not be approved until after a noise study is approved by the City showing full compliance with noise standards along with any needed mitigation measures that would then be applied as conditions of approval for the use.

The recommended addition to Chapter 18.29 is as follows:

Automotive/Vehicle/Vessel	
Fuel Service	C ⁸
<u>8. Car washes are allowed as an ancillary use to a fuel service station only; and only after approval of a noise impact study by the City showing compliance with applicable noise standards.</u>	

Attachments: Resolution 2016-27

RESOLUTION 2016-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT ZONE CODE AMENDMENT 2016-01 BE APPROVED AMENDING SECTION 18.29.20 OF THE NORCO MUNICIPAL CODE (C-G ZONE) TO ADD CAR WASHES AS A PERMITTED ANCILLARY USE TO A FUEL SERVICE STATION IN THE C-G ZONE. ZONE CODE AMENDMENT 2016-01

WHEREAS, DEKRUYF FAMILY TRUST initiated Zone Code Amendment 2016-01, a proposed amendment to Chapter 18.29 "C-G" (Commercial General) Zone, to amend Section 18.29.20 "Permitted Uses" to add car washes as a permitted ancillary use to fuel service station in the C-G zone; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on May 11, 2016 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Zone Code Amendment; and

WHEREAS, the City of Norco, acting as the Lead Agency has determined that the Zone Code Amendment is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines per Class 3.

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

I. FINDINGS:

- A. The proposed Zone Code Amendment to allow car washes as ancillary uses is not inconsistent with the Norco General Plan and the intent of the Commercial General (C-G) zone of the Norco Municipal Code.
- B. The proposed Zone Code Amendment to allow car washes as ancillary uses is not inconsistent with the approved Hamner Corridor Study recommendations.

- C. The proposed Zone Code Amendment does not hinder the General Plan goals and policies of preserving the City's small plot agricultural/animal-keeping/equestrian lifestyle.
 - D. The proposed Zone Code Amendment is categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Class 3 (New Construction or Conversion of Small Structures).
- II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled May 11, 2016 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2016-01 be adopted, thereby amending the Norco Municipal Code as follows:

Chapter 18.29 – “C-G” (Commercial General), Section 18.29.20 –“Permitted Uses”, Table 1 – Permitted Uses, under the Category entitled “**Automotive/Vehicle/Vessel**” is hereby amended to read as follows:

Automotive/Vehicle/Vessel	
Fuel Service	C ⁸
<u>8. Car washes are allowed as an ancillary use to a fuel service station only; and only after approval of a noise impact study by the City showing compliance with applicable noise standards.</u>	

Resolution 2016-27
Page 3
May 11, 2016

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held May 11, 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 adjourned meeting held May 11, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: May 11, 2016

SUBJECT: Site Plan 2016-07 (Stanhoff): A request for approval to allow a detached accessory building consisting of a 490 square-foot BBQ shade structure at 3400 Cutting Horse Road located within the Norco Ridge Ranch Specific Plan (NRRSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-25 approving Site Plan 2016-07.

Site Plan 2016-07 is a request for approval to allow an accessory building consisting of a 490 square-foot BBQ Shade Structure at 3400 Cutting Horse Road (ref. Exhibit "A" – Location Map). The property consists of about .71 acres/31,093 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos). The property includes a recorded Primary Animal Keeping Area (PAKA) of 2,730 square feet located at the rear of the property.

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan, building elevations, and floor plans for the proposed structure are attached (ref. Exhibit "D" – Site Plan and Exhibit "E" – Building Elevations and Floor Plan). The structure is wood framed construction with stucco and a tile roof to match the existing home. The structure is proposed behind the existing home to the northeast side of the property, and not within the PAKA.

The following is required of accessory buildings in the NRRSP:

- The minimum setbacks of 5 feet from side and rear property lines and pools, and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or less is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 14 feet 4 inches as measured to the peak of the roof. Staff is recommending approval of the maximum building height of 14 feet however the Planning Commission can approve the proposed height of 14 feet, 4 inches at their discretion.**

- **The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The subject property is approximately 31,093 square feet, and with a pad of about 18,861 square feet. The pad coverage for the property is approximately 21% which takes into account the existing and proposed structures.**

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

As proposed and conditioned (for a maximum building height of 14 feet), the project meets the minimum requirements for an accessory building of 864 square feet or less. Staff is recommending that the Commission adopt Resolution 2016-25, approving Site Plan 2016-07.

/adr

Attachments: Resolution 2016-25
 Exhibit "A" – Location Map
 Exhibit "B" – APN MAP
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan
 Exhibit "E" – Building Elevations and Floor Plan

RESOLUTION 2016-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 490 SQUARE-FOOT BBQ SHADE STRUCTURE AT 3400 CUTTING HORSE ROAD LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP). SITE PLAN 2016-07.

WHEREAS, RACHEL STANHOFF 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 3400 Cutting Horse Road (APN 123-540-014).

WHEREAS, at the time set; at 7 p.m. on May 11, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

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

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

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

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

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

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled May 11, 2016 that the application for Site Plan 2016-07 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan and Exhibit "E" – Building Elevations and Floor Plan dated April 19, 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. A home occupation shall not be allowed out of the subject building.
9. The building shall complement the existing house in color.
10. This site plan approval is for a BBQ Shade Structure. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.
11. The maximum height of the building shall be no more than 14 feet.

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Resolution 2016-25
Page 4
May 11, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 11, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

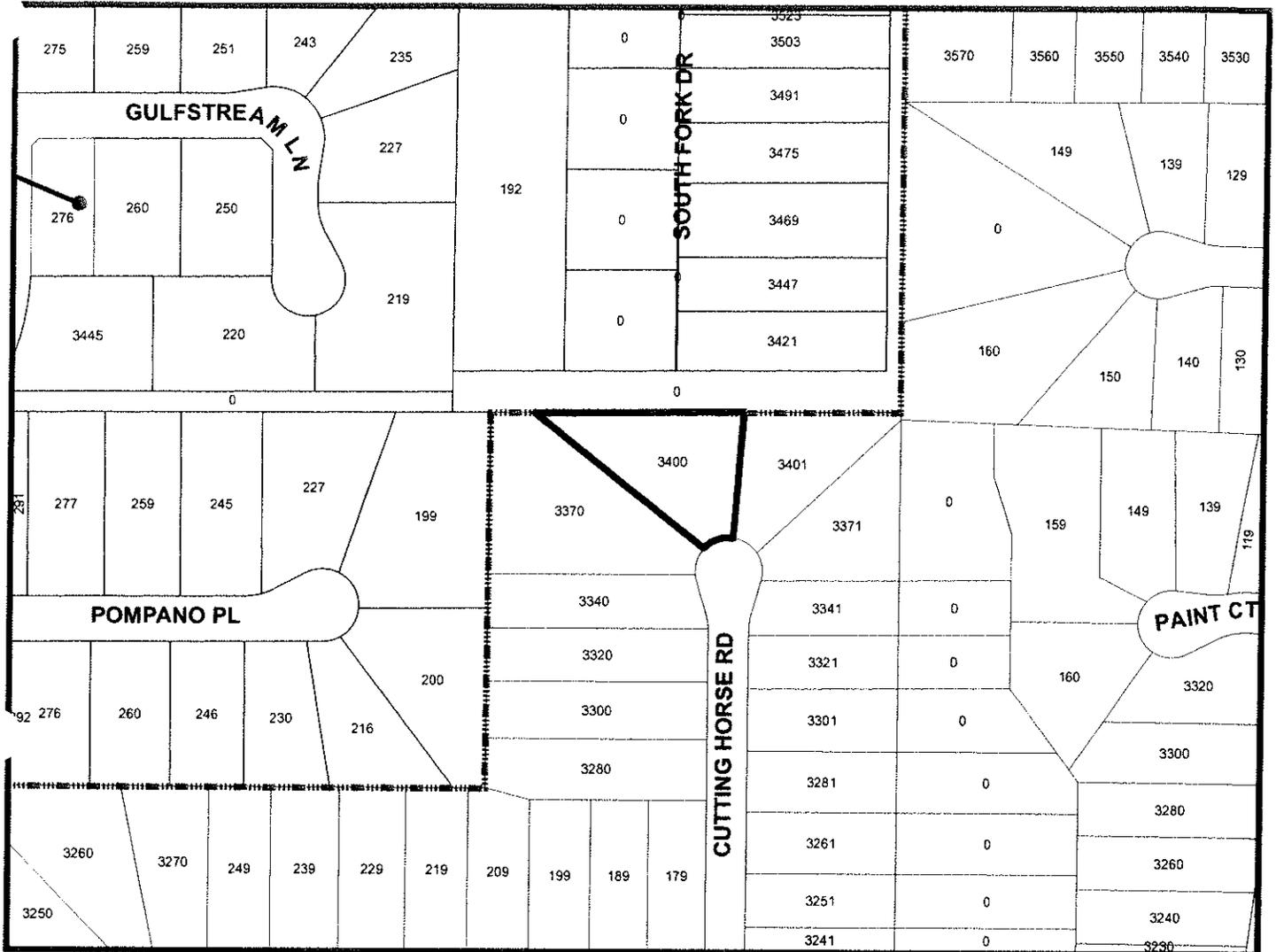
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held May 11, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Site Plan 2016-07

APPLICANT: Rachel Stanhoff

LOCATION: 3400 Cutting Horse Road

Exhibit "A"

APN MAP

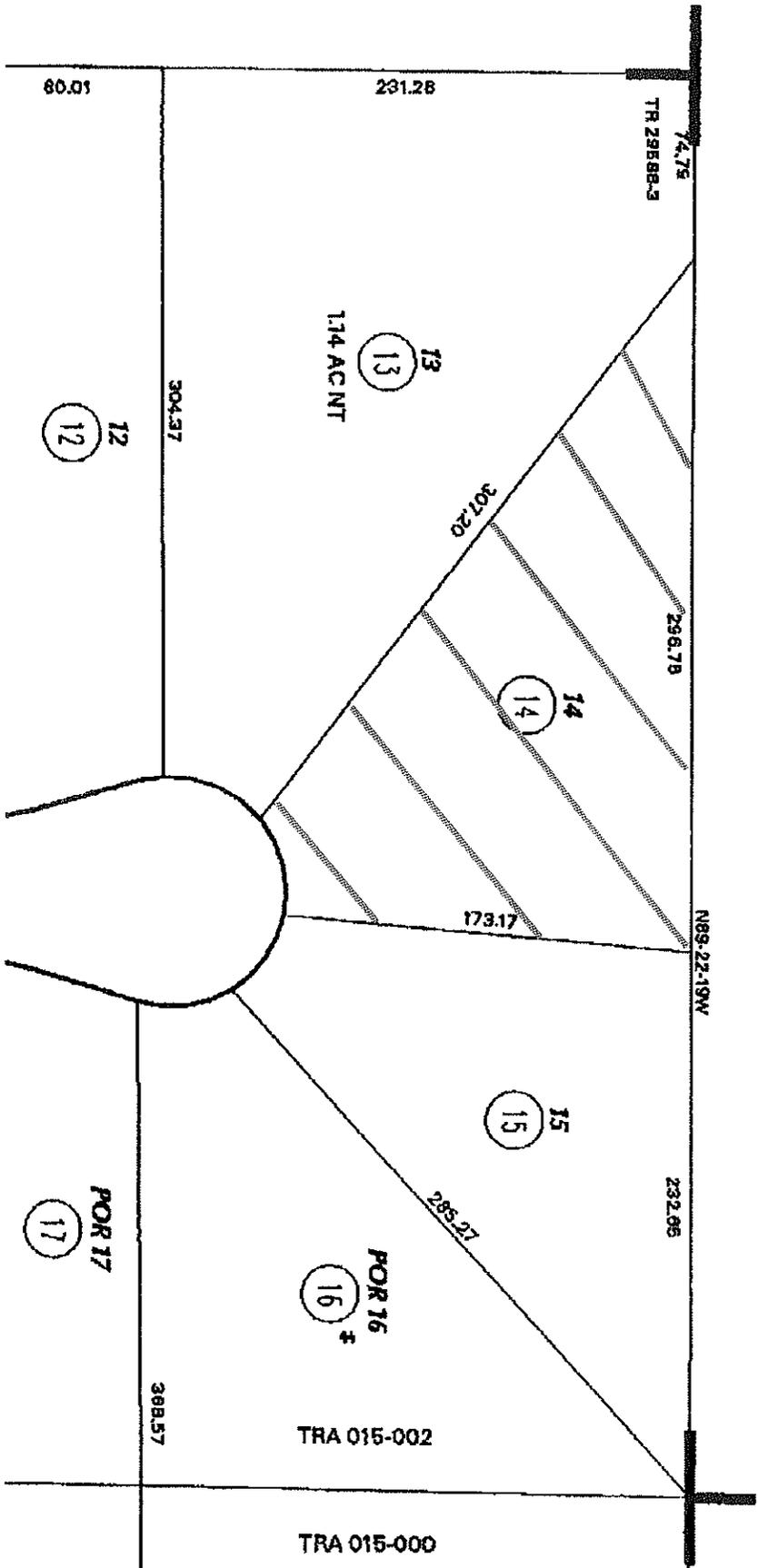


Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: May 11, 2016

SUBJECT: Site Plan 2016-08 (Seguin): A request for approval to allow a detached accessory building consisting of a 160 square-foot Garden Shed at 309 Latigo Court located within the Norco Ridge Ranch Specific Plan (NRRSP).

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

Site Plan 2016-08 is a request for approval to allow an accessory building consisting of a 160 square-foot garden shed at 309 Latigo Court (ref. Exhibit "A" – Location Map). The property consists of about 3.00 acres/127,599 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos). The property includes a recorded Primary Animal Keeping Area (PAKA) of 2,980 square feet located at the rear of the property.

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed structure are attached (ref. Exhibit "D" – Site Plan and Exhibit "E" – Building Elevations). The structure is pre-fabricated building and will be painted to match the existing house. The structure is proposed on the northeast side of the property behind the existing home, adjacent to but not within the PAKA.

The following is required of accessory buildings in the NRRSP:

- The minimum setbacks of 5 feet from side and rear property lines and pools, and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or less is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 10 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. **The subject property is approximately 127,599 square feet, and with a pad of about 15,901 square feet. The pad coverage for the property is approximately 18% which takes into account the existing and proposed structures.**

RESOLUTION 2016-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 160 SQUARE-FOOT GARDEN SHED AT 309 LATIGO COURT LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP). SITE PLAN 2016-08.

WHEREAS, FRED-CHERYL SEGUIN 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 309 Latigo Court (APN 123-450-028).

WHEREAS, at the time set; at 7 p.m. on May 11, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

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

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

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

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

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

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled May 11, 2016 that the application for Site Plan 2016-08 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 April 26, 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. A home occupation shall not be allowed out of the subject building.
9. The building shall complement the existing house in color or shall be color approved by the Planning Commission.
10. This site plan approval is for a garden shed. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.
11. The maximum height of the building shall be no more than 14 feet as measured from the outside finished grade to the peak of the roof.

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Resolution 2016-28
Page 4
May 11, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on May 11, 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 May 11, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

APN MAP

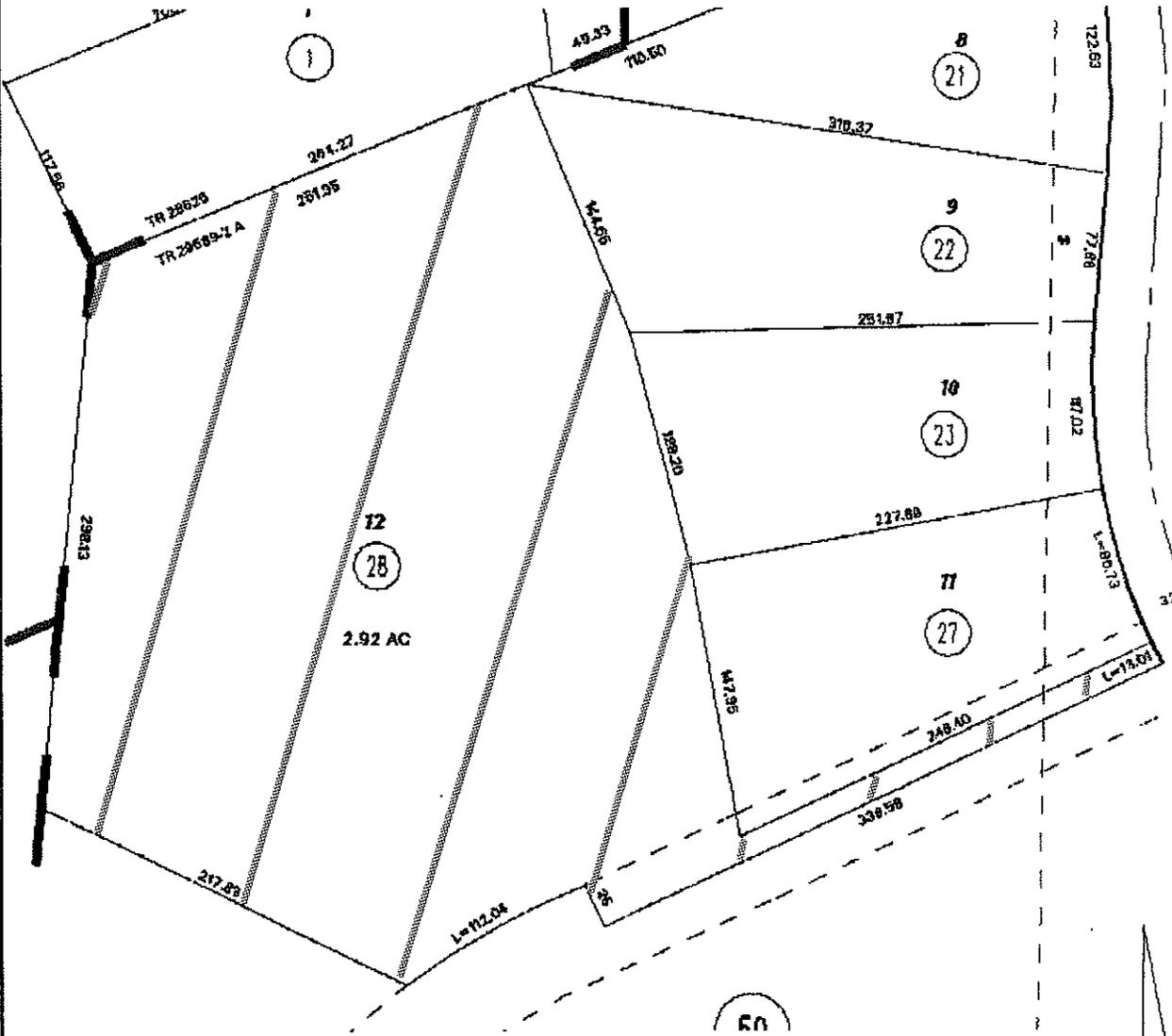


Exhibit "B"

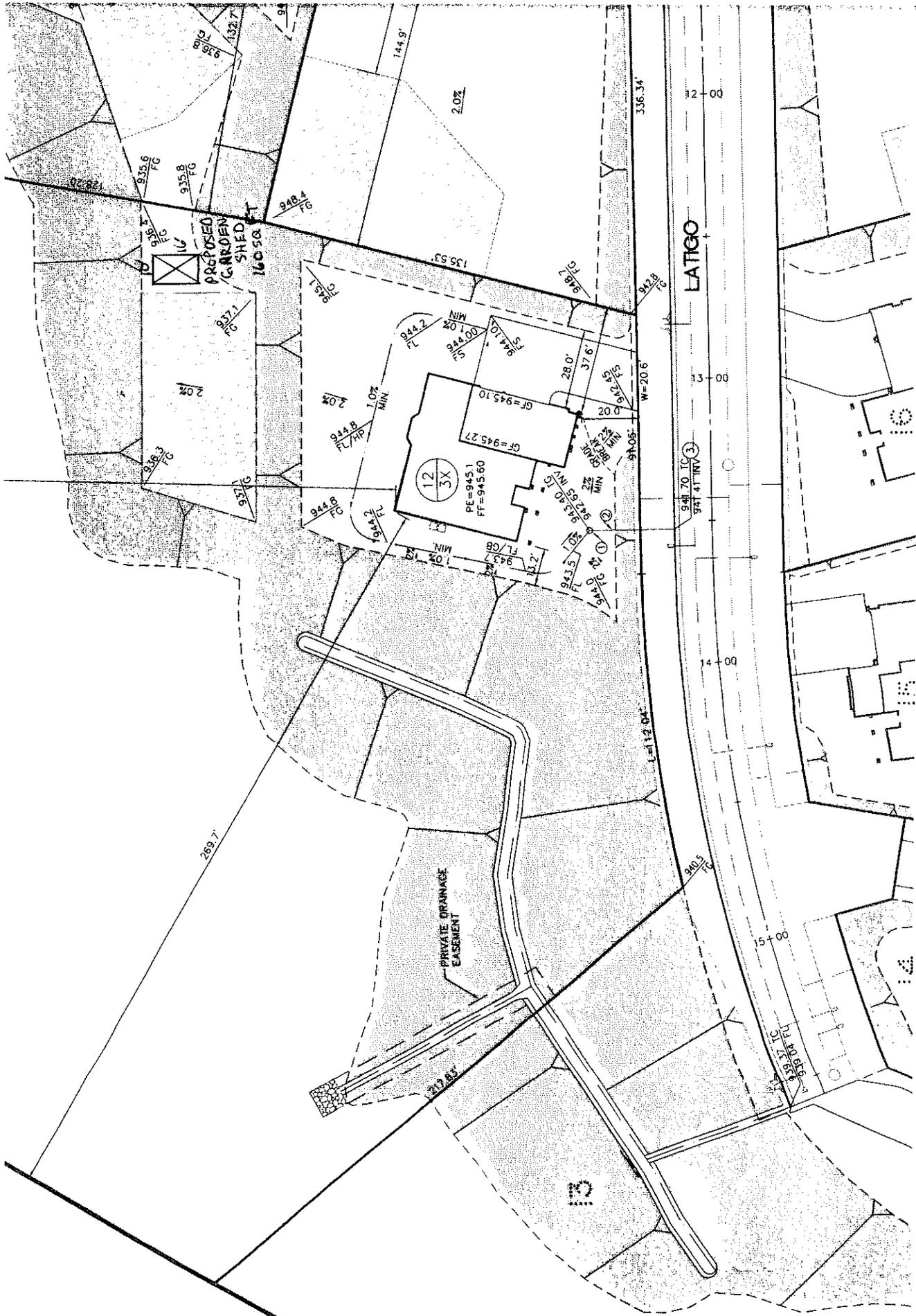
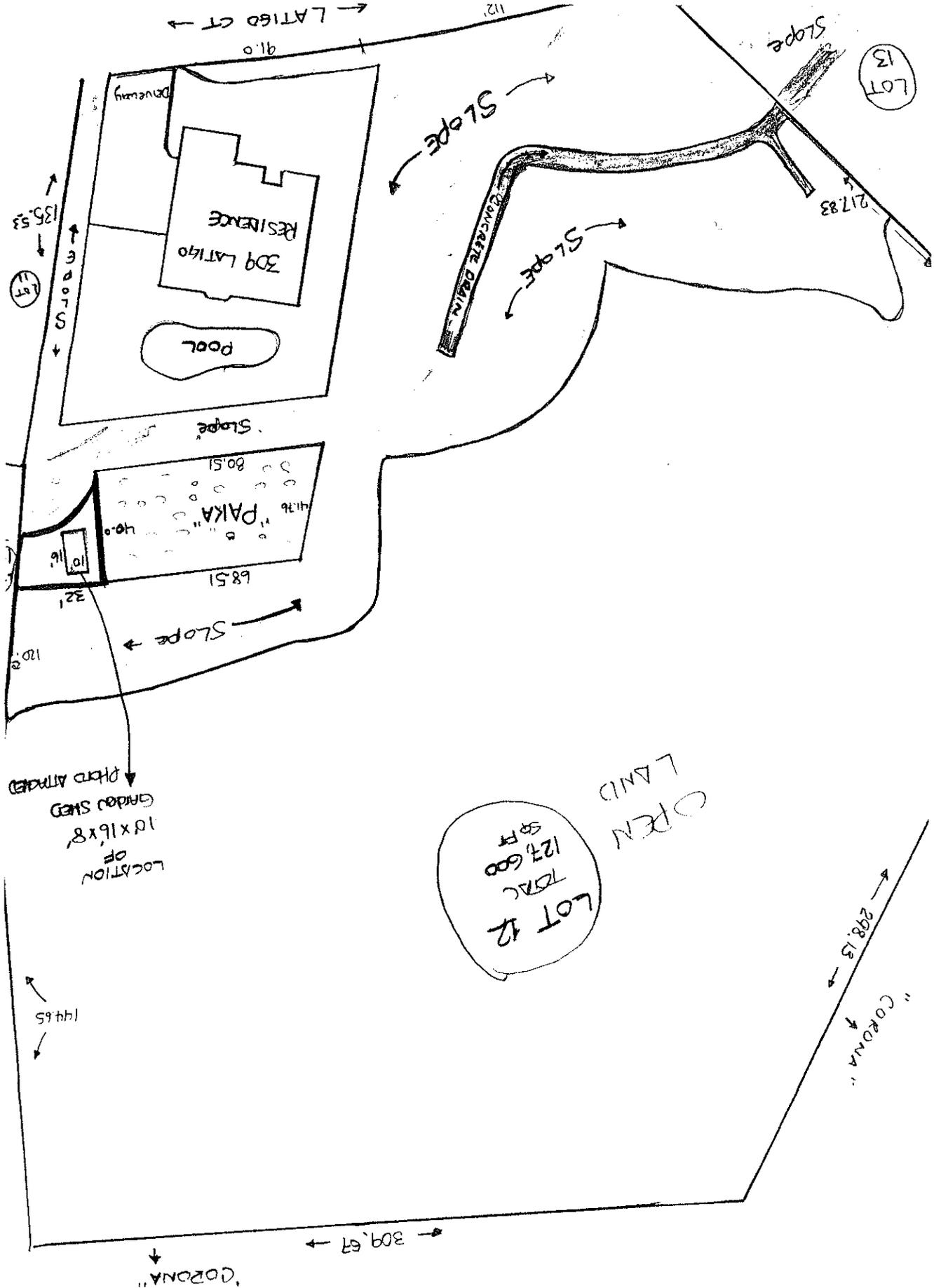


EXHIBIT "D"
 4-26-2016
 1 OF 2

THIS



← LATICID CT →
 91.0
 112

LOT 13

135.53
 11 FT
 E POOLS

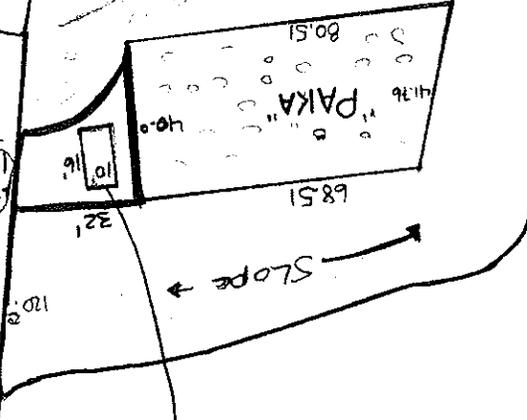
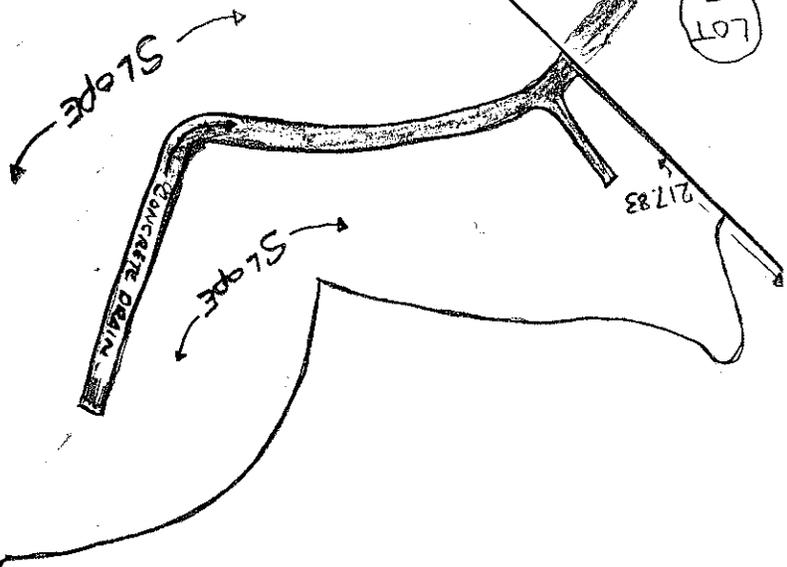
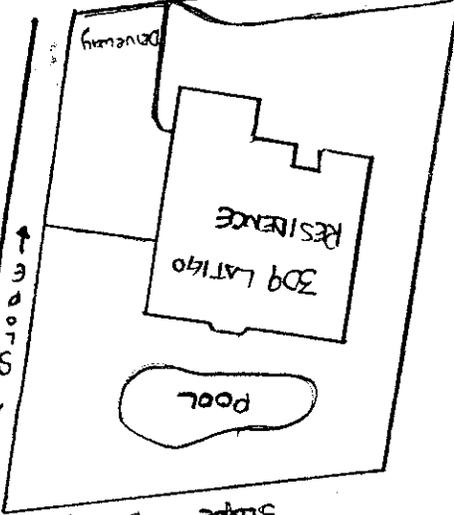


PHOTO ATTACHED
 GRASSY SHEED
 10' x 16' x 8'
 LOCATION OF

LOT 12
 TOTAL
 127,600
 SQ FT

OPEN
 LAND

144.65

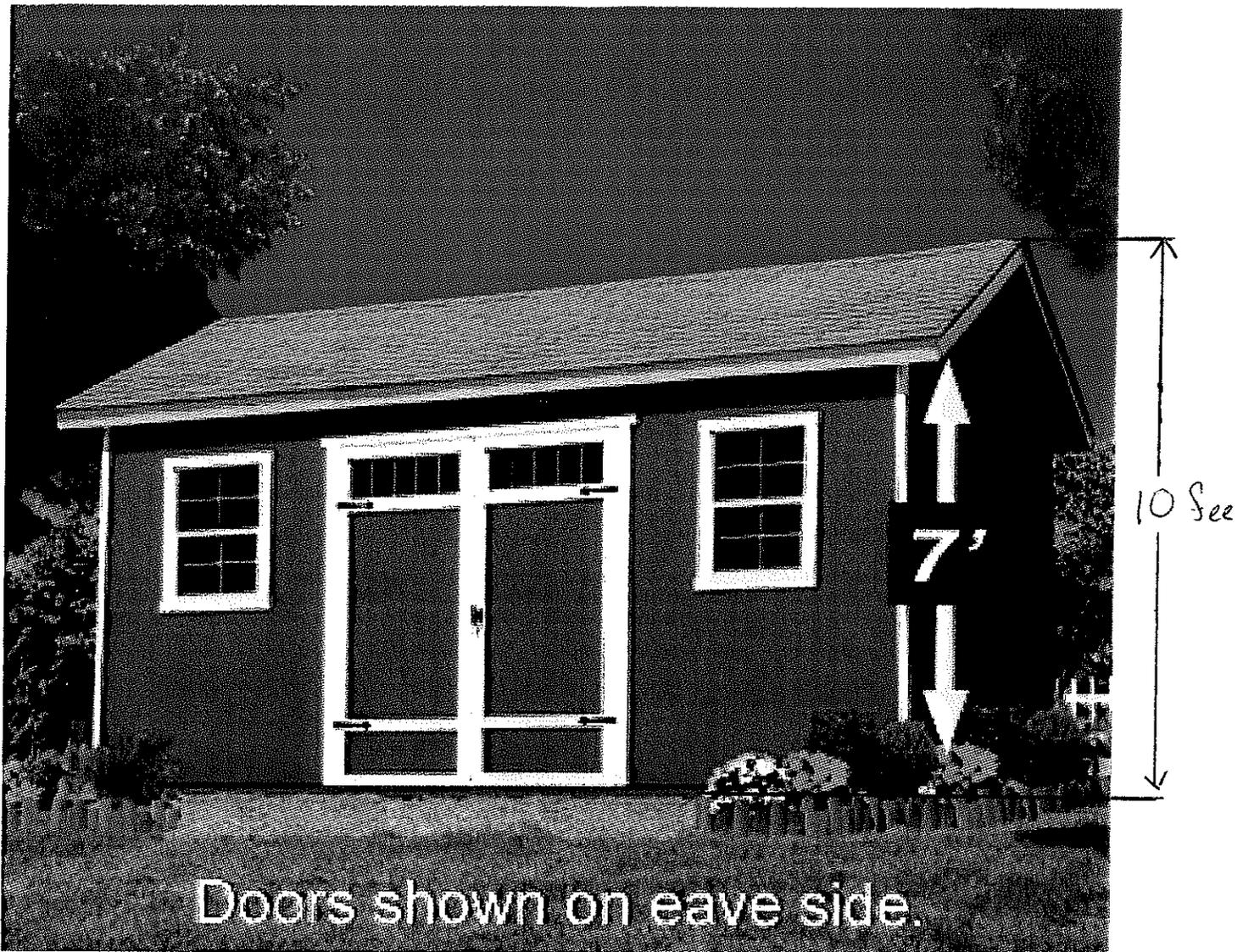
← 298.13 →
 "CORONA"

← 309.67 →
 "CORONA"

4-26-2016
 2016
 "D"

(N)

1"=30'
 4/25/2016
 309 LATICID CT
 10' x 16' SHEED



* This photo is a representation of the proposed structure. The structure will not be this color but will match the existing house.

EXHIBIT "E"
4-26-2016