



CITY OF NORCO
PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, June 8, 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: Chair Patricia Hedges

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** (Minutes Clerk)
3. **PUBLIC HEARINGS:**

Order of Presentation for Public Hearing Items:

 1. *Staff Presentation*
 2. *Commission Questions of Staff*
 3. *Open Public Hearing*
 - a. *Comments by Applicant*
 - b. *Public Speakers in Favor, Against, or Neutral*
 - c. *Applicant Response to Comments*
 - d. *Questions of Applicants*
 4. *Close Public Hearing*
 5. *Commission Discussion and Action*

- A. **Conditional Use Permit 2016-11 (Coleman):** A request for approval to allow a detached accessory building consisting of a 960 square-foot garage/storage building at 2697 Shadow Canyon Circle located within the A-E (Agricultural Estate) Zone. **Recommended Action: Approval** (Senior Planner)
 - B. **Conditional Use Permit 2016-12 (Lorton):** A request for approval to allow a detached accessory building consisting of a 1,200 square-foot workshop at 747 River Drive located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
 - C. **Conditional Use Permit 2016-13 (Davis):** A request for approval to allow a detached accessory building consisting of a 2,400 square-foot storage/hobby shop building at 2579 Echo Hill Drive located within the A-1-20 (Agricultural Low Density) Zone **Recommended Action: Continue public hearing to July 13, 2016 Planning Commission Regular Meeting** (Senior Planner)
 - D. **Conditional Use Permit 2015-32 / Variances 2015-06, 2015-07, 2015-08 (Mavericks):** A request for Amendment 3 to Conditional Use Permit 2002-14 to expand an existing restaurant/saloon located at 3841 Old Hamner Road (APN 131-191-012) in the C-G zone; a variance from the required number and location of parking stalls associated with CUP 2015-32; a variance from the required front-yard setback associated with CUP 2015-32; and a variance from the required amount of landscaping associated with CUP 2015-32. **Recommended Action: Denial** (Planning Director)
 - E. **Zone Code Amendment 2016-03 (City):** A proposal to amend Chapter 18.38 of the Norco Municipal Code to revise the parking requirements for hotels and motels. **Recommended Action: Approval** (Planning Director)
 - F. **Zone Code Amendment 2016-02 (City):** A proposal to amend Chapter 18.37 of the Norco Municipal Code to revise the requirements for temporary signs. **Recommended Action: Approval** (Planning Director)
4. BUSINESS ITEMS:
- A. **Site Plan 2016-09 (Henry):** A request for approval to allow a detached accessory building consisting of a 384 square foot shed at 1563 Dodge Way located with the Norco Hills Specific Plan (NHSP) Amendment No. 1 (ITO Farms) **Recommended Action: Approval** (Senior Planner)
 - B. **Site Plan 2016-04 (C.R. Carney Architects, Inc.):** A request for approval to develop a tilt-up industrial building on the vacant property located on the southwest side of Parkridge Avenue, northwest of Cota Street (APN 119-070-033). The property is located within the Industrial District of the Gateway Specific Plan (GWSP). **Recommended Action: Approval** (Senior Planner)

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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.



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

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

CALL TO ORDER: 7:02 p.m.

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

PLEDGE OF ALLEGIANCE: **Commission Member Jaffarian**

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

1. PUBLIC COMMENTS:

Rob Koziel stated his frustration on his continued attempt to get on the Planning Commission agenda, since July 2014; adding that he has met with staff on two occasions to review his projects. He noted that the issue at hand is the City's parking requirement. He requested to be placed on a future agenda.

2. APPROVAL OF MINUTES:

A. Minutes of Regular Meeting minutes of March 9, 2016. **Recommended Action: Approval** (Deputy City Clerk)

M/S LEONARD/RIGLER to approve Planning Commission Regular Meeting Minutes of March 9, 2016, as written; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, RIGLER

NOES: NONE

ABSENT: NONE

ABSTAIN: JAFFARIAN

3. CONTINUED PUBLIC HEARING:

A. **Conditional Use Permit 2015-40** (Sandoval): A request for approval to allow a detached accessory building consisting of a 1,750 square-foot barn/storage building at 219 Gulfstream Lane located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Continued from Meeting of March 9, 2016 / Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She provided an overview of the previous presentation, noting its continuance to allow the applicant the opportunity to modify the plan based on the Commission's concerns with the appearance lacking a more animal keeping structure. The applicant made

some changes to accommodate requirements, keeping the Commission's concerns in mind. Staff recommends approval.

Vice Chair Leonard questioned if the distance of the building was measured from the house to the fence, and if the Primary Animal Keeping Area (PAKA) will remain rectangular in shape if moved; staff confirmed yes.

In response to Member Jaffarian, Planner Robles stated that the PAKA has been moved before, but all regulations of the A-1 Zone were followed; and there are no easement restrictions.

Member Rigler noted his concern with the flat pad and its location, contemplating that a future property owner might place a basketball court, or similar, on it instead of using it as an animal keeping area.

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

Mike Garrison, architect, explained that he is asking for a relocation of the PAKA on behalf of the property owner, Bryan Weaver, noting that the property has the space to accommodate it. Mr. Garrison explained that a roll-up door was needed for ease of use by Mrs. Weaver, due to a medical issue, which the Planning Commission was previously told. He thanked the Commission for its time, adding that they are willing to work with the Commission and staff.

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

Member Jaffarian said he was satisfied with the plans being presented.

Member Rigler stated his continued concern with future property owners, and the potential use of the PAKA for uses other than an animal keeping area, as it can be concreted over.

Member Azevedo noted that the PAKA is recorded as part of the property, and if the size remains the same as on the recorded deed, he has no concern.

Vice Chair Leonard concurred with some of the previous remarks, but stated that if the Commission approves one change, others will expect the same. He explained his stance on the space horses need, and wasn't sure on the size the PAKA's new location would provide. The Deed Restriction has been placed on the property for the size, and its location. He stated that he cannot approve a change.

Chair Hedges agreed with the majority of the Commission's remarks, noting her concern with the size.

M/S JAFFARIAN/--- to adopt Resolution 2016-10, to approve Conditional Use Permit 2015-40, to allow a detached accessory building consisting of a 1,750 square-foot barn/storage building at 219 Gulfstream Lane.

The motion died due to a lack of a second.

M/S LEONARD/RIGLER to deny Conditional Use Permit 2015-40; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, RIGLER

NOES: JAFFARIAN

ABSENT: NONE

ABSTAIN: NONE

4. PUBLIC HEARINGS:

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

Senior Planner Robles presented the staff report on file in the Planning Department. She reviewed the variance request for the proposed height of the dome, at 46-foot; noting that the property was currently undeveloped, further describing the purpose of the development, and all that will be included. She shared that a neighborhood meeting was scheduled in July 2015; it was well attended by neighboring residents, which offered the opportunity for questions/answers and provide information on the project. Parking off-site and visibility of the project from other properties were two of many concerns brought up and discussed. Planner Robles provided photo simulations, which showed a view towards the property from different vantage points. She touched on the grading to be done, offering input from Associate Engineer Sam Nelson. The Architectural Review Subcommittee (ARC) has reviewed the project, and although requested a more western look, did not have any suggestions on how to incorporate it. She added that one letter of opposition was received prior to agenda prep, and was provided with the report; an additional four opposition letters and one supportive letter has been received since; a copy of each has been provided to the Commission, and will be kept within the project file.

Associate Engineer Nelson provided an overview of the planned grading, and was available to answer questions.

Staff recommends approval, amending Condition 26, which states that a bond of surety is posted for satisfaction, to include public improvements and completion of the grading; and add a condition to require that a bond be posted for the completion of the construction of the buildings.

In response to Member Jaffarian, Associate Engineer Nelson stated that new curbs will be matched to the existing curbs, and that the water drainage will be through the neighboring church, as all infrastructures are in place.

Member Rigler questioned the operating hours, activities as late as midnight, the height of the dome and the parking requirement with the lack of seating during services, as based on the staff report and other documents provided. Planner Robles stated that the format used for the parking is the basic format of one space for each three seats.

Vice Chair Leonard stated that five years prior another Church had put in an application for a location on Corona Avenue, which was denied based on its look lacking the required western appearance. He questioned if the requirement based on a gymnasium was used to set the occupancy of the main building, since regular seating is not used for services; further questioned the term of "a bedroom", how many individuals are to reside on the premises, and the lack of a traffic study. In response, Director King explained that although churches are not residential, they are included in the Circulation Element generated by land use for residential; upon review at the Project Review Board, it was determined that a traffic study was not needed, nor is it required.

In response to Chair Hedges, Associate Engineer Nelson explained the grading based on the street level, from south side to north side of the project. Director King stated that the steeple of the neighboring church is 26 feet.

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

Lance Gregory stated his concerns with the lack of a CEQA or a traffic study; he stated he spoke to an Elder at the Turning Point Church regarding potential traffic and the children at the school.

Robert Brown noted issues with potential traffic impact and access to the horse trail, adding that the road needs repairs.

Holly Pennington said she was concerned with overflow parking and potential traffic.

Sandy Higgins stated her concerns are with the height of the building, and its visibility, added traffic on Norco Drive and Fifth Street, and the lack of revenue from this business.

Myrna Paltza stated its culture does not fit in Norco, concerned on how it will affect the City, its burden on the City's resources, and potential problems.

Steve Young questioned the effect on the infrastructure on the road, if the Fire Marshal approved an emergency plan, and noted an issue with the potential number of people attending; adding that churches are supposed to support the community, but how many attendees actually live here.

Linda Dixon concerned with no EIR done on this project, potential traffic, and lack of a western motif. Adding that the project is too large, it must conform to the City's standards.

Su Bacon stated that the Sixth Street traffic is already a challenge, asked that they adhere to the Code, and the Commission to enforce them.

Grace Kast stated she does not support the project.

Jessica Uhle stated she does not support the variance, and should have had a traffic study done; adding that the traffic is already impacted due to Silverlakes opening.

Sarah Stark concerned with the amount of churches in town; the project does not have a western motif, and it will not fit in this town.

David Burwell asked the Commission to consider the economic and traffic impact, land use allowance and lack of western theme.

Amy Labeta noted that the project seemed more like a residence and cultural center than a temple or place of worship, calling it a white elephant in the neighborhood.

Nancy Marhoff spoke in support of the temple; she doesn't understand the nay-sayers.

Robert Pesic stated the traffic is currently impacted, concerned for the safety of equestrians and livestock, adding the road conditions are not good.

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

Recessed: 8:52 p.m. / Reconvened: 9:03 pm

Chair Hedges gave the applicant the opportunity to speak.

Sam Akbarpour, the project Engineer, agreed that some concerns brought up are legitimate; he offered to address each concern. He noted the property is not a desirable lot, which is why it has been vacant; explained the grading, the only thing you will view is the planned landscaping, which will include a horse monument facing the street. The applicant and he have been working with staff for two years, noting that the design has been changed many times to accommodate City requirements. He stated that the dome or building will not be seen from the street. The street in front of the property will be fixed, the current draining system will also be remedied with the cooperation of the neighboring church; the residence is for 2 Saints, who will be transferred from another location in the U.S., part of their duties will include greeting visitors to the center. He provided an example of how the seating is done, on the floor seated with legs crossed, explaining that this takes more space, 3 feet as opposed to 2 feet standard-chair seating, as such there would not be as many attendants as with standard-chair setting. He confirmed that there will be onsite fire system, a designed fire truck circulation, and a fire hydrant. Mr. Akbarpour further informed the Commission that the individuals attending the temple are educated professionals, for which many have live in the US for numerous years.

In response to Member Rigler, Mr. Akbarpour stated that although he would like to make maximum use of the lot, there will be approximately 50 individuals in attendance during the week, never more than 200 on any given day; with the exception of special events which occur once or twice a year.

Member Azevedo explained how the fire department determines the occupancy load for the use of the building. In response to his inquiry about prayer rooms, Manu Patolia, property owner, explained how and why the different rooms are needed. The cultural center is used to educate the children, and the community, adding that there is little activity during the week; there are Sunday services with activities for children from 3:00 pm to 8:00 pm; the children are taught language, religion and culture, girls and boys are educated separately; and the women are in a separate room from the men. He shared that there will be a great energy and benefit to the City, and will be good neighbors.

Member Azevedo thanked him for the information. Upon reading a letter of opposition, Member Azevedo apologized for what was written, stating that not all Norco residents feel that way.

Vice Chair Leonard asked why the request for a variance for height, noting that variances are usually to accommodate an odd lot, or similar. Mr. Akbarpour explained that the dome is part of the culture, which is where the height request is for. Vice Chair Leonard also questioned the palm trees on the plan, noting that it is not allowed in Norco. In response to him, Mr. Patolia reassured that there would only be 2 individuals living on the premises at all times, with an occasional visitor.

Member Rigler asked for clarification as to the height request for the dome, at 46 feet. Mr. Akbarpour explained the system of the culture, the capacity of the room and height of the dome is calculated based on the number of anticipated attendees; it is symbolic to the religion. Member Rigler noted his concern with the architecture, lacking western look.

Chair Hedges asked if the dome can be shorter, Mr. Akbarpour stated that it could be done, but the Church may not like it. He has no issues with additional conditions, but questioned the bond requirement for the construction of the buildings.

The Commission continued its discussion.

Member Azevedo stated that the review is for the building only; noting that past projects had been declined because the architecture did not fit with the City, and also the lack of tax revenue. Being a similar situation and based solely on the architecture, this project doesn't blend in with the community.

Vice Chair Leonard spoke on the street light system and the current traffic congestion already existing; he suggested that an EIR Study should be done; no special condition should be given to allow a variance, concerned with the height request; and the architecture is not western.

Member Rigler asked that they conform to Norco's lifestyle; adding his concern with water flow.

Member Jaffarian noted the architectural style, stating if it could be closer to a western motif, it may be passed. The property is not the right size and shape to place this type of project on it; adding that the project can't be accepted as presented.

Chair Hedges concurred with statements made by the Commission, adding that it doesn't fit in Norco.

M/S JAFFARIAN/LEONARD to deny Variance 2014-65 and Conditional Use Permit 2014-10; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

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

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that one member of the ARC remarked that the building did not blend with the neighborhood, and was concerned with the height. Planner Robles shared that a letter of opposition had been submitted today, which a copy has been placed in front of them at the dais.

In response to the Commission, Planner Robles acknowledged that only minor grading had occurred at the property.

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

Member Jaffarian indicated his primary concern was that future property owner/s' potential use of the lot to access the building.

Member Rigler noted his concern with gravel from the driveway being dragged to the animal keeping area; as well as with the size and placement of the structure.

Member Azevedo stated his concern with the area leading to the garage opening; it would most likely be concreted, which will then allow it to be converted to a garage.

Chair Hedges was worried with the location of the garage opening, suggesting that the animal keeping area and building location be reversed.

M/S JAFFARIAN/LEONARD to deny without prejudice, Conditional Use Permit 2016-04; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

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

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the building look is to complement the existing home; it will be built next to an SCE easement. Staff has spoken to the applicant regarding the structure design, the equipment/supplies have already been purchased, but he offered to add landscaping around the building. All requirements have been met; staff recommends approval.

Planner Robles confirmed that SCE did not need to be contacted regarding this project, other than to be sent a public hearing notice as all surrounding property owners within 300 feet of the project.

Member Rigler questioned the sidewalk/trail throughout the property, and the gazebo in the center of the yard; Planner Robles confirmed that the gazebo will be removed.

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

Member Jaffarian was satisfied with the scenario being presented, good for the shape of lot.

Chair Hedges noted her concern with the location of the animal keeping area.

Member Azevedo questioned the space between the proposed storage building and existing building; it was noted at 24 square feet.

Vice Chair Leonard suggested moving the building closer to the home and having the animal keeping area towards the rear of the property, so that horses are not next to the patio.

M/S LEONARD/JAFFARIAN to deny without prejudice Conditional Use Permit 2015-43; the motion was carried by the following roll call vote:

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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

This item was heard early in the meeting, after Agenda Item 3.A.

Planning Director King presented the staff report on file in the Planning Department. He explained that a used car dealership is not a primary use allowed in the Auto Mall Specific Plan, but that a used car dealership is allowed with an approved CUP. The new property owner and the new business operator are requesting a new CUP to allow the used car/light truck dealership as a primary use on the property. Staff recommends approval.

In response to Commission Member Jaffarian, Director King explained that the new operator relies primarily on phone and online sales, to accommodate this and to allow time for servicing the vehicles prior to selling them, the vehicles may remain on the property for approximately 48 hours.

Chair Hedges asked why the CUP is to stay with the property. Director King stated that this is the usual by State law, unless a stipulation is set by condition; he clarified that this will not stop any future new auto dealership from coming on the same lot.

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

Kevin Knox, representing Paul Blanco, explained how this type of dealership works; through mostly radio advertisements, customers contact the dealership by phone/internet. He stated that the cars cannot be taken off the lot until the title has been changed over; therefore, room is needed to store these vehicles until the process is complete. This will be the largest facility that Paul Blanco's Good Car Company will have. In response to the Commission, Mr. Knox noted that a minimum of one-week would be needed for storage purposes, and that their service is similar to the previous car dealership. He affirmed that all tax base stays in Norco, and that it is the only location in Southern California.

Karen Leonard stated her frustration with the process, questioned why this is being done after the fact, being given more accommodations after they have purchased a lot from the City.

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

Vice Chair Leonard approved to extend 48 hours storage to 1 week, and suggested that the CUP be established with the business and not the property.

Member Azevedo agreed, noting that the stipulation can be changed if it's abused.

Chair Hedges agreed that the CUP remain with the business owner only, and for one-week storage.

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-20, to approve Conditional Use Permit 2016-06, to allow a used auto dealer, included ancillary services that are part of the business to operate in existing buildings of a former new car dealership on 3.37 acres located at the southwest corner of Hamner Avenue and Auto Mall Drive (2000 Hamner Avenue); adding the following conditions, storage of vehicles may remain up to one week, and the CUP remains with the business owner only.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

5. BUSINESS ITEMS:

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

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

M/S JAFFARIAN/LEONARD to adopt Resolution 2016-16, to approve Site Plan 2016-03, to allow a detached accessory building consisting of an 846 square-foot garage/storage building at 2421 Reservoir Drive.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

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

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

In response to Vice Chair Leonard, Planner Robles confirmed that the garage door is located directly at the end of the driveway.

Commission Member Rigler asked if a concrete apron is required; he was advised that it would be only if it was the first (or only) garage.

Chair Hedges invited the public to speak.

Janet Jochen, applicant, asked the Commission to possibly schedule the smaller projects ahead of the bigger ones in the future, as she had to sit for three hours for a three minutes process.

Chair Hedges brought discussions back to the Commission.

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-18, to approve Site Plan 2016-05, to allow a detached accessory building consisting of an 802 square-foot garage building at 4335 Center Avenue.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

6. PLANNING COMMISSION / STAFF COMMUNICATIONS: **None**
 - A. Oral Reports from Various Committees
 - B. Request for Items on Future Agenda (within the purview of the Commission)

ADJOURNMENT: Chair Hedges adjourned the meeting at **10:20 p.m.**

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 8, 2016

SUBJECT: Conditional Use Permit 2016-11 (Coleman): A request for approval to allow a detached accessory building consisting of a 960 square-foot garage/storage building at 2697 Shadow Canyon Circle located within the A-E (Agricultural Estate) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-33 approving Conditional Use Permit 2016-11.

Conditional Use Permit 2016-11 is a request for approval to allow an accessory building consisting of a 960 square-foot garage/ storage building at 2697 Shadow Canyon Circle (ref. Exhibit "A" – Location Map). The property consists of about .47 acres/20,502 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 metal/steel frame construction with a painted exterior to match the house.

The following is required of accessory buildings in the A-E 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 18 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total lot area. **The lot coverage for the property is approximately 21%, which takes into account the existing and proposed structures.**

Animal keeping is allowed on properties in the A-E zone; however, a contiguous open animal area is not required to be shown on site plans with the review of accessory buildings.

The project was provided to the Architectural Review Sub-Committee (ARC). One member was concerned with the metal look of the building but was ok with the building since the structure will be tucked away in the back of the property. The other member was concerned with the building looking too industrial, but no recommendations for change were provided.

Conditional Use Permit 2016-11
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/adr

Attachments: Resolution 2016-33
 Exhibit "A" – Location Map
 Exhibit "B" – Assessor's Parcel Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan and Building Elevations

RESOLUTION NO. 2016-33

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 960 SQUARE-FOOT GARAGE/STORAGE BUILDING AT 2697 SHADOW CANYON CIRCLE LOCATED WITHIN THE A-E (AGRICULTURAL ESTATE) ZONE. (CONDITIONAL USE PERMIT 2016-11)

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 JIM AND MELODY COLEMAN for property located 2697 Shadow Canyon Circle(APN 130-311-016); and

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

WHEREAS, at the time set, at 7 p.m. on June 8, 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 June 8, 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 12, 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 compliment the 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 garage/storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
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. 2016-33
Page 4
June 8, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 8, 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 June 8, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

RESOLUTION NO. 2016-33

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 960 SQUARE-FOOT GARAGE/STORAGE BUILDING AT 2697 SHADOW CANYON CIRCLE LOCATED WITHIN THE A-E (AGRICULTURAL ESTATE) ZONE. (CONDITIONAL USE PERMIT 2016-11)

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 JIM AND MELODY COLEMAN for property located 2697 Shadow Canyon Circle(APN 130-311-016); and

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

WHEREAS, at the time set, at 7 p.m. on June 8, 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 June 8, 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 12, 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 compliment the 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 garage/storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
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. 2016-33
Page 4
June 8, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 8, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

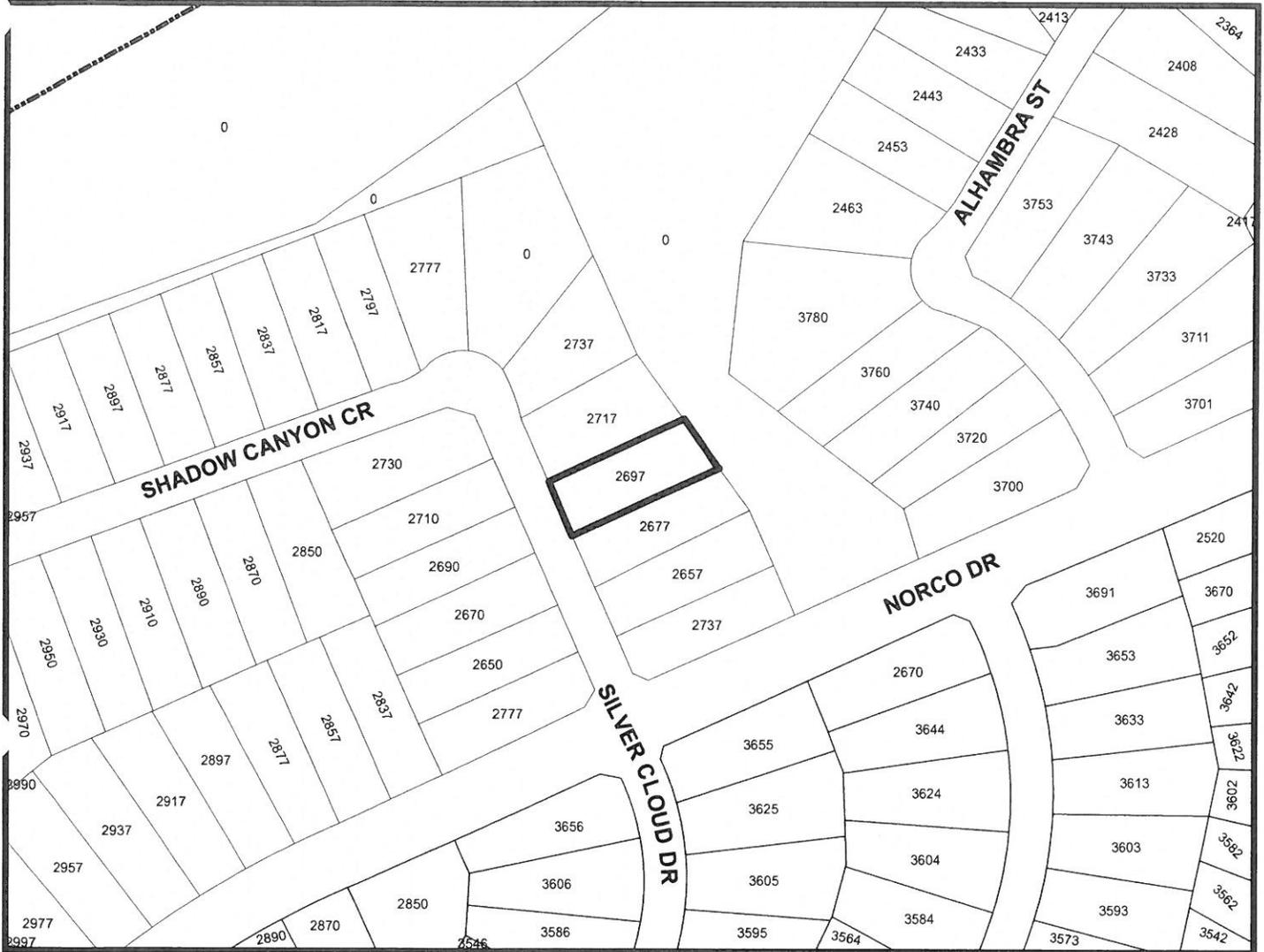
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on June 8, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-11

APPLICANT: Jim and Melody Coleman

LOCATION: 2697 Shadow Canyon Circle

Exhibit "A"

APN MAP

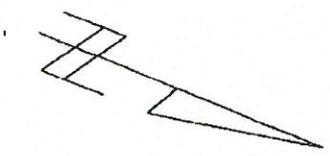
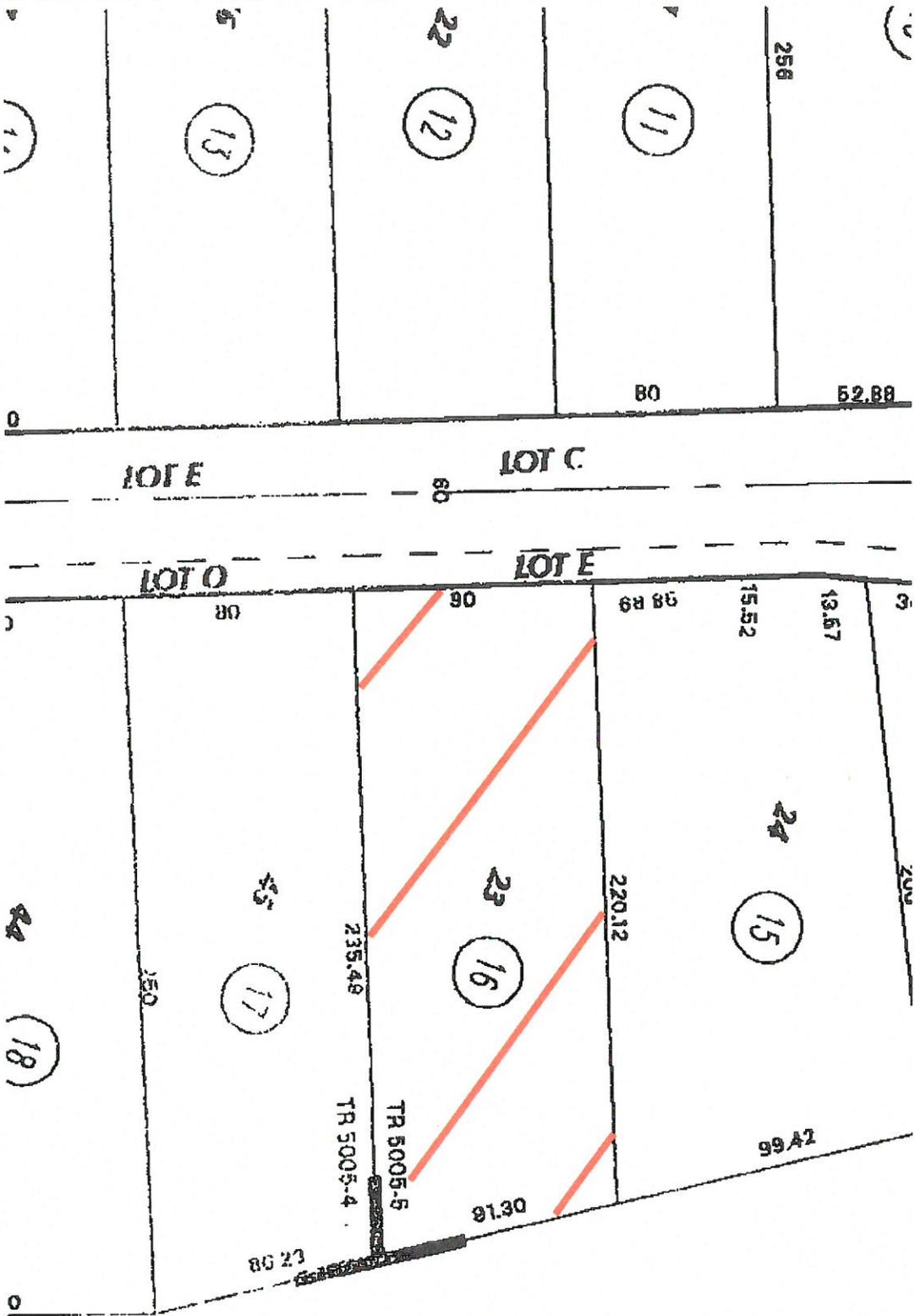


Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 8, 2016

SUBJECT: Conditional Use Permit 2016-12 (Lorton): A request for approval to allow a detached accessory building consisting of a 1,200 square-foot workshop at 747 River Drive located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-36 approving Conditional Use Permit 2016-12.

Conditional Use Permit 2016-12 is a request for approval to allow an accessory building consisting of a 1,200 square-foot workshop at 747 River Drive (ref. Exhibit "A" – Location Map). The property consists of about .33 acres/14,374 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, Exhibit "E" – Building Elevations and Exhibit "F" – Floor Plan). The building is proposed to be wood framed construction with a stucco exterior and tile roof that will complement the existing house in color. The building is proposed at the northwest corner of the site, three feet from the side and rear property line.

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

- The minimum setback of 5 feet from interior, rear property lines and pools, and 10 feet from any other structure is required for accessory buildings. If a building is classified as fire resistive rated under the Uniform Building Code it can be placed as close as 3 feet from the side or rear property line, provided the structure is not placed within 75 feet of the front property line, meets all the Building Division and Fire Department requirements, and meets all other requirements of the zone district including height, coverage limitations, and separation between buildings. **The proposed building is proposed to be at least 5 feet from the pool, ten feet from any other structure, and can meet the requirements to be allowed a three-foot setback from the side and rear property lines.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a height of 15 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 14,374 square feet and at least 13,366 square feet of the property has an average grade of 4% or less. The lot/pad coverage for the property is approximately 33%, which takes into account the existing and proposed structures**

(which includes the pool and five feet of coping around the pool that exists on the property).

- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 2 animal units would be allowed which would require an open area of at least 1,152 square feet. There is an open area of at least 1,152 square-feet at the rear of the on the east side of the proposed structure, 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). No concerns were expressed over the architecture; however, one member had a concern over the location of the building.

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 2016-36 approving Conditional Use Permit 2016-12.

/adr

Attachments: Resolution 2016-36
 Exhibit "A" – Location Map
 Exhibit "B" – Assessor's Parcel Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan
 Exhibit "E" – Building Elevations
 Exhibit "F" – Floor Plan

RESOLUTION NO. 2016-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 1,200 SQUARE-FOOT WORKSHOP AT 747 RIVER DRIVE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-12)

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 ALLEN LORTON for property located at 747 River Drive (APN 153-121-008); 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 June 8, 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 June 8, 2016 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan, Exhibit "E" – Building Elevations, and Exhibit "F" – Floor Plan dated April 14, 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. 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.

##

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 8, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

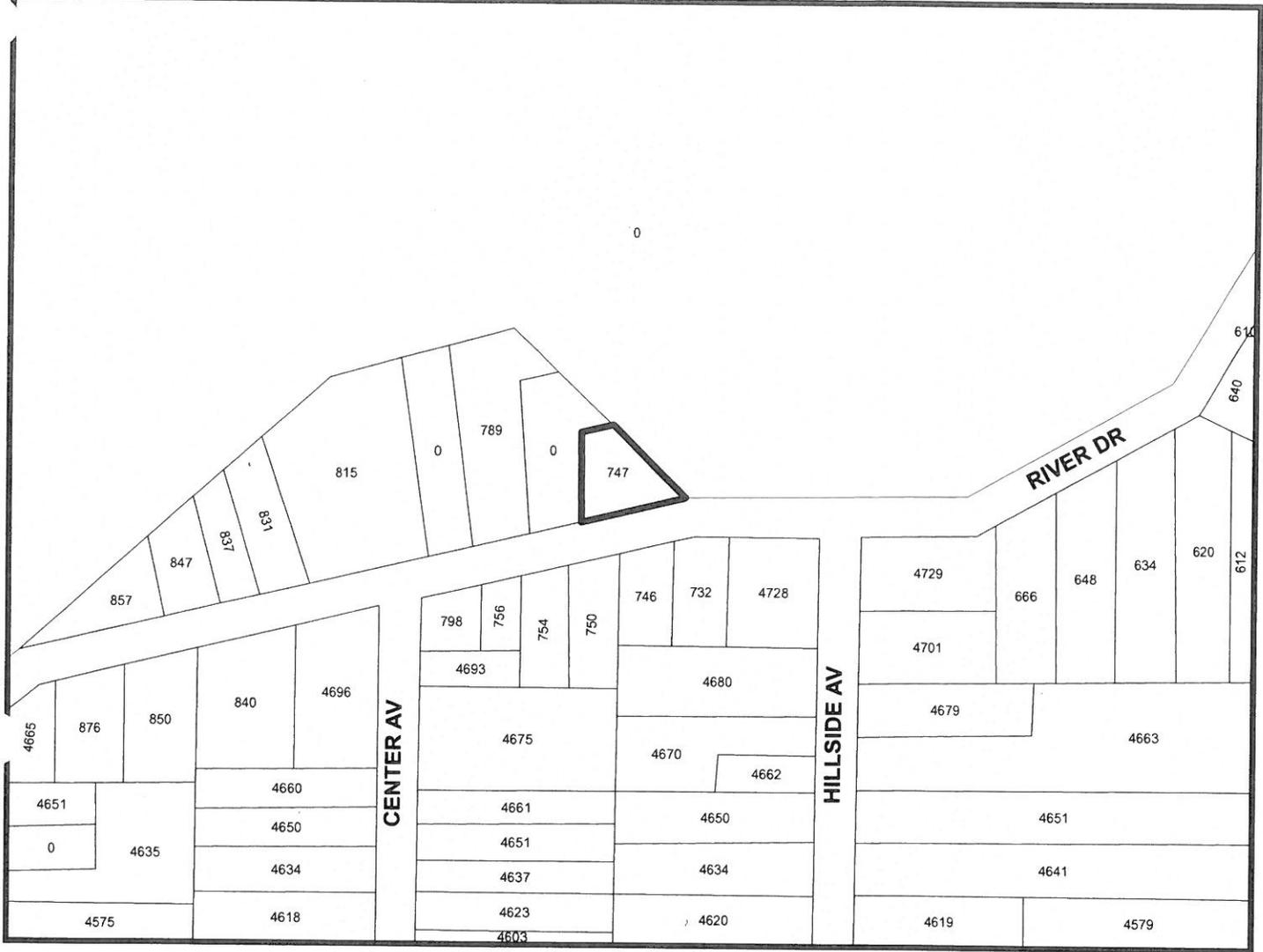
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on June 8, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-12

APPLICANT: Allen Lorton

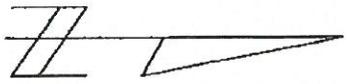
LOCATION: 747 River Drive

Exhibit "A"

APN MAP

POR LOT A

02



43.42

250.28

7

383

150

8

150

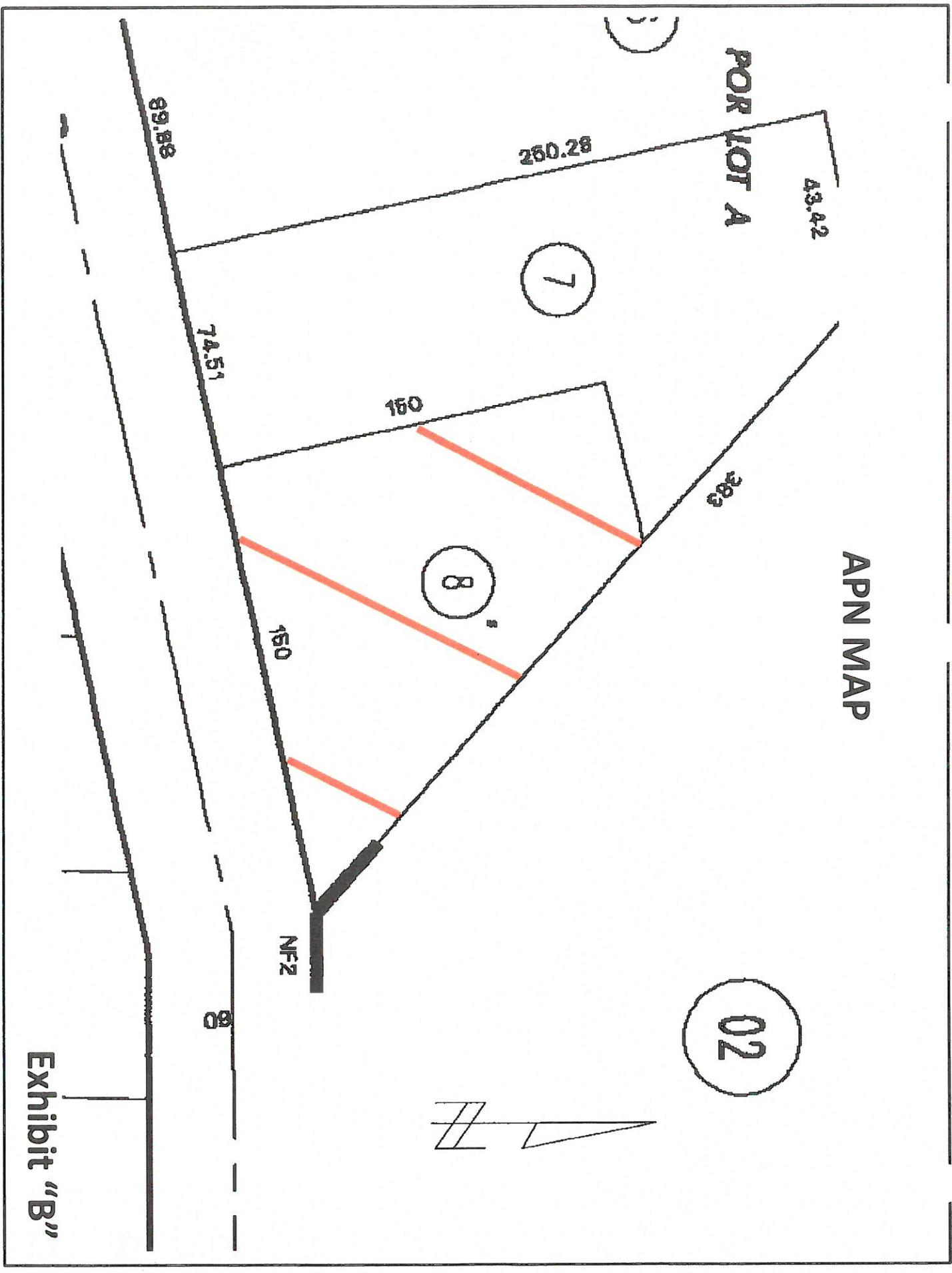
NFZ

74.51

89.88

80

Exhibit "B"



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 8, 2016

SUBJECT: Conditional Use Permit 2016-13 (Davis): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot storage/hobbyshop building at 2579 Echo Hill Drive located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission continue the project to the meeting of July 13, 2016.

Staff is recommending that the Planning Commission continue Conditional Use Permit 2016-13 to the meeting of July 13, 2016. A continuation is necessary to allow the applicant time to submit the required project exhibits for presentation to the Planning Commission.

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: June 8, 2016

SUBJECT: **Conditional Use Permit 2015-32 (Mavericks):** A request to amend Conditional Use Permit 2012-14 (Amendment 3) to expand an existing restaurant/saloon located at 3841 Old Hamner Road in the C-G zone. Three variances are being requested in conjunction with the CUP:
Variance 2015-06: A request for a variance from the required number of parking stalls;
Variance 2015-07: A request for a variance from the required front-yard setback;
Variance 2015-08; A request for a variance from the required amount of landscaping

RECOMMENDATION: Adopt Resolution 2016-32 denying Conditional Use Permit 2015-32, Variance 2015-06, Variance 2015-07, and Variance 2015-08.

SUMMARY: The proposed project is an expansion of an existing restaurant/bar at 3841 Old Hamner Road. It is not in a final presentation form that staff likes to submit to the Planning Commission for its review but the applicant requested that it be brought forward for a decision regardless. To implement the project as designed three variances are needed from applicable code requirements. One variance proposes to reduce the amount of required parking, one to reduce the front setback requirement, and one to reduce the minimum landscaping requirement.

BACKGROUND/PROJECT DESCRIPTION: The owner of Mavericks Restaurant/Saloon is requesting a modification of the existing conditional use permit (CUP) that allowed the sale of alcohol for on-site consumption associated with the restaurant. Amendment 1 to the CUP approved construction so that the building could be brought up to code standards with an increase in the level of security. Amendment 2 allowed the service of food and beverage on the outdoor deck. This amendment, if approved, will allow the expansion of the building to include more restaurant seating area, dancing areas, a pool hall, a mechanical bull pit, retail shop, new stage, and an office space for a separate business in a proposed basement.

The existing building is 2,742 square feet and the proposed expansion is 8,050 square feet for a total building square footage of 10,792 square feet. The existing structure will remain with the additional square footage added to it. The interior of the existing restaurant will remain as is.

The project was reviewed at a Pre-Project Project Review Board (PRB) meeting on January 7, 2015. A pre-project review can be done at the request of the applicant before a formal application and application fees are submitted. At that meeting there were significant issues in the design of the project that would need to be corrected before the project could proceed to the Planning Commission. It was explained at that meeting the project could not be recommended for approval as it was currently designed.

The formal application was filed on October 8, 2015 with the same site plan that had been reviewed at the Pre-PRB meeting. That application included one Variance application but with a request for variances from three separate Norco Municipal Code (NMC) requirements. A PRB meeting was set for November 4, 2015 but nobody on behalf of the applicant showed up. The applicant was given an incomplete application letter stating that if three variances were being requested, then three variance applications would have to be submitted; and that because of the numerous site plan issues another PRB would have to be scheduled. Two additional Variance applications were submitted but again without any changes to the site plan.

With the same site design the project could still not be recommended for approval to the Planning Commission. The applicant was given the opportunity to withdraw the applications and if that was the choice then the application fees could be refunded. Several months passed and nothing occurred. The applicant then submitted new plans that were the same plans reviewed by the PRB without incorporating any of the changes.

A complaint was recently expressed at a Planning Commission meeting during Public Comments about the lack of progress. The City issued a letter restating the status of the project design and the offer to refund the fees (Exhibit "A": Letter to Applicant). The applicant responded stating that he would like the project to proceed, as designed, to the Planning Commission (Exhibit "B": Letter from Applicant).

ANALYSIS: The project site is an irregularly-shaped parcel that is located on the northeast corner of Hamner Avenue and Sixth Street consisting of .66 acre. An existing Caltrans park-n-ride lot is located directly north as is Old Hamner Road and a Post of the American Legion across Old Hamner Road (ref. Exhibit "C"). The property is located in the Commercial General (C-G) zone which requires a CUP for the service of alcohol and an expansion requires an amendment to that CUP.

The biggest issue about the project design is the parking requirement from the NMC versus what is being proposed. As stated, one of the variance requests is to reduce the

required amount of parking. Below are the parking requirements from the Norco Municipal Code (NMC) for the various proposed uses within the building:

USE	PARKING REQUIREMENT	PROPOSED SQUARE FOOTAGE	SPACES NEEDED
Kitchen	1 sp./100 sq. feet (gross)	543	5
Dining areas	1 sp./100 sq. feet (gross)	5,001	50
Pool hall	1 sp./100 sq. feet (gross)	1,451	14
Dance areas	1 sp./100 sq. feet (gross)	1,652	17
Mechanical bull pit	1 sp./100 sq. feet (gross)	248	2
Lobby	1 sp./100 sq. feet (gross)	898	9
Stage	1 sp./100 sq. feet (gross)	177	2
Store	1 sp./250 sq. feet (gross)	805	3
Office	1 sp./250 sq. feet (gross)	1,373	5

The parking requirements in the NMC are based on gross floor square footage regardless of use. The requirement for restaurants (1 sp./100 sq. feet) was used for the open floor ancillary uses associated with the restaurant (e.g. dancing, pool hall, bull riding, and lobby). If not associated with a restaurant the closest similar category is "Churches, auditoriums, theaters, stadiums, night clubs, private clubs, dance halls, school multi-purpose rooms, and other places of public assembly: One (1) parking space for every three (3) seats, fixed or otherwise."

Since there are no seats in these ancillary use areas the closest similar category is "Public and Private Elementary and Junior High Schools: One and one-half (1 1/2) spaces for each classroom, plus **one (1) space for** each five (5) fixed seats in the auditorium, gymnasium, or similar place of public assembly and for **every thirty-five (35) square feet of area available for general assembly where there are no fixed seats.**" The application of this standard for the open ancillary uses would require significantly more parking.

Based on the above, the total required parking is 107 spaces. The project is currently designed with 33 on-site spaces. And the parking design layout does not meet the minimum standards required by the NMC including 25-ft. drive aisles and 9ft. X 20ft. stalls. Additionally, the parking lot circulation, which is typically contained on-site, requires circulation onto Old Hamner Road at the north end of the parking aisles for customers that are looking for open stalls in adjoining aisles.

The NMC makes provision for shared parking where uses that have different peak hours during the day can share the same parking areas. In this situation the only use that would operate at a different peak hour than the restaurant and related facilities is the office.

The NMC also makes provision for off-site parking as follows:

The Planning Commission may approve a substitute location which meets either of the following conditions:

(1) That the substitute location is within two hundred (200) feet of the principal use for which the parking is being provided; and that the substitute lot shall be in the same ownership or under agreement approved as to form by the City Attorney. The purpose of such an agreement shall be to guarantee the availability of such parking to the property in question. A recorded document stipulating the reservation of the property for parking purposes shall be filed with the City prior to the issuance of a building permit.

(2) Or that the property in questions is part of a parking District formed to provide off-street parking facilities. Where such a District exists, it shall provide parking facilities in accord with the provisions of this ordinance.

Historically the City has discouraged the use of off-site parking that required customers to have to cross streets, but it is not prohibited by the NMC. The proposed parking on-site would have to be re-designed to meet NMC requirements which will likely eliminate about five of the spaces resulting in a net total of 28. And then with approval of a shared parking arrangement for the office space the net total is back to 33. The net deficit is 74 spaces. If the Planning Commission chooses to approve the project then resolutions will be provided at the next meeting for approval.

A condition will be included requiring the submittal of a recorded parking reservation agreement (as approved by the City Attorney), and a site plan of the parking area showing improvements per the NMC requirements for the remaining 74 spaces. A form letter on letterhead from both the American Legion and Robbin Koziel was delivered to the City stating that each is amenable to sharing their parking with each other. This, however, does not meet the requirement since it has to be a recorded agreement approved by the City Attorney. It also has to include a site plan showing that the proposed parking area can provide the needed number of spaces designed to the standards of the NMC.

A second variance has been requested for the landscaping requirement. The C-G zone requires 15% of the site to be landscaped. A request for the amount of the site that is proposed to be landscaped was requested at the PRB meeting but the information was not provided. There is an existing landscaped area next to the outdoor deck adjacent to Sixth Street that will be kept. There is also a hardscape area proposed to the west and north sides of the proposed expansion with planter pots on the property line next to the park-n-ride lot. These are included as part of the landscaping area as well. There are also open areas at the north ends of the proposed on-site parking aisles and a condition has been added requiring that they be landscaped. An existing landscape planter between the curb and sidewalk along Hamner Avenue is also proposed to be kept. With the existing and proposed landscaping staff is satisfied that as much landscaping as best as can be accommodated on the irregular site is being provided and that if the CUP is approved this variance can be supported.

The third variance is for the setback requirement along Hamner Avenue. In the C-G zone the setback requirement to parking is five feet of landscaping. The project as designed

does not adhere to this requirement, but again, because of the irregular lot size this variance can also be supported if the CUP is approved.

The architecture includes some of the features that are used to define a western theme including stone, wood siding, shutters, an articulated false-front roofline, multi-pane windows, etc. However, the proposed architecture was provided to the Architectural Review Subcommittee for its recommendation and both members determined that while there are some of the elements, overall the building does not reflect a western theme. All of the other issues discussed at the PRB could be added as conditions in the resolutions for approval if that is the direction of the Planning Commission.

Attachment: Resolution 2016-32, to deny Conditional Use Permit 2015-32,
Variance 2015-06, Variance 2015-07, and Variance 2015-08
Exhibit "A" – Letter from City, dated April 28, 2016
Exhibit "B" – Letter from Applicant, dated
Exhibit "C" – Location Map
Exhibit "D" – Site Plan
Exhibit "E" – Floor Plan
Exhibit "F" – Colored Rendering

RESOLUTION 2016-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA DENYING AMENDMENT 3 TO CONDITIONAL USE PERMIT 2002-14 AND RELATED VARIANCES 2015-06, 2-15-07, 2015-08 TO ALLOW THE EXPANSION OF AN EXISTING RESTAURANT/SALOON LOCATED AT 3841 OLD HAMNER ROAD IN THE C-G (COMMERCIAL GENERAL) ZONE. CONDITIONAL USE PERMIT 2015-32 (CUP 2002-14, AMENDMENT 3)

WHEREAS, ROBBIN KOZIEL, MAVERICK'S SALOON, requested Amendment 3 to Conditional Use Permit 2002-14, under provisions of Chapter 18.45, Title 18 of the Norco Municipal Code, on property generally described as:

That portion of the Southwest one-quarter of Section 6, Township 3 South, Range 6 West, San Bernardino Meridian in the City of Norco, County of Riverside, as per map recorded in Book 6, Page 70 of Maps, in the Office of the County Recorder of said County,

More generally described as an irregularly-shaped area of about 0.66 acres, having a frontage of about 97 feet on the east side of Hamner Avenue, and a maximum depth of about 200 feet, and being further described as 3841 Old Hamner Road (APN 131-191-012); and

WHEREAS, Conditional Use Permit 2002-14 allows the sale of hard liquor in conjunction with an existing restaurant now known as Maverick's Saloon; and

WHEREAS, consideration for Amendment Three to Conditional Use Permit 2002-14 to expand the facilities was scheduled and noticed for a public hearing in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on June 8, 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, the 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, if operated consistent with zoning requirements, is categorically exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Section 3.13, Class 1 (Existing Facilities).

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 may adversely affect the General Plan and the public convenience and general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designated the site as Commercial, which is consistent with the C-G (Commercial General) zoning but the project is not in compliance with the related zoning regulations. The use cannot be operated in a manner so as to be consistent with surrounding uses and future development, and may therefore have significant negative effects.

B. The proposed expansion of the restaurant/saloon requires additional parking that cannot be accommodated on site as required by the Norco Municipal Code.

C. Findings that are required for approval of an amendment to a conditional use permit cannot be made as shown below:

(1) The requested Conditional Use Permit modification may adversely affect the General Plan, the public convenience or general welfare of persons residing or working in the neighborhood and of persons traveling along Sixth Street;

(2) The requested use modification may adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located;

(3) The size and shape of the site proposed for the expanded uses is not adequate to allow the full implementation of the proposed uses in a manner that would not be detrimental to the surrounding neighborhood; and,

(4) The circulation traffic generated by the proposed use, and the operation of the use as proposed, may impose an undue burden upon the streets and highways in the area.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled June 8, 2016 that the aforesaid request for Amendment Three to Conditional Use Permit 2002-14 (CUP 2015-32) is hereby denied.

Resolution 2016-32
Page 3
June 8, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 8, 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 June 8, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California



CITY of NORCO

CITY HALL • 2870 CLARK AVENUE • NORCO CA 92860 • (951) 735-3900 • www.norco.ca.us • 

April 28, 2016

Rob Koziel, The Maverick Saloon
3841 Old Hamner Avenue
Norco, CA 92860

Re: Conditional Use Permit 2015-32 (CUP 2002-14, Amendment 3); Variances 2015-06, -07, -08

On November 10, 2015 you were issued a letter stating that the application for Conditional Use Permit 2015-32 and related Variance 2015-06 was incomplete because three separate issues requiring a variance were being requested under one application; and that if you wanted to proceed with the three variance requests there would have to be three applications for such, one application for each. A scheduled Project Review Board (PRB) meeting on November 14, 2015 was cancelled since neither you nor a representative showed up for the meeting.

You subsequently submitted two more variance applications and the entire project (CUP + 3 Variances) was reviewed by the PRB on January 7, 2016 at which time you were told that the variance requests could not be approved because the findings for approval of a variance could not be made pursuant to the Norco Municipal Code. Without the variances Conditional Use Permit 2015-32, as designed, also could not be approved.

At the meeting you were offered the opportunity to withdraw the applications with a refund of fees and you said you would get back to us. The City has not heard back on whether you want to withdraw the applications, but you have recently complained publicly at a Planning Commission meeting about the lack of progress on your applications. This letter is to reiterate what was discussed at the January 7, 2016 PRB meeting with regards to the inapplicability of the variance requests for your project.

Section 18.44.04 of the Norco Municipal Code (NMC) states:

18.44.04 Limitations on the Variance.

- (1) A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.
- (2) No variance shall be granted which would have the effect of granting a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property, which is the subject of the application, is situated.

Section 18.44.16 further states:

18.44.16 Criteria for Granting a Variance.

Neither the Commission nor the Council may grant a Variance from the terms and provisions of the City's Zoning regulations as stated in Title 18 of the Municipal Code of the City, including any requirement provided therein, unless, it has first found from the evidence admitted during the Hearing before the Commission or Council that because of special circumstances, applicable to the subject property, including size, shape, topography, location or surroundings, the strict application and provisions of the terms of the City's Zoning Regulations, from which the Variance is being sought, deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

At the time of granting any Variance, the Commission or Council shall impose thereon such conditions as will assure that the adjustment authorized by said Variance shall not constitute a grant of special

CITY COUNCIL

KEVIN BASH
Mayor

GREG NEWTON
Mayor Pro Tem

BERWIN HANNA
Council Member

ROBIN GRUNDMEYER
Council Member

TED HOFFMAN
Council Member

Exhibit "A"

April 28, 2016

privileges inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located and further assure that the Variance shall not adversely affect property and the use thereof in the vicinity of subject property and the public health, safety and general welfare.

The variances being requested are as follows:

Variance 2015-06: to reduce the required number of parking spaces from 96 to 33.

Variance 2015-07: to reduce the required front-yard setback for the building from 25 feet to 9 feet; and for the landscaping from 10 feet to nothing.

Variance 2015-08: to reduce the required amount of on-site landscaping below the required 15%.

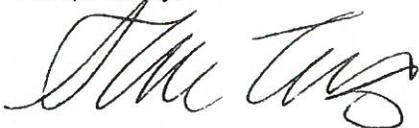
There are other comments from PRB that have not been addressed in revised plans including the parking lot design that requires parking lot circulation around the drive aisles to occur within a public street (Old Hamner Road) as opposed to being entirely on-site. The variances being requested are not the result of special circumstances on the lot. Approving the variances would grant special privileges inconsistent with the same limitations on other properties in the vicinity and zone. The variance requests are rather the result of too much building being proposed for the size of the property in question. As such, the findings needed by law for the Planning Commission to approve variances cannot be made.

If you determine to withdraw your applications the application fees can be refunded. If it is your request that the City proceed forward with the applications as currently designed they will need to be advertised for a public hearing before the Planning Commission. The advertising deadline for the June 8, 2016 Planning Commission meeting is Wednesday, May 25, 2016 by 10:00 a.m. If you determine to withdraw your applications you need to submit a written request to the Planning Division by Thursday May 12, 2016.

The withdrawal request needs to be submitted to the Planning Division in written form. If the withdrawal request is not received by the Planning Division as noted the assumption will be that you want to proceed to public hearing before the Planning Commission with the plans as currently designed and the hearings will be advertised for the June 8, 2016 meeting barring any scheduling difficulties. The recommendations to the Planning Commission from staff will be for denial of all three variance requests (Variance 2015-06, Variance 2015-07, Variance 2015-08); and denial of the conditional use permit request (CUP 2015-32).

If you have any questions, you can contact Alma Robles at (951) 270-5682, email: arobles@ci.norco.ca.us; or contact me at (951) 270-5662, email: sking@ci.norco.ca.us.

Respectfully,



Steve King
Planning Director

C: City Manager, Andy Okoro
City Attorney, John Harper

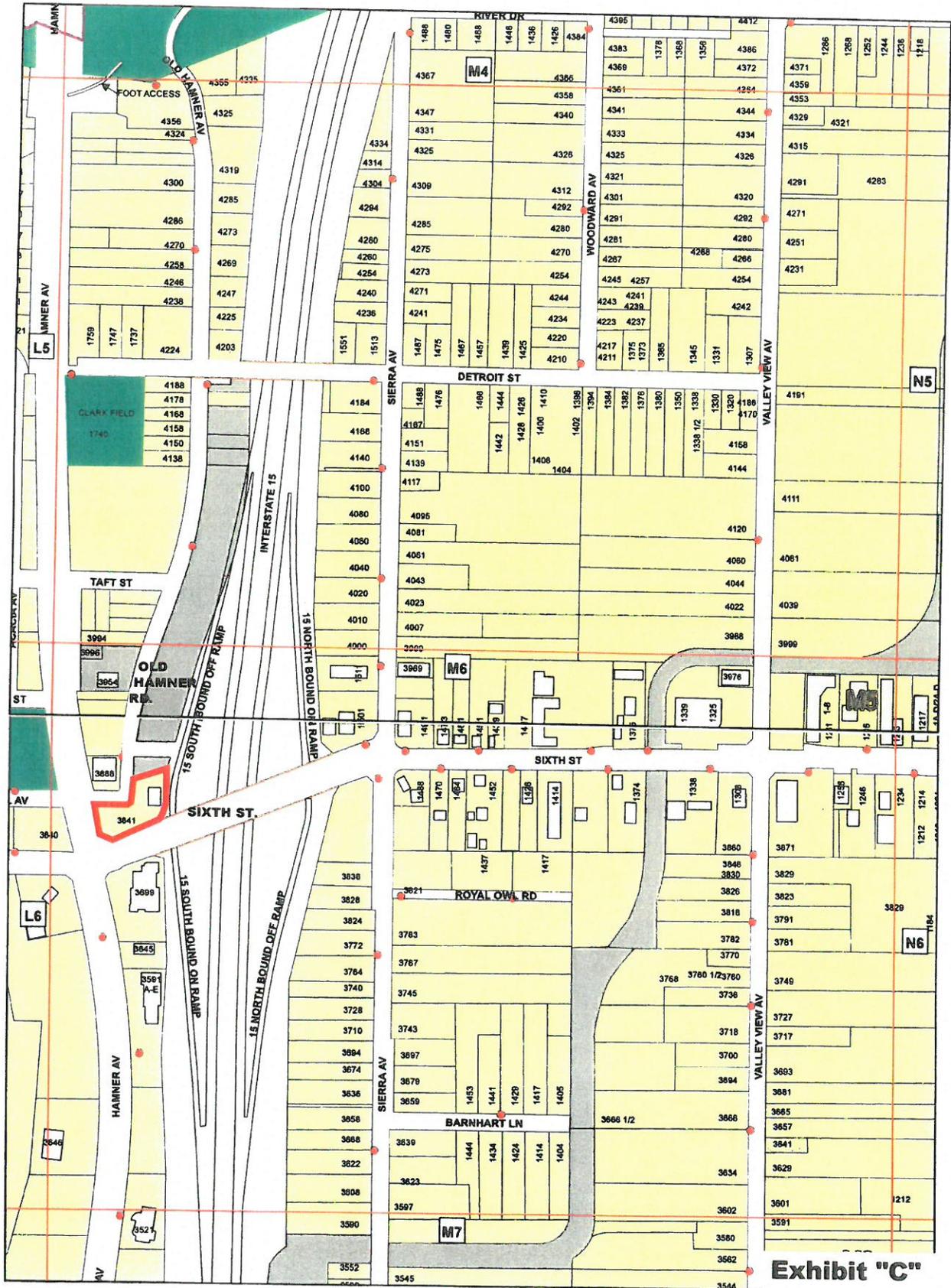


Exhibit "C"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: June 8, 2016

SUBJECT: Zone Code Amendment (ZCA) 2016-03: A proposal to amend the text of Chapter 18.38 of the Norco Municipal Code entitled "General Provisions, Off-Street Parking and Loading" to revise the required parking for hotels and motels.

RECOMMENDATION: Adopt Resolution 2016-31 recommending that the City Council approve Zone Code Amendment 2016-03.

SUMMARY: The City of Norco parking requirement for hotels and motels is higher than all jurisdictions in western Riverside County. The proposed ZCA will make the City requirements more consistent and enhance the City's ability to attract desirable hotel establishments.

BACKGROUND: It has been brought to the City's attention that the Norco parking requirements are more stringent than surrounding jurisdictions and the additional cost for the land to accommodate the additional parking could be a factor that discourages future hotel projects, or cause potential developers to look in other jurisdictions. The following is a comparison of the parking requirements for hotels in western Riverside County cities. Most cities follow a fairly typical industry standard that is less than what is required by the NMC.

PROJECT: 100-room hotel 60,000 square-foot building 10 employees (largest shift)		
		No ancillary uses No managers unit
CITY	PARKING REQUIREMENT	SPACES
Norco	One (1) for each living or sleeping unit; plus one (1) for each five (5) units. For each unit with kitchen facilities, two (2) spaces in a garage or carport.	120
Corona	1 space/bedroom or unit, plus 2 spaces for manager/s unit (not including parking space requirements for incidental use)	100
Eastvale	One space for each unit, plus two for resident manager unit	100
Riverside	1 space/guest room	100
Jurupa Val.	1 space/room, and 2 spaces/resident manager	100
Moreno Val.	One space per guest room	100
L. Elsinore	One space per room or suite, plus one space per every three employees on the largest workshift	103
Murrieta	One space for each guest room, plus one space for each two employees on the largest shift.	105
Temecula	1 space/guest room plus 1 space/10 rooms for guests and 2 spaces for resident manager	110

Riverside Co.	1 space/room, and 2 spaces/resident manager	100
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ANALYSIS: The City wants to be competitive in the attraction of new businesses, especially desirable hotel development, which is an important aspect in expanding the range of revenues for the City. Hotel development is also needed to accommodate increasing numbers of people coming to Norco as a result of Silverlakes. For these reasons staff is recommending that the Planning Commission recommend to the City Council that the hotel parking standard for the City be revised to better match what adjoining jurisdictions require.

The recommended change to Chapter 18.38 is as follows:

18.38.10 Number of Parking Spaces Required.

(15) Hotels and Motels: One (1) for each ~~living or sleeping unit~~ **guest room**; ~~plus one (1) for each five (5) units. For each unit with kitchen facilities, two (2) spaces in a garage or carport.~~

Attachments: Resolution 2016-31

RESOLUTION 2016-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT ZONE CODE AMENDMENT 2016-03 BE APPROVED AMENDING SECTION 18.38.10(15) OF THE NORCO MUNICIPAL CODE (NUMBER OF PARKING SPACES REQUIRED) TO REVISE THE PARKING STANDARDS FOR HOTELS AND MOTELS. ZONE CODE AMENDMENT 2016-03

WHEREAS, THE CITY OF NORCO initiated Zone Code Amendment 2016-03, a proposed amendment to Chapter 18.29 "C-G" (Commercial General) Zone, to amend Section 18.38.10 "Number of Parking Spaces Required" to amend the parking requirement for hotels and motels; 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 June 8, 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 5.

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 amend the parking requirement for hotels and motels is not inconsistent with the Norco General Plan and the intent of the Norco Municipal Code.
- B. 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.

C. 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 5 (Minor Alterations in Land Use Limitations).

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled June 8, 2016 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2016-03 be adopted, thereby amending the Norco Municipal Code as follows:

18.38.10 Number of Parking Spaces Required.

(15) Hotels and Motels: One (1) for each living or sleeping unit guest room; ~~plus one (1) for each five (5) units. For each unit with kitchen facilities, two (2) spaces in a garage or carport.~~

Resolution 2016-31
Page 3
June 8, 2016

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held June 8, 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 June 8, 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: Steve King, Planning Director

DATE: June 8, 2016

SUBJECT: Zone Code Amendment 2016-02: A proposal initiated by the City of Norco to amend the text of Chapter 18.37 of the Norco Municipal Code entitled Signs to revise the allowances and approval procedures for temporary advertising signs.

RECOMMENDATION: Adopt Resolution 2016-30 recommending that the City Council approve Zone Code Amendment 2016-02.

SUMMARY: The City Council directed staff and the Planning Commission to review the current sign code in terms of possibly revising what types of temporary advertising signs can be allowed and to look at ways to make the processing of applications easier, and to make the allowances more equitable between the various commercial zones in the City.

BACKGROUND: In the C-G zone advertising signs can be allowed on a temporary basis (max. 60 days per year) in conjunction with a Special Event Permit. Said signs are not allowed in the C-4 zone if they flutter in the wind because of the horse trails in that zone. Historically the same signs have not been regulated by the City in the Auto Mall Specific Plan because it has been the policy that the Auto Mall Dealership Association would monitor temporary sign enforcement within the Auto Mall. That, however, is not in the approved specific plan. If approved, this Zone Code Amendment would not impact the auto dealers from what they have enjoyed in terms of allowed temporary signs, but it would allow businesses in other commercial zones the same opportunities that they have not enjoyed. All temporary sign violations in all zones would be enforced by the City going forward.

A sign sub-committee was set up to get input from various points-of-view to include those that need the signs, those that produce the signs, and the need to protect the City's commercial districts from a clutter of unattractive and under-maintained signs. Participating in the review were representatives from the Chamber of Commerce, the Economic Development Advisory Council, the Planning Commission, and companies that produce temporary signs (AFS Printing and E-Z Up).

A lot of the impetus behind the City Council's direction was the proliferation of "blade signs" in the community which were being used as semi-permanent advertising. Blade signs are vertical flags mounted on curved tension poles so as to hold the flags in an extended vertical position for visibility. A focused code enforcement program on temporary illegal signage along Hamner Avenue resulted in a lot of complaints regarding the

inconsistent provisions for temporary signs in the different commercial zones and on the need to allow City businesses to be successful that oftentimes includes the use of temporary advertising signs.

ANALYSIS: Temporary signs come in a variety of forms including A-frame signs, banner signs mounted to walls, banner signs suspended from eaves and overhangs, blade signs, balloons and other inflatable 3-D signs, mannequins, etc. While there were a lot of comments from the various participants, there were some underlying concepts that were shared by most of the participants:

- Temporary signs need to be maintained (and controlled) to protect the general appearance and aesthetics of the City's commercial districts.
- Businesses need more opportunities to be successful including the use of temporary signs on a longer term basis.
- The processing of special event permits and special event sign permits needs to be more business and user friendly such as allowing on-line submittal of applications and fees replacing the current need to have to come to City Hall to file permit applications.
- As much conformity as possible needs to be implemented so as to maintain the aesthetics of the commercial corridors.

In 2012 the City Council approved a zone code amendment that expanded the allowance of temporary special event signs in the public right-of-way over weekends. Those temporary signs were subject to regulations designed to protect public safety and required that a Special Event Sign Permit be obtained. This zone code amendment will add auxiliary sign permits for extended temporary signage to help the business community as an economic development measure to allow them to advertise and grow. The zone code amendment will also ease the application process when combined with an on-line application, and application renewal process.

The recommended amendment to Chapter 18.37 is as follows:

18.37.10 Sign Regulations for Temporary Signs.

Special event sign permit and auxiliary sign permit applications and other applicable permits are required for signs included under this section, provided the signs are in compliance with all other applicable laws and ordinances.

A. Special Event Signs. Special event signs may be approved for a limited period of time as a means of drawing attention to special events (i.e., grand openings, carnivals, charitable events, seasonal sales, special promotions, etc.). To apply for approval, a special event sign permit application and fee shall be submitted to the Planning Division. However, special event signs associated with national holidays or recognized City events are exempt from City review.

1. Special event signs *shall* include banners, flags, pennants, blade signs, balloons (except metallic balloons), inflatable devices or signs, and other tethered objects. Special event signs which flap are not allowed within 20 feet of a designated horse trail. Special event signs shall be limited to no more than four 15-day periods per year. Said periods may run consecutively; however, unused days from one period shall not be added to another period. The display of inflatable devices or signs and other tethered objects shall be permitted only within commercial zones abutting Hamner Avenue along streets that do not have horse trails.

2. Temporary special event signs in the public right-of-way, except as authorized by a recognized government agency in accordance to Section 12.08.100, shall be permitted with the approval of a special event sign permit from the Planning Division. and The approval of a Special Event Sign Permit includes, by default, the approval of an Encroachment Permit from the Engineering Division as applicable for said signs and subject to the following regulation:

a. Location. Signs may be located within a landscaped parkway portion of the public right-of-way, but not within the median of any street or highway, shall not overhang any street, curb, sidewalk, trail or driveway, and shall not be affixed to any traffic control devices, government signs, light standards, utility poles, horse trail fence, bus shelters or other structures, posts, fences, shrubs or trees but shall be freestanding, and shall not be located in any area that the Planning and Engineering Divisions determine would constitute a pedestrian or vehicular traffic safety hazard.

b. Size and Height. Signs shall not exceed six square feet in area, and shall not exceed three feet in height (as measured from grade).

c. Identification. Unless otherwise clearly discernible on the sign itself, the owner of the sign shall affix his/her/its name, address and telephone number to the sign prior to installation of the sign.

d. Installation. The installation of any temporary sign shall not cause damage to the public right-of-way, including damage to landscaping and/or associated irrigation systems. The owner of a sign placed within the public right-of-way expressly understands that, by placing a sign within the public right-of-way, the owner agrees to defend, indemnify and hold harmless from any and all claims, demands, cause of action, costs, expenses, liability, loss, damage or injury in any manner arising out of or incident to the placement of the sign in the public right-of-way. Underground Service Alert (USA) shall be notified for any excavations required to place sign.

e. Time Period Approved. Temporary signs may be permitted in the public right-of-way from 7:00 a.m. Saturday to 7:00 p.m. Sunday.

f. Removal Procedures. The applicant/installer of these temporary signs is responsible for removal of signs by the expiration date of the special event sign permit. Should these signs be left in the right-of-way after the expiration of the permit, removal shall occur in accordance to Section 18.37.16(A), and the applicant/installer of these temporary signs shall be responsible for all City costs associated with removal of the signs. The City is not responsible for any damage to the signs.

g. Hazardous Signs. If the Public Works/Engineering Director determines that a sign posted within the public right-of-way would constitute a pedestrian, equestrian or vehicular traffic safety hazard due to its location, construction or other circumstances, the City shall immediately, and without notice to the owner, remove

the sign. If the owner of the sign can be identified, the City shall provide notice to the owner by telephone or mail that the sign has been removed and the reasons thereto. The City shall store the sign for no less than 72 hours after removal and, if the owner of the sign has not retrieved the sign within said time period, the City may dispose of the sign. The City is not responsible for any damage to the signs.

h. No temporary Special Event signs shall be are not allowed in the horse trail or affixed to trail fencing.

i. Individuals Holding Signs. For commercial businesses/centers abutting Hamner Avenue, individuals holding signs (i.e., sign twirlers) may be allowed to stand in the sidewalk (public right-of-way) in front of that business/center, for the duration of the time frame specified and approved under a special event or special event sign permit. (Ord. 953 Sec. 1, 2012)

j. Mannequins and other forms representing human or animal figures are not allowed as special event or temporary advertising, whether with or without, signage attached thereto.

B. Auxiliary Signs. Auxiliary signs may be approved for an extended limited period of time as a means of drawing attention to businesses and to services and merchandise offered by the business. To apply for approval, an auxiliary sign permit application and fee shall be submitted to the Planning Division.

1. Auxiliary signs include banners, flags, and pennants, affixed to the front, sides or rear faces of buildings that face toward a public street. Said signs shall be limited to businesses within the building upon which faces the signs are affixed and said signs shall be affixed to the wall so that no portion of the sign flaps in the wind. Said auxiliary signs, combined with permanent signage, shall not exceed the allowed maximum square-footage allowed per business for the front face (entry) of the business. The maximum allowed square-footage of auxiliary signs on side or rear faces of buildings shall not exceed 20% of the total wall area of said building.

Auxiliary signs include non-permanent blade signs that are placed in permanent in-ground receptacles, designed specifically for the subject signs and are not located closer than 20 feet to another such sign. Blade signs are not allowed within 20 feet of a designated horse trail. The maximum allowed height for blade signs is 10 feet from ground level.

2. Auxiliary signs are not allowed in the public right-of-way.

3. Upon approval Auxiliary signs are permitted for six months provided that signs are maintained in an aesthetically pleasing manner. Said approvals can be extended for another six months without new applications or fees provided the owner of said sign(s) has filed with the Planning Division a written request for the extension, and provided that the sign still has a maintained and pleasing appearance.

RESOLUTION 2016-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT ZONE CODE AMENDMENT 2016-02 BE APPROVED AMENDING SECTION 18.37.10 OF THE NORCO MUNICIPAL CODE (SIGN REGULATIONS FOR TEMPORARY SIGNS) TO AMEND THE REGULATIONS AND PROCESSING OF TEMPORARY SIGN APPLICATIONS. ZONE CODE AMENDMENT 2016-02

WHEREAS, THE CITY OF NORCO initiated Zone Code Amendment 2016-02, a proposed amendment to Chapter 18.37 (Signs), to amend Section 18.37 "Sign Regulations for Temporary Signs" to amend the regulations and processing of temporary sign applications; 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 June 8, 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 5.

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 amend the regulations for temporary signs is not inconsistent with the Norco General Plan and the intent of the Norco Municipal Code.
- B. 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.

C. 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 5 (Minor Land Use Limitations).

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled June 8, 2016 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2016-02 be adopted, thereby amending the Norco Municipal Code as follows:

18.37.10 Sign Regulations for Temporary Signs.

Special event sign permit and auxiliary sign permit applications and other applicable permits are required for signs included under this section, provided the signs are in compliance with all other applicable laws and ordinances.

A. Special Event Signs. Special event signs may be approved for a limited period of time as a means of drawing attention to special events (i.e., grand openings, carnivals, charitable events, seasonal sales, special promotions, etc.). To apply for approval, a special event sign permit application and fee shall be submitted to the Planning Division. However, special event signs associated with national holidays or recognized City events are exempt from City review.

1. Special event signs ~~shall~~ include banners, flags, pennants, blade signs, balloons (except metallic balloons), inflatable devices or signs, and other tethered objects. Special event signs which flap are not allowed within 20 feet of a designated horse trail. Special event signs shall be limited to no more than four 15-day periods per year. Said periods may run consecutively; however, unused days from one period shall not be added to another period. The display of inflatable devices or signs and other tethered objects shall be permitted only within commercial zones abutting Hamner Avenue along streets that do not have horse trails.

2. Temporary special event signs in the public right-of-way, except as authorized by a recognized government agency in accordance to Section 12.08.100, shall be permitted with the approval of a special event sign permit from the Planning Division. and The approval of a Special Event Sign Permit includes, by default, the

approval of an Encroachment Permit from the Engineering Division as applicable for said signs and subject to the following regulation:

- a. Location. Signs may be located within a landscaped parkway portion of the public right-of-way, but not within the median of any street or highway, shall not overhang any street, curb, sidewalk, trail or driveway, and shall not be affixed to any traffic control devices, government signs, light standards, utility poles, horse trail fence, bus shelters or other structures, posts, fences, shrubs or trees but shall be freestanding, and shall not be located in any area that the Planning and Engineering Divisions determine would constitute a pedestrian or vehicular traffic safety hazard.
- b. Size and Height. Signs shall not exceed six square feet in area, and shall not exceed three feet in height (as measured from grade).
- c. Identification. Unless otherwise clearly discernible on the sign itself, the owner of the sign shall affix his/her/its name, address and telephone number to the sign prior to installation of the sign.
- d. Installation. The installation of any temporary sign shall not cause damage to the public right-of-way, including damage to landscaping and/or associated irrigation systems. The owner of a sign placed within the public right-of-way expressly understands that, by placing a sign within the public right-of-way, the owner agrees to defend, indemnify and hold harmless from any and all claims, demands, cause of action, costs, expenses, liability, loss, damage or injury in any manner arising out of or incident to the placement of the sign in the public right-of-way. Underground Service Alert (USA) shall be notified for any excavations required to place sign.
- e. Time Period Approved. Temporary signs may be permitted in the public right-of-way from 7:00 a.m. Saturday to 7:00 p.m. Sunday.
- f. Removal Procedures. The applicant/installer of these temporary signs is responsible for removal of signs by the expiration date of the special event sign permit. Should these signs be left in the right-of-way after the expiration of the permit, removal shall occur in accordance to Section [18.37.16\(A\)](#), and

the applicant/installer of these temporary signs shall be responsible for all City costs associated with removal of the signs. The City is not responsible for any damage to the signs.

g. Hazardous Signs. If the Public Works/Engineering Director determines that a sign posted within the public right-of-way would constitute a pedestrian, equestrian or vehicular traffic safety hazard due to its location, construction or other circumstances, the City shall immediately, and without notice to the owner, remove the sign. If the owner of the sign can be identified, the City shall provide notice to the owner by telephone or mail that the sign has been removed and the reasons thereto. The City shall store the sign for no less than 72 hours after removal and, if the owner of the sign has not retrieved the sign within said time period, the City may dispose of the sign. The City is not responsible for any damage to the signs.

h. No temporary Special Event signs shall be are not allowed in the horse trail or affixed to trail fencing.

i. Individuals Holding Signs. For commercial businesses/centers abutting Hamner Avenue, individuals holding signs (i.e., sign twirlers) may be allowed to stand in the sidewalk (public right-of-way) in front of that business/center, for the duration of the time frame specified and approved under a special event or special event sign permit. (Ord. 953 Sec. 1, 2012)

j. Mannequins and other forms representing human or animal figures are not allowed as special event or temporary advertising, whether with or without, signage attached thereto.

B. Auxiliary Signs. Auxiliary signs may be approved for an extended limited period of time as a means of drawing attention to businesses and to services and merchandise offered by the business. To apply for approval, an auxiliary sign permit application and fee shall be submitted to the Planning Division.

1. Auxiliary signs include banners, flags, and pennants, affixed to the front, sides or rear faces of buildings that face toward a public street. Said signs shall be limited to businesses within the building upon which faces the signs are affixed and

said signs shall be affixed to the wall so that no portion of the sign flaps in the wind. Said auxiliary signs, combined with permanent signage, shall not exceed the allowed maximum square-footage allowed per business for the front face (entry) of the business. The maximum allowed square-footage of auxiliary signs on side or rear faces of buildings shall not exceed 20% of the total wall area of said building.

Auxiliary signs include non-permanent blade signs that are placed in permanent in-ground receptacles, designed specifically for the subject signs and are not located closer than 20 feet to another such sign. Blade signs are not allowed within 20 feet of a designated horse trail. The maximum allowed height for blade signs is 10 feet from ground level.

2. Auxiliary signs are not allowed in the public right-of-way.

3. Upon approval Auxiliary signs are permitted for six months provided that signs are maintained in an aesthetically pleasing manner. Said approvals can be extended for another six months without new applications or fees provided the owner of said sign(s) has filed with the Planning Division a written request for the extension, and provided that the sign still has a maintained and pleasing appearance.

Resolution 2016-30

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June 8, 2016

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held June 8, 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 June 8, 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: June 8, 2016

SUBJECT: Site Plan 2016-09 (Henry): A request for approval to allow a detached accessory building consisting of a 384 square-foot shed at 1563 Dodge Way located within the Norco Hills Specific Plan (NHSP) Amendment No. 1 (Ito Farms).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-35 approving Site Plan 2016-09.

Site Plan 2016-09 is a request for approval to allow an accessory building consisting of a 384 square-foot shed at 1563 Dodge Way (ref. Exhibit "A" – Location Map). The property consists of about .56 acres/24,504 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed structure are attached (ref. Exhibit "D" – Site Plan and Exhibit "E" – Building Elevations). The structure is a pre-fabricated building and will be painted to match the existing house. The structure's location is proposed at the back of the property, towards the southeast corner of the property.

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

- 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 12 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures is 40% of the total lot area. The maximum lot coverage for accessory building is 15% of the total lot area (*Note: a pool is not required to be included in lot coverage in any of the specific plan areas*). **The subject property is 24,504 square feet. The total lot coverage for the property is 15%, which takes into account the existing and proposed structures. The accessory building coverage proposed for the property is 2%.**

RESOLUTION 2016-35

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 384 SQUARE-FOOT SHED AT 1563 DODGE WAY LOCATED WITHIN THE NORCO HILLS SPECIFIC PLAN (NHSP) AMENDMENT NO. 1 (ITO FARMS). SITE PLAN 2016-09.

WHEREAS, RICHARD HENRY 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 1563 Dodge Way (APN 123-473-002).

WHEREAS, at the time set; at 7 p.m. on June 8, 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 NHSP, Amendment No. 1, Norco Municipal Zoning Ordinance and the General Plan.

B. The overall site and architectural design is consistent with the intent and purpose of the NHSP - Amendment No. 1, 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 June 8, 2016 that the application for Site Plan 2016-09 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 May 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 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 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.

##

Resolution 2016-35
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June 8, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 8, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

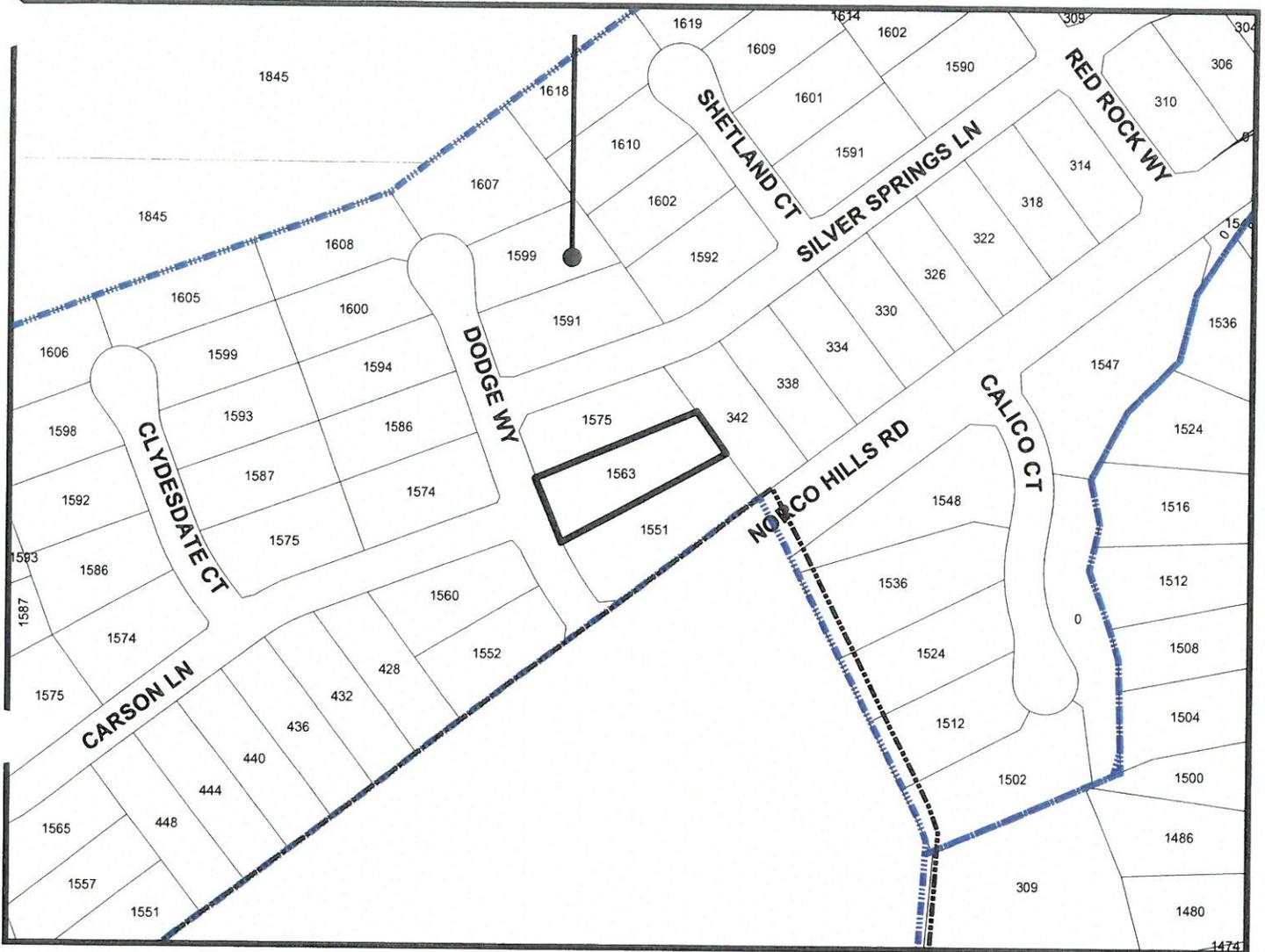
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held June 8, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Site Plan 2016-09

APPLICANT: Richard Henry

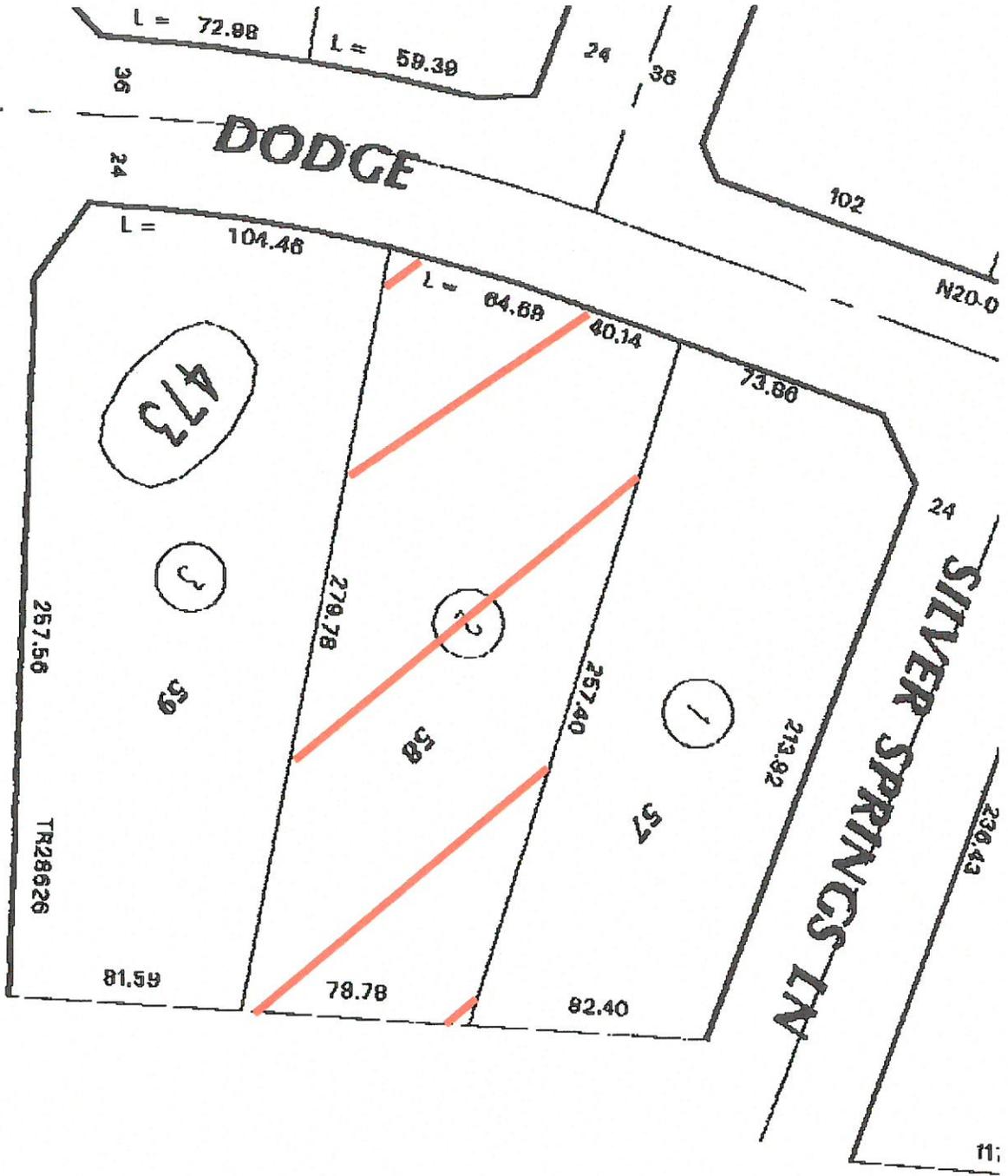
LOCATION: 1563 Dodge Way

Exhibit "A"

APN MAP

SILVER SPRINGS LN

DODGE



DN

5

Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 8, 2016

SUBJECT: Site Plan 2016-04 (C.R. Carney Architects, Inc): A request for approval to develop a tilt-up industrial building on the vacant property located on the southwest side of Parkridge Avenue, northwest of Cota Street (APN 119-070-033). The property is located within the Industrial District of the Gateway Specific Plan (GWSP).

RECOMMENDATION: Adopt Resolution 2016-37, approving Site Plan 2016-04.

SUMMARY: The project being proposed meets all of the Norco Municipal Code and Gateway Specific Plan development standards and staff is recommending approval.

PROPERTY DESCRIPTION: The project site is an irregular-shaped area consisting of about 1.66 acres/72,309 gross square feet, having a frontage on the west side of Parkridge Avenue of about 300 feet, and a maximum depth of about 280 feet (ref, Exhibit "A" – Location Map and Exhibit "B" – APN Map).

The site is currently vacant and undeveloped, and is surrounded by properties within the Industrial District of the GWSP on all sides, which are developed with industrial type uses, except on the southwest side which is in the City of Corona and developed with apartments (Exhibit "C" – Aerial and Site Photos).

The site elevations range from 584 feet at the north corner to 578 feet at the south corner, with a general drainage direction from the north to south. The property sits about 10 feet lower than the adjacent property at the rear (on the southwest side), which is in the City of Corona. (Note: On this same side, there is a retaining wall that ranges from zero to 12 feet due to the grade difference).

The necessary improvements for the site have not been completed to the ultimate width of Parkridge Avenue, but do exist for surrounding properties. The project will be required to widen Parkridge Avenue along its frontage to match the ultimate half-street widths already constructed by the surrounding properties.

PROJECT DESCRIPTION: The project is a 27,384 square-foot concrete tilt-up industrial (spec) building on the property (ref. Exhibit "D" – Site Plan). Also attached for the Commission's review is the preliminary grading plan (Exhibit "E" – Preliminary Grading Plan).

The building is proposed with two levels. Level one has been identified for a total of 2,000 square feet of office space and 23,384 square feet of warehouse space. Level two has been identified for 2,000 square feet of office space. The conceptual floor plan has been included with this report, but does not show how the uses will be divided on the first floor, and the second floor is not shown (Exhibit "G" – Floor Plan).

The structure is a concrete tilt up building, with some western articulation to include a covered porch with knee braces, corrugated metal siding on a portion of the elevations that face the street, and earth tone colors (ref. Exhibit "H" – Building Elevations and Exhibit "I" – Colored Rendering).

The project includes on-site improvements to consist of driveways, drive aisles, parking (47 spaces), landscaping (13,307 square feet) a truck well, and a trash enclosure. The required street dedications and public improvements to the ultimate width on Parkridge Avenue will also be provided.

ANALYSIS:

Land Use: The subject property is located in the Industrial District of the GWSP, where office and warehouse uses are permitted.

Setbacks: There is a minimum front yard setback requirement of 15 feet in the Industrial District, which must be landscaped. There are no side yard setback requirements unless a side yard is adjacent to a dedicated street, or unless there is access provided and the width of the access must meet the Fire Department Requirements.

The building is proposed with a front yard setback of 25 feet from Parkridge Avenue, which will be landscaped. The site is not adjacent to a dedicated street on the sides, but side yard setbacks of about 28 and 63 feet are proposed, to allow room for driveways leading to the back of the building, parking and adequate room for fire protection.

There is no rear yard setback requirement unless an adjacent property is in a different district or adjacent to a dedicated street in which case a minimum 15-foot landscaped setback is required and again with the same Fire setback requirements. In addition to this setback requirement, a seven-foot tall masonry wall is required to screen the project for an adjacent use and/or street.

For this site, the 15-foot rear yard setback would apply since the property backs up to a different district (residential district with apartments in the City of Corona). A minimum rear yard setback of 60 feet is proposed, which includes the required 15 foot landscaped setback from the rear property line.

The requirement for a seven-foot tall masonry wall would apply; however; because the property sits lower than the adjacent property in the City of Corona, a seven-foot tall wall would not screen anything due to the height difference. Attached Exhibit "J-1" is a cross section that shows the ineffectiveness of the seven-foot tall wall at the property line (ref. Exhibit "J-1" – Line of Site Section). The applicant is requesting that in-lieu of the required

wall, trees be allowed to act as a screening buffer. Attached as Exhibit "J-2" is a concept site plan of trees that will be added to help screen the project (ref. Exhibit "J-2" – Tree Site Plan). Staff is in support of this request. As proposed the project meets the minimum setback requirements. To allow landscaping in- lieu of the required masonry wall, can be approved at the discretion of the Planning Commission.

Lot Coverage: There is no lot coverage requirement in the Industrial District of the GWSP. Lot coverage however, is controlled by the required drive-aisle widths, parking and landscaping.

Architecture and Building Height: The proposed architectural elevations were submitted to the Architectural Review Sub-Committee (ARC) for review. One member noted that the architecture seemed consistent with the surrounding buildings. The other member was satisfied to see western elements on a concrete tilt up. No recommendations for change were provided from the ARC.

No building or structure within the Industrial District can exceed a height of 35 feet, however; a building utilizing a parapet wall in order to hide roof top equipment cannot exceed 40 feet. The building is proposed with a height of 33 to 35 feet but in certain areas up to 37 feet as measure to the top of the parapet wall (that is used for screening). As proposed, the building does not exceed the height limitation.

Landscaping: A minimum of 15 percent of the total lot area is required to be landscaped. Included in the landscape requirement are the setback areas that are required to be landscaped (ref. Exhibit "F" – Preliminary Landscape Plan).

The project is proposing approximately 13,307 square feet of landscaping primarily along the perimeter of the site, which is equal to 18 percent of the site. The project as proposed meets the minimum landscape requirement.

Parking and Loading Spaces: One parking space is required for every 250 square feet of office area and one for every 750 square feet of warehouse or storage floor area. Two on-site 12'x25' loading spaces are required for buildings between 20,001 40,000 square feet.

Approximately 4,000 square feet of office area is proposed with the project between level one and two, which would require 16 parking spaces. The project is proposing 23,384 square feet of warehouse area which would require 31 parking spaces. A total of 47 parking spaces would be required for the entire project, and 50 spaces are being provided. One designated loading zone is proposed behind the building and in this case, the truck well can be considered the second loading zone. Both loading zones exceed the 12'x25' size requirement.

The project as proposed meets the parking and loading zone requirements. It should be noted that future tenant improvements will need to adhere to the parking requirements of the Code and tenant improvements cannot require more parking than what has been provided. Furthermore, required parking cannot be used for outdoor storage and all required parking must be accessible during business hours.

RESOLUTION 2016-37

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, SITE PLAN APPROVAL FOR DEVELOPMENT OF A 27,384 SQUARE-FOOT TILT-UP INDUSTRIAL BUILDING ON THE VACANT PROPERTY LOCATED ON THE SOUTHWEST SIDE OF PARKRIDGE AVENUE, NORTHWEST OF COTA STREET, AND IDENTIFIED WITH THE ACCESSOR'S PARCEL NUMBER OF 119-070-033. THE PROPERTY IS LOCATED WITHIN THE INDUSTRIAL DISTRICT OF THE GATEWAY SPECIFIC PLAN (GWSP). PLAN 2016-04

WHEREAS, C.R. CARNEY ARCHITIECTS submitted an application to the City of Norco, California, for site plan approval under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, to allow for the construction of an industrial building on property generally described as follows:

Parcel 2 of Parcel Map No. 36190 in the City of Norco, as shown on Map Recorded in Book 233, Pages 36 through 40, inclusive of Parcel Maps, in the Office of the County Recorder or Riverside County, California.

More generally described as an irregular-shaped area of about 1.66 acres, having a frontage on the west side of Parkridge Avenue of about 300 feet, and a maximum depth about 280 feet, and being further identified with the Assessor's Parcel Numbers 119-070-033; and

WHEREAS, at the time set, at 7 p.m. on June 8, 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 considered the aforesaid site plan application and heard and considered both oral and written evidence pertaining to said application; and

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

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

I. FINDINGS:

- A. The requested Site Plan will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designates the site as SP (Specific Plan) and the Gateway Specific Plan - Industrial District zoning of the site is consistent with that designation. The project is consistent with zoning and the proposed use can be operated in a manner so as to be compatible with other permitted and conditionally permitted uses.
- B. The requested use will not adversely affect adjoining land uses or future growth per the Industrial District of the Gateway Specific Plan through undue environmental impacts. The proposed development will not inhibit or induce growth or development beyond what is already anticipated per the City General Plan.
- C. The size and shape of the proposed site is adequate to allow full development of the proposed use consistent with applicable development and public safety standards.
- E. The City of Norco, acting as Lead Agency, has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Class 32.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled June 8, 2016, that the aforesaid application for site plan approval is granted, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including but not limited to, the following conditions:

1. Approval is based on Exhibit "D" – Site Plan and Exhibit "H" – Building Elevations dated May 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 recorded purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Munic-

- ipal Code not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
 5. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
 6. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
 7. The developer shall submit for necessary permits from the Building Division and pay all applicable City of Norco development fees prior to issuance of any permits.
 8. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
 9. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.
 10. Building elevations, building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Director prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file.

11. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.
12. Approval shall be granted by the Planning Division of all walls and fences, landscaping plans (precise schedule), and exterior lighting prior to issuance of building permits.
13. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants, along with the application fee, shall be submitted to the Planning Division for approval. Such plans shall indicate plant and tree types, sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees shall be minimum 24-inch planter box or 15-gallon container trees, whichever is better for long-term survival of the particular species. Shrubs to be installed shall be minimum 5-gallon container. Landscape plans shall include a water budget in accordance with the State Water Conservation in Landscaping Act. The inside dimensions of any designated landscape planters adjacent to parking/maneuvering areas which allow vehicle approaches to overhang into said planter areas shall not be credited towards meeting the minimum landscaped area requirements.
14. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash, and debris as a condition of this approval. Failure to do so may be cited as a violation of these conditions of approval and may warrant further action by the City. The property owner is responsible for maintenance of on-site and off-site landscaping.
15. A detailed on-site photometric lighting plan, and application fee, shall be submitted for review and approval by the Planning Division prior to issuance of building permits. Said plan shall indicate style, illumination, location, height, and method of shielding, so as not to adversely affect adjacent properties or streets. On-site lighting shall be directed inward to the project and sheltered from view, as much as possible, from the adjacent property. Lighting plans shall be submitted to the Planning Division, separate from architectural and structural plans for building permits.
16. All ground-mounted utility appurtenances such as transformers shall be located out of public view of the main building area and adequately screened through the use or combination of concrete masonry walls, berms, and landscaping to the satisfaction of the Planning Division.

17. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director prior to the issuance of building permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment of the same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
18. Trash enclosures shall not be located adjacent to combustible construction or underneath windows or unprotected eaves. A trash enclosure is required and shall be designed to meet City standards in the location as indicated on the site plan and/or in a location approved by Waste Management. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry wall in conformance with City standards, and shall be equipped with a six-foot high, sight-obscuring gate and "man" entrance, subject to approval of the Planning Division. The trash enclosure shall be a minimum size for two bins, one bin for trash and the other bin for recycling.
19. The developer and subsequent owners shall participate in recycling programs that are in compliance with state requirements and the City's recycling program, and shall place recycling facilities as approved by the City and the City's waste hauler.
20. A minimum of 47 standard parking spaces shall be maintained for customer and employee parking as required by the Norco Municipal Code. The number of accessible parking spaces shall be provided in accordance with the adopted Building Code. Parking shall remain clear and accessible to the public during normal business hours.
21. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable.
22. A designated path-of-travel access shall be provided and maintained to the subject building from the right-of-way, and shall be designated on all site plans for building permit purposes
23. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of the system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director prior to installa-

tion. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.

24. Any stop work order caused by a failure to make application for building permits with the City of Norco will be cause for revocation proceedings to begin.
25. The proposed project lies within the Western Riverside Council of Governments (WRCOG) area-wide Multi-Species Habitat Conservation Plan (MSHCP). The City has adopted the MSHCP program, and this project shall be subject to the payment of these fees prior to the issuance of building permits.
26. A bond or surety device shall be posted and an agreement executed to the satisfaction of the City Engineer and City Attorney, guaranteeing completion of all public improvements. NOTE: Upon acceptance by the City Council of the public improvements and installation of any necessary erosion control devices, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
27. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. or on Saturdays, Sundays or holidays without prior written approval from the Planning Director.
28. The applicant shall submit a current title report (no more than 30 days old) for the project site showing all existing property ownership, easements and rights of title.
29. Driveway approaches shall be constructed in accordance with City standards as approved by the City Engineer.
30. All on-site driveways and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
31. A City of Norco Encroachment Permit shall be obtained for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards, and/or as otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy
32. This development shall be served by underground utilities. All sewer, water, and storm drain utility locations shall be incorporated into the public improvement plans and shall be prepared on 24"x36" mylar, by a registered civil engineer, for

- approval by the City Engineer. A plan check fee of 4.5% of the estimated public improvement costs shall be paid prior to plan approval.
33. The applicant shall obtain written authorization granting permission for any work to be completed on property in which he is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.
 34. The proposed project lies within an area subject to an area-wide Transportation Uniform Mitigation Fee (TUMF). The City has adopted the TUMF program, and this project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance.
 35. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of grading permit.
 36. An on-site precise grading, paving and drainage plan shall be prepared for this project by a registered civil engineer for approval by the City Engineer. Plans shall be on 24"x36" mylar sheets with mass grading and drainage shown at a maximum scale of 1" = 40'. Precise grading information, such as house plots, drainage swales and hardscape may be included if the plan is prepared at 1"= 30' or larger. The applicant's engineer shall submit a rough grade certification stipulating completion of all grading operations in conformance with the approved plan prior to the issuance of building permits
 37. Prior to issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a registered civil engineer for approval by the City Engineer. Those recommendations of the report, as approved by the City Engineer, shall be incorporated into the public improvement plans and site development plans prior to their approval.
 38. The applicant shall participate in the Master Drainage Plan improvement facility identified for the project site and shall be responsible for its construction and shall dedicate those drainage easements to the City as are determined necessary to the City Engineer.
 39. The project engineer shall include an erosion control plan as part of the precise grading plan, providing for installation of approved erosion control devices (sand-bags, desilting basins, etc.) during all phases of construction. Maintenance of the necessary erosion control devices shall be the responsibility of the applicant. Any emergency repair to these devices performed by City forces shall be billed to the applicant and paid for prior to the release of Certificate of Occupancy.

40. All slopes shall be a maximum of 2:1, unless a slope stability analysis prepared by a registered soils engineer is submitted recommending steeper slope gradients. Review and approval of this analysis shall be at the sole discretion of the City Engineer and in no case shall slopes steeper than 1.5:1 be permitted. Slopes greater than 5 feet in height and slopes adjacent to street right-of-way shall be planted and irrigated with an approved plant material. Review and approval of corresponding landscaping/irrigation plans shall be performed by the Planning Division.
41. A registered civil engineer or landscape architect shall prepare street tree planting, parkway landscaping and irrigation plans on standard size sheets for approval by the City Engineer and Planning Director. Plans shall be submitted at the time of initial submission of all improvement plans. All street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council.
42. Off-site landscaping must be included on the on-site landscaping plans, which shall be submitted for review and approval by the Planning and Engineering Divisions.
43. Street dedications (if not existing) and improvements are required with this project to the required City width and standards for Parkridge Avenue. A registered civil engineer shall prepare street improvement plans on 24" x 36" mylar for approval by the City Engineer. Striping and signing shall be included as part of these plans, when required. Striping and legends shall be thermoplastic paint. A plan check deposit may be required prior to plan checking and standard fees shall be paid prior to plan approval.
44. The applicant shall dedicate all vehicular access rights to Parkridge Avenue, except across driveway openings as indicated on the approved site plan prior to issuance of a building permit.
45. The project shall be connected to the City's sewer system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.
46. The sewer lift station and pump shall be private. Auxiliary power and a visual hi water alarm shall be strongly considered. Based on the occupant, an aerator for the wet well shall also be considered.
47. The project shall be connected to the City's water system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.

48. A separate water meter shall be provided for landscape irrigation.
49. The sizing of water meters shall be determined by the Director of Public Works based on water flow calculations.
50. Irrigation lines require reduced pressure backflow preventors to be installed to City standards.
51. A preliminary Water Quality Management Plan (WQMP) shall be submitted prior to site grading plan submittal. A Final WQMP shall be submitted and approved by the City Engineer. Prior to issuance of a grading permit, the property owner shall record a Covenant and Agreement, or other approved instrument, with the County-Clerk Recorder to inform future property owners of the requirement to implement the approved WQMP.
52. Prior to the issuance of a grading permit, the applicant's engineer shall prepare and submit a Storm Water Pollution Plan (SWPPP) covering all construction. Maintenance of the necessary erosion control devices shall be the responsibility of the applicant. Any emergency repair to these devices performed by City forces shall be billed to the applicant and paid for prior to the release of certificate of occupancy.
53. The project shall conform to all policies, requirements, and standards of the National Pollution Discharge Elimination System (NPDES) as stipulated and approved by the City of Norco and Riverside County permit. Prior to the issuance of a grading permit, the applicant shall apply for a National Pollution Discharge and Elimination System (NPDES) permit. Proof of compliance (a copy of the Notice of Intent and application fee) shall be submitted to the Engineering Division prior to start of work. No work shall be done that causes a violation of the City-wide NPDES Permit.
54. The applicant shall meet with the Norco Fire Department to determine locations of fire hydrants, red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.
55. Fire lanes, turn-around/access any yard hydrants shall be in accordance with the 2001 California Fire Code. See the Norco Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.
56. A knox box is required for any building which has multiple tenant spaces or for a building that has multiple entrances.

57. All gates shall be installed in compliance with the 2001 edition of the California Code, Section 902 and approval of the Norco Fire Department is required.
58. Fire Department roof access ladders are required when buildings have a parapet which is four feet or greater. See the Norco Fire Department for "Roof Access" requirements.
59. This review does not provide for hazardous materials storage, use, dispensing, or handling. A Hazardous Materials Information Form shall be completed and returned with Material Safety Data Sheets. Should these manners of use be anticipated, adequate prevention, control, and mitigation of dangerous conditions shall be required.
60. The developer/general contractor is responsible for reasonable continuous clean-up of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation; consequently, the developer/general contractor would be cited for this.
61. Complete architectural and structural building plans, including all specifications, shall be submitted to the Fire Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to, construction type, exits, fire protection equipment, building protection, and interior finish. The developer is responsible for, and shall apply for and receive, all Fire Department permits, paying all necessary fees prior to beginning construction.
62. Portable fire extinguishers shall be installed in accordance with Fire Department standards prior to occupancy. The developer should contact the Fire Department to determine the exact number, type, and placement required. Where exterior-mounted extinguishers are provided, it is suggested that installation be in recessed cabinets for aesthetics and to reduce theft or vandalism.
63. A fully supervised automatic fire sprinkler system is required for buildings of 2,500 square feet or greater. Supervision must include monitoring to a listed and U.L. certified Central Station. Said system design to include provisions for future tenant improvement, if applicable. Plans must be submitted to the Building Division. (Information sheet available from the Fire Department.)
64. All fire suppression systems require a separate submittal and permit for proposed work prior to installation. See Norco Fire Department standards for "Fire Sprinkler

Standard” and “Fire Alarm/Monitored Standard”. Fire flow information shall be submitted and acquired prior to system design.

65. All roof coverings shall be of fire-resistive materials only (Class A or Class B according to the Uniform Building Code). The Building Division shall approve materials.
66. The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by sub-contractors. Plan review fees and permit fees may apply - check with the Fire Department for confirmation.
 - Building Architectural Plans
 - On-Site Water & Fire Hydrant Utility Plans
 - Detailed Site Plan with Islands and Drive Aisles
 - Fire Sprinkler
 - Fire Alarm/Sprinkler Monitoring
 - Fire Lanes
 - Flammable Liquid/Hazardous Materials
67. Approved numbers or addresses must be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must contrast with their background. The minimum sizes of the numerals shall be as specified by the following:
 - Industrial/Commercial: 12-inch height minimum on building located front and rear and 6-inch minimum height on suites, both front and rear doors.
68. Owner must file an emergency notification form with the Sheriff's Department prior to obtaining certificate of occupancy.
69. The project site shall be screened from the street during construction.
70. The applicant shall comply with all applicable requirements of the Planning, Engineering, Building and Safety Divisions; and the Fire and Sheriff Departments; and all other applicable departments and agencies.
71. Future tenant improvements will need to adhere to the parking requirements of the Zoning Code and tenant improvements cannot require more parking than what is allowed by Code.
72. Required parking cannot be used for outdoor storage and all required parking must be accessible during business hours.

73. No outdoor storage is approved with this site plan review. Plans for outdoor storage must be submitted for review and approval by staff and may require an amendment of this permit for review and approval by the Planning Commission.
74. The applicant shall obtain required approvals and permits from the Riverside County Flood Control for work in their right-of-way/drainage easement that crosses the project site. Any Riverside County Flood Control approvals that require changes to the approved site layout will need review and approval by the Planning Division and may require approval by the Planning Commission.

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PASSED AND ADOPTED by the Planning Commission at a regular meeting held June 8, 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 June 8, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

Location Map



Not to Scale



PROJECT: SITE PLAN 2016-04

APPLICANT: CR Carney Architects

LOCATION: Southwest side of Parkridge Aveune and
northwest side of Coda Street (119-070-033)

Exhibit "A"

