



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

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

CALL TO ORDER: 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Vice Chair Robert Leonard

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.

OATH OF OFFICE: Re-appointed Commission Member Patricia Hedges

ELECTION OF CHAIR AND VICE CHAIR

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 May 11, 2016 **Recommended Action:**
Approval (Minutes Clerk)
3. **CONTINUED PUBLIC HEARING:**

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 2016-13 (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 August 10, 2016 Planning Commission Regular Meeting** (Senior Planner)

4. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2016-23 (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 2016-16 (Jackson):** A request for approval to allow a detached accessory building consisting of a 1,760 square-foot garage/workshop building with 204 square feet of covered patio area at 4192 Center Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
- C. **Conditional Use Permit 2016-18 (Morris):** A request for approval to allow a detached accessory building consisting of a 2,400 square-foot storage building at 4714 Pedley Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
- D. **Conditional Use Permits 2016-19 and 2016-20 (Holly/HC&D Architects):** A proposal to allow a pediatric therapy riding and education facility at 4211 Valley View Avenue which includes: a new therapy facility building, two adjoining caretaker dwelling units, and related accessory buildings on an existing residential lot with an existing residence that will serve as the facility manager's residence. The property is located in the A-1-20 (Agricultural Low Density) zone. **Recommended Action: Approval** (Planning Director)
- E. **Specific Plan 90-01 Amendment 13:** A proposal to amend the Permitted Uses and Development Standards sections of the Industrial District of the Gateway Specific Plan. **Recommended Action: Approval** (Planning Director)
- F. **Specific Plan 91-02 Amendment 7:** A proposal to amend the regulations for the Equestrian Residential District with regards to the allowed lot and pad area coverage. **Continue public hearing to August 10, 2016 Planning Commission Regular Meeting** (Planning Director)

5. BUSINESS ITEMS:

A. **Site Plan 2016-10(Cisneros):** A request for approval to allow a detached accessory building consisting of a 640 square-foot workshop/storage building at 2310 Red Cloud Court located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

B. **Special Sign Permit 2016-01(AD/S/Balboa Management Group LLC):** A request for approval of a freeway-oriented pylon sign on property located at 5555 Hamner Avenue (Silverlakes) located within the OS (Open Space Zone). **Recommended Action: Approval** (Planning Director)

6. DISCUSSION ITEMS:

A. Discussion of Lot Coverage with Regards to the Massing of Accessory Buildings. **Recommended Action: Provide Direction for a public hearing (Planning Director)**

7. 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.

require a block wall or chain link fence screening. Director King responded that Condition No. 6 does not allow vehicle storage for more than 96 hours and staff has discussed different scenarios with the appearance and use of building.

Member Jaffarian expressed that the public would report non-ordinary business operations to the City. In response regarding inspections being done on an annual basis, Director King explained that the Council directed staff to perform annual inspections and that the applicant is aware of these.

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

William Marguet, applicant, addressed the Commission and explained that he currently is inspected by four different agencies, on multiple levels. Mr. Maguet did not remember City notifying him of any zone changes and is requesting Commission approval for continued same usage on the property.

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

M/S JAFFARIAN/LEONARD to adopt Resolution 2016-29, to approve Conditional Use Permit 2014-14, to expand operation of a non-conforming land use (Canon Coating) to expand what is allowed with the contractor's storage yard land use at 1800 and 1830 Fifth Steet; 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 2016-10 (Campos):** A request for approval to allow a detached accessory building consisting of a 1,344 square-foot garage and workshop building at 1551 Longhorn Way located within the Norco Hills Specific Plan (NHSP) Amendment No.1 (Ito Farms).
Recommended Action: Approval (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She reviewed the presentation made at the previous Commission meeting, which was denied without prejudice. Direction provided by the Planning Commission was for re-submittal, for the applicant to move the garage/workshop so that access to the building does not cross over the proposed open animal keeping area.

Member Jaffarian stated his concern with the size of the open animal area, noting its insufficient size; Planner Robles noted that she did not calculate the lot coverage.

In response to Member Rigler's concern with the area behind proposed building; Planner Robles confirmed that the area behind the building is all slope.

Member Azevedo pointed out that there is no room for animal keeping, except for goats.

Vice Chair Leonard questioned if the property was an A-1-20 lot. Planner Robles confirmed the zoning allows for animal keeping, and these lots were created prior to the Primary Animal Keeping Area (PAKA) requirements.

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 stated slope(s) should not be included as part of the lot coverage, for the requirements of an accessory building.

Vice Chair Leonard agreed, noting that the City charter states "large lots and animal keeping". If this accessory building is approved, it would take up much of the property and destroy the lot.

M/S JAFFARIAN/LEONARD to deny Resolution 2016-22, to approve Conditional Use Permit 2016-10, to allow a detached accessory consisting of a 1,344 square-foot garage and workshop building at 1551 Longhorn Way; 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 2016-15 (Wrye):** A request for approval to allow a detached accessory building consisting of a 2,000 square-foot workshop/storage building at 4760 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. 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 access to the structure crossing over the proposed location of the required open animal keeping area. The applicant has not moved the location of the building, but revised the plans that now show two options for access.

Vice Chair Leonard wanted clarification if the PAKA was up against the back fence and its turning radius at 25 feet. Planner Robles confirmed that was correct.

Member Jaffarian interjected and pointed out that the plan indicates a 35-foot turning radius.

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

Vice Chair Leonard preferred sheet one best, adding a condition of keeping the distance at 35 feet.

Member Azevedo concerned that the lot is being destroyed, he would like to see another option for an animal keeping area.

Member Rigler concerned with the accessory building location and would allow the animal keeping area to be cemented in.

Member Jaffarian recalled reviewing this project at the last meeting, and thought more options had been given; adding that the current proposed usage is not an ideal situation for animal keeping. This project was already denied once, without prejudice, therefore the applicant can appeal to the City Council.

Chair Hedges expressed concern with the animal keeping area being used as turn-around for motorhome.

M/S JAFFARIAN/LEONARD to deny Resolution 2016-28, to approve Conditional Use Permit 2016-15, to allow a detached accessory building consisting of a 2,000 square-foot workshop/storage building at 4760 Roundup Road; 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 2016-05 (Spates):** A request for approval to allow a detached accessory building consisting of a 2,430 square-foot Recreational Vehicle (RV) storage building at 4095 California Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. The project was provided to the Architectural Review Sub-Committee (ARC), both members were concerned with the building's industrial look. The applicant expressed willingness to make changes to the structure to look less industrial, such as adding windows, barn style doors, and vertical ribs, along with extending eaves on the structure.

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.

Vice Chair Leonard suggested a condition be added to require that the "little" unpermitted building be removed when the new permit is issued.

Member Rigler pointed out other accessory buildings in the neighborhood were not that close to the street; this would be non-conforming for the area.

Member Jaffarian complimented applicant for keeping the structure under 20 feet; noted concern with the proximity to neighbors and having such a large structure.

M/S LEONARD/AZEVEDO to adopt Resolution 2016-21, to approve Conditional Use Permit 2016-05, to allow a detached accessory building consisting of a 2,430 square-foot Recreational Vehicle (RV) storage building at 4095 California Avenue, adding a condition to require removal of small unpermitted structure; the motion was carried by the following roll call vote:

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

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

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the applicant currently has four dogs; is requesting the allowance of a fifth dog, which has been temporarily allowed under a Foster Permit issued by Norco Animal Control. She noted that all dogs are housed inside the residence.

In response to Member Azevedo, Planner Robles confirmed the breed of dogs and that they are kept indoors.

Vice Chair Leonard suggested that a condition be added to note that the CUP is not transferable at sale of the property, and the property cannot be turned into a dog rescue.

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

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2016-24, to approve Conditional Use Permit 2016-09, to allow one additional dog for a maximum of five dogs on property located at 1599 Longhorn Way, adding a condition stating that the CUP is non-transferrable, and cannot be turned into a dog rescue; the motion was carried by the following roll call vote:

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

- F. **Conditional Use Permit 2016-08 (Hyde):** A request for approval to allow a detached accessory building consisting of a 7,200 square-foot covered arena at 3659 Pedley Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She indicated that the project is proposed as a steel constructed arena, with brick red colored framing and a regal white roof with all sides open; and a maximum height of 20 feet. Staff recommends approval.

In response to Member Jaffarian, Planner Robles confirmed that all structures were considered in lot coverage calculation.

Vice Chair Leonard stated concerns of owner intentions with an arena of that size; potential for a commercial business at residence. Director King advised that a commercial business is not allowed in the A-1-20 Zone; noting that the code does allow for a boarding stable.

Member Rigler asked for clarification of an open animal keeping area, if is it described as an area where animals can roam freely. He noted that a large part of the open animal keeping area is in a path of vehicle travel. Director King explained that a PAKA can be covered up to 40 percent, where as an open animal keeping area is open.

Member Jaffarian shared that while in North Carolina, the residents think Norco's horse keeping requirements are similar to the size of dog runs; North Carolina requires one horse per acre.

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

Donna Hyde, applicant, thanked the Commission and invited them to stop by to visit her ranch.

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

Vice Chair Leonard stated he fears that a commercial roping operation will take place at the residence and will affect the neighborhood. He requested a condition be added which would not allow a commercial team penning/roping operation at property.

Member Jaffarian expressed that if any kind of professional business operated at the location, neighbors could file a complaint with the City; adding that other boarding facilities in town run clinics without a problem.

Chair Hedges replied that the City regulates home based businesses and if the code allows usage, than project should be allowed.

Member Azevedo noted that he would rather see animals under the covered arena, instead of RV's.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2016-23, to approve Conditional Use Permit 2016-23, to allow a detached accessory building consisting of a 7,200 square-foot covered arena building at 3659 Pedley Avenue; the motion was carried by the following roll call vote:

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

- G. **Zone Code Amendment 2016-01 (DeKruyf Family Trust):** A request to add car wash as an allowed ancillary use to gas stations in all commercial zones. **Recommended Action: Approval**

Planning Director King present the staff report on file in the Planning Department. He reviewed the original impetus to remove car washes as permitted uses because they do not generate sales tax while they take up limited commercial property, including that was a proliferation of theses uses. If approved the proposed zone code amendment would add car washes as a permitted ancillary use only to fuel service stations in the C-G Zone. Due to noise nuisance that can be caused, a noise analysis has been prepared for the proposed automatic car wash, to be located at the fuel service station in the Norco Village Center. The noise impact was calculated from the exit of the car wash tunnel to the nearest homes which are in Corona, while using the City of Corona noise standards. Also, the project will need additional mitigation measures to meet the City of Norco noise guidelines for the homes in Norco.

Vice Chair Leonard wanted verification that the car wash would be coin operated, not like Shell Station on Hamner Avenue and Chevron station located on Sixth Street.

Member Rigler expressed there was a hearing several months ago on the shopping center and the issues of noise, hours of operation, restriction on deliveries, along with noise barrier walls and the direction of the car wash tunnel were addressed then.

Member Jaffarian recommended adding conditions on limiting hours of operation, and a describing of the noise requirements.

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

Timothy Reeves with Lewis Development stated there will be limited hours on businesses along with noise barrier walls. The limited hours or other conditions could be written into the C.C. & R's.

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

Member Azevedo has professionally constructed two quiet car washes and opposes the old-style car washes; he has no problem with the new ones.

M/S JAFFARIAN/RIGLER to adopt Resolution 2016-27, recommending to the City Council that Zone Code Amendment 2016-01 be approved amending Section 18.29.20 of the Norco Municipal Code (C-G Zone) to add car washes as a permitted ancillary use to a fuel service station in the C-G Zone; the motion carried by the following roll call vote:

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

4. BUSINESS ITEMS:

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

Planning Aide Lestina presented the staff report on file in the Planning Department. All requirements were met; staff recommends approval.

In response to Member Jaffarian, Planning Aide Lestina clarified that there are solid and open walls.

Chair Hedges invited those wishing to speak.

Rachel Stanhoff, property owner/applicant, confirmed the structure will only have three open sides; adding that the closed side is to not bother neighbors.

Chair Hedges brought discussion back to commission.

Vice Chair Leonard stated he liked the layout and was glad the owner left the PAKA alone.

M/S JAFFARIAN/LEONARD to adopt Resolution 2016-25, to approve Site Plan 2016-07, to allow a detached accessory building consisting of a 490 square-foot BBQ shade structure at 3400 Cutting Horse Road.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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

Planning Aide Lestina presented the staff report on file in the Planning Department. All requirements are met; staff recommends approval.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2016-28, to approve Site Plan 2016-08, to allow a detached accessory building consisting of a 160 square-foot garden shed AT 309 Latigo Court.

AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Discussion:

- Member Jaffarian, in response to item 4.B., suggested that when a significantly smaller structure, less than 864 square-foot, could be approved at staff level or limits should be raised. In response, Senior Planner Robles stated the garden shed presented was not the only accessory building on the property and exceeded 15% of the lot coverage.

5. **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 **8:32 p.m.**

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 13, 2016 (Continued from June 8, 2016)

SUBJECT: Continued Item: 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 August 10, 2016.

Staff is recommending that the Planning Commission continue Conditional Use Permit 2016-13 to the meeting of August 10, 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: Alma Robles, Senior Planner

DATE: July 13, 2016

SUBJECT: Conditional Use Permit 2016-23 (Coleman): A request for approval to allow a detached accessory building consisting of a 960 square-foot garage/storage/workshop building at 2697 Shadow Canyon Circle located within the A-E (Agricultural Estate) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-38 approving Conditional Use Permit 2016-23.

BACKGROUND: At the June 8, 2016, Planning Commission meeting the Planning Commission reviewed Conditional Use Permit 2016-11, which was a request to build a 960 square-foot garage/storage building on the subject property. The property is located in the A-E Zone which allows for large animal keeping; however, an open animal-keeping area is not required to be shown on the site plan for approval of accessory buildings in this zone. Although an open area is not required to be shown, the Commission analyzed the project for potential animal keeping since it is zoned for it. The Commission denied the project without prejudice because it was determined that the location of the proposed building precluded an adequate animal-keeping area on a property.

Revised plans have been submitted under Conditional Use Permit 2016-23, which is a new application since the former one was denied. The applicant has revised the location of the proposed building on the property to provide for an open animal keeping area.

PROJECT DESCRIPTION/ANALYSIS: Conditional Use Permit 2016-23 is a request for approval to allow an accessory building consisting of a 960 square-foot garage/storage/workshop 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.

With the original proposal, the building was proposed towards the southeast section of the property (ref. Exhibit "E" – Section of Denied Site Plan). The applicant is now proposing to locate the building towards the northeast section of the property, to leave the southwest area of the property open for animal keeping. (Note: this will require the existing tackroom/shed

noted on the site plan to be pushed down from its existing location and the existing cargo container will be removed if the proposed building is approved.)

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 19%, 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 a site plan with the review of accessory buildings in this zone. Because of the Planning Commission's reason for the previous denial, an open area is now being shown on the site plan.

In the A-1 Zone, the total open area must be equal to the allowed number of animal units multiplied by 576 square feet. If this formula is used for the subject property, an open area of at least 2,880 square feet would be required since a total of five animal units are allowed on the property. There is an open area shown on the site plan towards the southwest portion of the property, that is at least 2,880 square-feet (ref. Exhibit "F" – Open Area Exhibit).

For the original project (which is the same building but in a different location), 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. No direction on architectural changes was provided from the Planning Commission and therefore, architecture for the building is the same as was originally presented.

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 2016-38 approving Conditional Use Permit 2016-23.

/adr

- Attachments:
- Resolution 2016-38
 - Exhibit "A" – Location Map
 - Exhibit "B" – Assessor's Parcel Map
 - Exhibit "C" – Aerial and Site Photos
 - Exhibit "D" – Site Plan and Building Elevations
 - Exhibit "E" – Section of Denied Site Plan
 - Exhibit "F" – Open Area Exhibit

RESOLUTION NO. 2016-38

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/WROKSHOP BUILDING AT 2697 SHADOW CANYON CIRCLE LOCATED WITHIN THE A-E (AGRICULTURAL ESTATE) ZONE. (CONDITIONAL USE PERMIT 2016-23)

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 July 13, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses.

C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.

D. The traffic generated by the proposed use will not impose an undue burden.

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

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 13, 2016 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan and Building Elevations dated June 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 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/workshop building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The existing metal storage container shall be removed and applicable building permits shall be obtained to move the existing tackroom/shed, before the subject building is finalized.

##

Resolution No. 2016-38
Page 4
July 13, 2016

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

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

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

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

APN MAP

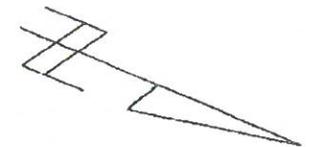
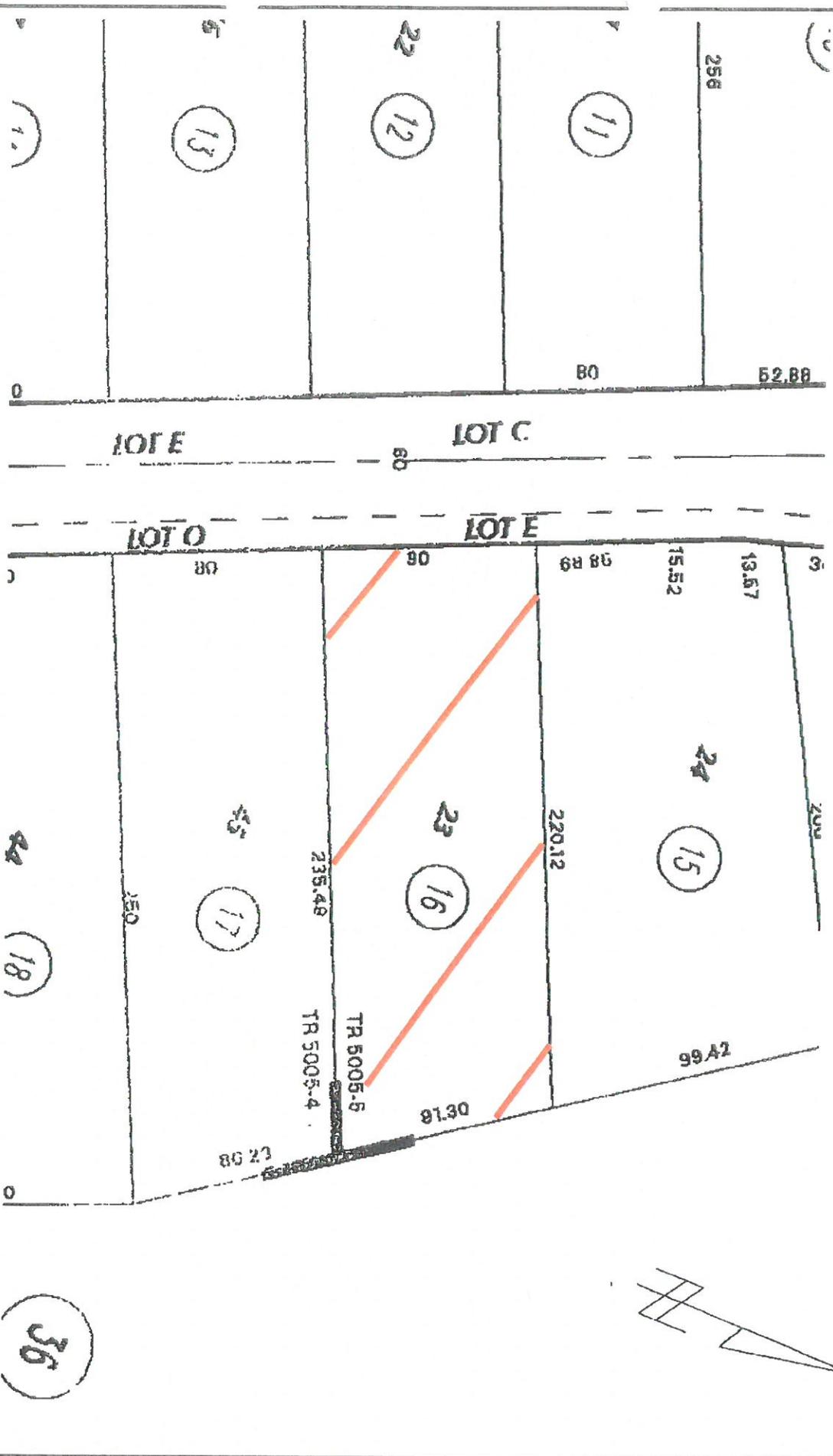


Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 13, 2016

SUBJECT: Conditional Use Permit 2016-16 (Jackson): A request for approval to allow a detached accessory building consisting of a 1,701 square-foot garage/workshop/storage building with 204 square feet of covered patio area at 4192 Center Avenue located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-42 approving Conditional Use Permit 2016-16.

Conditional Use Permit 2016-16 is a request for approval to allow an accessory building consisting of a 1,701 square-foot garage/workshop/storage building with 204 square feet of covered patio area at 4192 Center Avenue (ref. Exhibit "A" – Location Map). The property consists of about .58 acres/25,264 square-feet and is developed with a residential use (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, and building elevations and for the proposed building are attached (ref. Exhibit "D" – Site Plan, Building Elevations, and Floor Plan). The building is proposed at the front of the property, proposed to be wood framed construction and with colors to complement the existing home. The building is proposed with 1,344 square feet of area on ground floor (that includes a bath room and a small lockable storage closet), and a 357 square foot storage loft (upstairs) that will not be completely enclosed but with a half wall. In addition, a 168 square-foot covered porch is proposed on the east side of the building, and a 36 square-foot porch is proposed on the west side (total of 204 square feet of covered patio area).

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

- The minimum setbacks of 25 feet from front property line, 5 feet from interior and rear property lines, and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is shown with a maximum height of 20 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 25,264 square feet, and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is 11%, which takes into**

account the existing and proposed structures (Note: structures noted to be removed on the attached site plan were not counted in lot coverage).

- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 6 animal units would be allowed which would require an open area of at least 3,456 square feet. There is an open area of over 3,456 square-feet at the rear of the property as noted on the attached site plan, which is rectangular in shape and a minimum of 24 feet on all sides.**

The project was provided to the Architectural Review Sub-Committee (ARC). No concerns were expressed over the architecture. However, both members of the ARC expressed concern that the design of the building appeared to be for habitable purposes. Staff informed the applicant of this concern, but the applicant indicated that habitable use of the building was not the intent.

To help alleviate the concern of habitable use, staff is recommending that the second sink shown in the garage section of the building be eliminated, and that the bathroom only be large enough to accommodate a toilet and a sink. The attached resolution has been drafted to reflect this recommendation as well as a prohibition for any habitable use.

As noted on the attached site plan, one of the buildings to be removed is a garage, which is the only garage on the property. The recommended conditions for approval of the project require that a minimum of 400 square-feet (20' x 20') of the proposed building be maintained for garage space to accommodate two vehicles. In addition, the conditions are requiring that at a minimum, a 25-foot deep concrete or asphalt driveway apron be provided in front of the garage door.

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 2016-42 approving Conditional Use Permit 2016-16.

/adr

Attachments: Resolution 2016-42
 Exhibit "A" – Location Map
 Exhibit "B" – Assessor's Parcel Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan, Building Elevations, and Floor Plan

RESOLUTION NO. 2016-42

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 1,701 SQUARE-FOOT GARAGE/WORKSHOP/STORAGE BUILDING WITH 204 SQUARE FEET OF COVERED PATIO AREA AT 4192 CENTER AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-16)

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 MIKE JACKSON for property located at 4192 Center Avenue (APN 133-061-011); 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 July 13, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.
- B. The requested use will not adversely affect the adjoining land uses.
- C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.
- D. The traffic generated by the proposed use will not impose an undue burden.
- E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 13, 2016 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan, Building Elevations, and Floor Plan dated May 9, 2015 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color
10. This approval is for an accessory building consisting of a garage/workshop/storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The subject building shall not be used for habitable uses. The second sink shown in the garage section of the building shall be eliminated, and the bathroom shall only be large enough to accommodate a toilet and a sink.
13. The building shall have a maximum height of 20 feet as measured from the outside finished grade to the peak of the roof.
14. A minimum of 400 square feet (20' x 20') of the building shall be maintained for garage space to accommodate two vehicles. At a minimum, 25-foot deep concrete or asphalt driveway apron shall be provided in front of the garage door.

##

Resolution No. 2016-42
Page 4
July 13, 2016

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

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

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

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-16
APPLICANT: Mike Jackson
LOCATION: 4192 Center Aveune

Exhibit "A"

APN MAP

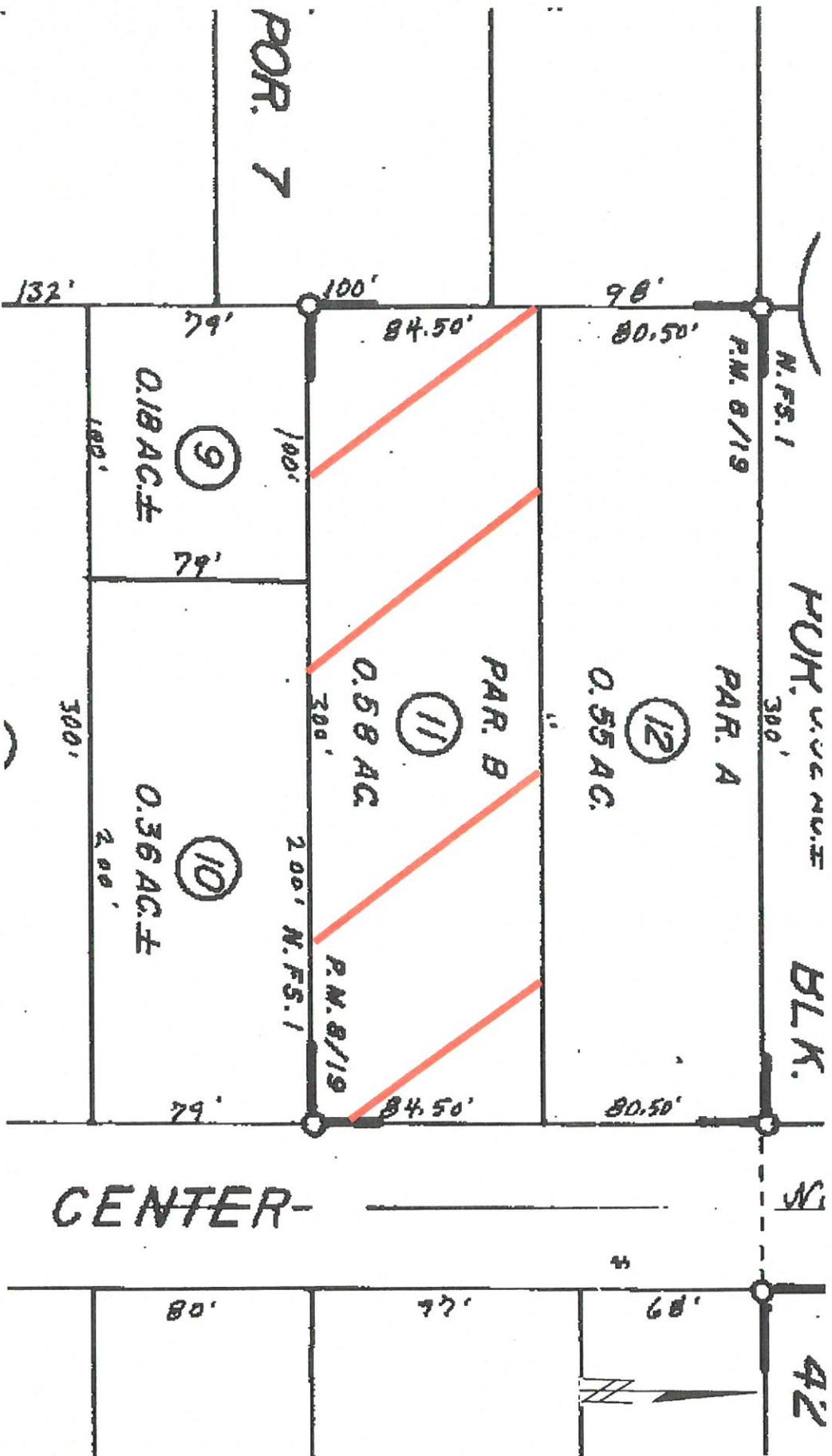


Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 13, 2016

SUBJECT: Conditional Use Permit 2016-18 (Morris): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot storage building at 4714 Pedley Avenue located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-41 approving Conditional Use Permit 2016-18.

Conditional Use Permit 2016-18 is a request for approval to allow an accessory building consisting of a 2,400 square-foot storage building at 4714 Pedley Avenue (ref. Exhibit "A" – Location Map). The property consists of about 1.41 acres/61,419 square-feet and is developed with two dwelling units (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, and building elevations and for the proposed building are attached (ref. Exhibit "D" – Site Plan, Exhibit "E" – Building Elevations, and Exhibit "F" – Picture Example). The building is proposed to be steel/metal construction with a painted exterior to match the existing structures..

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

- The minimum setbacks of 5 feet from interior and rear property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is shown with a maximum height of 20 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 61,419 square feet, and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is 8%, which takes into account the existing and proposed structures.**

RESOLUTION NO. 2016-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 2,400 SQUARE-FOOT STORAGE BUILDING AT 4714 PEDLEY AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-18)

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 CHERYL MORRIS for property located at 4714 Pedley Avenue (APN 153-150-005); and

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

WHEREAS, at the time set, at 7 p.m. on July 13, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.
- B. The requested use will not adversely affect the adjoining land uses.
- C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.
- D. The traffic generated by the proposed use will not impose an undue burden.
- E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 13, 2016 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan, Exhibit "E" – Building Elevations, and Exhibit "F" – Picture Example dated May 24, 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 structures in color.
9. A home occupation business shall not be permitted from the subject building.
10. This approval is for an accessory building consisting of a storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The maximum height of the building shall be 20 feet as measured from the outside finished grade to the peak of the roof.

##

Resolution No. 2016-41
Page 4
July 13, 2016

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

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

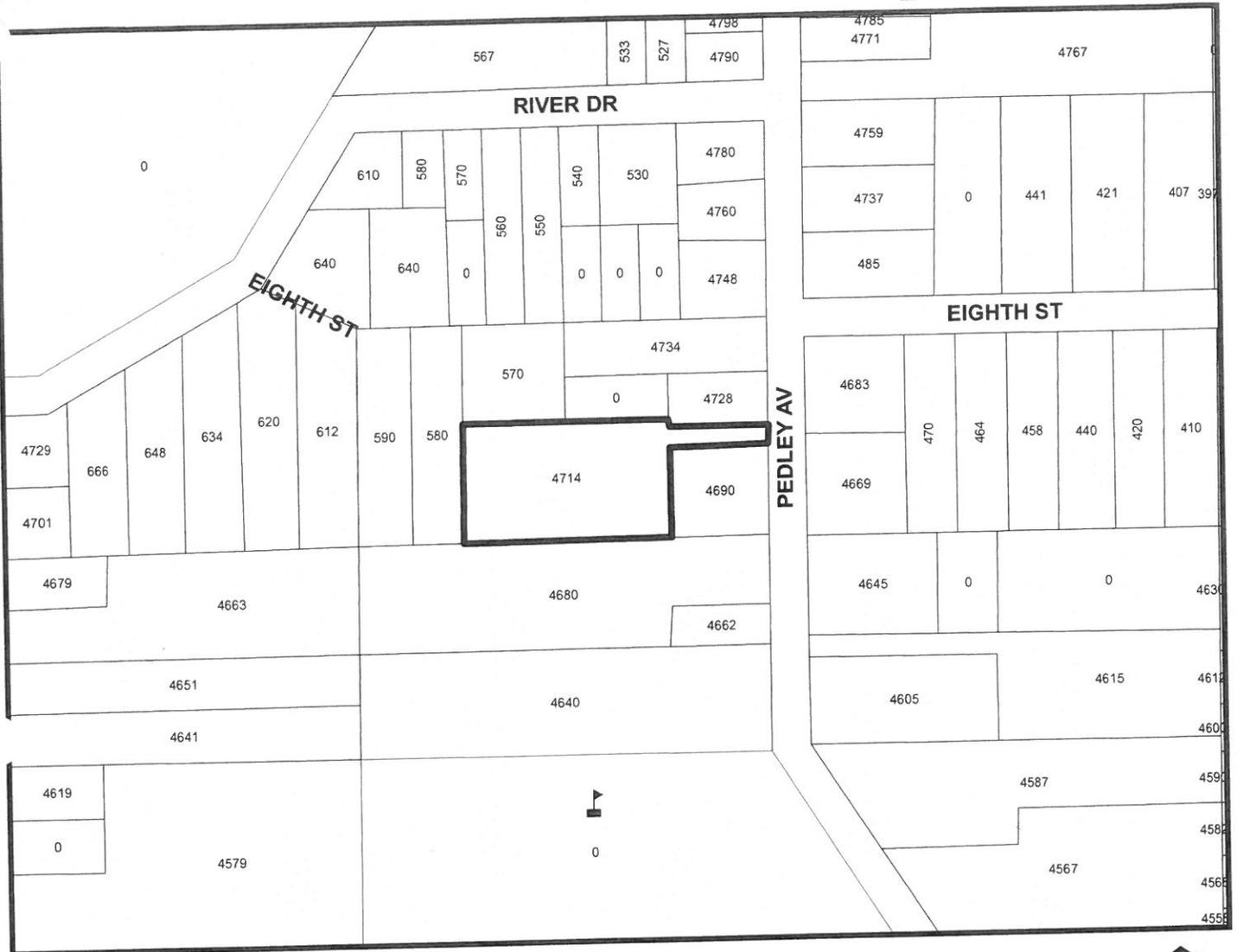
I HEREBY CERTIFY that the foregoing Resolution was regular duly and regularly passed and adopted by the Planning Commission of the City of Norco at a meeting thereof held on July 13, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



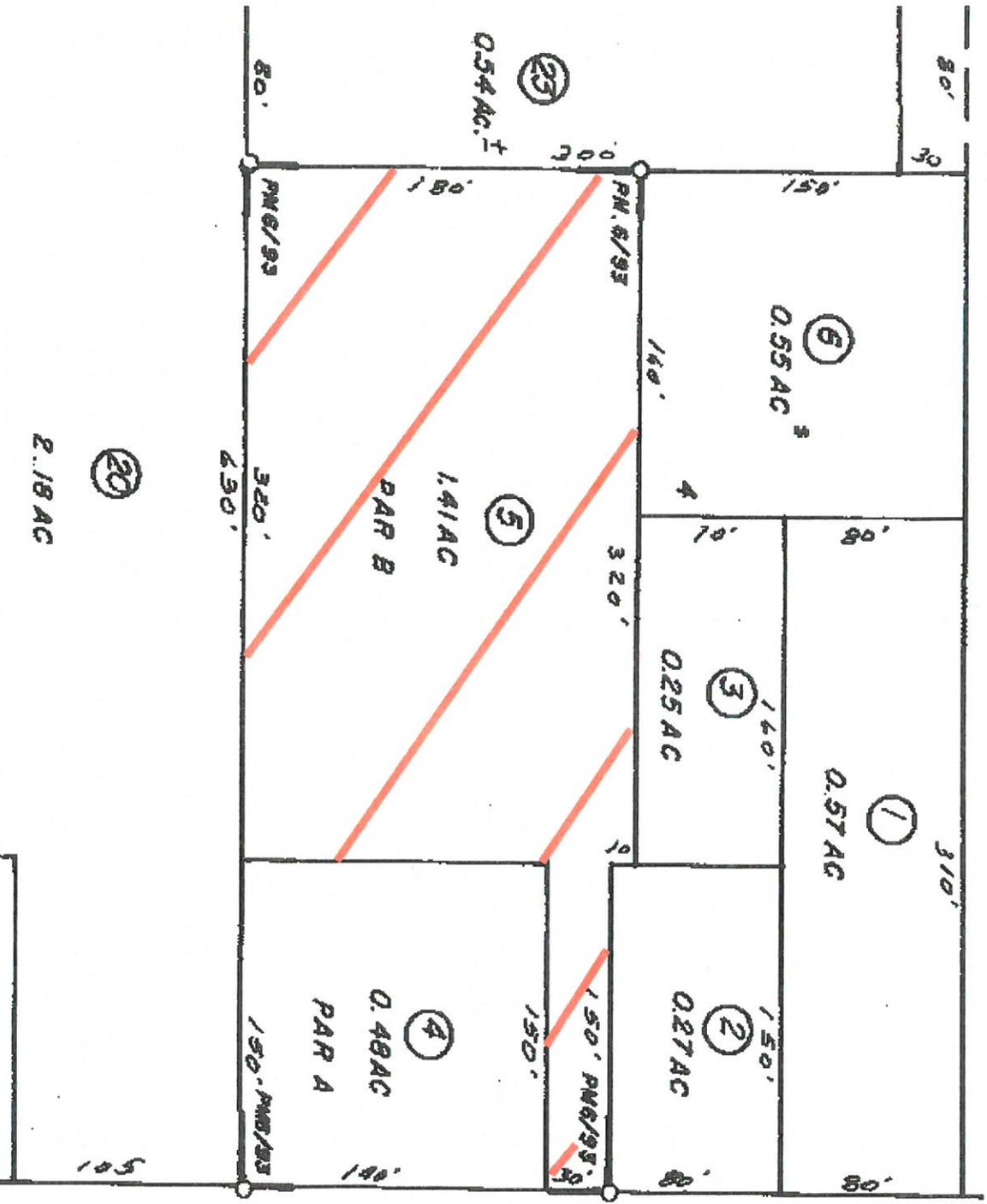
Not to Scale



PROJECT: Conditional Use Permit 2016-18
APPLICANT: Cheryl Morris
LOCATION: 4714 Pedley Avenue

Exhibit "A"

APN MAP



RD.

Exhibit "B"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

PREPARED BY: Steve King, Planning Director

DATE: July 13, 2016

SUBJECT: Conditional Use Permit 2016-19; Conditional Use Permit 2016-20 (Holly/HC&D Architects): A proposed pediatric therapy riding and education facility at 4211 Valley View Avenue which includes: a new therapy facility building, two adjoining caretaker dwelling units, and related accessory buildings on an existing residential lot.

RECOMMENDATION: Adopt Resolution 2016-44 approving Conditional Use Permit 2016-19;

Adopt Resolution 2016-45 approving Conditional Use Permit 2016-20

SUMMARY: The proposed riding/education facility is a permitted use in the A-1 zone upon approval of a conditional use permit (CUP). Likewise caretaker dwellings are also permitted upon approval of a CUP. The project as designed meets the development standards of the A-1 zone as explained below and staff is recommending approval of both CUP's.

BACKGROUND: The applicant is proposing the development of a pediatric therapy riding and education facility at an existing residence located at 4211 Valley View Avenue (ref. Exhibit "A" – Location; Exhibit "B" – APN Map) in the A-1 zone. The project will include both existing facilities and new facilities. The existing residence will serve as a manager residence and an existing barn, two covered horse stables, and two riding arenas will be used as part of the operation. The project site is 3.4 acres.

There is an approved CUP for a caretaker dwelling at this location that is used for a boarding stable operation (Huffman Ranch). The boarding stable business will continue to operate if the therapy riding facility is approved and the approved caretaker dwelling will then become part of the riding facility operation. A second caretaker dwelling is also being requested for the riding facility operation. The existing caretaker dwelling is currently housed in a trailer and it and another trailer next door will be removed so that two permanent caretaker dwellings can be constructed with a tack room in between (ref. Exhibit "D" – Site Plan). In addition to the second caretaker dwelling the project would include a new barn/hay storage building and a new therapy/education building.

July 13, 2016

ANALYSIS: Therapy riding facilities are permitted uses in the A-1 zone. Education facilities that provide education required under the California State Education Code are permitted upon approval of a CUP. The applicant does have a license pursuant to the California State Education Code.

The A-1 zone is primarily a residential zone but the lot development standards are the same. The front setback requirement is 25 feet from the right-of-way line. Because flag lots are uniquely oriented it is hard to determine what is a front yard, and what is a side yard. The closest right-of-way line is on Valley View Avenue and all of the buildings, both existing and proposed, are at least 205 feet from that right-of-way since the bulk of the property is behind existing neighboring residences on Valley View Avenue. The "front yard" of the existing residence is to the south of the building and there is at least 76 feet between the residence and the adjacent property line to the south. The allowed maximum lot coverage in the A-1 zone is 40% of the flat pad area which is defined as 4% grade or less. The property is flat and the project with existing and proposed buildings will cover approximately 14% of the flat pad area.

The orientation of the front of the house is to the south and in the past this has been the guideline for determining the front yard area. Both the existing residence and the proposed therapy facility building meet the minimum 25-foot setback requirement from that side of the property. Using that same orientation all of the existing and proposed buildings meet the side and rear yard requirements. The side yard requirement is at least five feet on one side and the minimum needed on the other side so that the combined two side yards equals 20 feet. The rear yard setback is 100 feet and the setback for accessory structures is five feet from property line. All of the buildings using this orientation meet the required minimum setback requirements.

There is no minimum landscaping requirement in the A-1 zone. For uses that are more commercial in nature it is typical to use the minimum landscaping requirements of commercial zones (e.g. 15% in the C-G zone). Since, again, this is a flag lot that is mostly hidden from public view it was determined that a minimum landscaping requirement would not be needed. The applicant is proposing a landscape buffer along the west side of the proposed therapy facility building adjacent to the rear yard of adjoining residences that ranges from five to seven+ feet. The landscape buffer between the same homes to the associated parking area is approximately 46 feet. Staff's recommendation is that the proposed landscaping is suitable for the proposed use on this site.

The parking area is proposed to be gravel and designed to accommodate 27 spaces. The Norco Municipal Code (NMC) states the following requirement for parking areas:

18.38.20 Design and Improvement of Parking Areas.

(3) All parking areas except for single-family dwellings shall be paved with at least two (2) inches of asphaltic or portland cement concrete surfacing over four (4) inches of base material or

RESOLUTION 2016-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW A PEDIATRIC THERAPY RIDING AND EDUCATION FACILITY AT LOCATED AT 4211 VALLEY VIEW AVENUE WITHIN THE A-1-20 ZONE. CONDITIONAL USE PERMIT 2016-19

WHEREAS, HC&D ARCHITECTS submitted an application to the City of Norco, California, for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code, to allow for the establishment of a pediatric therapy riding and education facility on property generally described as:

Parcel 4 of Record of Survey, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 47, page(s) 60, of record of survey Riverside County, California, being a portion of Lot No. 6, in Block 44 of Norco Farms Tract No.1, as per Map Recorded in Book 3, Page(s) 11, in the office of the County Recorder of Riverside County, California.

More generally described as a flag-shaped lot of about 3.4 acres, having an access frontage on the east side of Valley View Avenue of about 30 feet, a maximum depth of about 630.49 feet, and being further described as 4211 Valley View Avenue (APN 131-070-004); and

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

WHEREAS, said application was scheduled for a public hearing on July 13, 2016; and

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

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines, Class 32.

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

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designates the site as Residential Agricultural, and the A-1-20 zoning of the site is consistent with that designation. The nature of the proposed land use is conditionally permitted in the zone and subject to conditions. The use can be operated in a manner so as to be consistent with permitted uses in this zone.

B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the proposed use has been designed and conditioned to be compatible with the area. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.

C. The size and shape of the proposed site is adequate to allow full development as proposed. Development can occur in a manner that is not detrimental to the particular area as the proposed project meets development standards for the A-1-20 zone and those required for a pediatric therapy riding and education facility.

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

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, Class 32.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, assembled July 13, 2016 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan and Exhibit "E" – Elevations dated 5/31/16, 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 the 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 and use shall be conducted in accordance with the approved plans, specifications and information regarding the project as presented to the Planning Commission, on file in the Planning Division.
6. This is not an approval to begin construction of exterior and interior improvements to any structure. No construction shall be commenced until appropriate plans are submitted and the City of Norco has issued appropriate permits.
7. Any future modification to this approval and the scope of the riding/education operation or facility shall require the submittal and approval of an amendment to this permit.
8. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
9. 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 or designee may extend approvals for up to six months, provided that after consulting with the City Engineer and Fire Chief, it is found that there would be no new requirements due to changes in the Norco Municipal Code and the plan as approved meets all present development standards.

10. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director or Designee as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.

11. No boarding or overnight stay of students is allowed with this conditional use permit.

12. 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 and then to the Building Division for issuance of a building permit.

13. A gravel area to accommodate a minimum of 27 parking spaces as required by Code shall be provided and maintained with 25-foot drive aisles and 9 X 20 foot stalls. A minimum of two of the required spaces shall be designated accessible with one being van-accessible and shall be paved and striped along with two additional standard parking stalls on the south side of the Therapy Facility building.

14. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants shall be submitted along with application and fees to the Planning Division for approval prior to the issuance of building permits. Such plans shall indicate plant and tree types and sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees to be installed shall be minimum 15-gallon container trees. Shrubs to be installed shall be minimum 5-gallon container plants.

15. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval. The property owner is responsible for maintenance of on-site buffer landscaping to the west of the therapy facility building and associated parking.

16. A detailed on-site photometric lighting plan shall be submitted for review and approval by the Planning Division along with application and fees for on-site lighting poles that are over 12 feet in height, prior to issuance of building permits. Such plan shall indicate style, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties or streets. On-site lighting

shall be directed inward to the project and sheltered from view, as much as possible, from the adjacent property.

17. No construction activity work shall be permitted before 7 a.m. or after 6 p.m. or on Saturdays, Sundays or holidays without prior written approval from the Planning Division.

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

19. A registered civil engineer shall prepare an on-site precise grading, paving, and drainage plan for approval by the City Engineer and Fire Chief. Plans shall be 24"x36", ink on mylar, with elevations to the nearest 0.01 foot, and scale of 1" = 20,' unless approved differently.

20. Sewer and water improvement plans if required shall be prepared for this project under the supervision of a registered civil engineer for approval by the City Engineer. Plans shall be on 24"x36" mylar sheets.

21. Should the project be required to be connected to the City's sewer system, the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.

22. Grease interceptors shall be required for all food service uses.

23. 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.

24. Irrigation lines require reduced pressure backflow preventors to be installed to City standards.

25. A preliminary Water Quality Management Plan (WQMP) shall be submitted, if needed, 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.

26. The proposed project may be subject to the payment of the Transportation Uniform Mitigation Fee (TUMF) and the Multi-Species Habitat Conservation Plan (MSHCP) fees prior to the issuance of building permits unless exempted by ordinance.

27. Fire sprinklers shall be installed in accordance to the Fire and Building Department requirements.

28. Locations and classifications of fire extinguishers shall be in accordance with the 2001 edition of the California Fire Code, Standard 10-1 and placement.

29. A fire alarm system shall be installed per the requirements of the Fire Department.

30. A Knox box as may be required by the Fire and Sheriff's Departments shall be provided for the building and access gates.

31. The developer/general contractor is responsible for reasonable continuous cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation; consequently, the developer/general contractor would be cited for this.

32. Complete architectural and structural building plans for improvement to any structures, 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.

33. 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 Drive Aisles
- Fire Sprinkler
- Fire Alarm/Sprinkler Monitoring
- Fire Lanes

34. All roof covering shall be of fire-resistive materials only. (Class A or Class B according to the Uniform Building Code.) Materials shall be approved by the Building Division.

35. The project shall establish fire and safety evacuation plans which shall be coordinated and updated consistently with the Fire Department.
36. A security alarm system with motion sensors shall be installed per the requirements of the Sheriff's Department.
37. The applicant/owner shall file an emergency notification form with the Sheriff's Department prior to obtaining a certificate of occupancy.
38. The applicant shall meet all standards and conditions of the Planning and Fire and Engineering, Building and Safety Departments/Divisions, and all other applicable departments and agencies.
39. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any person who is exercising managerial authority of the business establishment has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety, and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
40. The owner/operator of the business, regardless of any changes in ownership, shall provide a self audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date of said project and/or when the certificate for the occupancy is issued, and then every year from the following December 31 thereafter. The owner/operator shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.
41. The operator/applicant shall comply with the applicable provisions of the California Building Code, as adopted by the City of Norco.

42. The operator/applicant shall comply with any standards promulgated by the State Fire Marshall and the City of Norco Fire Department relating to the subject of fire and life safety in child care centers, and the applicable provisions of the Uniform Fire Code.

43. The operator/applicant shall be licensed and maintain licensing by the California State Education Code as an educational facility.

44. A bond or surety device shall be posted and an agreement executed to the satisfaction of the Planning Director and City Attorney, guaranteeing completion of any building prior to the issuance of a building permit for said building. NOTE: Upon the issuance of a Certificate of Occupancy on said structure, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition

##

Resolution No. 2016-44
Page 9
July 13, 2016

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

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

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

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2016-45

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A SECOND CARETAKER'S DWELLING ON PROPERTY LOCATED AT 4211 VALLEY VIEW AVENUE WITHIN THE "A-1-20" ZONE. (CONDITIONAL USE PERMIT 2016-20)

WHEREAS, HC&D ARCHITECTS submitted an application to the City of Norco, California, for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code, to allow for the establishment of a pediatric therapy riding and education facility on property generally described as:

Parcel 4 of Record of Survey, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 47, page(s) 60, of record of survey Riverside County, California, being a portion of Lot No. 6, in Block 44 of Norco Farms Tract No.1, as per Map Recorded in Book 3, Page(s) 11, in the office of the County Recorder of Riverside County, California.

More generally described as a flag-shaped lot of about 3.4 acres, having an access frontage on the east side of Valley View Avenue of about 30 feet, a maximum depth of about 630.49 feet, and being further described as 4211 Valley View Avenue (APN 131-070-004); and

WHEREAS, notice 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 July 13, 2016, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines, Class 32.

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

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designated the site as Residential Agricultural which is consistent with the "A-1" zone of the site. The nature of the proposed land use is conditionally permitted in the district and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses, and will therefore not have any significant effects.

B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the adjoining land uses are residential/agricultural. Since the subject property is zoned to accommodate residential uses and pediatric therapy riding and education facilities, the proposed use is compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.

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

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

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines, Class 32.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, assembled July 13, 2016, that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan and Exhibit "E" – Elevations dated 5/31/16 (CUP 2016-19), 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. This approval shall become null and void unless building permits for all construction authorized by this approval have been issued within one year after the granting of such approval and pursued diligently to completion.
5. The dwelling unit shall be occupied by the caretaker for the maintenance of the horse ranch, boarding operation, and pediatric therapy education facility located at 4211 Valley View Avenue. The caretaker dwelling unit shall run with the land and can be transferable to a new homeowner.
6. Both caretaker units shall be connected to the City sewer system.
7. Both caretaker units shall be connected to the City water system.
8. All utilities shall be placed underground.
9. A home occupation business shall not be permitted from either caretaker dwelling unit.
10. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Department of Community Development.
11. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of this establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.

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

13. A bond or surety device shall be posted and an agreement executed to the satisfaction of the Planning Director and City Attorney, guaranteeing completion of any building prior to the issuance of a building permit for said building. NOTE: Upon the issuance of a Certificate of Occupancy on said structure, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition

##

Resolution 2016-45
Page 5
July 13, 2016

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

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

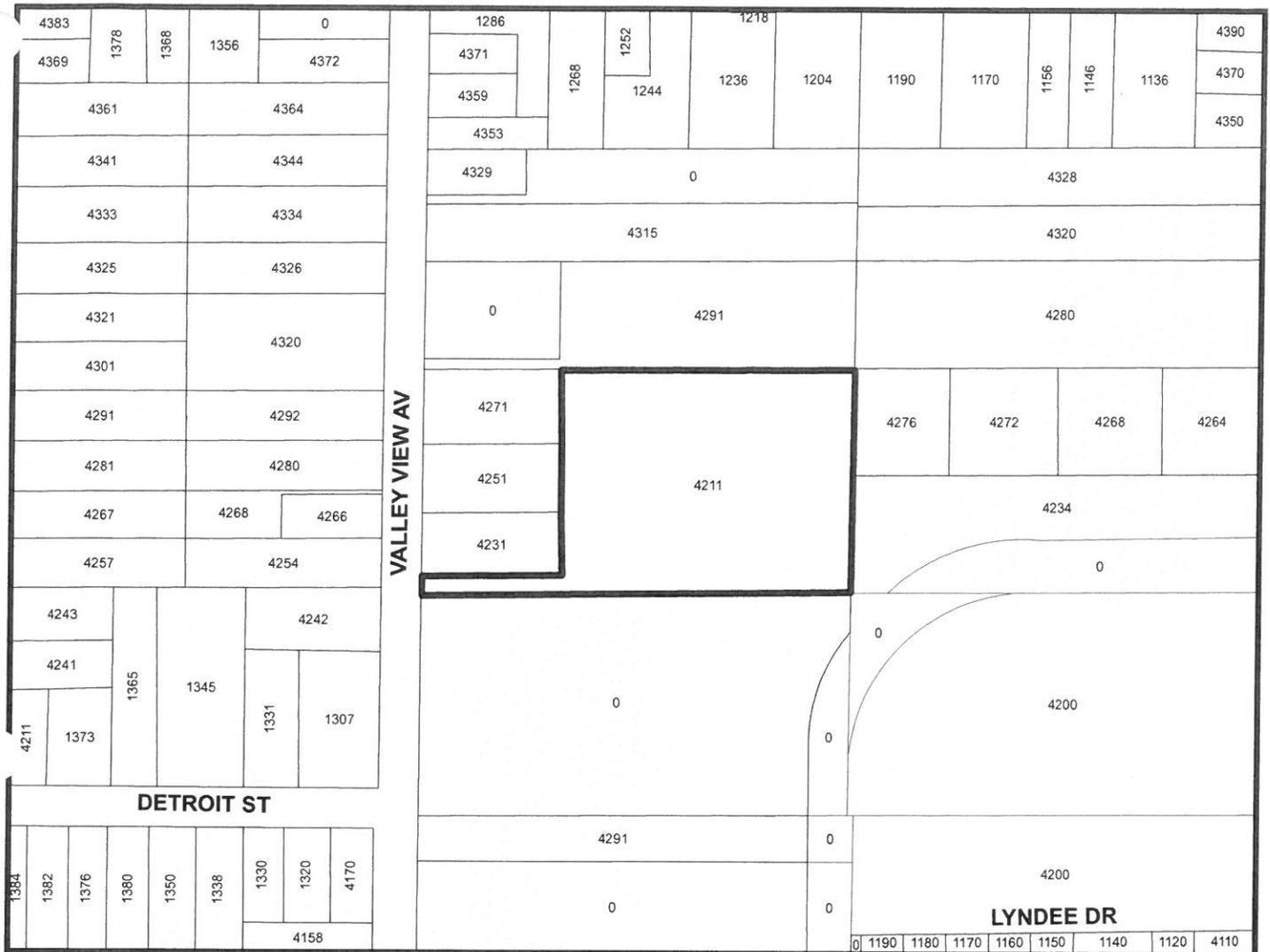
Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on July 13, 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: Conditional Use Permit 2016-19 and 2016-20
APPLICANT: Holly/HC & D Architects
LOCATION: 4211 Valley View Avenue

Exhibit "A"

APN MAP

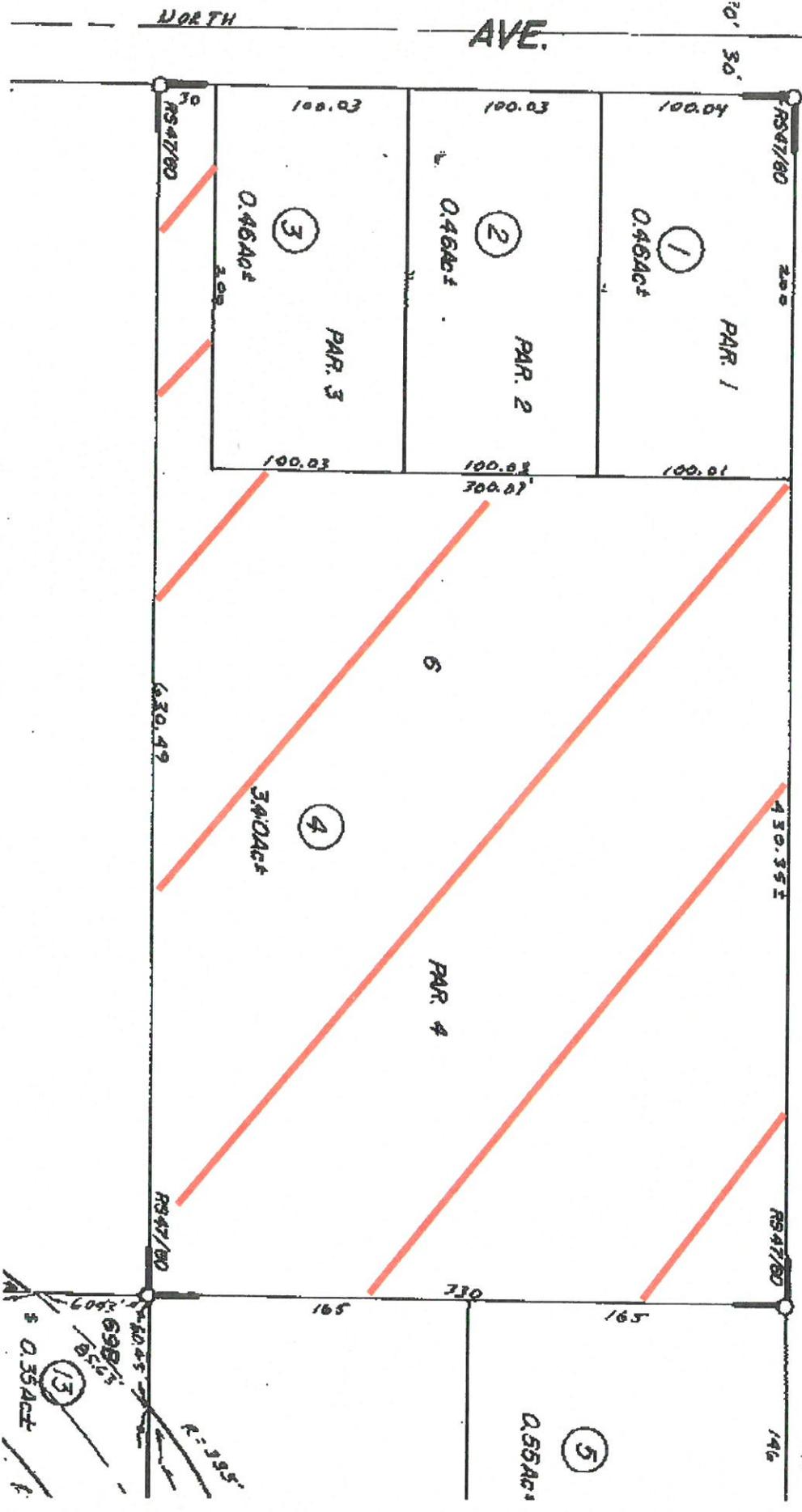


Exhibit "B"

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: July 13, 2016

SUBJECT: Specific Plan 90-01 (Gateway) Amendment 13 (City of Norco): A proposal to amend the "Permitted Uses" and "Development Standards" sections of the Industrial District within the Gateway Specific Plan

RECOMMENDATION: Adopt Resolution 2016-43 recommending that the City Council approve Specific Plan 90-01, Amendment 13.

SUMMARY: Per the direction of City Council this is a proposed amendment to the Industrial District of the Gateway Specific Plan (GSP) that is the result of a round-table discussion and follow-up correspondence summarizing what would be the recommendation to the Planning Commission.

BACKGROUND: The City Council directed the Planning Commission and staff to review the GSP for possible updates or amendments particularly in regards to the Industrial District of which the former Norco Egg Ranch (NER) comprises a large portion of that district (ref. Exhibit "A"). The review process started with two members of the Planning Commission and staff to establish the groundwork on how to proceed given the constraints on what the City could do on its own without designated funding in the City's budget.

The next step was the round-table discussion with the same two Planning Commissioners, representatives from Wells Fargo Company (the trustee), two members from the Economic Development Advisory Council, and staff on March 16, 2016. The same parameters that were discussed in the groundwork meeting were presented in the round-table discussion for input and direction on what feasibly could be recommended to the Planning Commission. A summary of the round-table meeting was sent out on June 9, 2016 to the participants outlining what was discussed and agreed to, and what would be the groups recommendation to the Planning Commission for any additional comments (ref. Exhibit "B").

The City as the proponent for amending the GSP is limited in what can be done without designated funding in the City budget. If a project to amend the GSP is substantially different from what the current plan is, it automatically triggers an analysis per the California Environmental Quality Act (CEQA) before the City's decision-makers can make

any decisions on the proposed amendment. Any significant changes in land use (e.g. from Industrial to Commercial) will require minimally a mitigated negative declaration, and most likely an environmental impact report. Accompanying those environmental analysis documents are studies for traffic, air quality, biology, history/archaeology, noise, climate change, etc.

In addition to the environmental analysis documents, there are costs associated with developing site plans, architectural designs, illustrative exhibits, development standards and regulations, etc. The City's budget does not include funding for any of these documents and the cost is such that it cannot simply be pulled out of the General Fund without severely impacting the budget. At this point, without the funding, any proposed amendment has to be in keeping with the intent of the existing industrial land use district.

It had been expressed to this group that there had previously been a Working Group consisting of two City Council members, two Planning Commissioners, and staff to address various land use issues in the City and an initial primary focus of that Working Group was land use options for the former NER property. This was during a time when there was a development company looking at proposing a comprehensive amendment to the GSP Industrial District and would be paying the costs for the needed documents discussed above and was looking for direction from the City.

Unfortunately the Working Group was disbanded by the City Council before any formal recommendation could be made. The recommendation that the group had been working toward was to keep the industrial land use but expand the list of permitted uses and modify the regulations and standards to control impacts to neighborhoods. Based on this and the funding constraints identified above, there was general agreement by this current round-table discussion group that a good first step would be to implement the same approach. That is, keep the industrial land use and modify the list of permitted uses and development standards.

This approach would achieve three primary tasks. First it would make the former NER property more marketable for Wells Fargo Company to sell to a master developer. Second, it would provide the neighborhood compatibility regulations that are currently lacking in the GSP. And thirdly, this approach could be done without major environmental and specific plan amendment processes and documents.

ANALYSIS: The attached table (ref. Exhibit "C") is a comparison of the existing allowed uses in the "M-1" zone of the Norco Municipal Code (NMC) and the current list of allowed uses in the GSP Industrial District. The GSP Industrial District is most closely related to the M-1 zone in the NMC but allows fewer uses. The intent of the Industrial District of the GSP is to "facilitate the development of light industrial land uses including research and development, light manufacturing, assembly, fabrication, and wholesaling with related office and administrative functions." This is consistent with the intent of the M-1 zone which

is “to provide an orderly development of heavy commercial and light manufacturing uses in harmony with each other and the rest of the community.”

The land use categories in the GSP are broader and allow for interpretation in terms of what uses could be allowed, but the final determination depends on what is being proposed and the scope of the use. The uses that are highlighted in yellow on Exhibit “C” are permitted uses in the M-1 zone but are difficult to fit into any of the GSP land use categories. These are uses that could be added to the list of allowed uses in the GSP if the “permitted uses” of the M-1 zone are added as an overlay to the existing GSP Industrial District “permitted uses”.

For those uses that are permitted in the M-1 zone and the GSP but with tighter restrictions in one of them, there will be a clause added that the more lenient provision for allowance would be the regulating factor. As an example, professional offices are allowed in both the M-1 zone and the GSP. They are permitted outright in the M-1 zone, but are limited to 25% of the overall square-footage of a mixed-use industrial development in the GSP. In this case the more lenient allowance is as a permitted use in the M-1 zone which would be the applicable regulation.

The only change regarding development standards discussed by the round-table group was placing a limit on the size of an allowed structure at 250,000 square feet with an allowance for a larger size through approval of a conditional use permit. One comment was received from the summary letter that was sent out requesting that the height limitation be eased from the current standards. The current regulations allow for a maximum height of 35 feet with a parapet wall of 40 feet to hide rooftop equipment. The comment from an architect on the Wells Fargo Company representative team suggested the allowed maximum height be raised to 43 feet with an allowance for a parapet wall up to 48 feet to hide rooftop equipment. The reason for the request is that it is typical for tenants of larger buildings (e.g. 250,000 square feet) to want an interior clearance of 36 feet and 43 feet will allow for an appropriate drainage pitch in the roof to its maximum height.

The proposed changes to the GSP Industrial District would be as follows with the proposed changes/additions highlighted and underlined in red:

a. Principal Uses Permitted

See Appendix C, Permitted and Conditionally Permitted Uses.

Uses that are Permitted and Conditionally Permitted in the M-1 (Heavy Commercial/Light Manufacturing) zone of the Norco Municipal Code are similarly permitted uses in the Industrial District of the Gateway Specific Plan. Where a use is listed in both (NMC and GSP) but with different entitlement processes (e.g. permitted use versus a conditionally-permitted use) the more lenient of the two processes shall apply.

c. Permitted Accessory Uses

5) Showroom/Retail sales areas of up to 50% of a manufacturing/processing building are a permitted accessory use for that structure.

d. Site Development Standards

2) Building Height/Building Size

No building or structure within the Industrial District shall exceed a height of ~~35~~ 43 feet, however that building utilizing a parapet wall in order to hide rooftop equipment shall not exceed ~~40~~ 48 feet. For buildings located within 75 feet of Pacific Avenue right-of-way, a one (1) story or twenty (20) feet building height limitation shall apply.

No building or structure within the Industrial District shall exceed 250,000 square feet unless a conditional use permit has been approved for a larger building.

Attachment: Resolution 2016-43

Exhibit "A" – Location Map: GSP Industrial District/NER Properties

Exhibit "B" – Egg Ranch Land Use Options: Opportunities/Constraints

Exhibit "C" – Permitted Use Comparison: M-1 zone – GSP Industrial District

RESOLUTION 2016-43

TO RECOMMEND APPROVAL OF AMENDMENT 13 TO THE GATEWAY SPECIFIC PLAN AMENDING THE "PRINCIPAL PERMITTED USES", "PERMITTED ACCESSORY USES", AND "SITE DEVELOPMENT STANDARDS" SECTIONS OF THE INDUSTRIAL DISTRICT. SPECIFIC PLAN 90-01, AMENDMENT NO. 13

WHEREAS, THE CITY OF NORCO, proposes an amendment to Specific Plan 90-01 (Gateway Specific Plan) Industrial District to amend the text of Sections 4.10.1.4 (a), (c), (d); and

WHEREAS, said application was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on July 13, 2016 on or about 7:00 p.m., in the City Council Chambers, 2820 Clark Avenue, Norco, California; and

WHEREAS, the City of Norco acting as the Lead Agency, determined that the requested Specific Plan Amendment is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines (Class 5); and

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

I. FINDINGS:

A. The requested change in the Industrial District of the Gateway Specific Plan is necessary and desirable for the development of properties associated with the previous Norco Egg Ranch operations and that said change will achieve consistency and compatibility within the specific plan, and reflect the highest and best use of the property.

B. The requested change to the Industrial District of the Gateway Specific Plan clarifies and better specifies the permitted uses to reflect the permitted uses of the M-1 zoning district of the Norco Municipal Code which is the closest similar zone to the Industrial District in the Gateway Specific Plan.

C. The requested change will better specify regulations for the protection of adjoining neighborhoods and make development within the Industrial District of the Gateway Specific Plan more compatible to those neighborhoods.

D. 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 (Class 5).

- II. DETERMINATION: NOW THEREFORE, the Planning Commission of the City of Norco, California, assembled on July 13, 2016 does hereby recommend to the City Council that Specific Plan 90-01, Amendment No. 13 be adopted, thereby amending Specific Plan 90-01 (Gateway Specific Plan) as follows:

4.10.1.4 *Industrial District*

a. Principal Uses Permitted

See Appendix C, Permitted and Conditionally Permitted Uses.

Uses that are Permitted and Conditionally Permitted in the M-1 (Heavy Commercial/Light Manufacturing) zone of the Norco Municipal Code are similarly permitted uses in the Industrial District of the Gateway Specific Plan. Where a use is listed in both (NMC and GSP) but with different entitlement processes (e.g. permitted use versus a conditionally-permitted use) the more lenient of the two processes shall apply.

c. Permitted Accessory Uses

5) Showroom/Retail sales areas of up to 50% of a manufacturing/processing building are a permitted accessory use for that structure.

d. Site Development Standards

2) Building Height/Building Size

No building or structure within the Industrial District shall exceed a height of ~~35~~ 43 feet, however that building utilizing a parapet wall in order to hide rooftop equipment shall not exceed ~~40~~ 48 feet. For buildings located within 75 feet of Pacific Avenue right-of-way, a one (1) story or twenty (20) feet building height limitation shall apply.

No building or structure within the Industrial District shall exceed 250,000 square feet unless a conditional use permit has been approved for a larger building.

Resolution 2016-43
Page 3
July 13, 2016

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

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held July 13, 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: July 13, 2016 (Continued from June 8, 2016)

SUBJECT: Specific Plan 91-02 Amendment 7 (City of Norco): A proposal to amend the regulations for the Equestrian Residential District with regards to the allowed lot and pad area coverage

RECOMMENDATION: Staff recommends that the Planning Commission continue the project to the meeting of August 10, 2016.

Staff is recommending that the Planning Commission continue Specific Plan 91-02, Amendment 7 to the meeting of August 10, 2016. A continuation is necessary to allow staff time for gathering of required information for presentation to the Planning Commission.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 13, 2016

SUBJECT: Site Plan 2016-10 (Cisneros): A request for approval to allow a detached accessory building consisting of an 640 square-foot workshop/storage building at 2310 Red Cloud Court located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-40 approving Site Plan 2016-10.

Site Plan 2016-10 is a request for approval to allow an accessory building consisting of an 640 square-foot workshop/storage building at 2310 Red Cloud Court (ref. Exhibit "A" – Location Map). The property consists of about 1.34 acres/58,561 square feet and is developed as a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed structure are attached (ref. Exhibit "D" – Site Plan, Exhibit "E" – Building Elevations, and Exhibit "F" – Floor Plan). The building is proposed 12 feet behind the existing house and 96 square feet of the building is devoted to a covered porch area. The structure is proposed to be wood frame construction with a wood siding, stucco exterior, metal roof, and colors to match the existing house.

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

- The minimum setbacks of 5 feet from side and rear property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or less is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 14 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 58,561 square feet and at least 33,353 square feet of the property has an average grade of 4% or less. The lot/pad coverage for the property is approximately 26% which takes into account the existing and proposed structures.**

- For lots one acre or less, a contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. For lots that are over one acre the required open animal area does not have to be contiguous. **Based on the size of the property, a total of 16 animal units would be allowed which would require an open area of at least 9,216 square feet. The property is over an acre (1.34 acres) and therefore the required open animal keeping area does not have to be contiguous. There is an open area of at least 4,675 square feet in the middle of the property and an open area of 4,541 square feet at the rear of the property where noted on the attached site plan. Both areas combined total over the minimum required area of 9,216 square feet and are at least 24 feet on all sides.**

As proposed, the project meets the minimum requirements for an accessory building of 864 square feet or less. Staff is recommending that the Commission adopt Resolution 2016-40, approving Site Plan 2016-10.

/adr

Attachments: Resolution 2016-40
 Exhibit "A" – Location Map
 Exhibit "B" – APN MAP
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan
 Exhibit "E" – Building Elevations
 Exhibit "F" – Floor Plan

RESOLUTION 2016-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF AN 640 SQUARE-FOOT WORKSHOP/STORAGE BUILDING AT 2310 RED CLOUD COURT LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2016-10

WHEREAS, EDWARD CISNEROS 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 2310 Red Cloud Court (APN 130-430-018).

WHEREAS, at the time set; at 7 p.m. on July 13, 2016 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

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

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

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

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

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

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 13, 2016 that the application for Site Plan 2016-10 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

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

8. The building shall complement the existing house in color.
9. A home occupation shall not be conducted from the subject building.
10. This site plan approval is for a workshop/storage building. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

##

Resolution 2016-40
Page 4
July 13, 2016

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

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

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

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: July 16, 2016

SUBJECT: **Special Sign Permit 2016-01:** (AD/S/Balboa Management Group LLC): A request for approval of a freeway-oriented pylon sign on property located at 5555 Hamner Avenue (Silverlakes) located within the OS (Open Space Zone).

RECOMMENDATION: Adopt Resolution 2016-39 approving Special Sign Permit 2016-01.

SUMMARY: The proposed freeway pylon sign meets the requirements of the Norco Municipal Code (NMC) and staff is recommending approval.

PROJECT DESCRIPTION: The freeway sign is proposed at 5555 Hamner Avenue towards the eastern property line which is closest to the I-15 freeway (ref. Exhibit "A" – Location Map and Exhibit "B" – Site Plan). The proposed sign is 74 feet tall from property grade, and with a double-faced LED digital display readerboard (sign area) consisting of 1,170 square feet on both sides (Exhibit "C" - Sign Design). The sign display area is proposed to be supported by a single post.

ANALYSIS: The project site is developed with the Silverlakes Equestrian and Sports Park located within the OS Zone. The Norco Municipal Code (NMC) requires Planning Commission approval for freeway-oriented signs. The Architectural Review Committee (ARC) reviewed the proposed pylon sign and was in agreement with the project; however, it needs to be noted that the sign reviewed by the ARC was shorter in height (60 ft.) and smaller in sign area (720 sq. ft.). The following criteria are required to be met for the approval of a freeway-oriented sign in the OS zone:

- In the OS Zone, freeway-oriented signs shall only be permitted on parcels that are a minimum of 30 acres in size and that are located within 250 feet of the freeway right-of-way, as ancillary uses to an otherwise already permitted primary use of the property. **This requirement is met since the project site consists of 122 acres and is within 250 feet of the I-15, and the sign will be ancillary to the Silverlakes Equestrian and Sports Park.**
- In the OS Zone, sign area shall be determined by the Planning Commission based on the area needed for reasonable viewing by the traveling public on the freeway. **The sign area is proposed at 1,170 square feet and is being presented**

RESOLUTION NO. 2016-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A FREEWAY-ORIENTED PYLON SIGN ON PROPERTY LOCATED AT 5555 HAMNER AVENUE (SILVERLAKES) LOCATED WITHIN THE OS (OPEN SPACE ZONE). SPECIAL SIGN PERMIT 2016-01.

WHEREAS, **AD/S/BALBOA MANAGEMENT GROUP LLC**, submitted an application to the Planning Commission of the aforesaid City, pursuant to the provisions of Section 18.37.10(5)(6) of the Norco Municipal Code, for approval of a free-standing, freeway-oriented pylon sign structure to be located on 5555 Hamner Avenue.

WHEREAS, at the time set, at 7 p.m. on July 13, 2016, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The freeway-oriented pylon sign will not adversely affect the General Plan or the public convenience or general welfare of the community or persons residing or working in the neighborhood thereof.

B. The requested freeway-oriented pylon sign will not adversely affect land uses or property in the same proximity in which it is proposed to be located.

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

D. The subject site meets the requirements of the Norco Municipal Code to be allowed a freeway-oriented pylon sign on the property.

E. The sign dimensions including height and area are in proportion to the site and the viewing needs.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 13, 2016 that after due consideration of the evidence and testimony presented at the public meeting, does hereby grant Special Sign Permit 2016-01, subject to compliance with all applicable provisions of the Norco Municipal Code and the following conditions:

1. Approval is based on Exhibit "B" – Site Plan and Exhibit "C" – Sign Design dated June 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. All details of the specific sign plan, including but not limited to; dimensions, area, copy, colors, materials, location, and lighting shall be subject to review and approval by the Planning Director based on the design approved by the Planning Commission, prior to issuance of building permits for said sign.
3. The pylon sign shall not be erected or constructed prior to the issuance of building permits, including inspections and a final inspection of the subject sign by the Building Division in compliance with all procedures and requirements.
4. The approval of this permit shall be suspended in the event of non-compliance with any of the conditions of approval, or compliance with City of Norco sign standards.

##

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held July 13, 2016.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

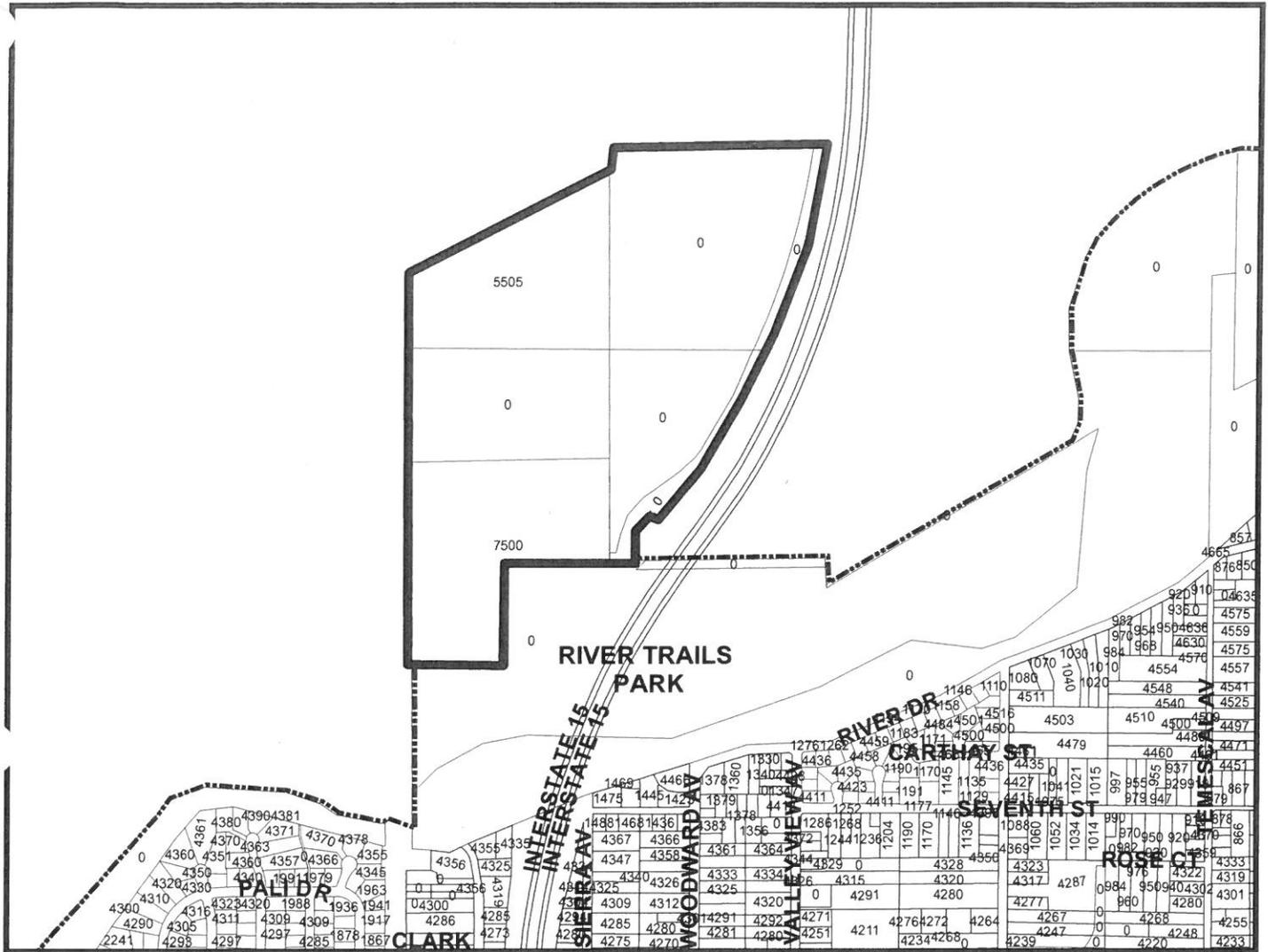
Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held on July 13, 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: Special Sign Permit 2016-01

APPLICANT: AD/S

LOCATION: 5555 Hamner Avenue

Exhibit "A"