



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

**Wednesday, July 27, 2016
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Commission Member Danny Azevedo

APPEAL NOTICE: In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee.

1. PUBLIC 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 2016-25 (Sahil Investment Group): A proposal for a 90-room hotel at 3361 Hamner Avenue in the C-G (Commercial General) Zone. **Recommended Action: Continue to August 10, 2016** (Planning Director)

2. CONTINUED PUBLIC HEARING:

A. 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. **Recommended Action: Approval** (Planning Director)

3. BUSINESS ITEMS:

- A. **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)
- B. Presentation of the Draft 2016 City of Norco Strategic Plan. **Recommended Action: Recommend approval of the 2016 City of Norco Strategic Plan to the City Council** (City Manager)
- C. Discussion item regarding the requirement for loading zones for all commercial buildings (City). Verbal Presentation. **No Recommended Action.** (Planning Director)

ADJOURNMENT:

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

Staff reports are on file in the Planning Division.

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

The meeting is recorded.

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: July 27, 2016

Conditional Use Permit 2016-25 (Sahil Investment Group): A proposal for a 90-room hotel at 3361 Hamner Avenue in the C-G (Commercial General) Zone. Recommended Action: Continue to August 10, 2016 (Planning Director)

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 2016-25 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

PREPARED BY: Steve King, Planning Director

DATE: July 27, 2016

SUBJECT: Specific Plan 91-02 Amendment 9 (City of Norco): A proposal to amend the regulations for the Equestrian Residential District of the Norco Hills Specific Plan with regards to the allowed lot and pad area coverage.

RECOMMENDATION: Adopt Resolution 2016-46 recommending that the City Council approve Amendment 9 to the Norco Hills Specific Plan (SP 91-02).

SUMMARY: The proposed specific plan amendment will make existing lots in Tract 25779 (Norco Hills) more accommodating to animal-keeping by protecting open animal areas on those lots where animal keeping is allowed and by including pools and coping areas around them as accessory structures in the lot coverage calculations.

BACKGROUND: On April 15, 2015 the City Council adopted an amendment to the A-1 zone to include pools and a five-foot coping area around them into the lot coverage calculations when addressing the allowed sizes for accessory structures. The same, however, was not done for lots in the Norco Ridge Ranch Specific Plan (NRRSP) because all of those lots already have protected and recorded primary animal-keeping areas (PAKA). The same also was not done for the Norco Hills Specific Plan (NHSP) because the lot coverage calculations are done differently in that specific plan from the way it is done in either the A-1 zone or NRRSP; and there is no requirement to preserve an open animal area in the NHSP as is required in the other two. The City Council directed the Planning Commission to investigate an amendment to the NHSP to include pools in the lot coverage analysis for those lots also.

ANALYSIS: The NHSP was designed and mass-graded to protect the hillside terrain as opposed to maximizing animal-keeping on individual lots:

C. Regulations

1. Equestrian Residential District

h. Grading

The purpose of the grading regulations is to reduce grading and minimize scarring of natural hillside areas on both private property and street right-of-way.

i. Animal Keeping

3) Facilities:

To insure that the development of animal keeping facilities do not visually detract from the physical setting of the area, the following is required:

(c) If the minimum City requirements for size, setbacks and grading for paddocks cannot be met for any reason, animal keeping units shall be prohibited on that lot.

As a result there are several properties in the NHSP that have small flat pad areas relative to large lots that contain a lot of hillside. Amendment 1 to the NHSP established the

allowed animal units for each individual lot based on the amount of slope area. This is different from the procedure used in the A-1 zone where the number of animal units is based on the size of the lot regardless of sloped areas. For this reason, the lot coverage calculations for residences and accessory buildings in the NHSP are calculated separately as opposed to in the A-1 zone where they are calculated together.

In the NHSP the lot coverage for the residential structure is limited to 15% of the entire lot square-footage. However, the allowed coverage for all accessory buildings is 30% of the just the flat pad area (the residential structure square-footage is not included in the coverage calculation for accessory buildings on the flat pad).

Even as the lot coverage calculations for the residence and accessory structures are calculated separately the reality is that most of the lots would not be able to accommodate all of the allowed coverage because the flat pad area is just too small. The attached exhibit (ref. Exhibit A) shows two existing lot configurations for lots in the NHSP. The first example is just over 1.5 acres but has a lot of slope area and the second is almost 21,000 square feet but is entirely flat. Both have fairly large houses on relatively small flat pad areas.

The first example shows a situation similar to an existing lot where the lot size is 1.51 acres but the sloped portion represents almost 73% of it (47,806 s.f.). The flat pad area in this example is roughly 17,970 square feet and on that is an existing 4,200 square-foot home. There is also a pool and coping area that is about 980 square feet. The second example is similar to a lot that is entirely flat and has a 3,719 sq. ft. house on it.

In these two examples which are similar to circumstances throughout the NHSP, the allowed coverage for accessory structures (30% of the flat pad) exceeds the amount of area available in the rear yard after you remove the area of the residence and the front yard where accessory structures typically are not allowed per the NHSP. After you take out setback areas the maximum allowed areas for accessory structures is reduced to 4,124 and 6,651 square feet respectively. Those areas are the same whether you include the pool in the coverage analysis or not.

The area of a pool only becomes important when there is a requirement to protect an open animal-keeping area. That currently is not a requirement in the NHSP. For many lots it is not feasible to protect an open animal area because they were not designed and graded to accommodate animal-keeping. Out of the original 216 residential lots approved with the NHSP, 49 were designated and approved as non-animal-keeping lots through Amendment 1. Nonetheless there are lots that can accommodate animal keeping and for those the coverage of pools should be considered in the coverage analysis so that the potential for animal-keeping can be maintained.

To make the concept of including the pool coverage in lot coverage calculations effective, there should also be a standard to determine a protection area for animal-keeping on lots where it would apply. The city-wide standard generally is 576 square feet per allowed animal unit. Applying that standard to the NHSP would be based on the allowed number of animal units per lot as defined in Amendment 1. As an example, for the Example Lot 1 where 3 animal units are allowed per NHSP Amendment 1, the open animal area

requirement would be 1,728 square feet or 3 times 576 square feet (shown on Exhibit A); and likewise, on Example Lot 2 where 5 animal units are allowed the protected area would be 2,880 s.f.

The proposed specific plan text amendment would be as follows:

C. Regulations
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e. Lot Requirements

4) ~~Allowed Animal Unit Recordation~~

~~At time of subdivision, or prior to a building permit, if the lot is existing, the maximum number of animal units shall be determined per this section and recorded with the County Recorder.~~

The number of animal units on a residential lot shall be as set forth in Amendment 1 to Norco Hills Specific Plan and including as amended per Section i.3. of Chapter C (Regulations).

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f. On-Site Development Standards

4) Distance Between Buildings

Minimum distance between buildings shall be controlled by the provision of the Uniform Building Code as adopted by reference in Title 15 of the Norco Municipal Code. A minimum distance of 35 feet shall be maintained between paddocks and habitable buildings on an adjacent property.

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i. Animal Keeping

1) Numbers Permitted: The number of animal units on a residential lot shall be as set forth in Amendment 1 to Norco Hills Specific Plan and including as amended per Section i.3. of Chapter C (Regulations). The maximum number of animal units (AU, by the Norco Municipal Code) shall be based on the average natural slope. The maximum number of animals based on an apportionment per acres shall be as follows:

Table 5

<u>Average Natural Slope</u>	<u>Maximum Number of AU Per 40,000 square foot lot*</u>
<u>0—9.9%</u>	<u>4.0</u>
<u>10—19.9%</u>	<u>3.00</u>
<u>20—29.9%</u>	<u>2.00</u>
<u>30—39.9%</u>	<u>1.00</u>
<u>40—+</u>	<u>0.5</u>

*Note: Allowable animal units shall be permitted based on lot size rounded to nearest 5,000 square foot increment.

(page 29)

i. Animal Keeping

3) Facilities: ~~To insure that animal keeping facilities do not visually detract from the physical setting of the area, the following is required:~~

- (a) ~~For each animal unit allowed, a minimum pad area of 240 square feet shall be provided with a finished slope not to exceed 10 percent. For each animal unit over one, there shall be provided a pad area of 100 square feet. For each animal unit over one, there shall be provided a pad area of 100 square feet. Accessory structures, which includes pools and a five-foot coping area around them, shall only be permitted such that after construction there remains on the flat pad area enough open area equal to the allowed number of animal units multiplied by 576 square feet. The flat pad area is all portions of a lot that are graded to a 4% grade or less. The cutting of pad areas beyond pad limits approved in the Tentative Map shall be subject to the administrative approval of the Planning Director. Any newly graded areas at 4% grade or less and in increments of 586 square feet will increase the number of allowed animal units respectively for that lot from the number established in Amendment 1 to this Specific Plan, which will then be taken into consideration when determining allowed coverage for accessory buildings (including pools and a five-foot coping area around them). However, in no case shall pad areas be cut from hillside areas where the ungraded slope exceeds 20 percent. The property owner shall provide a plot plan and any other information required by the Planning Director.~~

Attachment: Resolution 2016-46

Exhibit "A" – Example Lots 1 & 2, Norco Hills Specific Plan

RESOLUTION NO. 2016-46

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENT 7 TO SPECIFIC PLAN 91-02 (NORCO HILLS SPECIFIC PLAN) WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO REGULATE ALLOWED LOT AND PAD COVERAGE AREAS IN THE EQUESTRIAN RESIDENTIAL DISTRICT. SPECIFIC PLAN 91-02, AMENDMENT 7.

WHEREAS, the CITY OF NORCO initiated Specific Plan 91-02 Amendment , an amendment to the Norco Hills Specific Plan, amending Section III Development Regulations (Chapter C: Regulations) regarding allowed lot and pad coverage in the Equestrian-Residential District; and

WHEREAS, the Specific Plan 91-02 Amendment 7 was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Specific Plan Amendment was scheduled for public hearing on July 27, 2016 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project is categorically exempt from California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Section 3.13.

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

I. FINDINGS:

- A. The proposed Specific Plan Amendment is consistent with, and not contrary to, the Norco General Plan or the Norco Hills Specific Plan since the project establishes new regulations for lot and pad coverage consistent with the intent and purpose of the Equestrian-Residential District of the Norco Hills Specific Plan.
- B. The project (proposed amendment) has been determined to be exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Section 3.13.

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled July 27, 2016 hereby recommends to the City Council of the City

of Norco that Specific Plan 91-02, Amendment 7 be adopted, thereby amending the Norco Hills Specific Plan as follows:

III. DEVELOPMENT REGULATIONS

C. Regulations

1. Equestrian Residential District

e. Lot Requirements

4) Allowed Animal Units Recordation

~~At time of subdivision, or prior to a building permit, if the lot is existing, the maximum number of animal units shall be determined per this section and recorded with the County Recorder.~~

The number of animal units on a residential lot shall be as set forth in Amendment 1 to Norco Hills Specific Plan and including as amended per Section i.3. of Chapter C (Regulations).

f. On-Site Development Standards

4) Distance Between Buildings

Minimum distance between buildings shall be controlled by the provision of the Uniform Building Code as adopted by reference in Title 15 of the Norco Municipal Code. A minimum distance of 35 feet shall be maintained between paddocks and habitable buildings on an adjacent property.

i. Animal Keeping

- 1) Numbers Permitted: The number of animal units on a residential lot shall be as set forth in Amendment 1 to Norco Hills Specific Plan and including as amended per Section i.3. of Chapter C (Regulations). ~~The maximum number of animal units (AU, by the Norco Municipal Code) shall be based on the average natural slope. The maximum number of animals based on an apportionment per acres shall be as follows:~~

Table 5

~~Average Natural Slope~~

~~Maximum Number of AU
Per 40,000 square foot lot*~~

~~0-9.9%~~

~~4.0~~

10—19.9%	3.00
20—29.9%	2.00
30—39.9%	1.00
40—+	0.5

~~*Note: Allowable animal units shall be permitted based on lot size rounded to nearest 5,000 square foot increment.~~

- 3) ~~Facilities: To insure that animal keeping facilities do not visually detract from the physical setting of the area, the following is required:~~
- (a) ~~For each animal unit allowed, a minimum pad area of 240 square feet shall be provided with a finished slope not to exceed 10 percent. For each animal unit over one, there shall be provided a pad area of 100 square feet. For each animal unit over one, there shall be provided a pad area of 100 square feet. Accessory structures, which includes pools and a five-foot coping area around them, shall only be permitted such that after construction there remains on the flat pad area enough open area equal to the allowed number of animal units multiplied by 576 square feet. The flat pad area is all portions of a lot that are graded to a 4% grade or less. The cutting of pad areas beyond pad limits approved in the Tentative Map shall be subject to the administrative approval of the Planning Director. Any newly graded areas at 4% grade or less and in increments of 586 square feet will increase the number of allowed animal units respectively for that lot from the number established in Amendment 1 to this Specific Plan, which will then be taken into consideration when determining allowed coverage for accessory buildings (including pools and a five-foot coping area around them). However, in no case shall pad areas be cut from hillside areas where the ungraded slope exceeds 20 percent. The property owner shall provide a plot plan and any other information required by the Planning Director.~~

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held July 27, 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 16, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

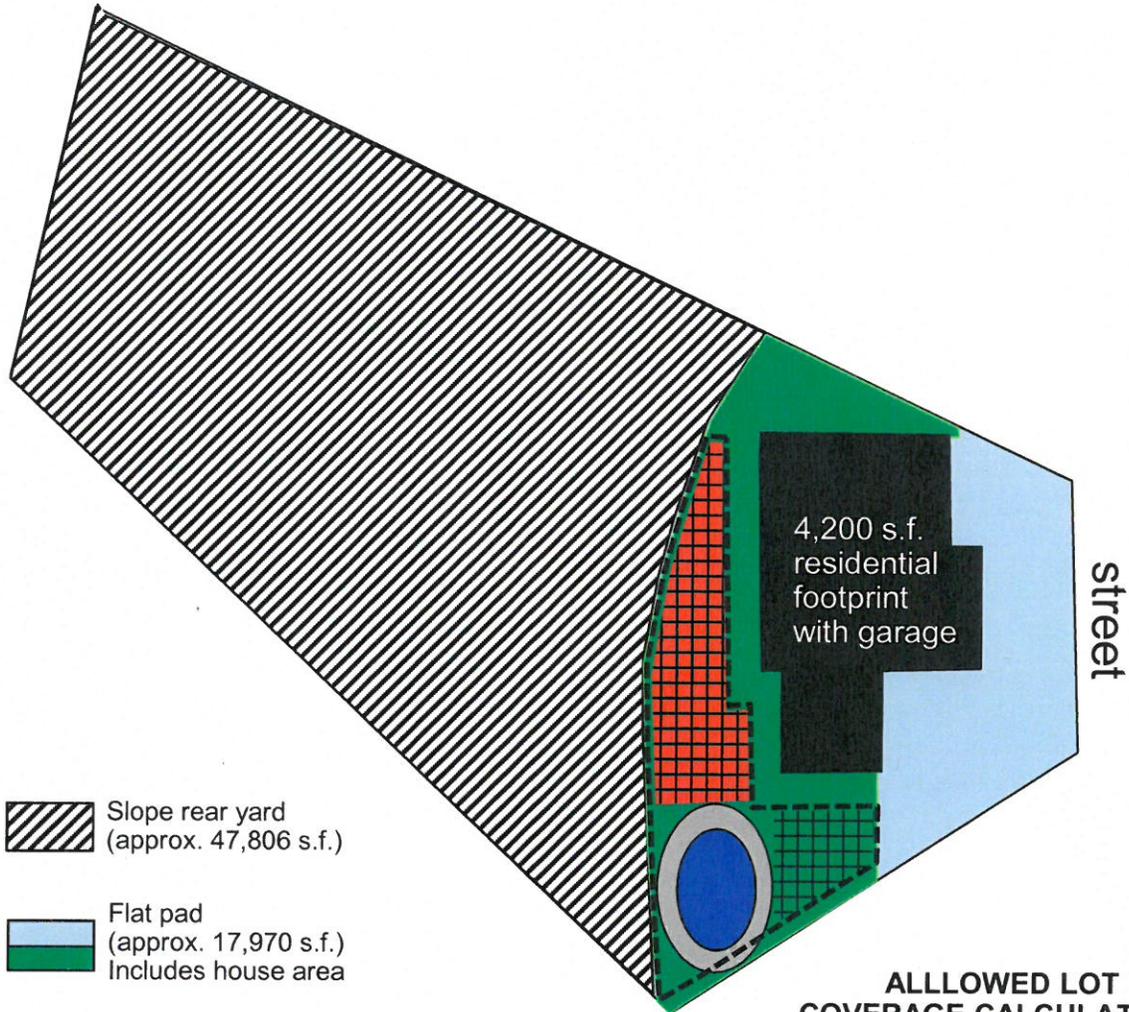
Steve King, Secretary
Planning Commission

**Example Lot 1 Norco Hills Specific Plan
Existing condition.**

No accessory structures; existing pool.

1.51 ac. (65,776 s.f.) lot, no PAKA, extensive slope

Allowed 3 animal units



 Slope rear yard
(approx. 47,806 s.f.)

 Flat pad
(approx. 17,970 s.f.)
Includes house area

 Flat pad/rear yard
(approx. 6,940 s.f.)
Excludes house area

 Pool and coping area
(approx. 980 s.f.)

**ALLOWED LOT
COVERAGE CALCULATIONS
ALLOWANCE PER EXISTING REGULATIONS:**

Residence (15% of lot s.f.) = 9,886 s.f.
Accessory buildings, not including
pool/coping (30% of pad s.f.) = 5,391 s.f.

AVAILABLE SPACE:



Remainder rear yard accessory
building envelope after setback
requirements. (4,124 s.f.)

PROPOSED REGULATIONS:

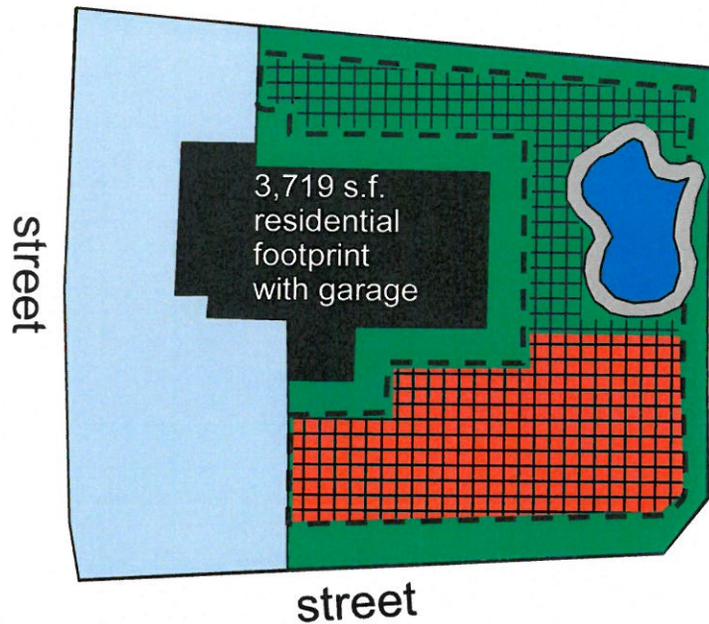


Required open animal area based
on allowed number of animal units.
(3 X 576 = 1,728 s.f.)



Remainder rear yard accessory
building envelope after open
animal area, pool, and
setback requirements. (1,416 s.f.)

Example Lot 2 Norco Hills Specific Plan
Existing condition.
No accessory structures; existing pool.
20,909 s.f. lot, no PAKA, no slope
Allowed 5 animal units



-  Slope rear yard (no slope)
-  Flat pad (29,909 s.f., same as lot) Includes house area
-  Flat pad/rear yard (approx. 11,068 s.f.) Excludes house area
-  Pool and coping area (approx. 1,404 s.f.)

ALLOWED LOT COVERAGE CALCULATIONS
ALLOWANCE PER EXISTING REGULATIONS:

Residence (15% of lot s.f.) = 4,486 s.f.
 Accessory buildings, not including pool/coping (30% of pad s.f.) = 8,973 s.f.

AVAILABLE SPACE:



Remainder rear yard accessory building envelope after setback requirements. (6,651 s.f.)

PROPOSED REGULATIONS:



Required open animal area based on allowed number of animal units. (5 X 576 = 2,880 s.f.)



Remainder rear yard accessory building envelope after open animal area, pool, and setback requirements. (2,367 s.f.)

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: July 27, 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" – Site Plan). The proposed sign is 62 feet tall from property grade, and with a double-faced LED digital display readerboard (sign area) consisting of 1,240 square feet on both sides (Exhibit "B" – Freeway Pylon Sign). The sign display area is proposed to be supported on a stylized base as opposed to a post.

ANALYSIS: The project site is developed with the Silverlakes Equestrian and Sports Park located in the OS Zone. The Norco Municipal Code (NMC) requires Planning Commission approval for freeway-oriented signs. The Architectural Review Committee (ARC) did not review the proposed pylon sign due to time constraints and the Chair agreed to allowing it to proceed to the Planning Commission for review. 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. The proposed sign meets these criteria.
- 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 proposed sign is 1,240 square feet and is being presented for consideration and approval by the Planning Commission. Staff is in support of the sign area for "reasonable viewing by the traveling public on the freeway" due to the distance from the freeway because

of the flood channel that exists and due to the height of the existing berm adjacent to the flood channel.

- Sign height shall be 20 to 35 feet from freeway or natural grade, with the final height determined by the Planning Commission based on the height needed for reasonable viewing by the traveling public on the freeway. The proposed height is 62 feet and staff again supports the height request for “reasonable viewing by the traveling public on the freeway” for the same reasons stated above.
- *Design of the sign shall be approved by the Planning Commission and shall incorporate features that identify the center or facility and the City and reflect the equestrian nature of the City, or shall minimally include the Norco Horsetown USA logo as an alternative.* The minimalist design of the sign with sleek angles is complementary to the approved concessions/clubhouse building. The operator of SilverLakes suggested adding the Horsetown USA logo to identify the City but the sign company (ADS Companies) and staff have the opinion that it may be too busy for the austere look of the sign. Also, “NORCO CA” in the Horsetown USA logo is very small and may not be that visible from a distance. ADS Companies suggested that simply adding “NORCO” below the LED sign panel on the support structure would be a better design concept and would be more visible. Staff concurs with this proposal.

Condition No. 10 from City Council Resolution 2011-51 requires approval of architecture by the Planning Commission:

10. Building elevations and building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Division prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file. The multi-purpose barn/event structure is only conceptually approved with this application. Final building elevations shall be submitted to the Planning Commission for approval prior to submittal of building plan check plans.

With regards to western/equestrian design the conditional use permit approved for SilverLakes was approved without a western/equestrian design requirement because of the multi-use nature of the facility. The Development Agreement also does not require it. The criteria for architectural review from the NMC is as follows:

18.41.10 Criteria for Architectural Review and Approval.

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

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 27, 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 consistent with the Certified Environmental Impact Report for Conditional Use Permit 2008-09 and no additional environmental review is needed.

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.

F. the City of Norco acting as Lead Agency has determined that the project is consistent with the Certified Environmental Impact Report for Conditional Use Permit 2008-09 and no additional environmental review is needed.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 27, 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 "A" – Site Plan and Exhibit "B" – Freeway Pylon Sign dated July 5, 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.

##

Resolution 2016-39

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APPROVED AND ADOPTED by the Planning Commission at a regular meeting held July 27, 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 27, 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

**CITY OF NORCO
STAFF REPORT
ADDENDUM**

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: July 27, 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).

SUMMARY: Staff has recommended approval of the proposed pylon sign in the staff report that was delivered with the Planning Commission Agenda Packet. The attached materials and information are being provided at the request of members of the Planning Commission for their analysis.

SUPPORT MATERIALS/INFORMATION: The attached table (ref. Exhibit A) shows a comparison of other existing pylon signs in the City as well as the size of a typical freeway billboard sign to what is being proposed by SilverLakes. Also attached is a photo simulation (ref. Exhibit B) of how the sign would set and be seen from the freeway with relation to SilverLakes and surrounding areas.

It was also asked that an explanation of allowed height and sign area per the Norco Municipal Code (NMC) be provided. The NMC is intentionally non-specific in listing maximum allowed sizes because each location and each sign is unique. There are height guidelines but ultimately the decision is up to the Planning Commission:

“Sign height shall be 20 to 35 feet from freeway or natural grade, with the final height determined by the Planning Commission based on the height needed for reasonable viewing by the traveling public on the freeway.”

Likewise in the Open Space zone where this site is located there is flexibility given to the Planning Commission in its approval based on the sign needs for the location where it is being proposed:

“Sign area shall be determined by the Planning Commission based on the area needed for reasonable viewing by the traveling public on the freeway.”

A freeway sign in the OS zone has more flexibility in size because of the large property required for such a sign to be approved (minimum 30 acres) as opposed to commercial

Special Sign Permit 2016-01, Staff Report Addendum
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zones where freeway signs can be approved on sites less than five acres and could result in a proliferation of large signs if not controlled.

Attachments: Exhibit "A" – Comparison Table of Pylon Signs
Exhibit "B" – Photo Simulation, Freeway View

BUSINESS(ES)/SIGN	LOCATION	SQ. FEET	HEIGHT ABOVE GRADE	HEIGHT ABOVE FREEWAY
Popeyes/Five Guys/Wahoo's	w. side freeway n. of Hidden Val.	250	90 ft.	110 ft.
Auto Mall	w. side freeway n. of Second	250	35 ft.	55 ft.
Target Center	w. side Hamner corner First	675	50 ft.	75 ft.
Chaparral Center	w. side freeway s. of Sixth	420	60 ft.	102 ft.
Arco	w. side Hamner corner Norco Dr.	250	94 ft.	120 ft.
McDonald's/Chevron	e. side freeway corner Sierra	250	90 ft.	102 ft.
Hobby Lobby/Floor&Decor Ctr.	w. side freeway corner Hidden Val.	650	90 ft.	87 ft.
Union 76 (Hidden Valley)	w. side freeway corner Hidden Val.	250	60 ft.	57 ft.
Shell (Hidden Valley)	w. side freeway corner Hidden Val.	250	90 ft.	90 ft.
Polly's Pies	w. side freeway s. of Second	378	65 ft.	54 ft.
Norco Auto Mall	w. side freeway n. of Second	560	85 ft.	
Typical freeway billboard sign 14' X 48'		672	varies	varies
Proposed SilverLakes sign		1,200	62	62



Client:

Balboa Mgmt. Group, LLC
 PO Box 609
 San Juan Capistrano, CA 92693

Project:

SILVERLAKES
 5555 Hamner Avenue
 Norco, CA 92860



1160 Railroad St. Corona, CA 92882
 T 800.862.3202 F 951.278.0681
 www.ad-s.com

- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

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Revisions:

- △ SH: 6-8-16 Add site plan for flag-test;
- △
- △

Project No: 40331-R04

MS-MG/TB/MS-sh

Date: 07-05-16

Sign Type: Freeway View

Sheet No: 1.1

4 of 3

Exhibit "B"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Andy Okoro, City Manager

DATE: July 27, 2016

SUBJECT: City of Norco 2016 Strategic Plan

RECOMMENDATION: Recommend approval of the 2016 Strategic Plan to the City Council

SUMMARY: In March of this year, the City Manager initiated a process to update the City's Strategic Plan in order to set clear priorities that are essential to achieving the mission and vision of the City over the next three (3) years. On May 21, 2016, a facilitated workshop that included staff, Council Members, Commission Members, Economic Development Advisory Council (EDAC) Members and residents was held and participants agreed on revised Mission and Vision Statements for the City along with five (5) broad strategic priorities for the City. Staff was charged to develop "Action Plans" that are necessary to achieve the strategic priorities that were established during the workshop. Staff has completed the development of the Action Plans and is now requesting that the Planning Commission review these Action Plans and recommending approval by the City Council. Formal presentation of the Action Plans will be made to the City Council during its August 17, 2016 meeting.

BACKGROUND: In March of this year, the City Manager initiated a process to update the City's Strategic Plan in order to set clear priorities that are essential to achieving the mission and vision of the City over the next three (3) years. The City's Strategic Plan includes a mission statement, vision statement, strategic priorities and action plans that establish tasks to be performed, responsibilities and timelines.

The Strategic Plan development process has consisted of the following tasks:

1. Consultant's initial meeting with City Manager to identify relevant strategic planning steps.
2. One-on-one interviews with staff and Council Members.
3. Electronic survey of City staff, Council Members, and advisory boards (Commission and EDAC Members).

4. Facilitated strategic planning workshop with Council Members, City staff, advisory boards and residents. During the workshop, mission and vision statements were revised and strategic priorities were established. Mission and vision statements articulate the core purpose and values of the City.
5. Development of strategic direction Action Plans by staff with consultants' assistance.

The next step in the development of the Strategic Plan is the review and approval of strategic direction Action Plans by EDAC, City Commissions and City Council. Following the presentation of the Action Plans, staff is requesting that the Planning Commission recommend approval of the Strategic Plan to the City Council.

FISCAL IMPACT: None