



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

**Wednesday, September 28, 2016
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Vice Chair John Rigler

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

1. PUBLIC 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 2016-27 (Walt Disney Parks & Resorts U.S., Inc.):

A request for approval to allow three detached accessory buildings consisting of a 13,174 square-foot horse barn, a 1,599 square-foot hay barn, and a 2,191 square-foot carriage barn at 2961 Valley View Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval (Senior Planner)**

B. Conditional Use Permit 2016-32 (Wold): A request for approval to allow a detached accessory building consisting of a 1,500 square-foot storage building at 4058 Sundance Lane located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval (Senior Planner)**

2. BUSINESS ITEMS:

- A. **Site Plan 2016-13 (Shaffer):** A request for approval to allow a detached accessory building consisting of a 620 square-foot garage at 4618 Center Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

- B. **Variance 2016-01 (Sahil Investment Group):** A request for approval to allow the height of an approved hotel building to exceed 50 feet in height on the southeast corner of Hamner Avenue and Fifth Street in the C-G (Commercial General) Zone. **Continued from September 14, 2016. Recommended Action: Approval** (Planning Director)

- C. **Accessory Building Ad-Hoc Committee Appointments:** The City Council approved the formation of an Ad-Hoc Committee requesting the appointment of two Planning Commission members. **Recommended action: Appoint two Planning Commission members to serve.** (Planning Director)

- D. **C-4 Zone, Sixth Street Revitalization Specific Plan Amendment:** Discuss building location and massing of buildings in the C-4 zone. **Recommended action: Discuss and provide direction.** (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: Alma Robles, Senior Planner

DATE: September 28, 2016

SUBJECT: Conditional Use Permit 2016-27 (Walt Disney Parks & Resorts U.S., Inc.): A request for approval to allow three detached accessory buildings consisting of a 13,174 square-foot horse barn, a 1,599 square-foot hay barn, and a 2,191 square-foot carriage barn at 2961 Valley View Avenue located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: That the Planning Commission approve the project with the following Motions

Motion 1: To adopt a Negative Declaration for the project; and

Motion 2: To adopt Resolution 2016-53 approving Conditional Use Permit 2016-27.

Conditional Use Permit 2016-27 is a request for approval to allow three detached accessory buildings consisting of a 13,174 square-foot horse barn, a 1,599 square-foot hay barn, and a 2,191 square-foot carriage barn at 2961 Valley View Avenue (ref. Exhibit "A" – Location Map). The property consists of about 5.25 acres/228,690 square-feet and is developed with a single-family residence and several accessory buildings (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, building elevations and floor plans for the proposed buildings are attached (ref. Exhibit "D" – Site Plan, Exhibit "E" – Horse Barn Building Elevations and Floor Plan, Exhibit "F" – Hay Barn Building Elevations and Floor Plan, and Exhibit "G" – Carriage Barn Building Elevations and Floor Plan). All buildings are proposed to be metal construction. The horse barn is proposed to be red in color with a white roof and trim, and the hay and carriage barns are proposed to be a dark green color with a white trim.

The proposed buildings are intended to facilitate a horse ranch, which is a permitted use in the A-1-20 zone. All of the existing accessory buildings on the property will be torn down with the exception of the home, to accommodate the proposed structures and other animal keeping amenities (that do not require permits since they are not covered) such as round pens, an arena etc., as noted the attached site plan.

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

- The minimum setbacks of 25 feet from the front property line, 5 feet from interior and rear property lines, and 10 feet from any other structure are required for accessory buildings. **The proposed buildings 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 horse barn is proposed with a maximum height of 20 feet to the peak of the roof, the hay barn is proposed with a height of 17 feet 3 inches to the peak of the roof, and the carriage barn is proposed with a height of 15 feet 3 inches to the peak of the roof. All structures will not exceed the maximum height limit.**
- 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 228,690 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 home and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 58 animal units would be allowed which would require an open area of at least 33,408 square feet. There is an open area of over 33,408 square-feet at the rear of the property behind the proposed horse barn, 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 comments over the architecture were expressed by the ARC.

Environmental Review: Staff's determination is that there will not be significant negative impacts, and is therefore recommending that a Negative Declaration be adopted pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines.

As proposed the project meets the requirements for accessory buildings over 864 square feet. Staff is recommending that the Planning Commission approve Conditional Use Permit 2016-27.

/adr

Attachments: Resolution 2016-53
 Exhibit "A" – Location Map
 Exhibit "B" – Assessor's Parcel Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Site Plan
 Exhibit "E" – Horse Barn Building Elevations and Floor Plan
 Exhibit "F" – Hay Barn Building Elevations and Floor Plan
 Exhibit "G" – Carriage Barn Building Elevations and Floor Plan

RESOLUTION NO. 2016-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW THREE DETACHED ACCESSORY BUILDINGS CONSISTING OF A 13,174 SQUARE-FOOT HORSE BARN, A 1,599 SQUARE-FOOT HAY BARN, AND A 2,191 SQUARE-FOOT CARRIAGE BARN AT 2961 VALLEY VIEW AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-27)

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 WALT DISNEY PARKS & RESORTS U.S., INC for property located at 2961 Valley View Avenue (APN 127-130-002); and

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

WHEREAS, at the time set, at 7 p.m. on September 28, 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 subject project will not have a significant negative effect per the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines and a Negative Declaration is proposed.

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 has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental

guidelines, and has determined that the project will not have a significant negative impact pursuant to CEQA and the City of Norco Environmental Guidelines and a Negative Declaration is adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled September 28, 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" – Horse Barn Building Elevations and Floor Plan, Exhibit "F" – Hay Barn Building Elevations and Floor Plan, and Exhibit "G" – Carriage Barn Building Elevations and Floor Plan dated August 4, 2016 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any buildings and/or structures 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 structures 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 structures shall complement the existing house in color or shall be in the colors approved by the Planning Commission.
9. This approval is for three accessory buildings consisting of a horse barn, a hay barn, and a carriage barn. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
10. Building permits for the accessory buildings 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 any of the accessory buildings at the owner's expense.
11. The maximum height of the all structures shall be as per the approved building elevations for each building measured from the outside finished grade to the peak of the roof.

##

Resolution No. 2016-53
Page 4
September 28, 2016

PASSED AND ADOPTED by the Planning Commission at a special meeting held on September 28, 2016.

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

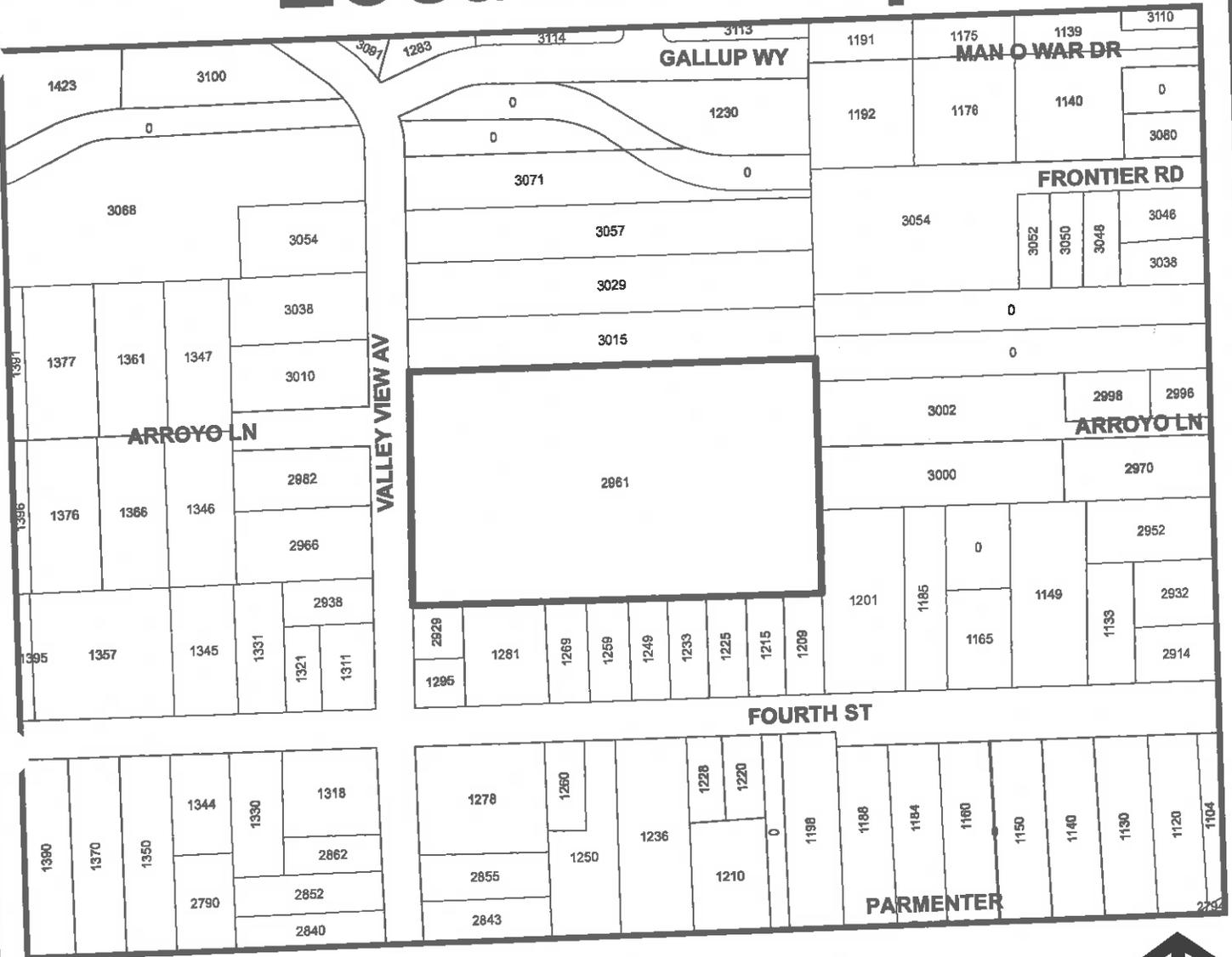
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a special meeting thereof held on September 28, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-27
APPLICANT: Walt Disney Parks and Resorts U.S., Inc.
LOCATION: 2961 Valley View Avenue

Exhibit "A"

APN MAP

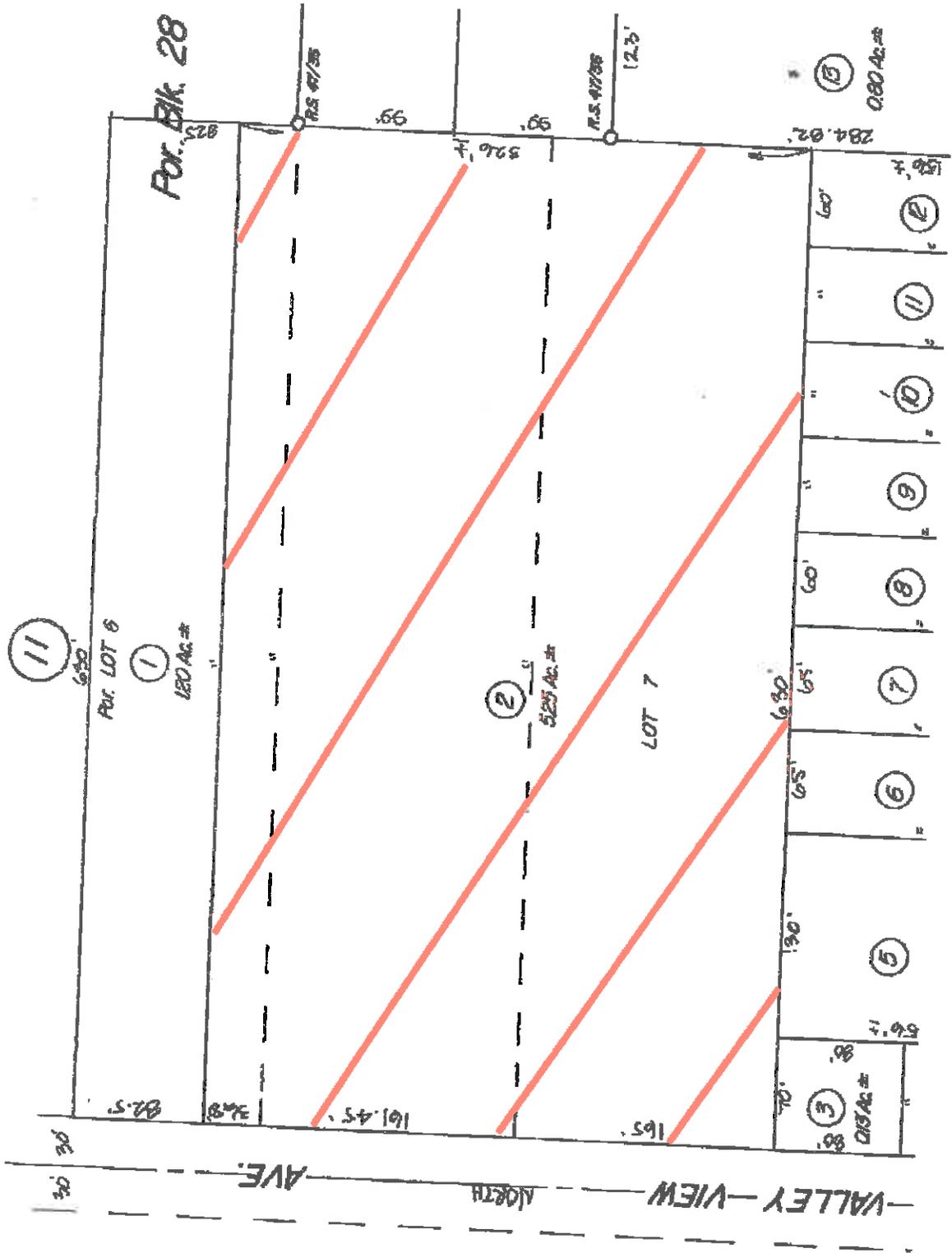


Exhibit "B"



EXHIBIT "C"
CUP 206-27
1 OF 6

2961

VALLEY VIEW ST

ARROYO LN



EXHIBIT

C

CWP 2016-27

2 OF 6

PHOTOS



Building 1 (House)



Building 2



Building 2



Building 1 (House) and Building 3



Building 3

Exhibit "C"



Building 3 and Building 4



Building 4



Building 5



Building 7



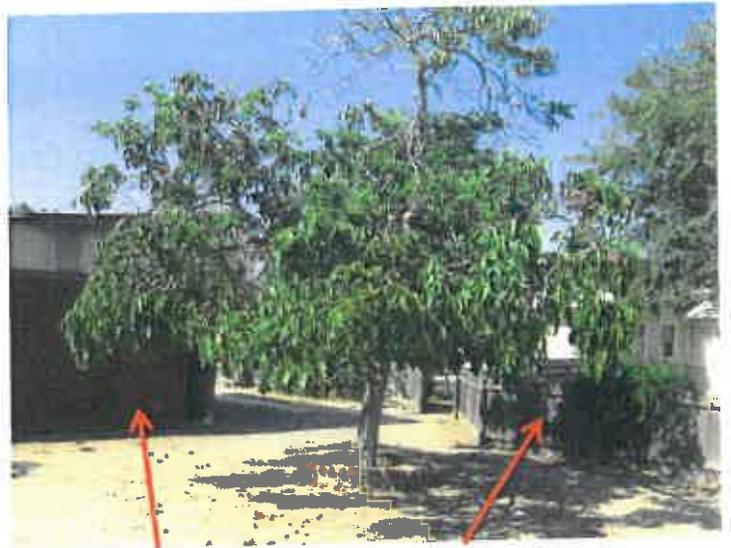
Exhibit "C"

CUP 2016-27

Page 4 OF 6



Building 3



Building 3 and Building 1 (House)



Building 1 (House)



Building 5

Exhibit "C"



Exhibit "C"

CUP 2016-27

Page 6 OF 6

Lot Size: 228,690 sq. ft.
 Existing House: 1,561 sq. ft.
 Proposed RCA Barn: 13,174 sq. ft.
 Proposed Hay Barn: 1,599 sq. ft.
 Proposed Carriage Barn: 2,191 sq. ft.

Total Square Foot: 18,525 sq. ft.
 Lot Coverage %: 8.1%

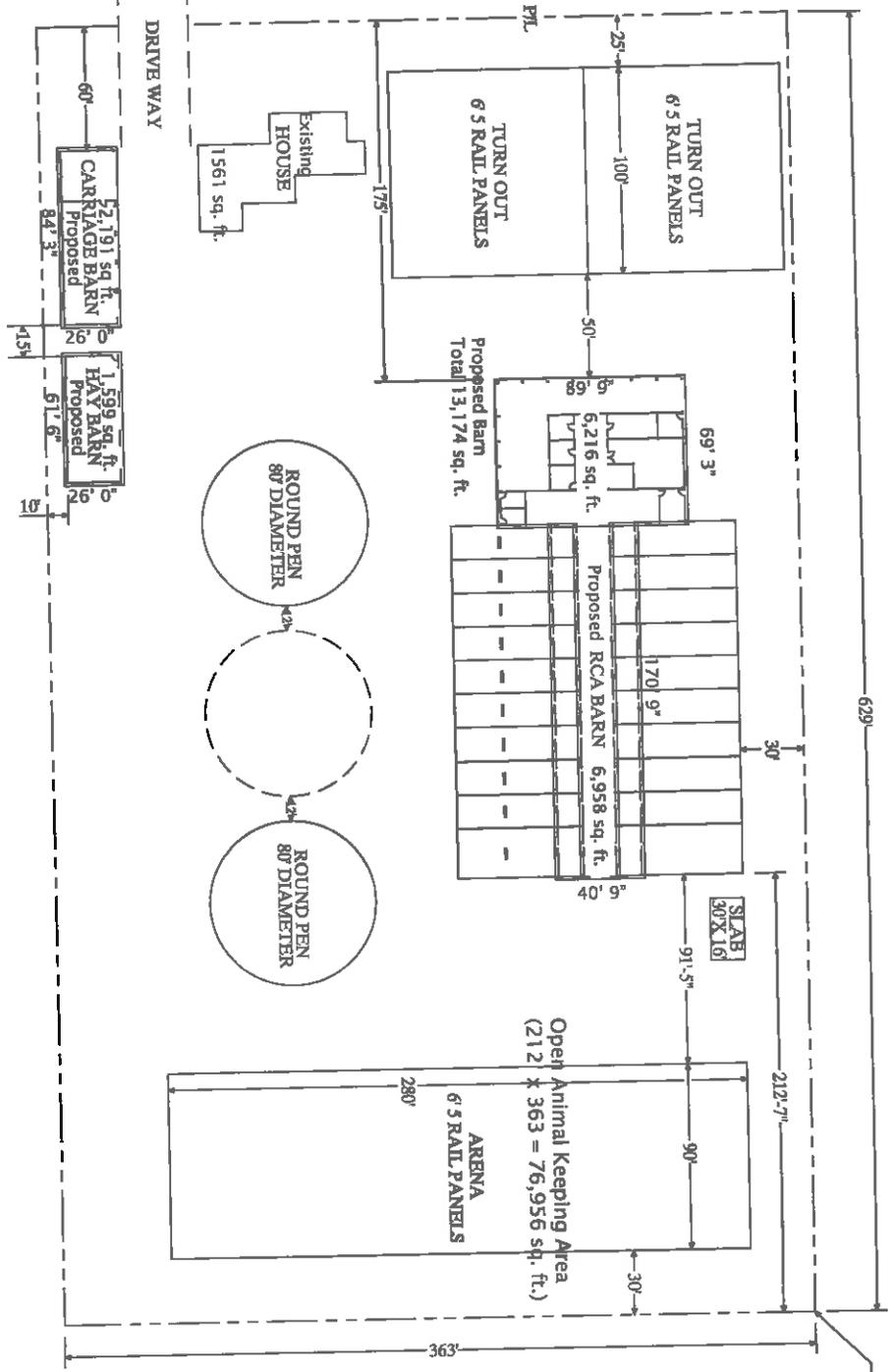


EXHIBIT "D"
 8-4-16

PLOT PLAN

ROY HUNGERFORD
 2961 VALLEY VIEW AVE.
 NORCO, CA.



PHONE
 #(951)-609-4608

DATE: 8/24/16
 DRAWING BY: JMC/SJW/ML
 CHECKED BY:
 SCALE: 1" = 80'-0"
 DRAWING NUMBER:

NO. 1
 REVISION/DATE
 DATE

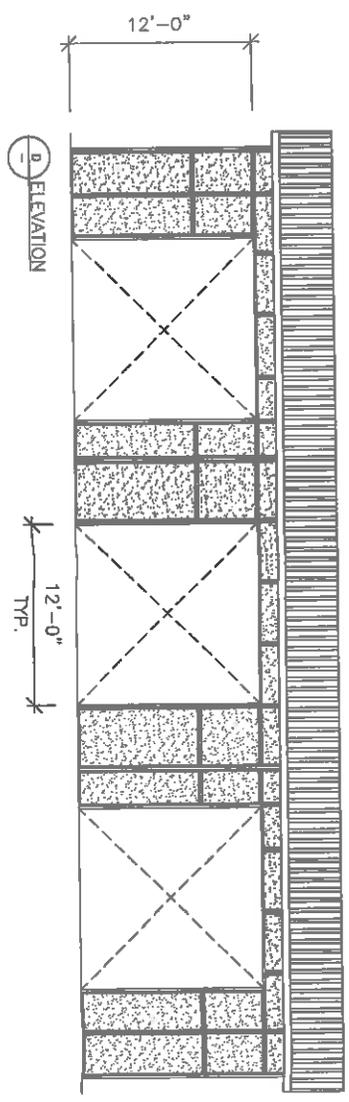
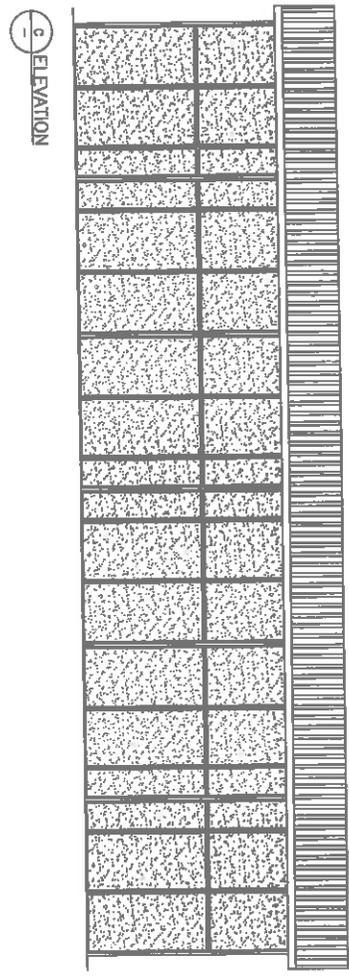
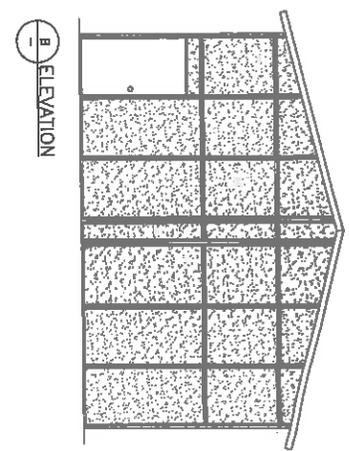
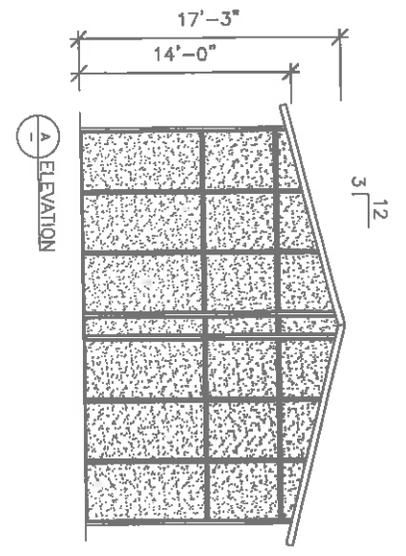


EXHIBIT "F"
8-4-16

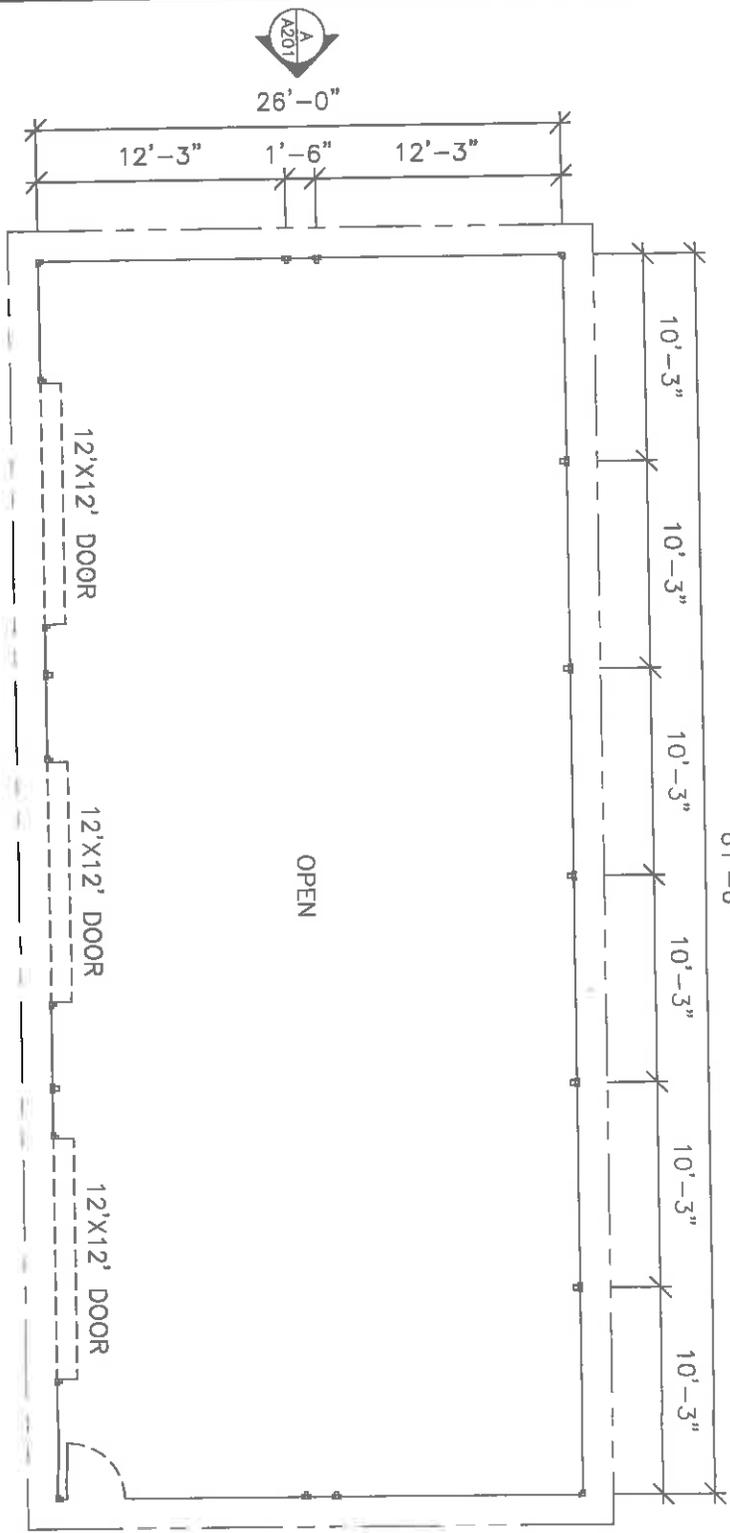
ELEVATIONS	
NO.	DATE
1	8/17/16
REVISION/NOTES	
DATE	

NAME: A/12/16
 DRAWING SET: ARCH. SCHEDULE
 CHECKED BY:
 DESIGNED BY:
 DRAWING NUMBER:

ROY HUNGERFORD
 2961 VALLEY VIEW AVE.
 NORCO, CA.
HAY BARN 60'x 36'x 14'

PHONE # (951)-609-4608

A201
 SHEET 2 OF 2



FLOOR PLAN

ROY HUNGERFORD
 2961 VALLEY VIEW AVE.
 NORCO, CA.

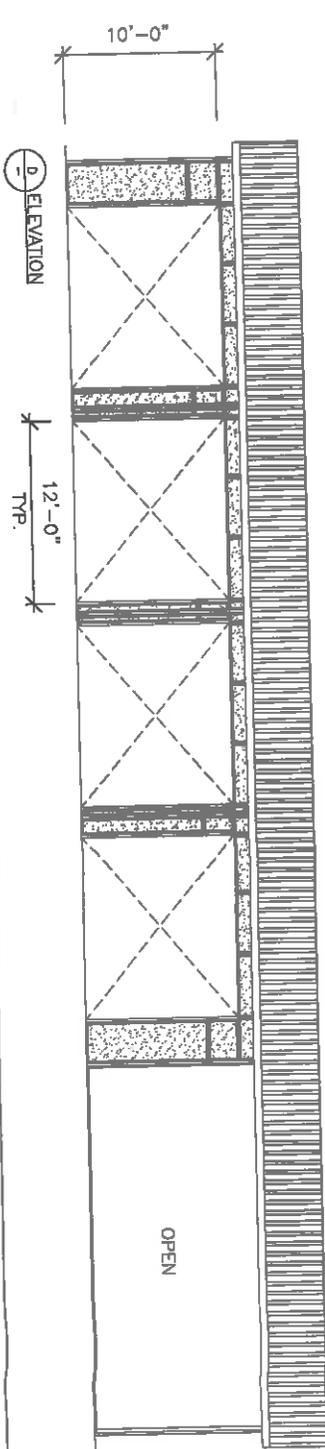
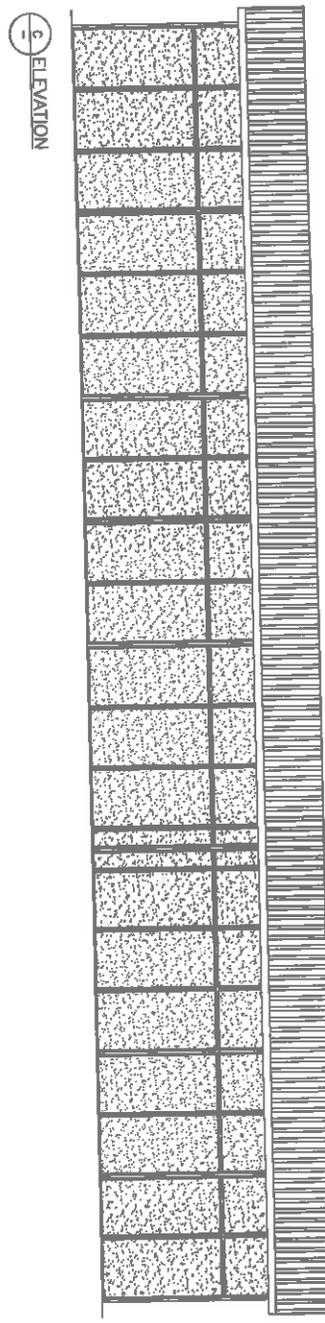
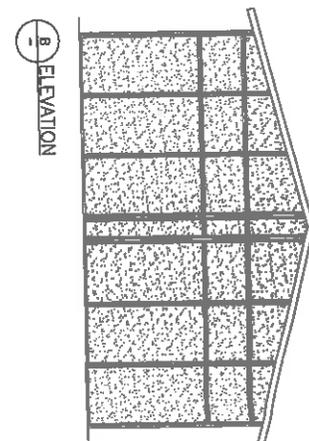
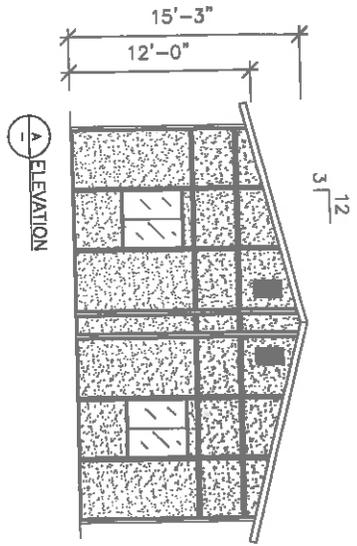
HAY BARN 60'x 36'x 14'



NO.	REVISION	DATE
1	ISSUED	

DATE: 6/17/98
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 CHECKED BY: [blank]
 SCALE: 1/8"=1'-0"
 PROJECT NUMBER: [blank]

A101



8-4-16 "G"

NO.	REVISION	DATE
1	ISSUED	

DATE: 7/26/16
DRAWN BY: JAC SERRA
CHECKED BY:
SCALE: AS SHOWN
DRAWING NUMBER:

A201

ELEVATIONS
ROY HUNGERFORD
2961 VALLEY VIEW AVE.
NORCO, CA.
CARRIAGE BARN

**MDBarnmaster
K AND M
CONTRACTING, INC.**
PHONE # (951)-609-4608

HEET 2 OF 2

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: September 28, 2016

SUBJECT: Conditional Use Permit 2016-32 (Wold): A request for approval to allow a detached accessory building consisting of a 1,500 square-foot storage building at 4058 Sundance Lane located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-58 approving Conditional Use Permit 2016-32.

BACKGROUND: A request to build the same building on the subject property was reviewed by Planning Commission on April 13, 2016 under Conditional Use Permit 2015-43. The Planning Commission was concerned with the proposed location and configuration of the open animal keeping area as presented and denied the project without prejudice (ref Exhibit "E" – Portion of Previously Reviewed and Denied Site Plan).

Revised plans have been submitted under Conditional Use Permit 2016-32, which is a new application since the former one was denied. The applicant has kept the open animal keeping area in the same general area, but has modified its configuration and has indicated an access to it.

PROJECT DESCRIPTION/ANALYSIS Conditional Use Permit 2016-32 is a request for approval to allow an accessory building consisting of a 1,500 square-foot storage building at 4058 Sundance Lane (ref. Exhibit "A" – Location Map). The property consists of about .65 acres/28,314 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photo). The property is adjacent to residential properties on the west and, south side, and on the east side, there is a 60-foot wide Edison easement.

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

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

- The minimum setbacks of 5 feet from interior property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**

- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a height of 15 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the “flat” part of the lot (4% grade or less). **The subject property is approximately 28,314 square feet and at least 27,301 square feet of the property has an average grade of 4% or less. The pad coverage for the property is approximately 21%, which takes into account the existing and proposed structures (except the gazebo shown on the site plan that will be removed).**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 6 animal units would be allowed which would require an open area of at least 3,456 square feet. There is an open area of at least 3,456 square-feet designated adjacent to the east property line where noted on the attached site plan, which is rectangular in shape and a minimum of 24 feet on all sides.**

The applicant has kept the open animal keeping area in the same general area, but has modified its configuration to be more rectangular and has indicated an access to it. The applicant is requesting that consideration be given to the open animal area in the location where proposed, due to the unique triangular configuration of the lot. The configuration has the widest portion of the lot at the front as opposed to the back, and therefore a large amount of square footage is not usable for animal-keeping in the front half of the property. The proposed open animal area is approximately 17 feet to the closest corner of the residence but there is no minimum distance requirement from an animal area to a home on the same lot in the A-1 zone; and the open animal area is still behind the existing rear yard block wall.

For the original project (which is the same building design), the project was provided to the Architectural Review Sub-Committee (ARC). 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. Based on this, staff can make a recommendation for approval of the project. A resolution of approval has been attached should the Commission determine to approve the project as proposed.

/adr

Attachments: Resolution 2016-58
 Exhibit “A” – Location Map
 Exhibit “B” – Assessor’s Parcel Map
 Exhibit “C” – Aerial and Site Photos
 Exhibit “D” – Site Plan, Floor Plans and Building Elevations
 Exhibit “E” – Portion of Previously Reviewed and Denied Site Plan

RESOLUTION NO. 2016-58

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 1,500 SQUARE-FOOT STORAGE BUILDING AT 4058 SUNDANCE LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2016-32)

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by KEVIN WOLD for property located at 4058 Sundance Lane (APN 121-552-002); and

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

WHEREAS, at the time set, at 7 p.m. on September 28, 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 September 28, 2016 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan, Floor Plans and Building Elevations dated September 14, 2016 and incorporated herein by reference and on file with the Planning Department. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Department for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Department for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. The structure shall complement the existing house in color.

9. A home occupation business shall not be permitted from the subject building.

10. This approval is for an accessory building consisting of a storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:

A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or

B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.

11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.

##

Resolution No. 2016-58
Page 4
September 28, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on September 28, 2016.

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

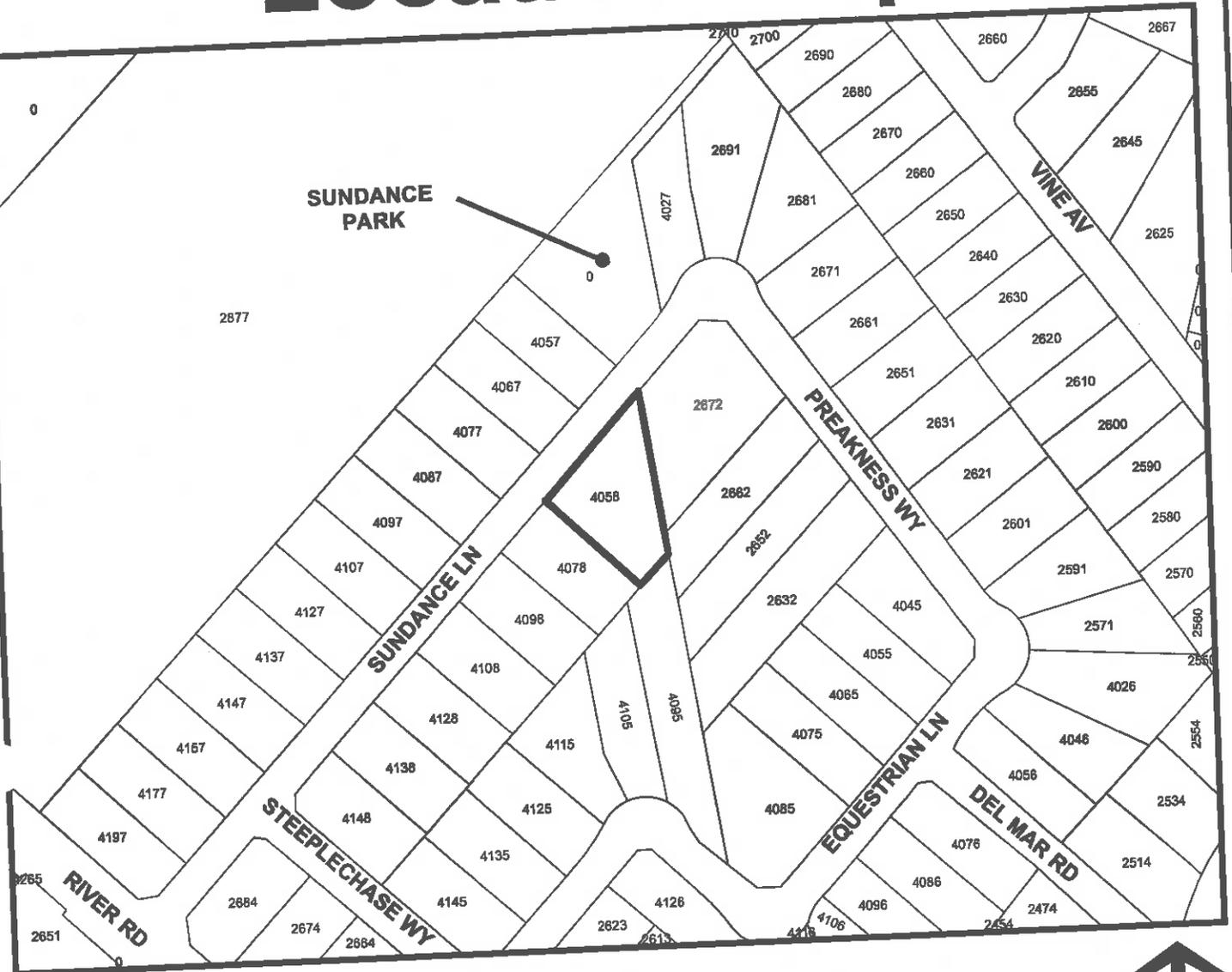
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on September 28, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-32.
APPLICANT: Kevin Wold
LOCATION: 4058 Sundance Lane

Exhibit "A"



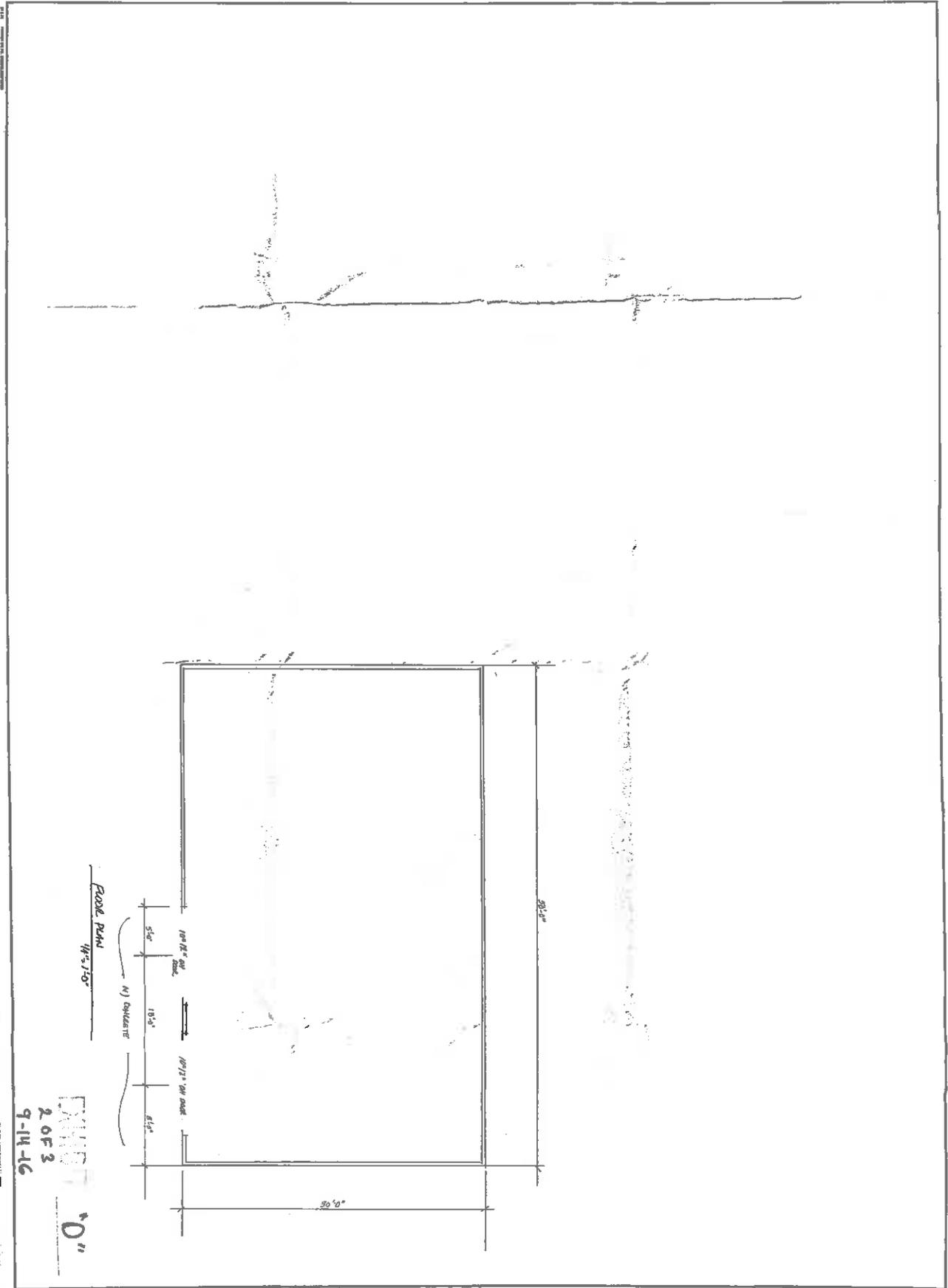
PHOTOS



Access to back of the property



EXHIBIT "C"



9-14-16
 2 OF 3
 0"

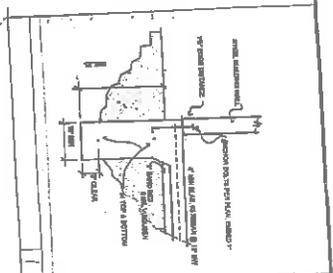
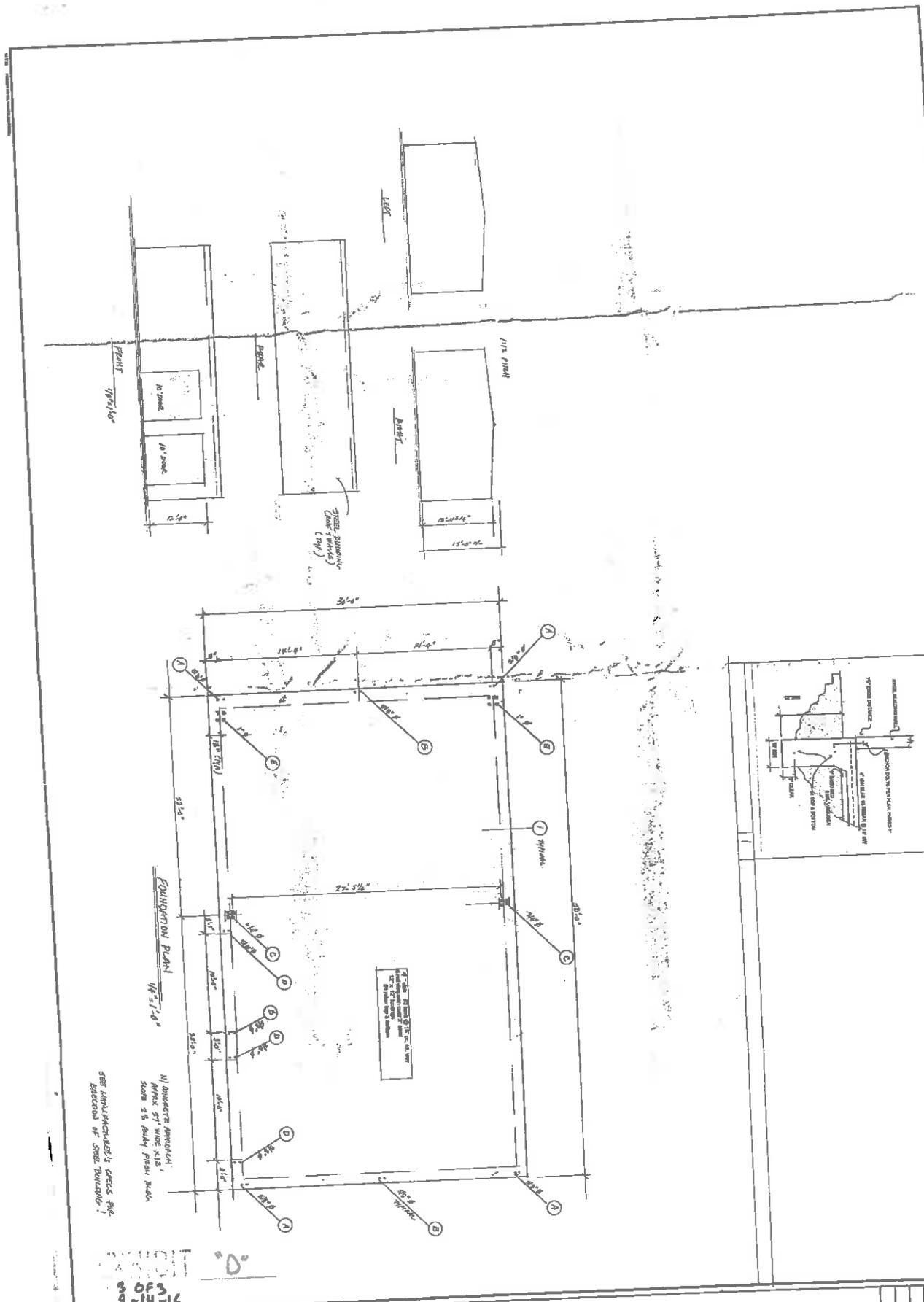
DATE	12/15
BY	JK
NO. OF SHEETS	2
TOTAL SHEETS	3

Plans prepared by
 A. R. P. Plans
 87 Fayette Drive, Corona, CA 92681
 951-520-4229 FAX 951-520-1284
 arplans@earthlink.net

**ACCESSORY
 BUILDING FOR:**

Kevin & Susan Wold
 4058 Sundance, Norco 92860
 951-415-2352

NO.	DESCRIPTION



FOUNDATION PLAN
1/4" = 1'-0"

SEE MANUFACTURER'S SPEC'S FOR
DIMENSIONS OF STEEL BUILDINGS!

NO SHIMMERS ALLOWED!
NUTS 3/4" WIDE x 1/2"
SPACE 3/8" AWAY FROM WALLS

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.

DATE	12/15/16
BY	WJG
CHECKED BY	WJG
SCALE	AS SHOWN
PROJECT NO.	16-0000
REV.	3

Plan prepared by:
A & R Plans
837 Paradise Drive, Corona, CA 92681
951-520-1229 FAX 951-520-1264
arplans@cox.net

ACCESSORY
BUILDING FOR:

Kevin & Susan Weid
4058 Sundance, Norco 92880
951-415-2352

NO.	DESCRIPTION

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: September 28, 2016

SUBJECT: Site Plan 2016-13 (Shaffer): A request for approval to allow a detached accessory building consisting of a 620 square-foot garage at 4618 Center Avenue located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2016-59 approving Site Plan 2016-13.

Site Plan 2016-13 is a request for approval to allow an accessory building consisting of a 620 square-foot garage at 4618 Center Avenue (ref. Exhibit "A" – Location Map). The property consists of about .55 acres/23,958 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed structure are attached (ref. Exhibit "D" – Site Plan and Exhibit "E" – Building Elevations). The structure is proposed to be of steel framed construction and with a painted exterior 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 13 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 23,958 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is approximately 16% which takes into account the existing and proposed structures.**

RESOLUTION 2016-59

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 620 SQUARE-FOOT GARAGE AT 4618 CENTER AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2016-13

WHEREAS, STEVEN SHAFFER 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 4618 Center Avenue (APN 153-131-002).

WHEREAS, at the time set; at 7 p.m. on September 28, 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 September 28, 2016 that the application for Site Plan 2016-13 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan and Exhibit "E" – Building Elevations dated August 15, 2016 and incorporated herein by reference and on file with the Planning Department. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Department for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Department for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. The building shall complement the existing house in color.
9. This site plan approval is for a garage. Building 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 2016-59
Page 4
September 28, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on September 28, 2016.

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

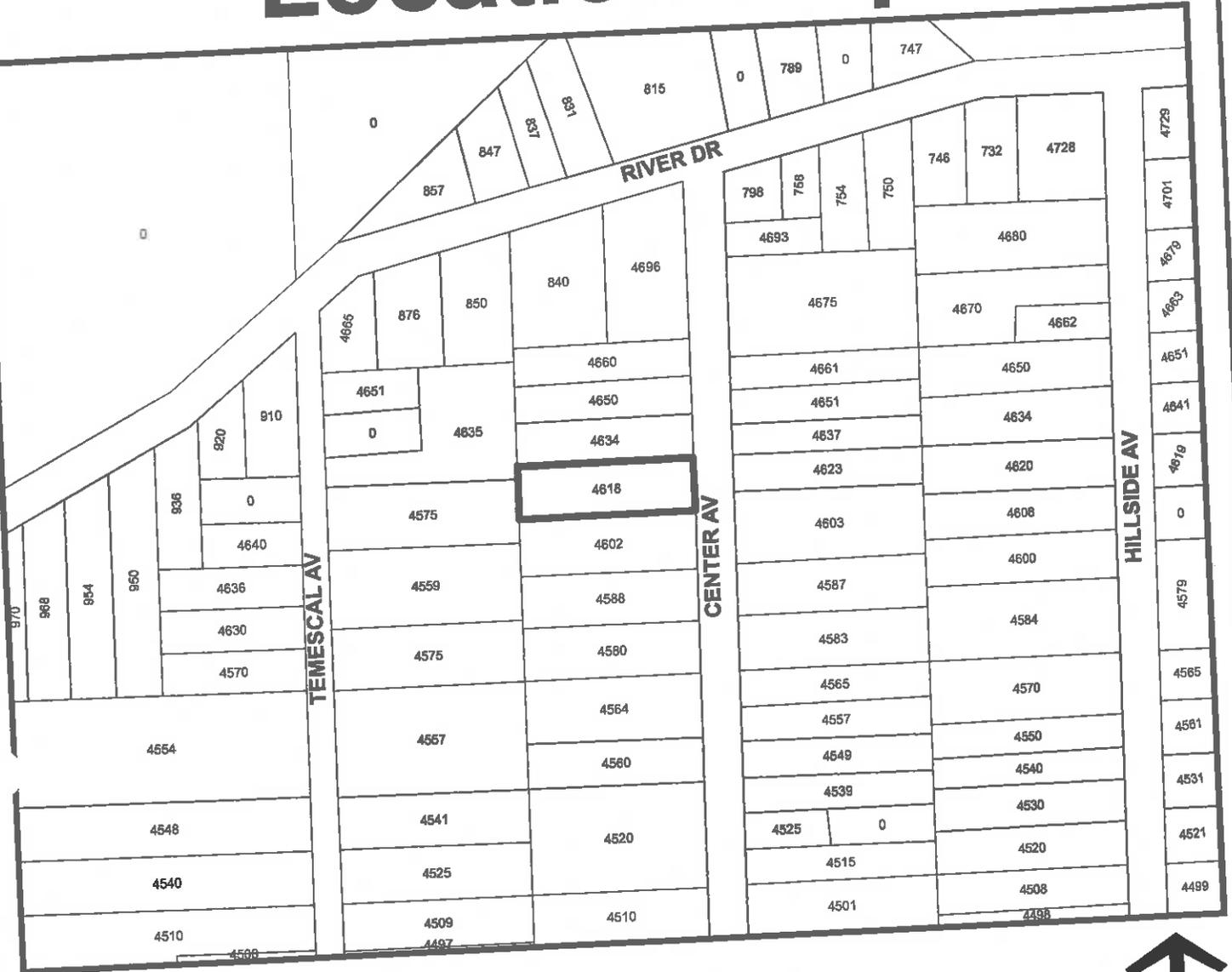
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held September 28, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Site Plan 2016-13
APPLICANT: Steven Shaffer
LOCATION: 4618 Center Avenue

Exhibit "A"

Center Ave



"C"

EXHIBIT

SP 2016-13

1 OF 2

PHOTOS



South side access - gives access to the proposed building.



North side access – gives access to the back of the property.



Approximate location of proposed structure



Location of the open animal keeping area

Exhibit "C"

2 OF 2

SP 2016-13

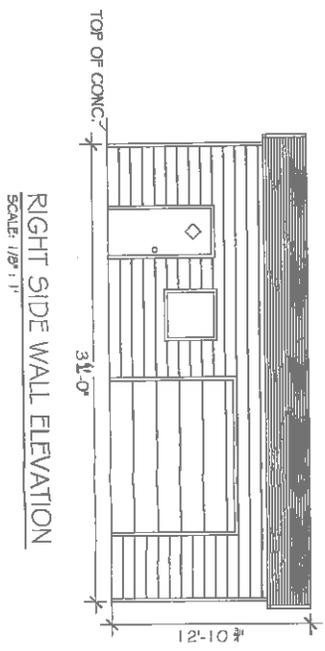
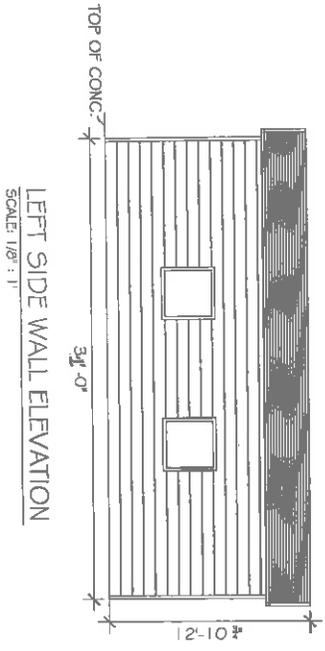
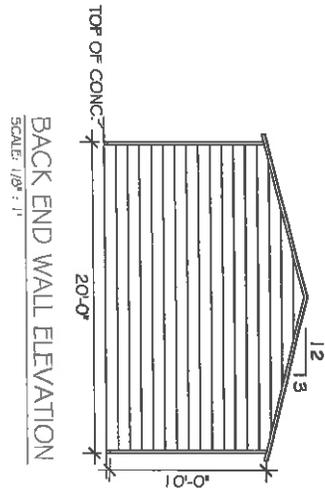
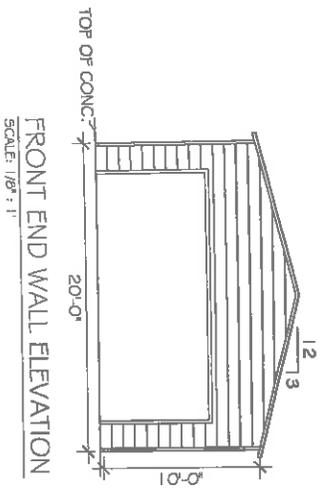


EXHIBIT "E"
8-15-16

DATE SIGNED: MAY 28 2016

EXPIRES: 12/31/2016

1280 S. Buena Vista St, Suite A
San Jacinto, CA 92583
1-888-268-3777

OWNER: STEVE SHAFFER	LOCATION: 4618 CENTER AVENUE NORCO, CA 92860
SHEET TITLE: ELEVATIONS	
DRAWING NO.: MBDOAF5F3B0	PROJECT NO.: 201-16-0622
DRAWN BY: BJC	CHECKED BY:
DATE: 5/26/2016	SHEET NO.: 2 OF 7

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: September 28, 2016

SUBJECT: **Variance 2016-01** (Sahil Investment Group): A request to allow the height of an approved 4-story, 90-room hotel to exceed 50 feet in height on the southeast corner of Hamner Avenue and Fifth Street (3361 Hamner Avenue) in the C-G (Commercial General) Zone.

RECOMMENDATION: Adopt Resolution 2016-54 approving Variance 2016-01.

SUMMARY/BACKGROUND: The Planning Commission approved Conditional Use Permit (CUP) 2016-25 for a 50-foot tall four-story hotel on the southeast corner of Hamner Avenue and Fifth Street at its meeting on August 10, 2016. At that meeting it was pointed out that an equipment screen structure on the roof appeared to exceed the 50-foot height limit allowed by the CUP. CUP 2016-25 approved the hotel and a height allowance up to 50 feet, however, if the proposed height exceeds 50 feet, than approval of a variance is needed. The entire building, with the exception of the equipment screen is 50 feet or less in height; and the applicant is unable to lower the height of the screen. The approval of Variance 2016-01 will allow the building to be constructed as it was presented to the Planning Commission on August 10, 2016.

This item was first presented to the Planning Commission on September 14, 2016 but was continued because the engineered elevation drawings from the August 10, 2016 were not included. Those have now been included with the staff report.

CUP 2016-25 was also approved with a condition that the architecture be looked at again and be brought back to the Planning Commission for approval. That is still being worked on and will be placed on a future agenda.

Attachments: Resolution 2016-54
Exhibit "A" – Location Map
Exhibit "B" – Elevations, Color Sheet

RESOLUTION 2016-54

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A VARIANCE FROM NORCO MUNICIPAL CODE SECTION 18.29.30 SITE DEVELOPMENT STANDARDS TO ALLOW AN INCREASE IN HEIGHT FOR AN APPROVED 4-STORY HOTEL (CUP 2016-25) TO ACCOMMODATE A ROOF-TOP EQUIPMENT SCREEN AT 52'4" AT 3361 HAMNER AVENUE IN THE C-G (COMMERCIAL GENERAL) ZONE. VARIANCE 2016-01

WHEREAS, SAHIL INVESTMENT GROUP initiated an application for a variance under provisions of Title 18 of the Norco Municipal Code on property generally described as:

Being a development of the Northerly 307.84 feet of Lot 2 Block 26 of the Riverside Orange Heights Tract No. 2, as shown on a Map recorded in Book 7, Page 54 of Maps, Records of Riverside County, California;

More generally described as an irregular-shaped area consisting of approximately 1.68 acres, located at the southeast corner of Hamner Avenue and Fifth Street, having a frontage on the east side of Hamner Avenue of about 294 feet, a frontage on the south side of Fifth Street of about 187 feet, having a maximum depth of about 294 feet, and being further identified with the Assessor's Parcel Number of 127-020-032; and

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

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

WHEREAS, at the time set at 7 p.m. on September 14, 2016, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, said Planning Commission closed the public hearing and continued consideration of the variance to September 28, 2016 to review the engineered drawings approved with Conditional Use Permit 2016-25; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment and the provisions of the California Environmental Quality Act and the Norco Environmental Guidelines pursuant to Section 3.13, Class 32 (Infill Development Projects).

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

I. FINDINGS:

- A. There are special characteristics associated with the approved project (CUP 2016-25) where screening of roof-top equipment is required by the Norco Municipal Code and it cannot be achieved without exceeding the maximum allowed height of 50 feet.
- B. The granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code since the approved building is at a height of 50 feet or less with the exception of the equipment screen on the roof.
- C. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to the public health, safety, or welfare since granting the variance will allow use of the property similar to that which is enjoyed by other commercial properties in the C-G zone where a 50-foot building can, and has been approved with a CUP.
- D. The granting of the variance will not be detrimental or contrary to the General Plan since the proposed height allowance to exceed 50 feet is only for equipment screening and the building itself is designed to be 50 feet or less consistent with the C-G zone.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes and has determined that the project is categorically exempt from environmental assessment and the provisions of the California Environmental Quality Act and the Norco Environmental Guidelines pursuant to Section 3.13, Class 32 (Infill Development Projects).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled October 28, 2015, that the aforesaid application for a variance is hereby granted subject to the following conditions:

1. Approval is based on Exhibit "B," Elevations, Color Sheet associated with Conditional Use Permit 2016-25, and incorporated herein by reference and on file with the Planning Division.
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 recommended approval before the variance 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 any approval.
4. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.
5. The applicant shall apply for all necessary building permit applications and the applicant shall pay all applicable City of Norco development fees prior to issuance of any permits.
6. The variance granted under the provisions of this approval shall become null and void unless the construction authorized by said variance shall have been commenced within two years after the granting of the variance and pursued diligently to completion.
7. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building Division.
8. The applicant/contractor shall be responsible for reasonable cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off-site.

#

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held September 28, 2016.

Robert Leonard, Chair
Planning Commission
City of Norco, California

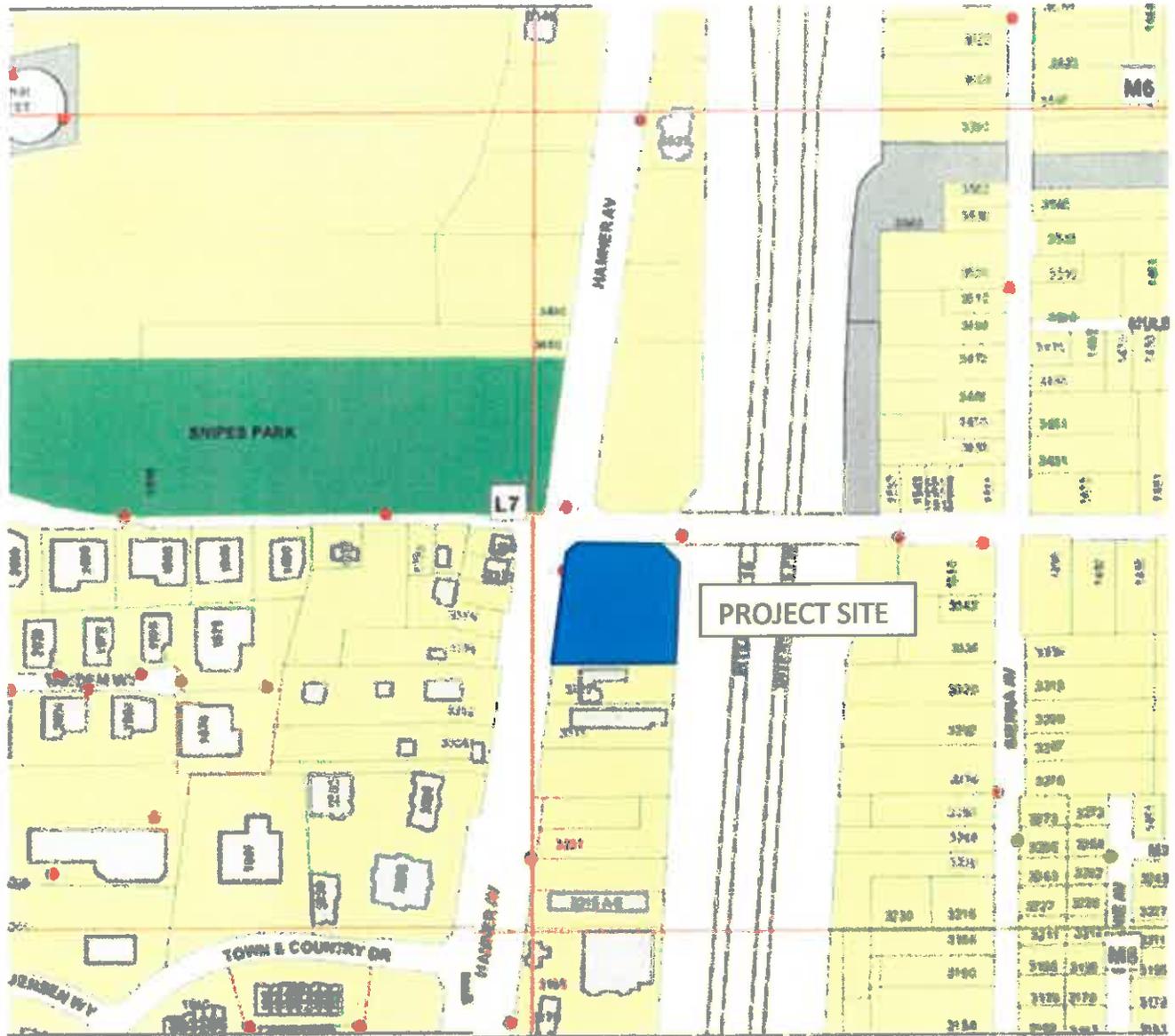
ATTEST:

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 September 28, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California



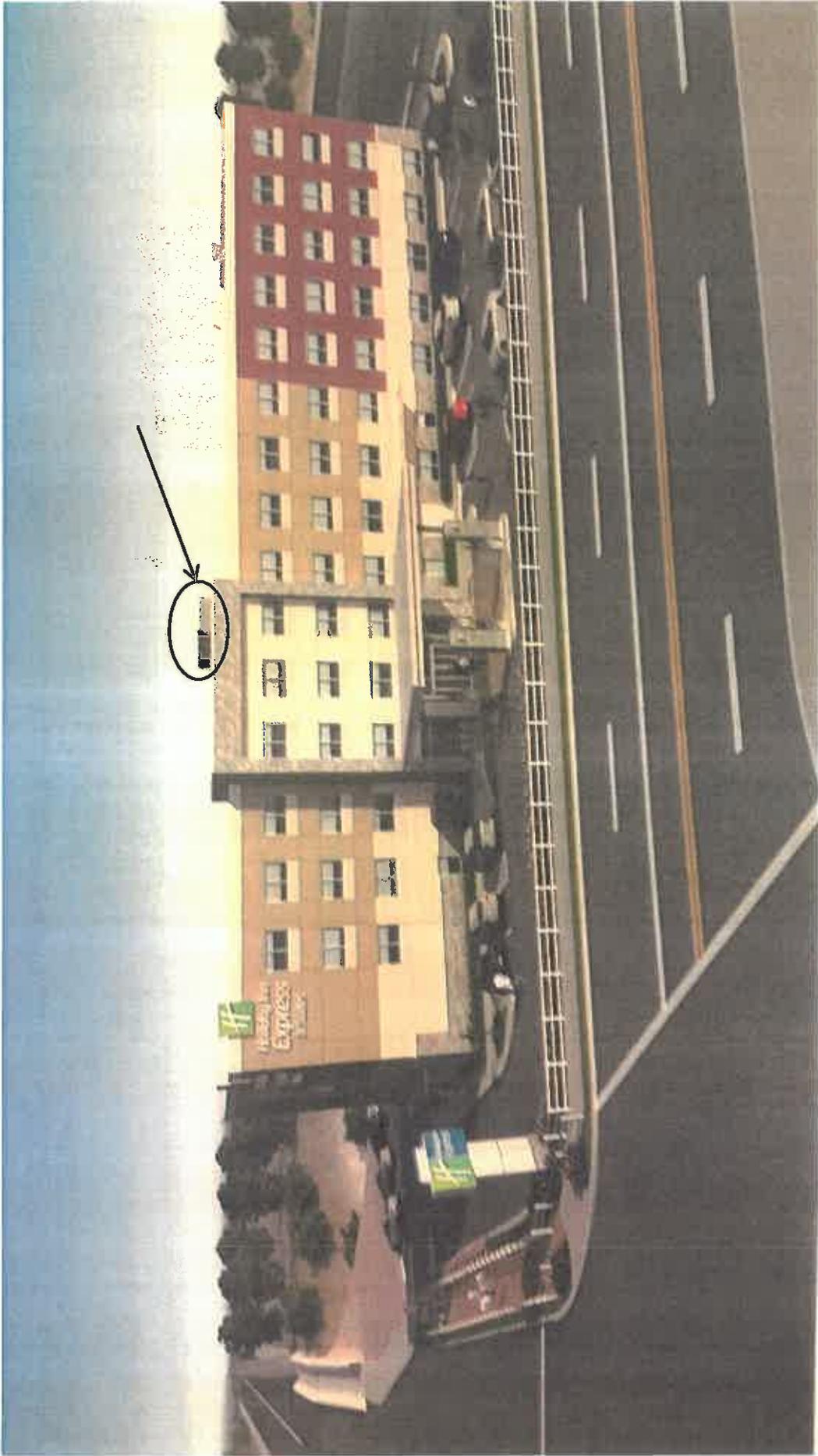
CASE NO.: Variance 2016-01

APN: 127-020-032

ZONING: C-G (Commercial General)

ACRES: 1.68





CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: September 28, 2016

SUBJECT: **Accessory Building Ad-Hoc Committee Appointments:** The City Council approved the formation of an Ad-Hoc Committee requesting the appointment of two Planning Commission members.

RECOMMENDATION: Appoint two Planning Commission members to serve on the Ad-Hoc committee.

SUMMARY/BACKGROUND: The Planning Commission recommended approval of Zone Code Amendment 2016-04 that would have changed the allowed flat pad coverage in the A-1 zone from 40% to 30%. The Planning Commission also recommended approval of Specific Plan 91-02, Amendment 7 that would have changed the lot coverage calculations in the Norco Hills Specific Plan to include pools and the coping areas around them in the coverage calculations when determining the allowed size of accessory buildings. The City Council voted to table both items, and instead established an Ad-Hoc committee to address accessory building issues. The Ad-Hoc committee will consist of two City Council members that have already been appointed (Councilmembers Hoffman and Newton), and two Planning Commission members, along with staff.

The Planning Commission needs to appoint two of its members to participate in the Ad-Hoc committee which will likely meet in the afternoon. The first meeting is scheduled for Monday, October 10, 2016 at 4:30 p.m.

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: September 28, 2016

SUBJECT: Draft Amendments C-4 Zone (Building Heights, Location, and Massing)

RECOMMENDATION: Discuss and provide direction.

SUMMARY: This is a continuing discussion to update and revise the C-4 zone to make it more commercially viable. The first part was the adoption of an Ordinance in October 2015 to revise the list of permitted and conditionally-permitted uses.

BACKGROUND: Planning Commission discussions for this item started in July 2013 in combination with draft proposals for changes to the permitted uses in the C-4 zone. A part of those discussions included input from a City Council/Planning Commission Working Group that had started to tackle revising the C-4 zone, but that Working Group was ultimately disbanded before final recommendations were completed.

To make the C-4 zone revision project run smoother it was split into parts to give each component adequate review and analysis. The first part addressed the list of permitted uses. An Ordinance approving a revised list of permitted and conditionally permitted uses was adopted by the City Council in October 2015. Additionally, the City Council gave further direction to the Planning Commission to reconsider the Sixth Street Revitalization Specific Plan (SSSP) that was removed several years ago for a C-4 zone that was revamped at that time.

The next phase now is to begin addressing the land use regulations within the C-4 zone with a goal to make Sixth Street more attractive to economic development; and incorporate a review of the SSSP in the process.

PROJECT DESCRIPTION: As its first goal before it was disbanded, the Working Group set out to make the C-4 zone more development friendly, spur more development opportunities and maintain the animal-keeping retail and western theme focus with given existing site development constraints.

ANALYSIS: Development constraints that impede successful commercial development on Sixth Street include:

- 1) Narrow deep lots that without consolidation result in a development pattern of long linear buildings perpendicular from the street where the rear portions of buildings are out of primary visibility from the street, potentially resulting in underutilized/undermaintained spaces.
- 2) This same pattern discourages cross-lot use by customers due to a lack of connectivity between projects, the lack of shared-parking facilities, the lack of intra-lot pedestrian traffic, etc.
- 3) Elimination of redevelopment assistance programs that the City had to encourage lot consolidation for development projects.

One suggestion in revising development standards to encourage economic vitality dealt with the massing and location of buildings. The suggestion was to encourage lot consolidation to allow higher/larger buildings on lots that have wider frontages along public streets, combined with height restrictions for those portions of lots adjacent or near residential zones (ref. Exhibit "A"). In essence this proposal would encourage the massing of the buildings mostly to the front of the lot with parking and lower building height to the rear. This is the standard that was adopted for hotels except that hotels are allowed a height of up to 50 feet within front portions of the lot if adequate frontage exists, and then only upon approval a conditional use permit including approval of architectural compatibility by the Architectural Review Committee. This additional height allowance is only for hotels though.

The massing of the buildings towards the front is similar to the SSSP, as shown in Exhibit "B" – "Excerpt SSSP", however the lesser height (15 feet and under) was encouraged closer to the street with the higher building (above 15 feet) at a greater setback (30 feet) from the street. The focus of this discussion is how Sixth Street should be developed generally: buildings to the front of lots which is a more pedestrian "old town" pattern; or buildings to the rear with parking in front which tends to be a preferred layout for retailers such as Town and Country Plaza.

Possible ideas for consideration:

- Allow greater building height and/or size for lots that have greater street frontage (to encourage lot consolidation).
- Only allow parking in front of buildings on lots with greater street frontage, otherwise all parking has to be to the rear (the Town and Country Plaza scenario).
- Create standards that give landscaping allowances (less required) for lots with greater street frontage.

Attachment: Exhibit "A" – C-4 Zone Development Standards Building Mass Exhibit
Exhibit "B" – Excerpt SSSP (Sixth Street Redevelopment Specific Plan)
Exhibit "C" – Excerpt C-4 Zone: Section 18.23.16 Height (A,B,C (hotels))

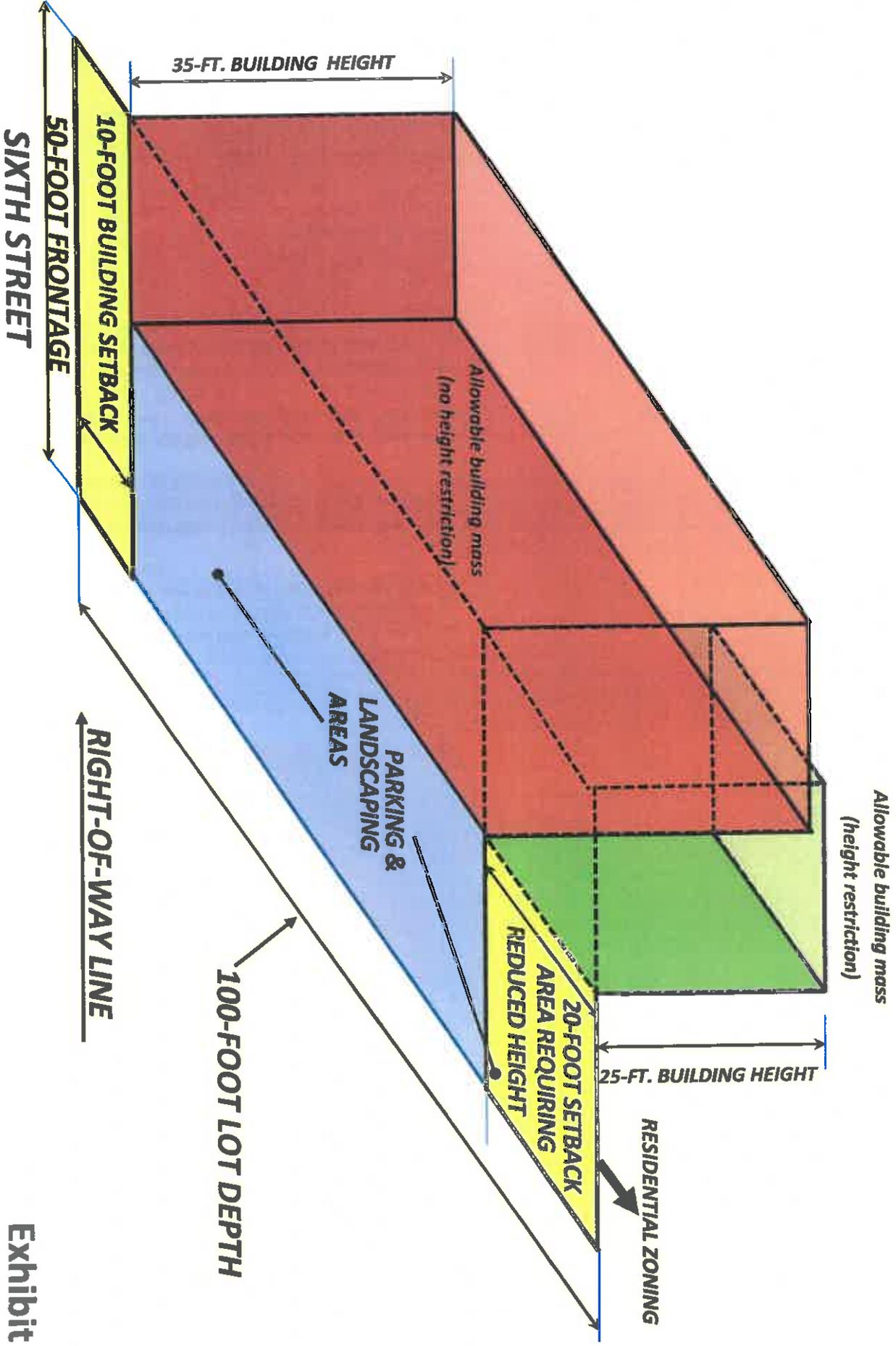


Exhibit "A"

any building or structure that does not meet the minimum setback requirements and such building or structure may be demolished or altered to the extent necessary to meet the requirements.

2.2.3 Setbacks

The following setback requirements shall apply to new buildings and parking areas constructed within the Sixth Street corridor after the effective date of this Specific Plan.

Front Setback

For buildings under 15 feet in height, the front setback shall be a minimum of 10 feet from the Sixth Street right-of-way.

For buildings 15 feet and higher, the front setback shall be a minimum of 30 feet from the right-of-way. Variances may be granted based upon Planning Commission determination that sufficient, appropriately designed features (e.g., horse facilities) are planned in the setback that justify decreasing the setback.

No parking is permitted within the front setback.

- horse facilities) are planned in the setback that justify decreasing the setback.
- No parking is permitted within the front setback.

The following setback requirements shall apply to new buildings and parking areas constructed within the Sixth Street corridor after the effective date of this Specific Plan.

Front Setback

For buildings under 15 feet in height, the front setback shall be a minimum of 10 feet from the Sixth Street right-of-way.

For buildings 15 feet and higher, the front setback shall be a minimum of 30 feet from the right-of-way. Variances may be granted based upon Planning Commission determination that sufficient, appropriately designed features (e.g., horse facilities) are planned in the setback that justify decreasing the setback.

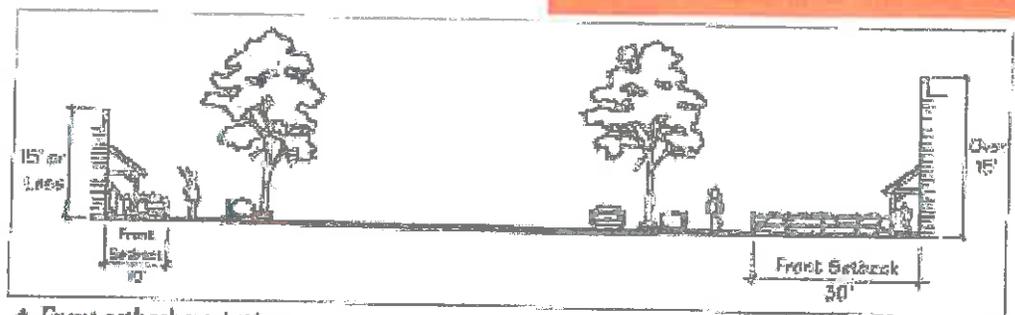
No parking is permitted within the front setback.

2.2.3 Setbacks

Front Setback

The following setback requirements shall apply to new buildings and parking areas constructed within the Sixth Street corridor after the effective date of this Specific Plan.

- For buildings under 15 feet in height, the front setback shall be a minimum of 10 feet from the Sixth Street right-of-way.
- For buildings 15 feet and higher, the front setback shall be a minimum of 30 feet from the right-of-way. Variances may be granted based upon Planning Commission determination that sufficient, appropriately designed features (e.g.,

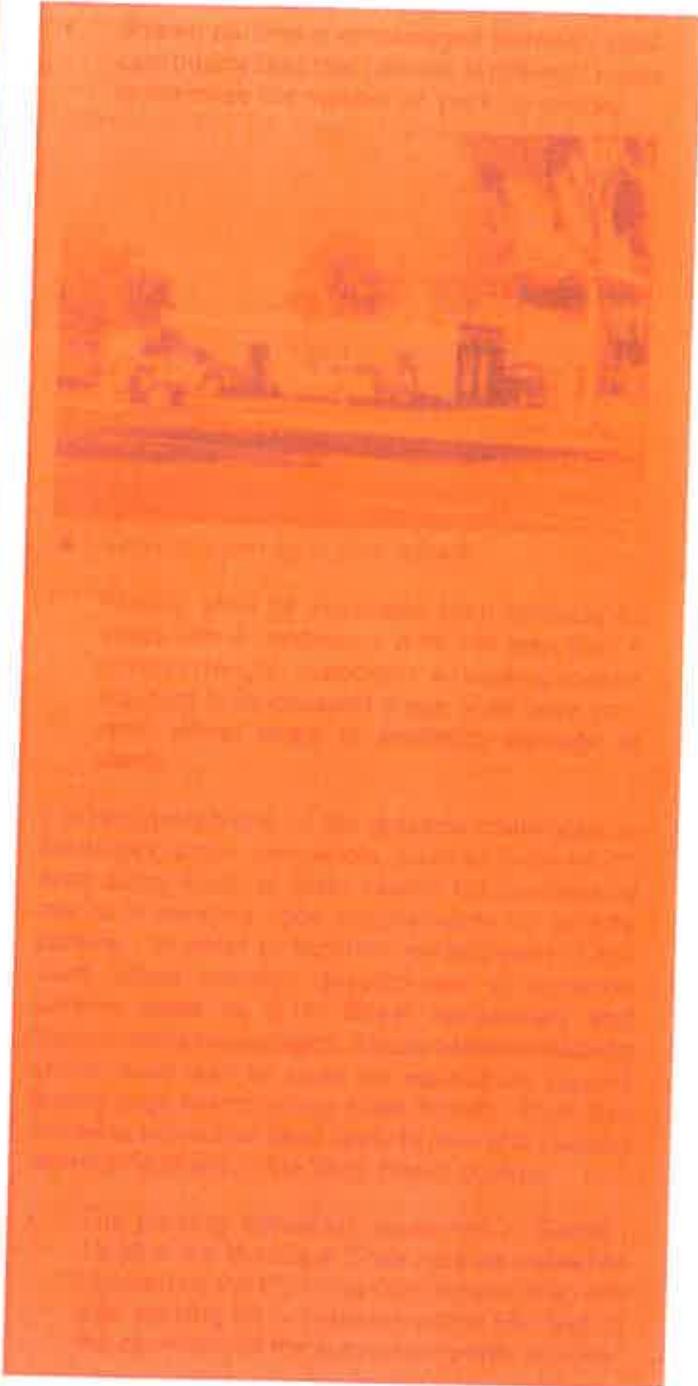
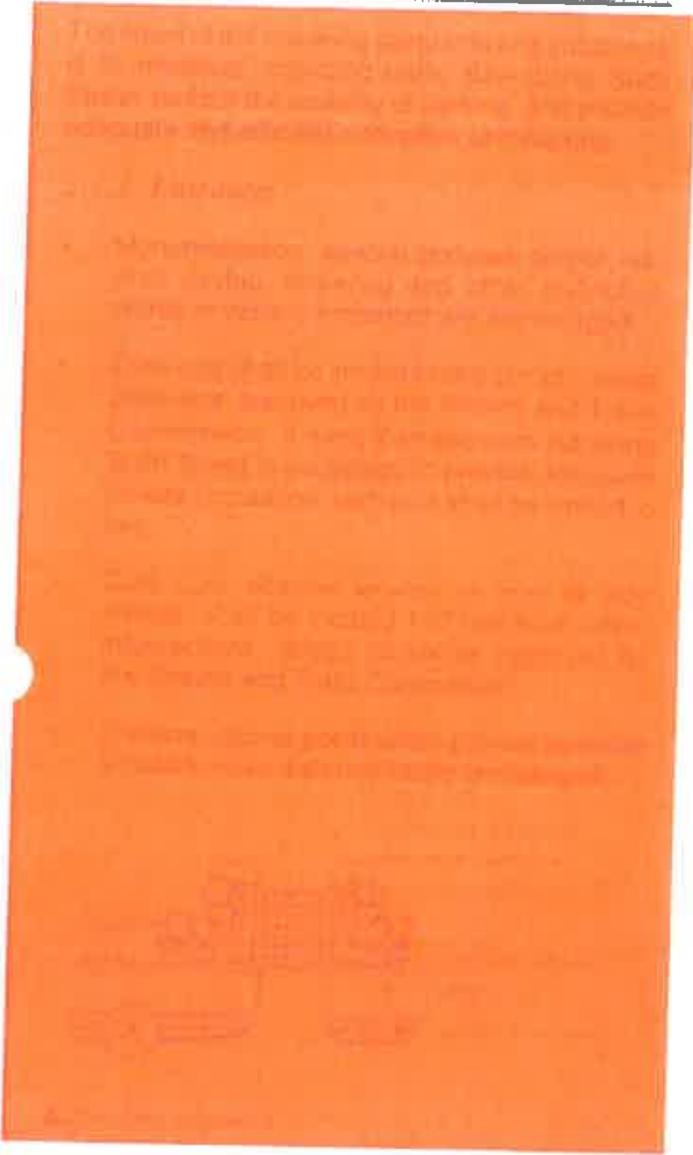


▲ Front setback variations.

3.0 SITE AND ARCHITECTURAL DESIGN

3.1 Vehicle Access and Parking

- Parking to the sides of buildings is permitted as long as no parking is provided closer to Sixth Street than the building fronts.
- On-site parking shall be designed so that vehicles have access to all parking areas from a single entrance.



3.1.2 Parking

The amount and dimensions of required parking spaces are defined and illustrated in the Norco Municipal Code Section 18.38. In addition to those requirements, the following shall apply:

- Parking shall be located to the rear of buildings where possible. Separate parking lots for employees to the rear of buildings and lots are encouraged.

18.23.16 Height.

The maximum height of any building or structure shall not exceed 35 feet unless as otherwise regulated in this section. Hotels, motels, and bed and breakfasts are subject to the following additional height allowances and restrictions:

- A. Within a setback area of the lesser of either 20 feet or 50 percent of the lot width or depth from a property line abutting an A-1 zone the height of a hotel, motel, or bed and breakfast, or accessory structure thereto, shall not exceed 25 feet.
- B. Upon approval of a conditional use permit the maximum height for any hotel, motel, or bed and breakfast building, or accessory structure thereto, may be increased above the maximum allowed height, if already having received approval of architectural compatibility, for on-site and surrounding sites, by the Architectural Review Subcommittee.
- C. For any structure over 50 feet high, the height of the structure cannot be more than 20 percent of the lot width adjacent to a public street.